

**RFP 01-2025
Request for Proposal
Westview Exterior Painting Services**

Boulder Housing Partners, identified hereafter as BHP, is requesting bid proposals from companies to provide the following services for multi-family housing sites:

Exterior Painting

General

Boulder Housing Partners is requesting exterior painting services for our Westview locations located at 4600 Broadway, 4620 Broadway, and 1201 Yarmouth in Boulder CO. The work will consist of all surface preparation, application of paint to exterior surfaces, and proper disposal and cleanup of work area. The contractor will provide all labor, tools, materials, equipment, and supervision necessary to complete the exterior painting of the properties in compliance with all applicable local codes and regulations.

The bid packet will be listed as RFP 01-2025, Westview Exterior Painting Services and will be available for downloading from our website, <https://boulderhousing.org/bidsrfps> beginning February 28th, 2025.

Submittals are due via email only on or before March 31st, 2025, by 4:00pm. Please submit all proposals to procurement@boulderhousing.org. The subject line of the email MUST read "RFP 01-2025". Any proposal received after the due date and time will not be accepted. No mailed, hand-delivered, or faxed submissions will be accepted. For questions, please email the address listed above.

SUMMARY OF RFP DATES:

- February 28th, 2025: RFP Package Available online
- **March 14th, 2025:** **Mandatory Site Walk 8:00-9:00am**
Westview Apartments (Parking Lot)
4600 Broadway, Boulder, CO 80304
- March 31st, 2025: RFP Proposal Submission Deadline, 4:00pm
- April 30th, 2025 or sooner: Award of Contract and Notification

Exterior Painting RFP Scope of Work

Boulder Housing Partners is requesting exterior painting services for Westview locations located at 4600 Broadway, 4620 Broadway, and 1201 Yarmouth in Boulder CO. The work will consist of all surface preparation, application of paint to exterior surfaces, and proper disposal and cleanup of work area. The contractor will provide all labor, tools, materials, equipment, and supervision necessary to complete the exterior painting of the properties in compliance with all applicable local codes and regulations. The scope of this project includes, but is not limited to:

Surface Preparation:

- See attached Specification Sheet

Color and Design:

- Application of high-quality, durable paint suitable for the exterior surfaces and local climate conditions. Sherwin Williams Super Paint. See attachment for specifications.
- No alternate paint will be accepted unless approved by BHP management.

Exterior Painting:

- Complete repainting of:
 - o Complete painting of all 3 buildings.
 - o Miscellaneous siding and trim repair as needed
 - o Staircases refinished.
 - o Anti slip paint - See attachment for specifications
 - o Complete painting of garage doors.
- All painted surfaces will be repainted, including exposed concrete foundation, deck rails and caps and any siding that is located on roofs.
- Use of a professional application method, such as spraying, rolling, or brushing, as appropriate for each surface.
- A minimum of two coats for the entire building, with complete coverage required.

Cleanup:

- Proper disposal of all materials and cleanup of the work area on a daily basis and after completion of job (removing debris, leftover materials, used paint cans, etc.)
- Final cleanup at the conclusion of the project, ensuring all surfaces are free of paint drips, splatters, or overspray.

Inspection and Quality Assurance:

- Ensure all painted surfaces are uniform in finish, color, and coverage.
- Provide a walkthrough with the project manager or building owner for final inspection before sign-off and final payment.

Schedule:

- Provide a timeline for project completion, including major milestones such as preparation, painting, and final inspection.
- Include an estimated start date and completion date.
- Allow for potential weather-related delays and outline contingencies if applicable.

Warranty:

- Provide a warranty on materials and workmanship.
- Specify the length of the warranty period and details of what is covered (e.g., peeling, fading, cracking).

Budget:

- Provide a breakdown of costs, including labor, materials, equipment, and other expenses.
- List payment milestones tied to project progress (e.g., deposit, upon completion of surface preparation, final payment).

Safety:

- Compliance with OSHA and local safety standards.
- Provision of necessary fall protection equipment (e.g., scaffolding, ladders, safety harnesses) as needed for access to higher levels.
- Protection of surrounding areas, including resident/staff vehicles, landscaping, windows, and outdoor furniture, from paint splatter or damages.

Prior to submitting their proposal, the Bidder shall thoroughly examine the Contract Documents and shall participate in the mandatory pre-bid meeting and site visit to understand the site conditions and scope of work. Any questions, concerns, errors, or ambiguities noted by the Bidder during said examination shall immediately be called out prior to submission of a bid. The Contracts and Procurement Administrator will issue addenda with interpretation of the cited questions, concern, error or ambiguity. No subsequent claim for extra work will be allowed on account of claimed misunderstanding of the meaning or intent of the Contract Documents, site conditions, or any other documents included in this Bid Package if the item occasioning the claim appeared in, or was inferable from, said documents or from site investigations mandated for bidding purposes.

Boulder Housing Partner will provide 1/3 of the awarded price to the bidder 2 weeks prior to the start date of the project to provide contractor with resources to procure the project materials and initiate labor. 1/3 of the project will be awarded upon completion of approximately 50% of the project upon completion of a site walk with the BHP project manager. And the final 1/3 of the project award will be paid upon completion of the project and the final walk through, inspection, and approval of the work by the BHP project manager.



Providing Homes, Creating Community, Changing Lives

4800 N. Broadway, Boulder, CO 80304

Phone: 720-564-4610

Fax: 303-939-9569

www.boulderhousing.org

Hearing Assistance: 1-800-659-3656

Additional Attachments:

Specification Sheet

Insurance Requirements

Sample Photos (see below)













About Boulder Housing Partners

BHP is the Housing Authority for the City of Boulder, a quasi-governmental organization created in 1966 by the City Council of the City of Boulder. It was established as a housing authority under state law to provide safe and sanitary housing to low and moderate-income households in the City of Boulder.

