

Crossroads Community Improvement District (CCID)

Request for Proposals (RFP) for Sidewalk Cleaning & Maintenance Services

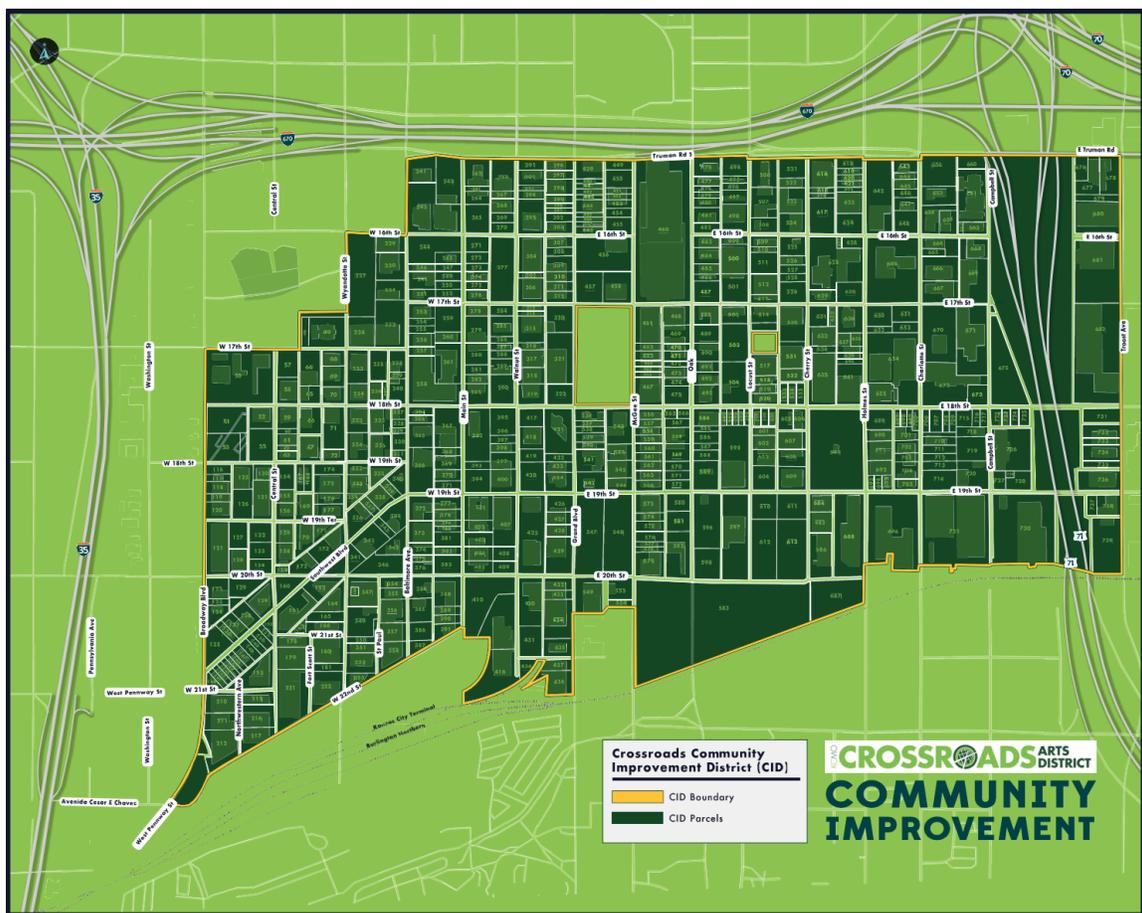
Issue Date: January 29, 2026

Proposals Due: February 12, 2026, 5 p.m. CST

Anticipated Start Date: April 1, 2026

1. Introduction & Purpose

The Crossroads Community Improvement District (CCID) invites qualified firms to submit proposals to provide comprehensive sidewalk cleaning, litter removal, public-space maintenance, and related beautification services within the Crossroads Arts District in Kansas City, Missouri. The CCID boundaries are as depicted in the map below:



This RFP builds upon information gathered through the CCID's Request for Information (RFI) process and reflects proven best practices, staffing models, equipment capabilities, and reporting systems identified through respondent submissions. The CCID intends to select one primary service provider, with the option to add specialty or supplemental services by amendment or separate task orders.

2. Background

The CCID was approved by the Kansas City Council in 2025 as a political subdivision of the State of Missouri. The district encompasses one of Kansas City's most active arts, entertainment, and small-business neighborhoods and will experience elevated activity during KC2026 / FIFA World Cup events.

