

THURGOOD MARSHALL ACADEMY PUBLIC CHARTER HIGH SCHOOL

REQUEST FOR PROPOSALS

Painting Pointing & Repair Services

Thurgood Marshall Academy—a nonprofit, college-preparatory, public charter high school located at 2427 Martin Luther King, Jr., Ave., SE, Washington, DC 20020—seeks contractor(s) to perform any or all of the following work-at-height projects in the Spring of 2019:

- paint exterior portions of the building roofline
- minor pointing repairs
- minor water infiltration repairs

Proposal Guidelines:

Thurgood Marshall Academy regards this as a “small job” and will prefer proposals that minimize or avoid costs (such as design or staging) more suited to a major construction project.

While all items (painting, pointing, and water-infiltration repair) are important, and while contractors can bid on one or all three items, the largest project (in terms of area) and most immediate priority is the roof-line painting.

Interested bidders should provide a proposal of no more than 10 pages in a file no larger than 5MB addressing the following (*see also Images section, below*).

- 1) **Scope Of Work:** Bidders may bid for some or all of the needs described below, but the proposal must clearly state which items the bidder will cover and itemize all costs.
 - a. **Painting:** Detail itemized cost, paint specifications (manufacturer and type), and any necessary conditions for the following:
 - Power-washing and painting at least two coats of the existing color (white) paint on building’s wooden eaves (approximately 30-40 feet above grade)—roughly 275 linear feet (roughly 1/3rd of the building’s roofline).
 - Stripping and painting at least two coats of existing color (terra cotta) paint on metal cornice (approximately 30-40 feet above grade)—roughly 350 linear feet (roughly 1/3rd of the building’s roofline).
 - As add-alternate, provide a per-unit cost to strip and paint metal window lintels (number to paint TBD).
 - b. **Pointing:** Provide per-window-ledge costs and a detailed plan to inspect and address deteriorating grout under window ledges (the building has approximately 36 window ledges in the affected design, but grout still has integrity under many of the ledges).
 - c. **Repairs:** Provide itemized costs and a detailed plan to investigate and address water infiltration at points on a curtain wall and/or adjacent roof.
 - Note that Thurgood Marshall Academy seeks minor repairs to stop known infiltration, not a comprehensive rehabilitation of the envelope.
 - Roof repairs must, if needed, comply with Johns Manville Goldshield Roofing Systems Guarantee warranty on membrane, flashing, and insulation (warranty info will be provided to the winning bidder for water infiltration repair).

- 2) **Lift:** Vendor must specify whether vendor or school schedules and pays for lift rental, and cost if vendor supplies (work area is generally accessible to a boom/articulated lift but will not accommodate a bucket-truck or other large vehicles).
- 3) **Additional Costs:** Proposal must detail and itemize all costs necessary to complete the work, whether articulated in this RFP or not; examples of possible additional costs include, but are not limited to, the following:
 - a. Permitting, design (if any), inspection, and all soft costs
 - b. All hard costs
 - c. All labor costs
 - d. Proposal must provide a total, “all in” cost
 - e. Proposal must detail any special provisions, such as a price break only if the vendor performs all jobs listed in the proposal
- 4) **Contract:**
 - a. Provide the vendor’s contract, including all terms and conditions.
 - b. Do not set a specific an effective date in the contract, as that is to-be-determined.
- 5) **Proof of Insurance:**
 - a. By bidding, the vendor assures Thurgood Marshall Academy that its insurance covers its workers while working at-height.
 - b. Include in the proposal Certificate(s) Of Insurance showing the following types of coverage:
 - Liability
 - Umbrella
 - Workers compensation
- 6) **Date of Work:** Commit to performing work between roughly March 4 – April 19, 2019.
- 7) **References:** Provide contact information for three references for which vendor performed similar work (DC charter school references ideal but not required).
- 8) **General Conditions:** By submitting a bid, vendors agree to the General Conditions Statement appearing at the end of this Request For Proposals.

