

Request for Proposals

Painting of Vacant Units for the St. Cloud HRA

The Housing and Redevelopment Authority of St. Cloud MN (St. Cloud HRA) is seeking proposals for painting services at apartments buildings, townhomes and single-family homes owned and/or managed within the City of St. Cloud.

Proposals will be received for each development individually and will be awarded collectively. The St. Cloud HRA reserves the right to reject or accept any or all proposals.

The initial contract for painting services will be for a term of two years with a start date of February 1, 2025. At the option of the St. Cloud HRA, services may be retained for an additional 2 years. The scope of work and costs for such services will be defined and negotiated at the time of the optional contract renewal.

Attention is called to the provisions for equal employment opportunity and the payment of not less than the St. Cloud HRA's local maintenance wage determination for painting.

Submission Procedures:

1. Proposals must be received at the office of the St. Cloud HRA located at 1225 W. St. Germain Street by 1:00 pm on January 9th, 2025. Questions regarding the proposal should be directed to Paul Soenneker at 320-202-3147.
2. Completed RFP & forms should be sent to:
St. Cloud HRA
Attention: Paul Soenneker
1225 W. St. Germain Street
St. Cloud, MN 56301

Or emailed to:

psoenneker@stcloudhra.com

- A) The St. Cloud HRA reserves the right, at their discretion, to amend or waive any of the provisions of this request for proposals, to request additional information and/or references if deemed necessary for the evaluation of any submission, and to reject any or all proposals.
- B) Employment wages must fall within HUD approved Local Maintenance Wage Determination Labor Standards: The contractor is required to submit wage rate information with payment requests.
- C) The St. Cloud HRA subsequently will enter into a formal contract. If the HRA is unable to negotiate a reasonable agreement with the highest qualified company, the HRA will negotiate a contract with the next highest qualified proposer.
- D) Any alternative proposals submitted shall be clearly stated and will be given consideration if it appears beneficial to the interests of the St. Cloud HRA.
- E) Evidence of insurance coverage must be provided before any contract will be signed.

Contractor responsible for 24 CFR part 75; Section 3 clause. This is a section 3 contract.

The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that economic opportunities, most importantly employment, generated by certain HUD financial assistance shall be directed to low and very low-income persons, particularly those who are recipients of government assistance for housing or residence for housing or residents of the community in which the Federal assistance is spent.

The parties to this contract agree to comply with HUD's regulations in 24 CFR part 75, which implemented section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 75 regulations.

The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 prioritization requirements and shall state the minimum percentages of labor hour requirements established in the Benchmark Notice (FR-6085-N-04)

The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 75.

The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 75 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 75.

Noncompliance with HUD's regulations in 24 CFR part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

Contracts, subcontracts, grants, or subgrants subject to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b) or subject to tribal preference requirements as authorized under 101(k) of the Native American Housing Assistance and Self-Determination Act (25 U.S.C. 4111(k) must provide preferences in employment, training, and business opportunities to Indians and Indian organizations, and are therefore not subject to the requirements of 24 CFR Part 75.

The undersigned having familiarized themselves with the local conditions affecting the cost of the work and with the specifications, including Request for Proposal, Instructions to Proposers, General Conditions, Affidavit, Affirmative Action Requirements, Form of Contract, hereby propose to furnish all supervision, technical personnel, labor, material, equipment and services required to complete the specified services at the St. Cloud HRA properties listed for the following sums.

The painters shall prep surfaces to accept the paint, remove all receptacle covers, switch covers and tape any items not removed. The base price will include the basic painting of the walls and in closets. One coat coverage will be expected and no ceilings in base price. Special note to make sure not to get any paint on sprinklers. Responsible to cover entire areas to a uniform consistency and color. When painting of any unit, painters must reinstall any devices that they removed, i.e. outlet covers, smoke detectors, etc. Painters must remove all tape and clean up after themselves.

Painter will give a per hour cost plus materials to go above and beyond the basic painting to include any additional wall or ceiling repairs, any primers, doors, vents covers, door frames or extras.

Contractors must comply with the St. Cloud HRA's local maintenance wage determination for painting services. This rate is revised biennially and must be adjusted as part of any contract extensions. Each invoice for payment to include wage rates of employees to verify maintenance wage rates are met. Your proposal per unit or home will be the only charge regardless of the condition of the vacated unit.

Vacant Apartments

Studio unit \$ _____
 One-bedroom unit \$ _____
 Two-bedroom unit \$ _____
 Three-bedroom unit \$ _____

Vacant Homes/Townhomes (Including basement walls)

Two-bedroom home \$ _____
 Three-bedroom home \$ _____
 Four-bedroom home \$ _____
 Five-bedroom home \$ _____

On occasion, painting of the individual areas of an apartment building is needed, please list your proposed amount for this type of painting by an hourly charge.

Hourly Charge \$ _____

In submitting this proposal, it is understood that the Housing and Redevelopment Authority of St. Cloud, MN reserves the right to reject any and all proposals.

Business Name: _____

Owner: _____

Phone _____

Address: _____