CCID services will be implemented in phases aligned with the availability of CID revenues:

- **Phase 1 (Early 2026):** Pilot deployment; visible daily cleaning and litter control
- **Phase 2 (Spring–Summer 2026):** Expanded coverage and event support
- **Phase 3 (Late 2026+):** Full district operations with standardized schedules

Proposers must demonstrate the ability to launch quickly, scale services, and maintain consistent quality in a dense urban environment.

3. Scope of Services

The selected contractor will provide, at a minimum, the following services:

A. Sidewalk & Streetscape Cleaning

- Daily or scheduled litter and debris removal
- Manual and/or mechanized sidewalk sweeping
- Street and curb-line cleaning where applicable
- Seasonal cleanup (leaf removal, post-weather events)

B. Trash & Waste Management

- Installing, servicing and monitoring public trash receptacles
- Coordination with City Public Works and CCID events
- Reporting of illegal dumping or overflow conditions

C. Graffiti Abatement

- Rapid-response graffiti removal
- Paint-over or chemical removal methods
- Protection of murals and public art assets

D. Public Space Maintenance

- Light landscaping and planter maintenance
- Weed removal in sidewalk joints and curb lines
- Snow and ice spot treatment at key pedestrian areas
- Observation and reporting of damaged infrastructure

E. Event & Special Project Support

- First Fridays and special event cleanup
- Pre- and post-event deployment
- Overtime and surge staffing capability

4. Staffing, Deployment & Training Requirements

Proposals must include a clear staffing and management plan incorporating:

- Dedicated daily cleaning staff (day porter / ambassador model encouraged)
- On-site supervisory presence
- Clear lines of accountability and escalation
- Uniformed personnel with CCID branding options

Training expectations include:

- Safety and equipment operation
- Customer service and hospitality standards
- Incident observation and reporting protocols
- Ongoing coaching and quality control

5. Equipment & Sustainability

Proposers shall identify equipment to be used, which may include:

- Street sweepers, sidewalk sweepers, and vacuum units
- Power washing equipment (hot and cold water)
- Electric or battery-powered tools where feasible

Preference will be given to proposals demonstrating:

- Scalable equipment capacity
- Noise- and emission-reduction practices
- Environmentally responsible cleaning products

6. Reporting, Technology & Performance Metrics

The selected contractor must provide digital reporting and documentation, including:

- GPS or route-based activity tracking
- Daily and weekly service logs
- Photo-based before/after documentation
- Monthly summary reports
- Issue reporting compatible with City 311 or CCID-preferred tools, i.e., EB Systems App

Proposals should describe any proprietary or third-party software platforms used to manage field operations and reporting.

7. Contract Structure & Term

- Initial contract term: One (1) year
- Renewal options: Up to two (2) additional one-year terms
- Pilot or reduced-scope startup period may be negotiated
- CCID reserves the right to modify service levels by phase

8. Cost Proposal Requirements

Proposals must include:

- Hourly and/or monthly pricing by role or service category
- Estimated monthly cost for Phase 1, Phase 2, and Phase 3
- Rates for additional or on-call services
- Identification of any equipment, fuel, or overtime costs

Pricing should be presented in a clear, auditable format.

9. Insurance & Compliance

The selected contractor must carry, at a minimum:

- Commercial General Liability
- Workers' Compensation
- Automobile Liability

All work must comply with applicable federal, state, and local laws, including the Missouri Sunshine Law (RSMo Chapter 610).

10. Proposal Submission Requirements

Proposals shall include:

1. Executive Summary

2. Company Qualifications and Relevant Experience
3. Staffing & Deployment Plan
4. Equipment & Sustainability Approach
5. Reporting & Technology Systems
6. Cost Proposal
7. References (preferably CIDs or urban districts)
8. Insurance Certificates
9. Standard form of agreement used with similar Kansas City, Mo. CIDs, if available.

Submissions must be provided electronically in PDF format.

11. Evaluation Criteria

Proposals will be evaluated based on:

- Relevant CID or urban district experience
- Staffing model and launch readiness
- Quality and scalability of equipment
- Reporting, accountability, and transparency
- Cost effectiveness and value
- Ability to support CCID's phased approach

12. Submission Instructions

Proposals must be submitted electronically in PDF format by 5 p.m. CST on February 12, 2026 to:

Rick Usher, Executive Director

Crossroads Community Improvement District

115 West 18th Street, Kansas City, MO 64108

rick@crossroadscid.org 816-719-0233

13. Reservation of Rights

The CCID reserves the right to reject any or all proposals, waive informalities, and negotiate modifications to proposals deemed to be in the best interest of the CCID.