Further Information:

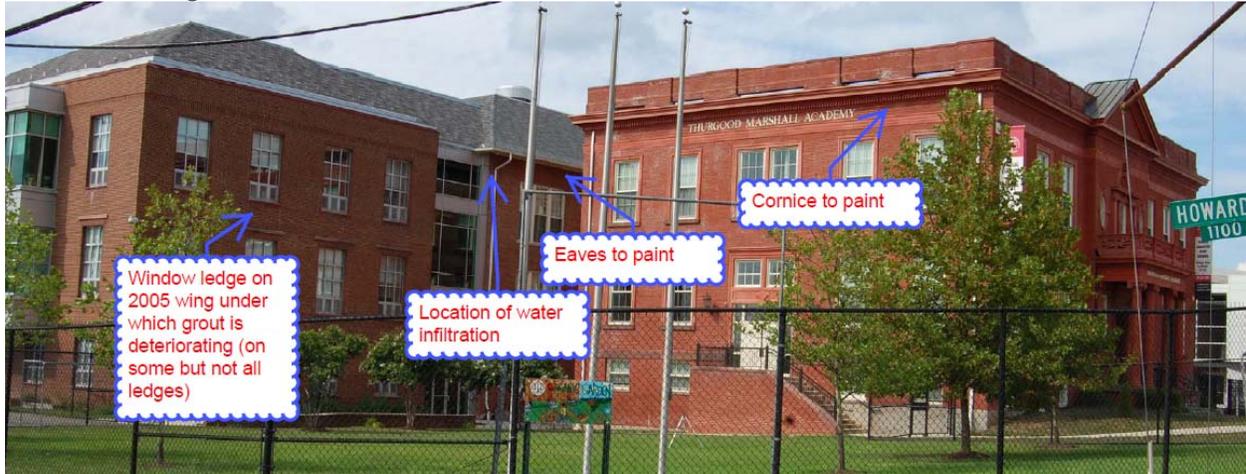
- For further information, contact David Schlossman, dschlossman@tmapchs.org or 202-276-4722.
- Amendments to or extension of the RFP, if any, will be posted exclusively on the Employment Opportunities page under the About tab on www.thurgoodmarshallacademy.org
- Further information about Thurgood Marshall Academy—including our nondiscrimination policy—may be found at www.thurgoodmarshallacademy.org.

Deadline & Submission: Submit bids responsive to this RFP via email to dschlossman@tmapchs.org no later than **Tuesday, February 12, 2019**. Bids should be no more than 5MB total and no more than 10 pages.

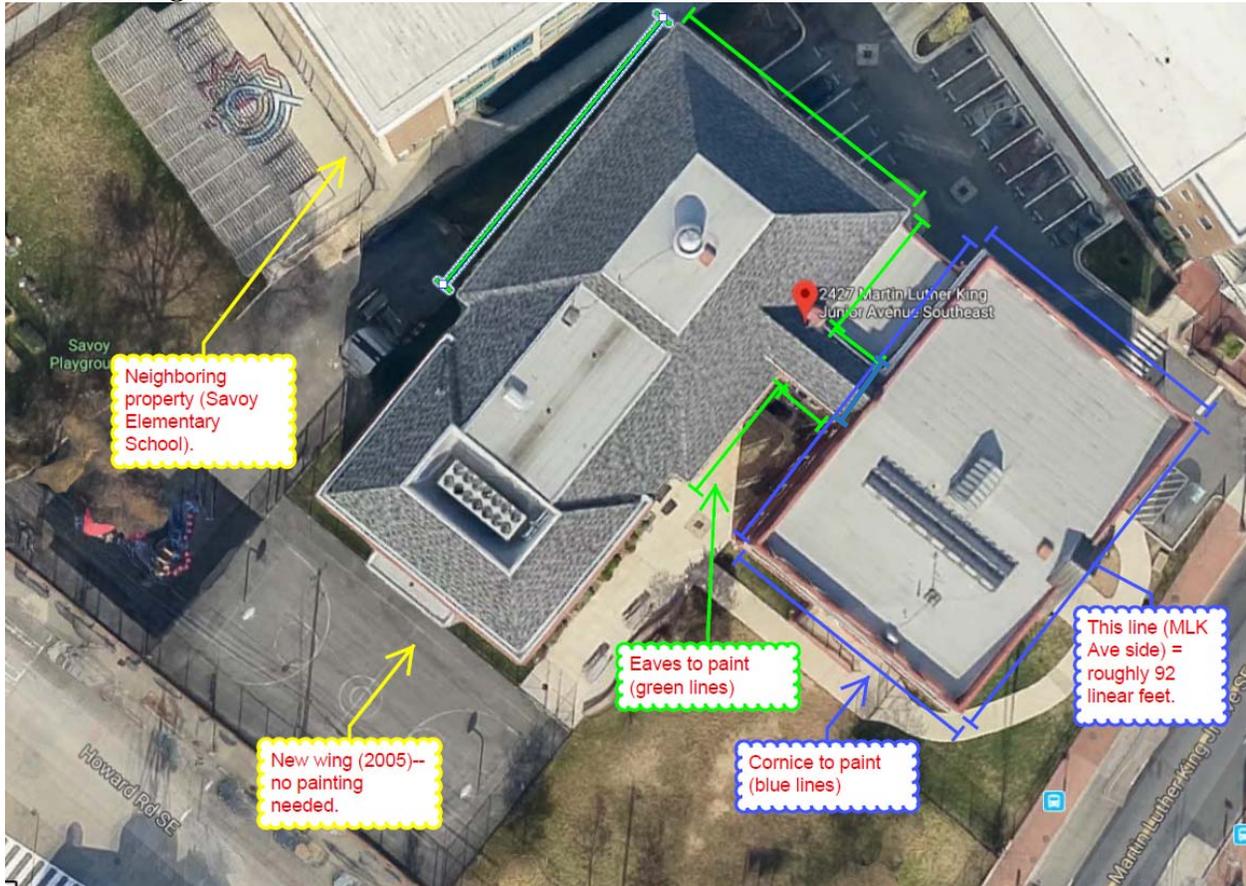
Images:

Images are provided for general reference and do not necessarily depict existing conditions/repairs needed. Images are not to scale.

Overview Image



Satellite Image



Cornice Detail



Eaves Detail



Window Ledge Detail



A General Conditions Statement regarding Proposals

The following general conditions apply to all RFPs issued by Thurgood Marshall Academy, whether published publicly or circulated only to invited bidders. The conditions also apply to any proposal made by a vendor to Thurgood Marshall Academy independent of an RFP process, whether provided “cold” by a vendor or requested by Thurgood Marshall Academy. By submitting any proposal of any kind, vendors agree to these conditions.

Acceptance of a proposal neither commits Thurgood Marshall Academy to award a contract to any vendor, even if all requirements stated in the RFP are met, nor limits the school management’s rights to negotiate in Thurgood Marshall Academy’s best interests. School management reserves the right to contract with a vendor for reasons other than the lowest price. The pricing, terms, and conditions offered in any vendor’s response to any RFP must remain valid for 90 days from the date the proposal is delivered. Expenses incurred in the preparation of proposals in response to any RFP and any follow-up information provided is the vendor’s sole responsibility. Except in cases in which the school has published an RFP or related information, any information contained in any RFP or released in relation to any RFP is confidential and may not be disclosed without the express written permission of Thurgood Marshall Academy. All RFPs and all information released by Thurgood Marshall Academy or its agents related to RFPs, whether published publicly or circulated by invitation, constitute the intellectual property of Thurgood Marshall Academy and may not be reproduced without express written permission. Only managers—generally the Executive Director—and Trustees may obligate the school to a contract.

Conflicts of Interest

Vendor must disclose in proposal any potential conflicts of interest presented by the project, whether the potential conflict relates to a business or a personal relationship.

CBE Registration (optional/a plus): Contractors may submit their registration number as a DC Community Business Enterprise (“CBE”) if registered with the DC Department of Small & Local Business Development. Such registration will be a factor—but not necessarily a sole or determining factor—in the school’s consideration of bids, except when funding sources prohibit a geographic preference.

Non-debarment: By submitting a bid, contractors affirm that the company and its principals (and lessors/subcontractors, if any, and their principals) are not an excluded party by or disbarred from doing business with or accepting funds from either the U.S. federal government or the government of the District of Columbia. The vendor attests that neither the firm nor any individual principal of the firm is debarred as described above.

Protests: Vendors contesting bid results must submit a protest in writing to dschlossman@tmapchs.org within five business days of notice of a non-winning bid (or five business days of the proposal deadline if not notified). School staff will provide a written response within five business days. Vendors not satisfied with the staff response can appeal to the Executive Director within five business days by sending a written request to dschlossman@tmapchs.org.

RFP Amendments: Unless otherwise indicated, amendments and extensions of RFPs—if any—will be published exclusively on the school website— www.thurgoodmarshallacademy.org (with e-mail notice to bidders who have already submitted proposals including e-mail addresses).

Contact: For further information regarding any RFP contact Chief Operating Officer **David Schlossman, 202-276-4722, dschlossman@tmapchs.org**. Further information about Thurgood Marshall Academy—including our nondiscrimination policy—may be found at www.thurgoodmarshallacademy.org.