

Mason County is soliciting sealed bids for exterior painting of several locations. Bids will be accepted until Friday, June 7, 2019 at 2:00 p.m. at Mason County Judge/Executive's office, 221 Court Street, Maysville, Kentucky. Specifications for the project are available at www.masoncountykentucky.us.

The work shall be done as per scope of work, specifications and General Contract Conditions. This project requires an experienced contractor to execute the job. Bid prices are to be itemized on a location by location basis AND as a total package. All quotes and product specifications are to be submitted on the RFQ form (attachment 1) with a project schedule. NOTE: ALL blanks on the attachment are to be completed.

BID SPECIFICATIONS

1. Description of Services:

- 1.1 The Contractor shall provide all labor, tools, equipment, supervision and other related items required to complete the project as per scope of work and specifications. Mason County will be responsible for the purchase of all the paint.
- 1.2 Contractors shall meet all general terms and conditions.
- 1.3 Work is to be performed by the contractor and not subcontracted without express written consent of Mason Fiscal Court.
- 1.4 All work is to be performed in a safe manner, complying with all applicable safety and health requirements. Failure to comply may result in cancellation of awarded bid.
- 1.5 Any changes recommended by the Contractor shall be approved by Mason Fiscal Court in writing.
- 1.6 Contractors are advised to visit the site to verify the existing site conditions to develop their proposal. A mandatory pre-bid site inspection will be held on May 30, 2019 at 11:00 a.m.

2. Summary of locations and work.

- 2.1 Clerks office building
 - 2.1.1 Prep, prime & paint roof including chimney.
 - 2.1.1.1 Re-tar chimney and repair as needed chimney screen
 - 2.1.2 Prep, prime & paint exterior walls and window trim. To include:
 - 2.1.2.1 Front wall and two side walls back to existing red brick
 - 2.1.2.2 Rear roof dividing wall (both sides of wall)
- 2.2 Treasurers building
 - 2.2.1 Prep, prime & paint exterior walls and window trim. To include:
 - 2.2.1.1 All exterior walls.
 - 2.2.1.2 Sutton St. entrance (excluding door)
 - 2.2.1.3 Roof wall (both sides of wall)
- 2.3 PVA office building
 - 2.3.1 Prep, prime & paint roof including chimney.
 - 2.3.1.1 Re-tar chimney and repair as needed chimney screen
 - 2.3.2 Prep, prime & paint exterior walls and window trim. To include:
 - 2.3.2.1 All exterior white walls.
 - 2.3.2.2 All window trim on white AND red brick sections
 - 2.3.2.3 White wood and trim on screened in porch
- 2.4 Courthouse
 - 2.4.1 Prep, prime & paint exterior walls and window trim. To include:
 - 2.4.2 Exterior rear wall and window

3. Work

3.1 Surface preparation

Observe manufacturer's recommendations in regard to preparation of surfaces to receive paint and application of paint itself. Procedures shall include, but not necessarily be limited to, the following:

- Cleaning – Utilizing pressure washers and hand tools clean and remove oil, grease and loose foreign matter, including, mold, mildew, dirt and corrosion products, in a manner which causes neither undue damage to the substrate nor damage to, or contamination of, the surroundings or the paint system to be applied;
- Glossy Surfaces - Adequately scuff and/or solvent or chemically etch as appropriate to provide satisfactory adhesion for subsequent paint coats;
- Filling - Fill cracks and holes with fillers, sealers or grouting cements as appropriate for the finishing system and substrate, and sand smooth, to ensure all coats finish smooth;
- Drying - Unless otherwise specified, ensure that surfaces are cured and dry before applying additional coats of paint;
- Generally - Remove weld spatter, slag, burrs, or any other objectionable surface irregularities. Remove any rust and apply rust primer;
- Primer - Apply per paint manufacturers recommendations:
 - oil-based primer to any bare timber surfaces;
 - primer to metal roof
- Light sanding as needed per paint manufacturers recommendations

3.2 Paint Application

- Apply paint and related material with an undercoat plus one coat of selected finish color or with the number of coats specified in accordance with the manufacturer's recommendations. Allow each coat to harden for the drying time (or time between coats) recommended by the manufacturer.
- Finish - Ensure each coat of paint is uniform in color, gloss, thickness and texture and free of runs, sags, blisters, or other discontinuities.
- Wet Paint Warning - Place notices and do not remove until paint is dry.

3.3 Colors:

3.3.1 Main color to the exterior of building walls, roofs and other surfaces shall match the existing.

3.3.2 Repaint downpipes, cable runs, conduits and pipe work.

3.3.3 Final paint shall be applied in two coats and according to the manufacturer's instructions.

3.4 Work Area Protection

Before painting any section of the building, use drop sheets and masking tape wherever necessary to protect finished work or other surfaces liable to damage during painting.

3.5 Touch Up

Clean off marks, paint spots and stains throughout including on glass, restoring damaged surfaces to their original condition.

3.6 Paint Types and Specifications

3.6.1 Wood areas:

- Oil based exterior latex primer
- Exterior acrylic latex

3.6.2 Concrete areas:

- Masonry primer.
- Waterproofing masonry coating

3.6.3 Metal roof areas (tin):

- Acrylic primer (re-coat the area if rust bleeds through)
- Acrylic finish coat (green)

3.6.4 Metal roof areas (galvanized):

- DTM primer
- DTM acrylic finish (green)

3.6.5 Use only premium quality manufacturer's lines. Use only unadulterated paint except as per manufacturer directions. Do not combine paints from different manufacturers.

