

REQUEST FOR PROPOSAL (RFP)

Exterior Renovations – Pettis County Public Safety Building (Sheriff’s Office)

GENERAL INFORMATION

Project Location: 319 S Lamine Ave. Sedalia, MO
Owner: Pettis County Commission

Project Title:
Exterior Renovation & Restoration – Public Safety Building

Issued:
April 2026

SECTION A – INTRODUCTION

The Pettis County Commission is requesting proposals from qualified contractors for comprehensive **exterior renovations** of the Public Safety Building (Sheriff’s Office) located at **319 S. Lamine Ave, Sedalia, Missouri**.

This RFP covers exterior restoration components only.

SECTION B – SCOPE OF WORK

Contractors shall provide all labor, equipment, materials, and incidentals required to complete the following work. Scope is modeled after previous exterior repair proposals for consistency of expectations.

****Note**** Each scope component listed in Section B (B.1 through B.6) shall be priced as a separate, stand-alone item. Pettis County reserves the right to award these components individually or in any combination. Contractors must provide clear, itemized pricing for each subsection to ensure accurate evaluation and potential partial awards.

B.1 Exterior Cleaning

- Pressure wash all exterior masonry, stone, brick, terracotta, and concrete surfaces using appropriate pressure to remove dirt, residue, biological staining, and atmospheric deposits (approx. 1000 PSI equivalent methods referenced in prior work).
- Ensure surfaces are left clean without damage to substrates.

B.2 Tuck Pointing of Mortar Joints

- Inspect all masonry mortar joints (brick, stone, and terracotta).
- Cut out deteriorated joints to proper depth and re-point using Type N or otherwise appropriate masonry mortar matching existing color and tooling.
- Remove loose debris and prep surfaces following industry standards consistent with previous tuck-pointing methods.

B.3 Terracotta Repairs

- Inspect all glazed terracotta units.
- Patch cracks, spalls, and deteriorated areas using accepted terracotta patching compounds equivalent to those used in past repairs.
- Re-coat repaired surfaces with color-matched finish.

B.4 Window and Frame Repairs

- Inspect all windows and associated components.
- Replace deteriorated sealants around window perimeters with polyurethane or equivalent sealant compatible with window material.
- Repair/refurbish frames, glazing compounds, and any failed components.
- Clean and restore window assemblies to fully functional and weather-tight condition.

B.5 Concrete Repairs

- Inspect foundation walls, stair foundations, and lower concrete building elements.
- Remove loose materials and repair cracks, voids, or deteriorated concrete to match original condition and appearance.
- Install reinforcement anchors as needed, consistent with previously used repair standards.

B.6 Weather-Resistant Exterior Sealer

- Apply a breathable, clear weather-resistant masonry sealer to all required masonry, stone, terracotta, and concrete surfaces.

- Product shall be compatible with existing materials and not noticeably alter the existing appearance.
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SECTION C – PROJECT SCHEDULING & PHASING REQUIREMENTS

C1. General Scheduling Provisions

To minimize disruption to county operations within the Public Safety Building, Pettis County will allow the project to be completed in phases. Contractors are encouraged to propose a phasing plan that optimizes workflow efficiency while maintaining operational integrity for all departments within the building.

- The entire project **may be divided into no more than three (3) phases**.
- Contractors shall provide a **proposed schedule** with projected start and completion dates for each phase.
- Each phase must be clearly defined in the proposal, including:
 - Areas and systems included in that phase
 - Expected duration
 - Any necessary shutdowns or temporary interruptions
 - Required access or coordination with county personnel

C2. Contractor Responsibilities

The contractor shall:

- Coordinate the schedule with the Facilities and Grounds Director prior to mobilization.
- Provide at least **72-hour notice** before beginning work that affects building operations.
- Maintain safe conditions.
- Identify any anticipated long-lead items and how they influence the proposed phasing.

C3. County Responsibilities

Pettis County will:

- Assist with building access, security escorting (if required), and logistical coordination.
- Review contractor-submitted phasing plans and schedules for approval.
- Communicate any operational constraints that may influence scheduling.

C4. Final Completion

- Substantial completion of each phase shall be confirmed by inspection.
 - Final completion will be recognized upon successful:
 - Delivery of warranties
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SECTION D - CONTRACTOR REQUIREMENTS

Contractor must:

- Follow all OSHA safety practices including public protection and silica dust standards.
 - Protect building elements, pedestrians, and vehicles during work.
 - Supply all necessary equipment, scaffolding, lifts, and materials.
 - Coordinate with the County regarding water and electrical access if needed.
 - Provide warranties on workmanship and materials (minimum 1 year preferred).
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SECTION E - OWNER RESPONSIBILITIES

- Provide access to building exterior.
 - Provide tax exemption documents (Missouri Form 5060) prior to material ordering. 1
 - Coordinate any needed utility line shutdowns if required.
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SECTION F - PROPOSAL SUBMITTAL REQUIREMENTS

Proposals shall include:

1. **Detailed cost breakdown** for each scope component listed in section B.
2. **Unit prices** for additional tuck-pointing, terracotta repair, window restoration, etc.
3. **Project timeline and availability.**
4. **References for similar completed projects.**
5. **Proof of insurance**, including liability and workers compensation.
6. **Warranty terms.**

A mandatory Pre bid walkthrough is required and may be conducted upon scheduling with Facilities and Grounds Director.

SECTION G - EVALUATION CRITERIA

Proposals will be evaluated on:

- Completeness and clarity
- Relevant experience
- Cost competitiveness
- Proposed schedule and ability to meet deadlines
- Warranty strength
- Safety record

Pettis County Commission reserves the right to accept or reject any or all proposals

SECTION H - SUBMISSION DEADLINE

Sealed proposals, labeled "Exterior Renovation & Restoration – Public Safety Building," must be mailed or hand delivered no later than April 28th, 2026, at 8:30 am to the County Clerk's Office at Pettis County Annex 1, 215 E 5th Street Sedalia Missouri.

Proposal Opening will occur April 28th, 2026 at 9:00 am in the Pettis County Commission Chambers.

Pettis County Commission reserves the right to accept or reject any or all proposals.

Late submissions will not be considered.

QUESTIONS

For questions regarding this RFP, contact:

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