



FACILITIES MAINTENANCE

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summitcountyco.gov

PO Box 68
Breckenridge, CO 80424

REQUEST FOR PROPOSAL

Bid Number: FM 2026 - 012

MEDICAL OFFICE BUILDING EXTERIOR PAINT AND STAIN

For Summit County Facilities

**PORPOSAL DUE: 04/22/2026
no later than 2:00 PM**

REQUEST FOR PROPOSALS
RFP NO.: FM 2026 - 012

PRE-BID MEETING All interested firms are encouraged to attend the pre-bid meeting on April 8, 2026, at 11:00 AM MST/MDT. The meeting will be held in the Mount Royal conference room at the Summit County Commons, located at 37 Peak One Drive, Frisco, Colorado 80443.

PROPOSALS for Summit County Government will be received no later than April 22, 2026, by 2:00 PM MST/MDT in the Facilities Maintenance Department. Proposals are to be emailed to both wayne.byrne@summitcountyco.gov and kim.weiers@summitcountyco.gov

Bid opening will be held April 23, 2026, at 10:00 AM MST/MDT in the at the Summit County Commons, Facilities Department Conference Room located at 37 Peak One Drive, #238, Frisco, Colorado 80443.

Any questions regarding this Request for Proposal should be directed to Mark Fisher at mark.fisher@summitcountyco.gov and Wayne Byrne at wayne.byrne@summitcountyco.gov.

All interested firms are invited to submit a proposal in accordance with the terms and conditions stated in this Request for Proposal.

SUMMIT COUNTY

Wayne Byrne

WAYNE BYRNE
FACILITIES MAINTENANCE DIRECTOR

REQUEST FOR PROPOSALS
for
MEDICAL OFFICE BUILDING
EXTERIOR PAINT AND STAIN
03/27/2026

Proposals Due:

04/22/2026 by 2:00 PM MST/MDT

Overview

Summit County Government (“County”) is soliciting bids from qualified contractors to provide services for the following

SUMMIT COUNTY GOVERNMENT
MEDICAL OFFICE BUILDING
EXTERIOR PAINT AND STAIN
DESCRIPTION OF WORK

General

Summit County Government is planning to have the exterior wood details and trims re-stained on the Medical Office Building. Owners have determined that regular maintenance is required to the building exterior. Items, materials, and equipment pertaining to this project shall include the following:

- A. Areas of Stain Application
- B. Surface Preparations/Acceptable Applications
- C. Material Selection/Colors
- D. Traffic Control and Barricading
- E. Safety
- F. Scheduling
- G. Submittals
- H. Add/Alt
- I. Contractor Responsibilities
- J. Furnished Items

Location of Work

This project is located at the following address: Medical Office Building 360 Peak One Drive, Frisco CO 80443.

Scope Details

The Contractor shall prep and stain existing exterior fascia, timbers, soffit, and wood details on the Medical Office Building, as described in the sections below and represented in the supplied building elevation drawings. The selected contractor shall furnish all labor, equipment, materials, supplies and other incidentals necessary to provide new stain on areas called out in (RFP) request for proposal descriptions and supporting documents.

- A. Areas of Stain Application
Areas called out for new stain application will be reflected in elevation plans provided and area descriptions with this RFP document. Contractor is expected to perform take-offs for their proposal.
 - 1. (2) Main entrances on the North side of the building, to include Tiber framing, fascia, and soffits.
 - 2. (11) Dormers, to include fascia and wood trim details
 - 3. (1) Timber detail upper level on North side above main entrance
 - 4. Fascia on all building elevations

5. Exterior of gas meter shed on South side of facility, to include fencing, timbers, and fascia. This structure is not represented in the provided elevation drawings and will require a site visit for proposal take offs
6. Exterior of the generator/trash encloser out building, South edge of parking lot. To include fencing, timbers, and fascia. This structure is not represented in the provided elevation drawings and will require a site visit for proposal take off

B. Surface Preparations/Acceptable Applications

1. Surface preparation: All areas to receive new stain applications will be made ready for new stain by power washing, scraping loose paints/stains and repairing failed caulk systems. Ensuring all wood surfaces are clean, dry, and free of mildew and loose coatings prior to any applications
2. Acceptable applications: Using a quality nylon/polyester brush, roller, or sprayer (back-brushing required) 2 coats of new stain on all indicated wood surfaces, no lap marks will be accepted, areas with lap marks will be required to be re-stained.
 - a. Temperature shall be 50 degrees and rising
 - b. Stain shall be allowed to dry prior to second coat applications per manufactures written instructions
 - c. Surfaces to be clean and dry prior to stain application
 - d. No stain to be applied during inclement weather, during rain or snow
 - e. Care shall be taken to not stain on sun superheated surfaces

C. Material Selection/Colors

1. Sherwin-Williams WoodScapes Exterior Acrylic Solid Stain to be used on all exterior wood details being treated for this project.
 - a. Colors to match existing. A 12"x12" color swatch of each color shall be presented for approval by owner prior to wood treatments being applied.

