

Request for Proposals

Town of North Haven

Water Tank Painting

1. **Overview.** This is a request for proposals to clean and repaint the interior and exterior of the municipal water tank in the Town of North Haven, Maine. The water tank was built in 1994. The tank holds 280,000 gallons, is 26 feet in diameter and stands 72 feet tall. The town has regularly had the tank inspected. The most recent inspection report identified concerns about the tank's interior coating. Specifically,

It is our recommendation to re-coat the interior wall panels and welds showing steel exposure using a protective coating formulated for immersion (wet contact) and having an A.N.S.I./N.S.F.61 approval for use in structure's containing potable water and to be applied in accordance with the product manufacturer's surface preparation and application recommendations in an effort to halt corrosion, prevent fatigue (pitting) of the wall panels and prevent further fatigue (pitting) of the welds, while providing good protection for the interior welded steel wall surfaces. (Underwater Solutions, Inc. Report, dated August 13, 2019, page 9.)

The paint coating the exterior of the tank remains serviceable, but the Town desires to have both the interior and exterior of the tank repainted.

2. **Location.** The Town of North Haven is an island in Penobscot Bay. It lies twelve miles off the coast of Rockland, Maine. The Maine State Ferry Service, <https://www.maine.gov/mdot/ferry/northhaven>, operates three ferries each day. These ferries are 120 feet on deck and can carry both vehicles (including tractor trailers) and passengers. The Island Transporter LLC, <http://islandtransporter.com>, operates a private barge and ferry service that can carry trucks and supplies to the island. Additionally, Penobscot Island Air (a private carrier) operates an air service to the island from Knox County Regional Airport in Owls Head, Maine in single-engine aircraft. All vehicles and supplies must travel to and from the island via watercraft or aircraft; there is no bridge to the island. The selected vendor must coordinate transportation with the Town in advance of travel, 207.867.4433.
3. **Worksite.** North Haven's municipal water tank is located at the end of a gravel road at the top of a hill. There is not sufficient flat ground around the tank to employ a man lift around the entire tank. Staging or safety harnesses on cables will be needed to paint the exterior of the tank. Likewise, the interior of the tank does not have a ring around the top on which to fasten any sort of staging or cables. Vendors are responsible for determining a safe and effective way in which to access the interior and exterior of the tank.
Interested vendors are encouraged to visit the site before submitting a proposal. Please notify Rick Lattimer, Town Administrator if you are interested in visiting the site: administrator@northhavenmaine.org or 207.867.4433.

4. **Required Work.** The selected vendor must describe the methods it will use to re-coat both the interior and exterior of the tank. That description must address how the vendor will accomplish the following:
 - a. **Interior.** Clean and remove all debris from the tank's interior. Prepare the interior surface to ensure a firm and durable bond with the new coating. This may require removal to bare metal in some areas; in other areas where the existing coating is well-bonded, the vendor may scuff the coating to enable effective adhesion of the new coating. Coat the interior with a paint that is appropriate and safe for public potable water tanks. Disinfect the tank after the coating has fully cured. Inspect all work and certify that the tank is ready to receive potable water.
 - b. **Exterior.** Prepare the surface of the tank, the concrete base, and the joint between the two as necessary to ensure a firm and durable bond with the new coating. This may require removal to bare metal/concrete in some areas; in other areas where the existing coating is well-bonded, the vendor may scuff the coating to enable effective adhesion of the new coating. Paint the tank with a long-lasting exterior coating suitable for use on metal water tanks that are exposed to the elements and prone to expanding and shrinking with temperature changes. Apply a coating to the cement base to preserve the base and apply an appropriate long-lasting material between the base and the tank that will inhibit moisture from entering the joint.
5. **Staging and Safety Equipment.** The selected vendor must supply, erect, and remove when the project is complete all necessary staging and other equipment needed to complete the job. The vendor is entirely responsible for ensuring all equipment used on the jobsite is properly maintained, safe, and effective for the required task.
6. **Safety.** The selected vendor must comply at all times while on site with all applicable federal and state safety laws, regulations, policies, and protocols. The selected vendor will designate an experienced senior professional as Safety Officer for the duration of the project. Among other related matters, the Safety Officer will be responsible for workplace and worker safety for the duration of the project, communicating directly with any inspectors who visit the site, and completing any applicable safety reports.
7. **Insurance.** The selected vendor must furnish proof of insurance in the following types and amounts:
 - i. Workers Compensation - As required by Maine law
 - ii. Employer's Liability - \$500,000 per occurrence
 - iii. General Liability - \$1 million per occurrence, \$2 million aggregate
8. **Items and Services Provided by the Town of North Haven.** The Town of North Haven will provide the selected vendor with the following:

- a. Maine State Ferry Service tickets and reservations to transport the vendor's equipment, materials, and workers to the island to set up for the job and off the island when the job is complete.
 - b. Lodging on island starting one day before work begins and concluding on the last day of work
 - c. Fuel for generators/compressors
 - d. Removal of sandblast residue
9. **Timing of Work**. Ideally, the selected vendor would perform the work in the early fall (late September into early October) when the temperature is still suitable for painting but the demand on the Town's water system is much lower because the summer population has departed the island. Another possibility is mid spring - before Memorial Day.

Vendors may propose splitting the work into two projects, one to paint the interior and one to paint the exterior. Painting the interior of the tank is the more important work, so the Town desires to have that work performed first. If you choose to propose to split the work into two projects, the Town will consider any added mobilization and logistics costs in evaluating your proposal.

- a. Work on the interior of the tank must be completed no later than November 5, 2021.
- b. Work on the exterior of the tank must be completed no later than November 4, 2022.

Any proposal submitted must remain valid in all aspects, including price, through November 4, 2022.

10. **Evaluation Factors**. The Town will evaluate proposals using the following four factors and sub-factors. The Town intends to award the contract to the party whose proposal represents the best value to the Town. Price, while important, is not necessarily more important than past performance, experience, or warranty. **Each proposal must address all four factors in order to be competitive.**

- a. **Past performance** - Provide at least three references (name, telephone number, and email (if available)) who can discuss these aspects of your work:
 - i. Quality
 - ii. Timeliness
 - iii. Budget/Funds management
 - iv. Logistics Management
- b. **Experience** — Experience in painting large storage tanks on-site. Experience painting potable public water tanks is preferred.

- c. **Price** — Your total price for accomplishing all work related to the project. As noted above, if you propose splitting the work into two separate projects — one for the interior and one for the exterior — be sure to include your total costs so the Town can evaluate any additional mobilization or logistics costs.
 - d. **Warranties** — The warranties provided by you, as the vendor performing the work, and the companies furnishing the products you use to coat the interior and exterior of the tank.
- 11. Submitting Proposals.** Send your proposal by email to Rick Lattimer, Town Administrator at administrator@northhavenmaine.org. Be sure to include your contact information.
- 12. Due Date.** Proposals must be submitted no later than October 2, 2020.
- 13. Award.** The Town of North Haven will evaluate all proposals and make award by November 6, 2020.
- 14. Discussions.** The Town may award without discussions or may choose to enter into discussions with the best-qualified vendors. The Town will be solely responsible for determining which vendors are best qualified.
- 15. Rejection of All Proposals.** The Town reserves the right to reject all proposals.
- 16. Questions.** Submit any questions you have about this proposal to Rick Lattimer, Town Administrator, at administrator@northhavenmaine.org.

Attachments:

1. Underwater Solutions Report, dated August 13, 2019
2. Photograph of the identification plate on the tank