

REQUEST FOR PROPOSALS (RFP)

Exterior Painting, Sealing, and Caulking Project
Henry County Sheriff's Office – Clinton, Missouri

NOTICE TO CONTRACTORS

The Henry County Commission is requesting sealed proposals from qualified painting contractors for furnishing all labor, materials, equipment, and supervision necessary to complete exterior painting, sealing, caulking, and related work for the Henry County Sheriff's Office, located in Clinton, Missouri.

PROJECT DESCRIPTION

Work includes, but is not limited to:

- Surface cleaning and preparation of precast concrete, stucco, and red brick surfaces.
- Application of primers, sealers, and coatings in accordance with Master Painters Institute (MPI) standards.
- Repainting of hollow metal doors, frames, canopies, and bollards.
- Sealing of masonry and brick surfaces.
- Pressure washing and restriping of parking areas.
- Replacement and installation of exterior joint sealants.

A detailed Paint Specification outlining materials and systems by MPI number is available from the Henry County Website www.henrycomo.com or from the County Clerk's Office.

BID REQUIREMENTS

Interested contractors must submit:

1. A completed Bid Form showing itemized pricing for each proposal section (A–G).
2. Proof of insurance (liability and workers compensation).
3. Three (3) references for comparable commercial or municipal projects completed within the past three years.
4. Copy of current city license, any applicable certifications and certificate of insurance.

PROPOSAL SUBMISSION

Sealed proposals shall be clearly marked:

"RFP – Henry County Sheriff's Office Painting Project"

and delivered to:

Henry County Clerk
100 W. Franklin Street
Clinton, MO 64735

Proposals will be received until 4:30 p.m. on November 12, 2025. Bids will be opened at 10:00 a.m. on November 13, 2025.

EVALUATION AND AWARD

Proposals will be evaluated based on:

- Price
- Experience and references
- Ability to meet project schedule
- Quality assurance and warranty provisions

CONTACT INFORMATION

For project specifications or questions, contact:

Henry County Commission Office

Phone: (660) 885-7202

Email: countyclerk@henrycomo.com

The Henry County Commission reserves the right to reject any or all proposals, waive informalities, and accept the proposal deemed most advantageous to the County.

PAINT SPECIFICATION

Project: Henry County Sheriff's Office

1. GENERAL REQUIREMENTS

All surface preparation and application shall comply with PCA Industry Standards and Master Painters Institute (MPI) specifications. Apply coatings in accordance with manufacturer's published data and MPI standards for each referenced system. All materials for each system shall be MPI-approved under the corresponding system number. Colors, sheens, and gloss levels shall be verified and approved before application. Protect adjacent finishes, fixtures, and surfaces during all coating operations.

2. SURFACE PREPARATION

Remove dirt, dust, grease, efflorescence, laitance, and contaminants. Remove loose or peeling coatings (SSPC-SP 2 Hand Tool Cleaning or SP 3 Power Tool Cleaning). Sand glossy surfaces to dull sheen. Mask and protect adjacent work. Pressure-wash all masonry, stucco, and concrete as indicated. Ensure surfaces are clean, dry, and sound prior to priming or coating.

3. WORK AREAS & MPI SYSTEMS

Proposal A – Hollow Metal Doors, Frames, Overhead Frames, Canopy & Bollards

Scope of Work:

- Sand all surfaces to receive paint.
- Apply rust-inhibitive primer to all ferrous metal.
- Apply finish coats to achieve a uniform, durable appearance.

System:

- Primer – MPI # 134 Primer (Interior/Exterior, Metal)
- Finish – MPI # 169 Exterior Latex Gloss or Semi-Gloss (Alkali-Resistant Acrylic for Metal Surfaces)
- Coats: 1 primer + 2 finish coats

Proposal B – Precast Concrete & Stucco (Pressure Wash Only)

Scope of Work:

- Pressure-wash all precast concrete and stucco surfaces to remove contaminants. No coating is required under this proposal.

