



**SECOND ADDENDUM TO THE SFB FOR
LINDBERGH TUNNEL CLEANING SERVICES
AT ST. LOUIS LAMBERT INTERNATIONAL AIRPORT®**

December 10, 2025

Dear Prospective Bidders:

Attached is the Second Addendum to the Solicitation For Bids (SFB) for Lindbergh Tunnel Cleaning Services at St. Louis Lambert International Airport dated November 17, 2025, as amended by the First Addendum dated December 8, 2025. This Second Addendum is being issued to do the following:

- a. Delete the entirety of Appendix, A, Section 5.0 Scope of Work of the SFB, and replace it with the new Appendix A, Section 5.0 Scope of Work attached hereto and incorporated herein as Attachment 1 of this Second Addendum.
- b. Delete the entirety of Appendix A, Section 28.0 Failure to Perform of the SFB and replace it with the new Appendix A, Section 28.0 Failure to Perform attached hereto and incorporated herein as Attachment 2 of this Second Addendum.
- c. Include Attachment 3, St. Louis Lambert International Airport Subcontractor/Supplier List (Airport Only – Construction and Service Contracts) attached hereto and incorporated herein as Attachment 3, St. Louis Lambert International Airport Subcontractor/Supplier List (Airport Only – Construction and Service Contracts) of this Second Addendum
- d. Correct the Table of Contents entry for Appendix “C” to the following:
BID FOR LINDBERGH TUNNEL CLEANING SERVICE...2 pages
- e. Respond to Bidder’s question.

The City of St. Louis Airport Authority (“Authority”) reserves the right to reject any and all Bids, to advertise for new Bids, to cancel this SFB, and/or proceed to have the services performed otherwise. The submission of a bid by a bidder shall not in any way commit the City

of St. Louis or the Authority to enter into an Agreement with that Proposer or any other Proposer.

All other terms, conditions, and provisions of the SFB not inconsistent with this Second Addendum are unchanged and remain in full force and effect.

Sincerely,
Delia Cummings
Delia Cummings
Contract Supervisor

QUESTIONS AND ANSWERS – Lindbergh Tunnel Cleaning Services

Q1. Is it just the walls to get cleaned or does it include the ceiling also?

A1. See Attachment 1 of this Second Addendum. The revised Scope of Work includes ceiling cleaning.

Attachment 1

Appendix A, Section 5, Scope of Work

5. SCOPE OF WORK

The Successful Bidder shall perform the following work or services subject to and in accordance with the Provisions of the Agreement and at the discretion of the Airport Representative. The Successful Bidder shall coordinate the services performed under the Agreement with the Airport Representative. (See **Appendix A, Section 8.J “Administrative Procedures”**).

- A. The Successful Bidder shall furnish all supervision, labor, tools, equipment, supplies, chemicals, parts, materials, and all traffic control necessary to clean the walls and ceiling of both directions of the Lindbergh Tunnel once per Contract Year, in the month of September, for four (4) consecutive weeknights between the hours of 7:00 p.m. and 5:00 a.m. (See Exhibit G “Lindbergh Tunnel Fact Sheet.”)
- B. The Successful Bidder shall use a pressure washer with an approved tunnel cleaning compound to clean the walls and ceiling of the Lindbergh Tunnel.
 - a. The tunnel cleaning compound will contain a blend of mild citric acid and surfactants that perform by breaking the bond of oily substances without emulsifying agents.
 - b. The tunnel cleaning compound must be environmentally acceptable for disposal into the tunnel drain system.
 - c. The tunnel cleaning compound must be placed on the walls and ceiling using a pressure washer with a pressure of 3,000 pounds per square inch (psi), and be used to brighten and clean the existing concrete.
 - d. The use of the tunnel cleaning compound must be in accordance with manufacturer’s recommendations.

- e. The Successful Bidder shall submit the Safety Data Sheets (SDS) of the tunnel cleaning compound to the Airport Representative for his/her review and approval prior to the use of the tunnel cleaning compound.
- C. The cleaning of the Lindbergh Tunnel must be performed with the utmost care.
 - a. Prior to any cleaning, the Successful Bidder must cover all Carbon Monoxide (CO) sensors. After each cleaning, the Contractor must remove all covers from all CO sensors.
 - b. Contractor shall not spray water directly onto any lighting or telephones located inside the Lindbergh Tunnel.
 - c. To safeguard against damage, Contractor shall use expert care, proper technique and correct water pressure when cleaning the painted surfaces listed below:
 - 1. Signage;
 - 2. Fire cabinets and the painted areas around the fire cabinets; and
 - 3. Emergency doors, the painted areas around the emergency doors and the delineator posts.
 - d. The Airport Representative will be onsite to observe the annual cleaning to ensure no damage occurs to the Lindbergh Tunnel, its components or systems.
- D. The Successful Bidder must notify the Airport Representative in writing at least three (3) weeks prior to the proposed annual cleaning date to allow the Airport Representative time to coordinate with the Missouri Department of Transportation (MODOT).
- E. Cleaning of the Lindbergh Tunnel will require traffic control and lane closures. The Successful Bidder is responsible for all expenses associated with traffic control and lane closures. All traffic control and lane closures must strictly adhere to MODOT regulations. The Successful Bidder is responsible for ensuring all traffic control and lanes closures adhere to MODOT regulations.