D. Traffic Control and Barricading

1. Mobilization, traffic control and all necessary tools, equipment and labor costs incidental to the preparation and application of paint and stain will not be paid for separately but shall be included in the work. The CONTRACTOR shall provide all lights, signs, barricades, flagmen or other devices necessary to provide for public safety during the project. Contractor shall also use necessary barricades, signage, traffic control and other suitable means to protect work during the project.
2. Contractor shall maintain adequate access to building entries, parking lots and travel lanes for public and employees during the project.

E. Safety

1. Contractors shall conform and adhere to all (OSHA) occupational safety and health administration guidelines for fall protection while working on elevations any time a worker is exposed to fall hazard of 6' or more. For fall hazards 6' or more, a (PFAS) personal fall arrest system shall be used as directed by OSAH guidelines
2. All ladders and lift will be taken down and secured at the end of every shift

F. Scheduling

1. Upon awarded contract, the Contractor and Facilities Department will jointly develop a project schedule and agree upon that schedule prior to commencement of any work.
2. Any changes to schedule or deadlines will be approved by the Contractor and Facilities Department in writing.

3. This scope of work is to be completed during business hours, after-hours, Sunday-Saturday and during the months of May-September.

G. Submittals

1. Contractor to provide a submittal of a proposed work schedule and timeline for proposed completion of project.
2. Contractor to provide submittals and samples of all proposed alternate products for staining and painting areas described in RFP.
3. The selected contractor shall provide MSDS sheets on all products to be applied during painting project.

H. Add/Alt

Provide pricing to paint (8) exterior metal doors and jambs with Sherwin Williams DTM paint to match existing color

I. Contractor Responsibilities

1. Contractor is responsible for confirming these measurements, quantities, any additional measurements, or suggested overage to complete the bid.
2. Scheduling material deliveries, equipment, and personnel is the contractor's responsibility.
3. Contractor is responsible for all, or any lost material during this project. Including material losses from weather conditions, traffic delays, broken or failure of application equipment, and staffing issues.
4. Contractor responsible to protect all infrastructure during project to include but not limited to existing brick, stone, concrete, roof systems, windows, trims, doors, and landscaping.
5. Contractor is responsible for the post project cleanup of all areas associated with the project.
6. Contractor is responsible for daily cleanup of project and hauling construction debris offsite for disposal.
7. Contractor responsible to leave Owner a stock of stains/paints from project, labeled for each area and application they were used.

H. Furnished Items

1. Facilities Department will provide a representative for assistance coordinating project with building occupants and facility operations.
2. Facilities will assist with creating staging areas for the painting project.
3. To provide unobstructed access to areas requiring painting.

****Contractor to warrant the Project will be constructed in a good and workmanlike manner and free from defects in material and workmanship for a minimum period of one year following the date of Substantial Completion.**

****If applicable, a 10% retainage will be held till all final inspections are complete and all required documentation is received by Owner.**

Prepared By: Mark Fisher

Date: 03/12/2026

Copies of the request are available at www.SummitCountyCO.gov under 'Bids & Proposals' or by request at the County Facilities Maintenance Department Office. Contact Wayne Byrne Facilities Maintenance Director for additional project information at 970-668-4230 or wayne.byrne@summitcountyco.gov

***** If required, Contractor will work with the Summit County Sheriff's Office and shall use the Criminal Justice Information Systems (CJIS) Vendor Management Program to aid in the completion and ongoing review of Contractor's employees' background checks. <https://www.colorado.gov/pacific/cbi/cjis-vendor-management-program-vendor-instructions>. Contractor is responsible for all costs associated with fingerprint background checks.

Scope of Services

Contractor shall furnish all labor, transportation, and incidentals necessary to perform the **MEDICAL OFFICE BUILDING EXTERIOR PAINT AND STAIN service**.

Work shall be completed as set forth in a contract for this project to be negotiated with the County \ based upon the contractor's written proposal.