Proposal C – Precast Concrete & Stucco (Sealer System)

Scope of Work:

- Apply clear - Apply clear water-repellent sealer.
- to all precast and stucco surfaces.

System:

- Sealer – MPI # 34 Water Repellent for Concrete & Masonry – Clear

Proposal D – Precast Concrete & Stucco (Paint System)

Scope of Work:

- Apply masonry filler to precast surfaces.
- Apply masonry conditioner to stucco.
- Apply two (2) finish coats to stucco and precast, up to three colors.

System:

- Conditioner – MPI #3 Concrete & Masonry Primer/Sealer – Pigmented
- Filler – MPI #4 Elastomeric Block Filler
- Finish – MPI #11 Exterior Latex – Flat (Acrylic) or MPI #15 Exterior Latex – Low Sheen/Satin
- Coats: 1 filler + 2 finish

Proposal E – Red Brick (Seal System)

Scope of Work:

- Pressure-wash red brick surfaces.
- Apply clear water-repellent sealer.

System:

- Sealer – MPI # 34 Water Repellent for Concrete & Masonry – Clear

Proposal F – Parking Lots

Scope of Work:

- F1: Pressure-wash front parking lot & sidewalks.
- F2: Pressure-wash back parking lot & sidewalks.
- F3: Re-stripe parking lines in front & back lots.

System:

- Cleaning only for F1 & F2.
- Pavement Marking Paint – MPI #97 Traffic Marking Paint – Yellow (Exterior Waterborne Acrylic)

Proposal G – Exterior Caulking

Scope of Work:

- Remove all existing failed sealant from control joints.
- Install new backer rod as needed.
- Apply polyurethane sealant to control joints.

System:

- Sealant – ASTM C920 Type S or M, Grade NS, Class 35 Polyurethane Sealant
- Color: Gray

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4. EXECUTION

Apply coatings under suitable environmental conditions (per MPI Glossary). Maintain required film thickness; do not thin coatings beyond MPI limits. Allow full dry time between coats. Each coat shall present an even, uniform appearance, free of runs, sags, or holidays. Remove masking and clean adjacent surfaces upon completion.

5. WARRANTY

Contractor shall provide a one-year workmanship warranty

BID FORM

Project: Henry County Sheriff's Office

Location: 200 N Main St, Clinton, MO 64735

Date: _____

Contractor: _____

Contact: _____

1. BID SUMMARY

The undersigned proposes to furnish all labor, materials, equipment, and supervision necessary to complete the painting, sealing, and caulking work as described in the Paint Specification – Henry County Sheriff's Office dated October 20, 2025, in accordance with PCA and MPI Standards.

Item	Description	Lump Sum
A	Hollow Metal Doors, Frames, Overhead Frames, Canopy & Bollards	\$_____
B	Precast Concrete & Stucco (Pressure Wash Only)	\$_____
C	Precast Concrete & Stucco (Sealer System)	\$_____
D	Precast Concrete & Stucco (Paint System)	\$_____
E	Red Brick (Seal System)	\$_____
F1	Parking Lot – Front (Pressure Wash)	\$_____
F2	Parking Lot – Back (Pressure Wash)	\$_____
F3	Parking Lot – Striping	\$_____
G	Exterior Caulking	\$_____
	TOTAL BASE BID:	\$_____

2. COMPLETION TIME

Contractor agrees to commence work within ____ days of Notice to Proceed and complete work within ____ calendar days.

3. WARRANTY

Contractor shall provide a one-year workmanship warranty covering adhesion failure, peeling, blistering, or other defects due to poor preparation or application, per Section 5 of the Paint Specification.

4. REFERENCES

Provide three (3) recent commercial or municipal painting projects completed within the past three years.

Project Name	Owner / Contact	Phone / Email	Completion Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

5. SIGNATURE

Company Name: _____

Address: _____

Phone: _____

Email: _____

Representative: _____

Title: _____

Signature: _____ Date: _____