- F. All lane closures and work performed under this Agreement must be scheduled for four (4) consecutive weeknights and must be performed during the hours of 7:00pm and 5:00am, as follows:

Weeknights One (1) and Two (2) – The northbound cell (both northbound lanes) must be closed for cleaning.

Weeknights Three (3) and Four (4) – The southbound cell (both southbound lanes) must be closed for cleaning.

- G. The Successful Bidder shall supply all equipment and supplies including but not limited to power washing equipment, power washing supplies, cleaning chemicals, lifts and all water.
- H. The Successful Bidder will not be permitted to use the fire hydrants at the Lindbergh Tunnel as a source of water.
- I. Successful Bidder will be permitted to stage their equipment in the Tunnel's parking areas during the four (4) days that work is being performed. Please note that equipment staging is restricted to the four (4) specific days work is being accomplished.

Attachment 2

Appendix A, Section 28, Failure to Perform

28. FAILURE TO PERFORM

- A. If the Airport Representative determines at their sole discretion that the quality or quantity of any work required to be performed under the Agreement is unacceptable or that the Bidder has failed or refused to perform the work, the City may take reasonable and necessary actions to perform the work or remedy the Bidder's failed or under performance(s). Any violation or breach of the terms of the Agreement on the part of the Bidder or its subcontractors may result in the suspension or termination of the Agreement or such other action that may be necessary to enforce the rights of the parties of the Agreement. (See Appendix A, Sections 8.C and 8.L "Administrative Procedures".)
- B. The City will provide Bidder written notice that describes the nature of the breach and corrective actions the Bidder must undertake in order to avoid termination of the Agreement. City reserves the right to withhold payments to Bidder or until such time the Bidder corrects the breach or the City elects to terminate the contract. The City's notice will identify a specific date by which the Bidder must correct the breach. The City may proceed with termination of the Agreement if the Bidder fails to correct the breach by the deadline indicated in the City's notice. The duties and obligations imposed by the Agreement and the rights and remedies available thereunder are in addition to, and not a limitation of, any duties, obligations, rights and remedies otherwise imposed or available by law.
- C. The work, if necessary, and any other actions taken by the City pursuant to this subsection may be performed only after first providing at least three (3) working days' notice to Bidder of such failure to comply. Subsequent to receipt of notice that the City will perform the work or remedy the breach or default, the Bidder must not undertake further performance of such work without the specific prior authorization from the Airport Representative. All reasonable costs or expenses incurred by the City will be promptly and timely paid or reimbursed by the Bidder as provided for herein. The City may deduct such costs, plus 15% for administrative costs, from any payments due to the Bidder under the Agreement or the City may

invoice the Bidder for such costs which will be due within thirty (30) days of the City's written request.

- D. During the three (3) days' notice the Bidder may demonstrate to the City why no such alleged failure is present or to timely remedy such alleged failure. However, the City's right to perform such work will not arise, if such failure cannot be reasonably cured within three (3) working days and the Bidder promptly and with due diligence takes prompt and appropriate corrective action and diligently pursues until the failure is corrected to the City's reasonable satisfaction. (See also Appendix B, Section 3 "Cancellation")
- E. If any fault by the Bidder, sub-contractors and/or their employees results in an Administrative Action (Letter of Correction, Warning Notice or Notice of Non-Compliance), Enforcement Action, Notice of Violation, or any other action issued by a state or federal agency, whether issued to the Bidder or the Airport, the Bidder's shall be liable for liquidated damages in the amount of \$4,000. City may, at its option, either invoice Bidder for such liquidated damages or deduct them from the Bidder's next monthly invoice
- F. If any fault by the Bidder, sub-contractors and/or their employees results in any penalty issued by a state or federal agency, regardless of whether the penalty is financial or administrative in nature, the Bidder shall be responsible for the prompt payment of the fine or other resolution as the penalty may require. Additionally, the Contractor shall be liable for liquidated damages in the amount of \$6,000.00. City may, at its option, either invoice Bidder for such liquidated damages or deduct them from the next month's invoice. Such liquidated damages will apply regardless of whether the penalty is issued to the Bidder or the Airport.

Attachment 3

St. Louis Lambert International Airport Subcontractor/Supplier List (Airport Only – Construction and Service Contracts)

The Bidder agrees that it will not subcontract or transfer any part of the services or work to be performed hereunder without the prior written approval of the Airport Authority. The list below represents all subcontractors and suppliers the Bidder contemplates utilizing in performing services, and if awarded the contract, the Successful Bidder will furnish all authorized subcontractors or agents a copy of the Agreement. No subcontract or any other agreement will be effective as it pertains to the City until such time as the City receives a fully executed copy of the approved subcontract or agreement.

Firm Name, Address, City, State, Zip, Contact Person, Phone Number	Scope of Work or Materials to be Supplied	Subcontract Amount
Prime Bidder		
	Total Dollar Amount of Contracts:	\$