

REQUEST FOR PROPOSAL

RED HOUSE EXTERIOR PAINTING PROJECT

Project:	Red House Exterior Painting Project
Owner:	Village of Friendship Heights
Location:	4433 South Park Avenue, Chevy Chase, Maryland 20815
Building:	4608 North Park Avenue (Red House)
Date:	May 2026

1. INTRODUCTION

The Village of Friendship Heights (“Owner”) is soliciting proposals from qualified painting and exterior restoration contractors for the preparation, repair, and repainting of the building commonly referred to as the “Red House,” located at 4608 North Park Avenue, Chevy Chase, Maryland.

2. PROJECT OBJECTIVES

The project goals include improving and refreshing the building exterior, properly preparing and repainting deteriorated surfaces, addressing localized repairs, protecting existing conditions during construction, and minimizing disruption to surrounding operations.

3. SCOPE OF WORK

A. General Conditions

- Mobilization and demobilization
- Temporary protection of adjacent surfaces and landscaping
- Daily and final cleanup
- Disposal of construction debris
- Coordination of subcontractors and material procurement
- Site supervision throughout construction

B. Surface Preparation

- Scrape loose and flaking paint from siding and shutters
- Power wash exterior surfaces as appropriate
- Prepare stone and block foundation walls
- Spot sand and feather edges as required
- Prime repaired or exposed substrates

C. Repairs

- Repair miscellaneous louvers at existing shutters
- Remove and replace approximately 10 ft x 7 ft of deteriorated wood porch flooring
- Replace light bulbs at existing exterior flood lights

- Contractor shall investigate and include observations regarding the condition of the existing front porch structure adjacent to the identified 10 ft x 7 ft deteriorated flooring area. The Owner requests contractors to provide recommendations regarding whether localized replacement is sufficient or whether broader porch replacement or structural repairs may be warranted based on observed conditions.
- Contractors shall clearly identify any assumptions regarding concealed conditions beneath the porch flooring and provide unit pricing or allowances for additional repairs should concealed deterioration be encountered.

D. Painting Scope

- Contractors shall match the existing red exterior paint color as closely as possible unless otherwise directed by the Owner.
- Contractor shall provide paint manufacturer, product specifications, and proposed color match samples for Owner review and approval prior to final application.
- Exterior siding
- Window frames
- Stone and block foundation walls
- Front concrete steps
- Patio ceilings and columns
- Window shutters and shutter hardware
- Surface-mounted pipes and devices
- Exterior wood stairs and landings
- Front and second-floor exterior doors
- Door trim
- Railings and balusters
- Wood framing and stair structural members
- Front patio deck
- Bollards, concrete wheel stops, and parking barriers
 - Existing concrete parking wheel stops and related concrete parking barriers shall be included in the painting scope.

4. ALLOWANCES

Provide separate pricing for repointing and patching deteriorated stone foundation areas and repair or replacement of deteriorated siding.

5. TIME AND MATERIAL RATES

Contractors shall provide a schedule of hourly labor rates for potential additional work outside the base scope of work. Rates shall include all labor classifications anticipated for the project, including supervision.

Contractors shall also provide the following markups to be applied for any approved additional work performed on a Time and Materials basis:

- Labor burden and overhead markup
- Material markup

- Subcontractor markup
- Equipment markup, if applicable

These rates and markups may be used by the Owner as the basis for evaluating and pricing unforeseen or additional work during construction

6. CONTRACTOR QUALIFICATIONS

Contractors shall demonstrate at least five years of relevant experience, provide references for comparable projects, and maintain all required licenses and insurance.

7. PROJECT SCHEDULE

Contractors shall provide an anticipated start date, project duration, and sequencing information. The Owner prefers the work to occur in one continuous mobilization.

8. PROPOSAL REQUIREMENTS

Submit company information, detailed cost proposal, schedule, references, and evidence of insurance coverage.

9. EXCLUSIONS

Unless specifically included, hazardous material abatement, full paint removal, window replacement, interior painting, permit fees, and design services shall be excluded.

The specifications contained in this RFP describe one approach to accomplishing the stated objectives. Proposers are encouraged to suggest alternative methods or approaches they believe would better achieve those objectives. Alternative approaches will be evaluated on equal footing with the specified approach, provided the proposer demonstrates how the alternative meets the project's goals.

10. SITE VISIT

Contractors are encouraged to visit the site prior to submitting proposals to fully understand existing conditions. Coordinate a site visit with Julian Mansfield at jmansfield@friendshipheightsmd.gov.

Contractor shall investigate and include observations regarding the condition of the existing front porch structure adjacent to the identified 10 ft x 7 ft deteriorated flooring area.

11. SUBMISSION REQUIREMENTS

Submit proposals electronically in PDF format to the Owner's designated representative by the stated due date.

12. SELECTION CRITERIA

Proposals will be evaluated based on experience, completeness, schedule, references, overall value, and cost.

Submitted By:	
Signature:	
Date:	