Date and time of service

Service will be performed on an ongoing daily basis beginning in June 2026. Service will be performed on a regular daily schedule to be agreed upon prior to contract. Potential schedule should be included in contractor's written proposal.

Indemnification and Insurance

Contractor shall indemnify and hold harmless the County from and against all claims, damages, losses, and expenses arising out of or resulting from acts or omissions of the Contractor, Contractor's sub-contractors or otherwise arising out of the performance of services by Contractor. No later than seven (7) days following the execution of an Independent Contractor Agreement between the County and Contractor, the Contractor shall provide the County with certificates of insurance evidencing the types and amounts of insurance specified below:

- a. Worker's Compensation and Employer's Liability:
 - i. Worker's Compensation must be maintained with the statutory limits.
 - ii. Employer's liability is required for minimum limits of:
 - \$1,000,000 Each Accident
 - \$500,000 Disease Policy
 - \$1,000,000 Disease Each Employee
- b. Commercial General Liability:
 - i. \$1,000,000 Each Occurrence
 - ii. \$2,000,000 General Aggregate
 - iii. \$2,000,000 Products Completed Operations Aggregate
- c. Automobile Liability: Contractor will maintain business auto liability coverage covering liability arising out of any auto (including owned, hired and non-owned autos) used in the performance of services under this Agreement.
 - i. \$1,000,000 Combined Single Limit Each Accident

Insurance coverage shall not be reduced below the limits described above or cancelled without the County's written approval of such reduction or cancellation. Certificates of such insurance, of agents and subcontractors, shall be provided to the County upon request. With regard to all insurance, such insurance shall:

- Be primary insurance to the full limits of liability herein before stated and, should County have other valid insurance, County insurance shall be excess insurance only; and
- Not cancelled without thirty (30) days prior written notice to the County.

Proposal Format

Costs for performing services outlined in this request for proposals shall be clearly stated to allow the County to effectively evaluate each proposal. Potential daily schedule of services should also be included.

Refinements and Improvements

Applicants should feel free during the proposal submission process to provide any suggestions or comments that might be advantageous for the County to consider in terms of any efficiencies, issues or processes. The County is not committed to any single scenario, but efficiency of resources and minimizing impacts are critical in completing this work.

The following pages contain the RFP instructions and owners requirements.

Part I - ADMINISTRATIVE INFORMATION

A. Issuing Officer

This Request for Proposals (“RFP”) is issued by and the Facility Maintenance Department. For questions, please contact Wayne Byrne, 970-668-4230 or wayne.byrne@summitcountyco.gov.

B. Purpose

This RFP provides prospective contractors with sufficient information to prepare and submit proposals for consideration by the County. To be considered responsive, each proposal must provide for completion of the tasks outlined in the RFP.

C. Scope

This RFP contains the instructions governing the proposals to be submitted and the materials to be included therein. These are mandatory requirements that must be met to be eligible for consideration.

D. Scheduling

Proposals must be submitted via email to both wayne.byrne@summitcountyco.gov and kim.weiers@summitcountyco.gov of the Facilities Maintenance Department by **April 22, 2026** no later than **2:00 PM MST/MDT**. The proposal should outline the schedule for commencement of service.

E. Inquiries and Questions

Prospective applicants are welcome to make inquiries and ask questions concerning the RFP to obtain clarification of the any requirements or schedule a site visit to the properties. Direct all inquiries to Mark Fisher at mark.fisher@summitcountyco.gov and Wayne Byrne at wayne.byrne@summitcountyco.gov.

Time Schedule:

Request for proposals advertised	03/27/2026 and 04/03/2026
Pre-proposal meeting	04/08/2026 at 11 AM MST/MDT
Proposals received by Facilities Maintenance	04/22/2026 no later than 2:00 PM MST/MDT
Bid opening	04/23/2026 at 10:00 AM MST/MDT
Interview Process	04/24/2026
Contract Award	No later than 04/29/2026

Bid opening will be held on April 8, 2026, at 11:00 AM MST/MDT at the Summit County Commons, Mount Royal conference room, located at 37 Peak One Drive, Frisco, Colorado 80443.

