



Racine County, Wisconsin

Invitation to Bid  
Staining of the DPW Highway Garage  
Issued November 18, 2021

**Deadline – 2:00 pm  
December 2, 2021**

CONTACT: Kathryn Kasper  
Village Administrator  
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Village of Caledonia

INVITATION TO BID  
STAINING OF THE DPW HIGHWAY GARAGE

The Village of Caledonia is issuing an Invitation to Bid for staining of the Department of Public Works Highway Garage. In 2018, the Village constructed a 36,000 square foot garage to store equipment and run highway department operations. The Village would like to finish the precast concrete panels in 2021. The elevation plans for the building can be made available upon request. The building can be painted next spring or summer as long as the temperatures and conditions meet manufacture requirements.

**Bidders must submit a Qualified statement with bid. The Qualification statement must contain a list of past projects and three references familiar with your work.**

**Any Addenda will be posted on the Village's website by November 29, 2021. Be sure to check before completing your proposal. Bids that do not have Addenda items will not qualify.**

The Village of Caledonia has issued this invitation to bid to ensure competitive pricing and services for the benefit of the Village taxpayers.

The Village of Caledonia reserves the right to cancel or postpone the project for budgetary reasons.

Questions concerning this Invitation to Bid should be directed to:

Kathryn Kasper  
Village Administrator  
262-835-6422  
kkasper@caledonia-wi.gov

**BIDDER'S PROPOSAL  
FOR STAINING OF THE DPW HIGHWAY GARAGE**

DATE & TIME FOR RECEIVING BIDS: 2 pm on December 2, 2021

Place: Village Hall

Front Desk

5043 Chester Lane

Racine, WI 53402

Bids will be opened at 2:01 pm in the Village Boardroom

<b>BID NUMBER</b>	<b>SERVICE</b>	<b>LUMP SUM</b>	<b>TOTAL COST</b>
1	STAINING	1	
ALTERNATE	PAINTING	1	

**Note: This contract will be awarded to the lowest, qualified bidder based upon the Total cost bid price of Bid #1. If bids are higher than the approved budget for the project, the Village may opt to use the lowest Alternate bid.**

**All bidders must check for Addenda prior to submitting bids. Any bids that do not include Addenda will not qualify.**

SIGNED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

PHONE: \_\_\_\_\_

COMPANY: \_\_\_\_\_

**VILLAGE OF CALEDONIA SPECIFICATIONS FOR  
HIGHWAY GARAGE STAINING**

**GENERAL**

**1.01 SCOPE**

- A. All exterior staining indicated on the specifications and required for a complete job.

**1.02 GENERAL**

- A. The Staining/Finishing Contractor shall be responsible to ascertain and use appropriate materials and methods.
- B. Submit product selection, color sample for approval, and manufacturer's technical information and application instructions for each product proposed for use.
- C. Upon completion of this work, any paint, stain, and/or finish purchased for the project and remaining unused may, at the Village's option, be retained by the Village. Seal as appropriate for storage, clearly mark contents on container, and store in room as directed by the Village's Representative.

**1.03 ENVIRONMENTAL REQUIREMENTS**

- A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.
- B. Minimum Application Temperatures for application: Apply concrete stain when the temperature of the concrete surface is 45 degrees F or higher; or as given by manufacturer's instructions.
- C. Minimum Application Temperature for Varnish Finishes: 65 degrees F for interior or exterior, unless required otherwise by manufacturer's instructions.

## **PRODUCTS**

### **2.01 MANUFACTURERS**

- A. Approved manufacturers for general staining:
  - 1. Tri-Sheen Concrete Surfacers, Smooth by TK Products
  - 2. Tri-Sheen Acrylic by TK Products
  - 3. TK-1450 Natural Look Urethane Anti-Graffiti Primers by TK Products
  - 4. Safe-Cure & Seal EXP by Chem Masters
  - 5. LOXON Vertical Concrete Stain by Sherman Williams
  - 6. LOXON Self-Cleaning Acrylic Coating-Flat by Sherman Williams
  - 7. Or other as approved by the Village
  
- B. Exterior Stain:
  - 1. By, or to match: Metal cladding colors around northeast corner of building.
    - a. Color to be approved by Village.

### **2.02 ACCESSORY MATERIALS**

- A. Accessory Materials: Linseed oil, shellac, turpentine, paint thinners and other materials not specifically indicated but required to achieve the finishes specified, commercial quality.
- B. Patch Material: Preblended, Packaged Type II Cement.

## **EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that surfaces are ready to receive Work as instructed by the product manufacturer. Remove any release agent or material that may prevent proper adhesion of the stain.
- B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
- C. Test shop-applied primer for compatibility with subsequent cover materials.

### **3.02 PREPARATION**

- A. Surface Appurtenances: Remove or mask electrical plates, hardware, light fixture trim, escutcheons, and fittings prior to preparing surfaces or finishing.
- B. Surfaces: Correct defects and clean surfaces, which affect work of this section.

- C. Marks: Seal with shellac those which may bleed through surface finishes.
- D. Clean all concrete surfaces that are to be coated to ensure that the surface is free of all laitance, dirt, dust, grease, efflorescence, and any foreign material and that surface will accept the coating material according to product requirements.
- E. As a minimum, clean the surface using a 2,800-psi water blast. Hold the nozzle of the water blaster approximately 6 inches from the concrete surface and move it continuously in a sweeping motion.

### **3.03 APPLICATION**

- A. Apply products in accordance with manufacturer's instructions.
- B. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.
- C. Apply each coat to uniform appearance. Apply each coat of stain slightly darker than preceding coat unless otherwise approved.

### **3.04 CLEANING**

- A. Collect waste material, which may constitute a fire hazard, place in closed metal containers, and remove daily from site.

### **3.05 SCHEDULE - SURFACES TO BE FINISHED**

- A. All exterior concrete shall be finished with stain and a seal coat.
- B. Do Not Stain or Finish the Following Items:
  - 1. Items fully factory-finished unless specifically noted.
  - 2. Fire rating labels, equipment serial number and capacity labels.
  - 3. Stainless steel items.

### **3.06 SCHEDULE - STAIN SYSTEMS**

- A. Apply concrete stain to the surfaces according to design shown below.
- B. A 7' band of the darker gray shall wrap around the building, excluding metal clad siding and garage doors.
- C. The logo and lettering "Village of CALEDONIA" on the north wall, in white or light gray.
- D. The concrete above and below the 7' band shall be the lighter gray color.
- E. The color of the stains should match the metal clad siding on the northeast corner of the building.



**4.01 Alternate bid for painting**

- A. Please provide an alternate bid for using paint rather than stain. Use Sherman Williams or TK Products paints.

**5.01 Payment**

- A. The Village will pay the project as a Lump Sum item. Bidders should include all labor, materials, and equipment necessary to complete the job in their bids.