BHP owns and operates over 1350 affordable apartment homes, over 100 market rate apartments and over 1300 assistance vouchers. Please refer to our website for additional information:

www.boulderhousing.org.

SUBMITTAL REQUIREMENTS AND FORMAT

Submittals must include the supporting data and the following list of items. Submittals are prepared at the firm's expense and upon submission become the property of BHP and therefore become a matter of public record once the successful firm has been chosen and the contract awarded.

Boulder Housing Partners does business in accordance with the Federal Fair Housing Law (the Fair Housing Amendments Act of 1988). BHP shall not discriminate against or in favor of any bidder on the basis of race, religion, sex or sexual preference, age, national origin, disability or political affiliation.

TO BE INCLUDED IN THE SUBMISSION OF THIS ORDER:

1. Owner's name, company name, address, phone, fax, and email.
2. Type of work contractor is licensed to perform and any other specialization of the firm.
3. Pricing as requested in the pricing table. Please copy and use the pricing table(s) for your submission.
4. Insurance Company Name, address, phone, fax, and email.
5. Proof of General Liability, Workers Compensation, Automobile Insurance, and any other required insurance (if applicable). Appropriate details and limits for insurance are detailed on our insurance requirements that has been provided to you. If a contract is awarded, BHP must be named on your insurance forms.
6. Please include whether your firm is certified as a Minority-Owned Business Enterprise (MBE), Woman-Owned Business Enterprise, or a Section 3 Business Enterprise.
7. If you are a PERA retiree or employee, please include this in your proposal.
8. If your firm needs additional language or addendums to the contract as provided in this RFP, please provide with proposal.

BHP RESERVATION OF RIGHTS:

1. BHP reserves the right to reject any or all proposals, to waive any informality in the RFP process, or to terminate the RFP process at any time, if deemed by BHP to be in its best interests.
2. BHP reserves the right not to award a contract pursuant to this RFP.
3. BHP reserves the right to terminate a contract awarded pursuant to this RFP, at any time for its convenience upon 30 days written notice to the successful bidder.
4. BHP reserves the right to inspect work at any time during the ongoing work.
5. BHP reserves the right to determine the days, hours and locations that the successful bidder shall provide the services called for in this RFP.
6. BHP reserves the right to retain all proposals submitted and not permit withdrawal for a period of 60 days subsequent to the deadline for receiving proposals.
7. BHP reserves the right to negotiate the fees proposed by the bidder.
8. BHP reserves the right to reject and not consider any proposal that does not meet the requirements of this RFP, including but not limited to incomplete proposals and/or proposals offering alternate or non-requested services.
9. BHP shall have no obligation to compensate any bidder for any costs incurred in responding to this RFP.
10. BHP shall reserve the right to at any time during the RFP or contract process to prohibit any further participation by a bidder or reject any proposal submitted that does not conform to any of the requirements detailed herein.

ADDITIONAL REQUIREMENTS ONCE CONTRACT IS SIGNED

The contract generated by this RFP may be cancelled by BHP for noncompliance with specifications, inability to perform the contracting requirements of BHP or continued safety hazards. The cancellation notification shall state the cause or reason for the cancellation. Such cancellation would be at no charge to BHP other than for work authorized and completed at the time of termination.

The contractor shall provide all items, articles, operations mentioned or herein specified, related labor services, tools, equipment, transportation, and incidentals necessary and required for satisfactory, acceptable completion of the contracted work or delivery of materials. Owner may inspect work at any time during the ongoing work. Should a problem with the materials or the work performed by the Contractor occur during the course of this contract, and should it be shown that the case of this problem is faulty work, the Contractor shall repair such problem fully at Contractor's own expense. After completion of work, Contractor will return the site to its original condition as determined by the Managing Agent. Any work required to return the property to its original condition will be at the Contractor's expense. Contractor will repair damage to the site which is caused by the contractor.

After completion of work, Contractor will return the site to its original condition as determined by the BHP. Any work required to return the property to its original condition will be at Contractor's expense.

Contractor shall be responsible for any injury, damage or loss to all public and private property caused directly, in whole or in part, by their employees or agents or anyone directly or indirectly employed by them or anyone for whose acts any one of them may be responsible. The contractor shall comply with all applicable laws and codes bearing on the safety of persons or property of their protection, from injury, damage, or loss. Contractor is responsible for the means, methods and sequence of work and all safety aspects of this work. To the maximum extent permitted by law, Contractor agrees to indemnify, hold harmless, and defend Owner and Owner's Agents from and against any and all claims or damages arising from Contractor's performance of this agreement, as well as acts committed during the course of this agreement by any of Contractor's officers, employees, guests, invitees, and those doing business with Contractor.

Contractor assures that all existing and every new staff working on site do not have a criminal background which would indicate that they could present a threat to residents or staff. Acceptable criminal background is no felony arrests or convictions within five years and no pattern of misdemeanors (three or more) within five years. BHP may terminate this contract if this provision is violated. Contractor certification regarding criminal background included in attachments.

Every effort must be taken to insure the safety and security of the residents of BHP and properties owned by BHP.

Contractor agrees that if keys to buildings are misplaced, lost, or stolen, the Contractor will absorb all costs incurred to correct the situation. Work will be completed by BHP maintenance staff or contracted and billed to Contractor.

Contractor will disclose to BHP if anyone working for the contractor is related to an employee of Boulder Housing Partners prior to signing this contract.