F. Instructions for Submission of Proposals

It is imperative, when submitting a proposal, that the outside of the submission email be addressed as follows and with appropriate text in the email subject line and text in the top few lines of the body of the email:

Email Address:

wayne.byrne@summitcountyco.gov and kim.weiers@summitcountyco.gov

Subject Line Text:

<Vendor's Name> - Proposal for: **MEDICAL OFFICE BUILDING EXTERIOR PAINT AND STAIN**

Body Text:

ATTN: Wayne Byrne Director

Facilities Maintenance Department

Proposal for: **MEDICAL OFFICE BUILDING EXTERIOR PAINT AND STAIN**

1. Contractor's company name
2. Contact name and phone number

G. Late Proposals

It is the responsibility of each vendor submitting a proposal to ensure that emailed proposals arrive to the Facilities Maintenance Department by 2:00pm MST/MDT on April 22, 2026.

H. Proprietary Information

Any restrictions on the use of data contained within a proposal must be clearly stated in the proposal itself.

I. Response Material Ownership

All materials submitted regarding this RFP become the property of the County and will only be returned at the County's option.

J. Incurring Costs

The County is not liable for any costs incurred by those who have submitted proposals prior to issuance of a signed contract.

K. Acceptance of Proposal Content

The contents from the selected contractor's proposal will become contractual obligations if a subsequent agreement is reached. Failure of the successful contractor to accept these obligations may result in cancellation of the award and such contractor may be removed from future solicitations.

L. Acceptance Time

The County intends to make a proposal selection within 20 business days after the closing date for receipt of proposals.

M. Budget

Costs for performing services must be included in the proposals and should be clearly stated to allow the County to effectively evaluate each proposal.

PART II – PROPOSAL CONTENT

The proposal submitted must clearly address the requirements outlined in the RFP. Any concerns that the contractor may have about meeting these requirements shall be specifically identified in the proposal.

Scope of Work

Provide an outline of the contractor's understanding of the project. Summarize the basic approach to providing the services, and any recommendations on improving efficiencies in the process.

Qualifications

Contractor shall furnish a summary of experience on similar projects and be prepared to provide examples. Include a brief description of past and current projects. Each summary shall include a brief project description and name, address

and phone number of a local contact person involved in the project. The statement of qualifications should also provide a summary of contractor's ability to successfully complete the requirements of this RFP. The statement of qualification shall be brief but shall include at a minimum the following:

1. Description of similar projects
2. Capabilities (including equipment) and staff

PART III – PROPOSAL EVALUATION AND SELECTION

The County intends to engage the most qualified contractor available for this assignment while minimizing the costs to the County. Responsiveness to the RFP will be a principle basis for evaluation. Proposals shall provide a straightforward and concise presentation adequate to satisfy the requirements of the RFP. The proposal should clearly express the contractor's understanding of the County's specific requirements, indicating the contractor's qualifications to conduct this service in a thorough and efficient manner.

Failure to disclose a conflict of interest is a misdemeanor criminal offense under Colorado Law. Such conflict may arise if any public official exercises any substantial discretionary function in connection with a government contract, purchase, payment or other pecuniary transaction without necessary disclosures as defined by Colorado Revised Statutes (C.R.S.) Section 18-8-308 as amended.

Selection Process.

1. The County reserves the right to reject any and all proposals, to consider alternatives, to waive irregularities and to re-solicit proposals.
2. The County reserves the right to conduct such investigations of, and discussions with, those who have submitted proposals ("Proponents") or other entities as it deems necessary to assist in the evaluation of any proposal or to secure maximum clarification and completeness of any proposal.
3. All proposals submitted must be valid for a minimum period of ninety (90) days after the date of the proposal opening. Each Proponent must submit with the proposal a list of all subcontractors, independent contractors or sub-consultants employed or proposed to be employed by the Proponent in the performance of the contract.
4. Selection of a contractor will be made at the sole discretion of the County. The County may consider the following criteria when evaluating proposals that includes but is not limited to:
 - a. Cost;
 - b. The reputation, experience and efficiency of the Proponent;
 - c. The ability of the Proponent to perform the contract or provide the goods and services within the time specified;
 - d. The comparative quality of the goods and services bid;
 - e. The Proponent's performance under previous contracts with Summit County;
 - f. The number and scope of conditions attached to the proposal;
 - g. The Proponent's interest in the project, as well as their understanding of the project scope and the specific requirements of Summit County; and
 - h. The application of all of the above criteria to any sub-consultants, subcontractors or products to be utilized by the Proponent.
5. Contract negotiations will take place with the most qualified contractor. The County reserves the right to incorporate specific contract provisions into the Proponent's standard contract if the County's standard contract cannot be used. Such provisions include but are not limited to insurance and indemnification provisions and governmental immunity provisions. If a contract cannot be negotiated, the negotiations will be terminated in writing and negotiations will begin with the next most qualified contractor.