3.6.6 On clear timber finishes use only combinations of putty, stain and sealer recommended by the Manufacturer of the topcoats. Use only the type and quantity of thinners recommended by the paint manufacturer.

3.6.7 Provide finish coats, which are compatible with prime and undercoat paints used. Provide barrier coats over incompatible primers or remove and reprise as required.

3.6.8 Do not apply paints when surrounding temperatures and humidity exceeds conditions beyond that recommended by the paint manufacturer.

3.6.9 Do not store or mix paint in areas or on surfaces liable to damage.

3.7 Surface preparations

3.7.1 All painted surfaces are to present a clean and even appearance with no evidence of poor workmanship. Finished paint surfaces shall be free from sags, wrinkles, drips and other defects or imperfections.

3.7.2 Do not paint over dirt, dust, scale, grease, moisture or conditions detrimental to the formation of a durable and acceptable finish.

3.8 Filling

3.8.1 All holes, cracks and marks should be repaired with fillers, sealant, putties or grouting cements as appropriate for the finishing system and substrate, and treat to achieve the required finish in accordance with industry standards before painting. Tint the filler to match substrate if the finish is transparent. Walls should be wiped down as necessary before painting.

3.8.2 Areas found requiring extensive repair work shall be brought to the attention of the project manager. Work is not to be performed without prior approval

3.9 Hardware

3.9.1 Remove all hardware, hardware accessories and similar items in place and not to be painted or provide surface applied protection prior to surface preparation and painting operations. After completions re-install all removed items. Exceptional care must be taken to assure tidiness of work. Suitable temporary covers, masking, drop sheets, drapes and/or barriers shall be provided and maintained effectively where necessary to protect carpeting and furniture or other finishes that are to be painted or not to ensure what they are not exposed to paint and put at risk. These are to be removed when the protection is no longer required. Provide "Wet Paint" signs as required to protect newly painted surfaces. Carefully remove and repair paint splatters from adjacent surfaces.

3.9.2 Upon completion of the work all paint cans, other materials, containers, debris and protective coverings shall be cleaned up, removed from site and properly disposed of by the contractor. The Contractor shall leave the area in a clean, neat, and orderly condition satisfactory to the Project Manager.

3.10 Workmanship Standards

3.10.1 Care shall be taken to ensure that the base surfaces are properly prepared and that the materials are used correctly. Store and apply paint in accordance with the manufacturer's directions. Use applicators and techniques best suited for the type of material being applied.

3.10.2 "Ridging" at roller overlaps shall not be permitted. Apply finish as heavily as possible without running to provide a uniform finish and color free from brush marks, hairs and other imperfections. Paint surfaces behind permanently fixed equipment or

furniture. Finish exterior painted doors on tops, bottoms and side edges the same as the exterior face. Sand lightly between each successive coat where recommended by the paint manufacturer. Apply each coat of material at not less than the manufacturers recommended spreading rate.

4. Other

4.1 Insurance Requirements

- 4.1.1 The Contractor must provide a copy of their "Certificate of Liability Insurance" with a minimum single policy of \$300,000.
- 4.1.2 The Contractor must provide a Certificate of Workers Compensation Coverage in compliance with State law.

4.2 Any Contractor who is awarded part or all of the work will be to complete forms:

- 4.2.1 W-9

4.3 Terms for Completion of Work

- 4.3.1 Contractor shall begin work within 30 days of Notice to Proceed.
- 4.3.2 Contractor shall complete work with 90 days of Notice to Proceed.
- 4.3.3 Mason Fiscal Court and the Contractor may negotiate a waiver of deadline provided interest of Fiscal Court is protected.

4.4 Payment

- 4.4.1 Upon approval work has been satisfactorily completed, Contractor shall submit an invoice to Mason Fiscal Court, 221 Stanley Reed Court, Maysville, Kentucky, 41056.
- 4.4.2 If a Contractor is awarded more than one location, a partial billing will be permitted upon completion of the location.
- 4.4.3 Any Contractor awarded part of or all the work is required to complete a W-9 before any payment will be made.
- 4.4.4 Upon receipt of Contractor invoice, the expense will be added to Vendor Claims to be approved at the next meeting of Fiscal Court.

Mason County Fiscal Court specifically reserves the right to reject any and all bids whether or not the lowest in price, that in their sole discretion deems to be in the sound interest of the Mason County Fiscal Court.

Contractor: _____

All fields are to be completed

	Location			
	Clerk's Office	Treasurers Bldg.	PVA Office	Courthouse
Roof Mat'l				
Roof Labor				
Roof equipment				
Exterior Mat'l				
Exterior Labor				
Exterior Equipment				
Other (specify)				
Location Total				

Total all 4 locations (above)	
Discount for all locations	
Revised Total	

Specify material brands / product to be used:

	Product brand / description
Wood areas:	
Oil based exterior latex primer	
Exterior acrylic latex	
Concrete areas:	
Masonry primer.	
Waterproofing masonry coating	
Metal roof areas (tin)	
Acrylic primer	
Acrylic finish coat (green)	
Metal roof areas (galvanized)	
DTM primer	
DTM acrylic finish (green)	