

# REQUEST FOR PROPOSAL

FOR

**EXTERIOR PAINTING FOR ST. LOUIS**

**NON-PROFIT ORGANIZATION**

**Issued by NETWORK FOR STRONG COMMUNITIES - NSC**

**Proposals Due by:**

**Friday, September 6, 2024, at 3:00 P.M. CST**

**Network for Strong Communities-NSC**

**ATTN: Sharon Hornbeck**

**8050 Watson Road, Suite 240**

**St. Louis, MO 63119**

**314.961.7600**

**[sharon@nscnow.org](mailto:sharon@nscnow.org)**

## Introduction

Network for Strong Communities (NSC) is a nonprofit organization, that strengthens the impact of other nonprofits by providing strategic, educational, and operational support services. NSC offers affordable, cost-effective programs and resources to nonprofits, helping organizations streamline their operations and enable them to have greater community impact. NSC is led by a state-wide Board of Directors and was founded as a nonprofit in 1996. Hundreds of nonprofit organizations, over 2,500 nonprofit practitioners, and community volunteers benefit from NSC programs annually. All services are provided to nonprofits and their volunteers at discounted rates or free because of NSC's charitable status, which allows us to receive charitable donations and grant funding. NSC also provides services to funders and corporate partners.

Due to a generous contribution from the Breihan Family, NSC was gifted 8050 Watson Road at the end of 2019, right before the pandemic struck. The building is home to several nonprofits at below-market rental rates. Nonprofits at NSC 8050 have access to a community boardroom, training room, and other conference space. We are currently 100% leased, but, as our for-profit lessees move on, future available spaces will be leased only to nonprofit tenants.



**NSC is requesting proposals from qualified commercial painters.  
Proposals related to this RFP must be received on or before  
September 6, 2024, by 3:00 P.M.**

**Scope of work**

NSC seeks highly-quality exterior painting services for a four-story (shown above), approximately 33,206 square foot building area, located at 8050 Watson Road, St. Louis, MO 63119.

The services shall include the following:

- **General prep work, to include:**
  - Power-wash exterior before painting
  - Prep, scrape, and prime exterior and all areas to be painted
  - Cover windows, and other items as needed around the facility
  - 60 ft. Boom Lift
- **Facility painting, to include:**
  - Prep and paint all exterior areas of the building with one coat of primer and two coats of flat finish, color to be determined,
  - Brick exterior of the building
  - All columns at the base of the building and in the covered parking garage
  - All four sides of the two emergency exterior stairwells of the garage
  - Soffits at the top of the building and bottom
  - All window panels on all sides of the building
  - All four sides of the exterior of the elevator room located under the building
  - All four sides of the exterior building entrance

## **Proposal Content**

Proposals must include, at a minimum, the following information:

1. **Experience of Company and Personnel.** Provide a detailed description of the firm's experience in providing similar services. Include the type and number of clients served, as well as the size, scope, and nature of the projects involved.
2. **Quality of Materials and Equipment.** Provide a brief description of the materials and equipment to provide the services. NSC seeks high-quality materials for the project.
3. **Approach, Availability, and Timeline.** Provide a detailed description of the firm's approach to providing the services. Provide a statement of availability and a proposed timeline for providing the services.
4. **Approach to Diversity, Equity, and Inclusion.** Describe the firm's approach to diversity, equity, and inclusion in the provision of services.
5. **Proposed Fees/Expenses.** Proposals shall clearly state all fees and expenses that will be charged for the performance of the services:
  - A. It is anticipated that a maximum not-to-exceed amount will be established for the Services.
  - B. If based on an hourly rate, provide the hourly rates (with any applicable nonprofit discounted rate) to be charged for each individual to be assigned to this engagement.
  - C. Explain if fees will be calculated on any other basis. Itemize the type of expenses (other than fees) for which your firm would seek reimbursement.

## **Selection Criteria**

Proposals submitted will be reviewed by NSC staff for completeness and qualifications. Selection of firm will be made based on the following criteria:

1. Qualifications, expertise, and experience of the firm and personnel
2. Quality of materials
3. Approach, availability, and timeline to provide the services.
4. Approach to diversity, equity, and inclusion.
5. Cost and
6. Responsiveness of the firm to the RFP categories

Network for Strong Communities - NSC actively encourages submissions of proposals from disadvantaged business enterprises and companies owned by minorities, women, immigrants, and veterans. NSC does not discriminate based on race, color, religion, creed, sex, sexual orientation, gender identity, age, ancestry, national origin, disability, or veteran status in consideration of this award. Equal Opportunity Employer

## **Terms and Conditions**

The following terms and conditions apply to all proposals:

1. NSC reserves the right to reject any proposals submitted; to select one or more responding parties; to void this RFP and the review process and/or terminate negotiations at any time; to select separate responding parties for various components of the scope of services; and to select a final party/parties from among the proposals received in response to this RFP. Additionally, all RFP project elements, requirements, and schedules are subject to change and modification. NSC also reserves the unqualified right to modify, suspend, or terminate at its sole discretion all aspects of this RFP process, to obtain further information from all responding parties, and to waive any defects as to form or content of the RFP or any responses by any party.
2. This RFP does not commit NSC to award a contract, defray any costs incurred in the preparation of a response to this RFP, or contract for any services. All submitted responses to this RFP become the property of NSC as public records. All proposals may be subject to public review, on request, unless exempted as discussed elsewhere in this RFP.

3. By accepting this RFP and/or submitting a proposal in response, each responding party agrees for itself, its successors, and assigns, to hold NSC and its affiliated entities, St. Louis County, the City of St. Louis, and all of their various agents, commissioners, directors, consultants, attorneys, officers and employees harmless from and against any claims and demands of whatever nature or type, which any such responding company, its representatives, agents, contractors, successors or assigns may have against any of them as a result of issuing this RFP, revising this RFP, conducting the selection process and subsequent negotiations, making a final recommendation, selecting a responding party/parties or negotiating or executing an agreement incorporating the commitments of the selected responding party.
4. By submitting responses, each responding party acknowledges having read this RFP in its entirety and agrees to all terms and conditions set out in this RFP.
5. Responses shall be open and valid for ninety (90) days from the RFP due date.

### **Submission of Proposals**

**To be considered, proposals must be received no later than **Friday, September 6, 2024, at 3:00 P.M. CT**. Proposals received after the deadline will not be considered.**

#### Schedule

RFP Newspaper Advertisement	August 15, 2024
Questions Submitted by	August 26, 2024
Questions Answered	August 30, 2024
Submission of Proposals by	September 6, 2024

Interested parties are encouraged to observe the facility. Please contact, Sharon Hornbeck via email at [sharon@nscnow.org](mailto:sharon@nscnow.org) to schedule your visit.

Questions about this RFP should be sent by email to [sharon@nscnow.org](mailto:sharon@nscnow.org). Any answers to questions will be provided to all interested parties and released as an addendum to this RFP on NSC's website, <https://nscnow.org/nsc8050-the-hub-for-nonprofits/> after the date indicated above.

Electronic proposals should be sent by email to [sharon@nscnow.org](mailto:sharon@nscnow.org)

