



Request for Proposal: Residential Painting Services

The **North Providence Housing Authority** is seeking proposals from qualified contractors for residential painting services.

The winning contractor will provide all necessary labor, materials, and equipment to complete the work.

Key Submission Details

- **Deadline:** Proposals must be received by **2:00 P.M. local time on September 10, 2025**. Any proposals submitted after this time will not be accepted.
- **Submission Form:** You must use the provided form. Any other format will result in disqualification.
- **Proposal Markings:** Place your proposal in a sealed envelope and clearly label it with the title of this Request for Proposal in the lower left-hand corner.
- **Owner:** North Providence Housing Authority 945 Charles Street North Providence, Rhode Island 02904

Scope of Work

The project involves painting vacant and occupied residential units, including ceilings, walls, doors, and trim. You will need to prepare surfaces, apply primer, and paint two finish coats.

Preparation and Painting:

- **Surface Preparation:** All surfaces must be properly prepared before painting. This includes washing walls and trim, as well as minor patching of small holes from nails, screws, doorknobs, etc.
- **Priming:** Apply primer as needed. Primer does not count toward the two-coat requirement.
- **Walls:** Apply two coats of **off-white semi-gloss Behr or equivalent** paint.
- **Ceilings:** Apply two coats of **flat white Behr or equivalent** paint to textured ceilings.

Unit Specifics:

- **Vacant Units:** All walls and ceilings, including closets, will be painted. Doors and trim will be painted if they were previously painted. Natural or clear-finished surfaces will not be included.

- **Occupied Units:** All walls and ceilings will be painted, but not closets. Doors and trim will be painted if they were previously painted. Natural or clear-finished surfaces will not be included.

Contractor Responsibilities:

- You are responsible for protecting the workspace. This includes covering all items with drop cloths and carefully moving and replacing furniture and decorations as needed.
 - Any damage caused by the contractor must be repaired or replaced at your expense.
 - Units and surrounding areas must be left neat and clean upon completion.
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Project Details

Unit Sizes:

- **Studio:** 440 sq. ft.
- **One-Bedroom:** 620 sq. ft.
- **One-Bedroom Handicap:** 620 sq. ft.
- **Two-Bedroom:** 716 sq. ft. (includes first and second floors and stairwells)
- **Three-Bedroom:** 916 sq. ft. (includes first and second floors and stairwells)
- **Four-Bedroom:** 1,122 sq. ft. (includes first and second floors and stairwells)

Locations:

- Charles Street Manor: 947 Charles Street
 - Marieville Manor: 945 Charles Street
 - Sunset Terrace: 415 Sunset Avenue
 - Allendale Manor: 511 Woonasquatucket Avenue
 - Wentworth Apartments: 25 Wentworth Street
 - Andover Apartments: 72 Andover Street
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Contract and General Information

- **Contract Term:** The contract will be for three years with an option for a one-year extension.
 - **Volume:** The Housing Authority guarantees a minimum of 10 units per contract year.
 - **Scheduling:** The Authority will provide at least 48 hours' notice for a painting request.
 - **Wage Requirements:** This is a residential prevailing wage project. The wage rate in effect at the time of contract signing will apply.
 - **Timeline:** All work for each apartment must be completed in a timely manner, with a goal of one working day per apartment, depending on size and condition.
 - **Termination:** The contract can be canceled by either party with one week's written notice.
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Instructions to Bidders

- **Insurance:** You must provide proof of in-force Worker's Compensation and General Liability insurance for all employees, equipment, and vehicles. This proof must be on file with the Authority's office before any work begins.
- **References:** Include three references with your bid, along with their names and telephone numbers.
- **Bid Validity:** Your bid quote is valid for 60 days after March 11, 2022, and cannot be withdrawn without written approval from the Authority.

**FORM OF BID
ON CALL
INTERIOR APARTMENT PAINTING
AUTHORITY WIDE**

To: The North Providence Housing Authority

The undersigned, having familiarized themselves with the specifications and instructions to bidders as provided by the North Providence Housing Authority, hereby proposes to furnish all equipment, materials and labor required for the **On Call Interior Apartment Painting**

By signing and submitting this proposal, the bidder agrees to sign/acknowledge a Contract within ten (10) calendar days after receipt of the Contract

<u>Type unit</u>	<u>Vacant</u>	<u>Occupied</u>
Studio	\$ _____	\$ _____
One (1) bedroom	\$ _____	\$ _____
Two (2) bedrooms	\$ _____	\$ _____
Three (3) bedrooms	\$ _____	\$ _____
Four (4) bedrooms	\$ _____	\$ _____

In submitting this Proposal, the bidder acknowledges that the North Providence Housing Authority reserves the right to accept or reject any or all proposals or any portions thereof, as may be in the best interest of the Authority

Submitted this the _____ day of _____, 2022

By:

(Name of General Contractor)

(Business Address)

(City, State, Zip)

(Phone Number)

(Signature & Title of person signing bid)

(Printed name of person signing bid)

Attachment: List of References