

Request for Proposal

Exterior Painting of Jamaica Town Hall

The Town of Jamaica, Vermont is seeking proposals from qualified painters at our historic Town Hall for painting the exterior siding and trim.

Because of the age and material makeup of the building, see the guides that provide the contractor key information when dealing with repairs and renovations (Secretary of Interiors Standards); *Preservation Brief #10: Exterior Paint Problems on Historic Woodwork*. Painters who know this information and can demonstrate their experience are qualified contractors. Areas of concern are paint failure, underscoring the need for careful preparation, use of the best possible materials, caulks, primers and finish coats.

The selected contractor will provide all the necessary labor, materials, equipment, and services to perform the following tasks in accordance with the Preservation Brief no 10.

Scope of Work

Surface Preparation

- Assess existing paint for condition and adherence. Surface must be cleaned of dirt, grime, cobwebs, insect cocoons and any other material that would affect adhesion of the new paint.
- Remove deteriorated, flaking, and loose paint using the gentlest means possible. Open-flame torches, or heat guns are not permitted. Contractor must follow all Vermont IRC regulations and practices in removal of Lead paint.
- Conduct paint sampling to determine original color schemes if requested by the Owner.

Repair of Woodwork

- Inspect all wood elements for rot, decay, and damage. Repair or replace damaged wood sections using materials matching the original in dimension, profile, and species.
- Any replacement wood should be primed before installation.
- Ensure all repairs are carried out in accordance with best practices for historic preservation, maintaining the building's historic character.

Priming and Painting

- Lightly sand all surfaces to be painted, using the least aggressive means possible.
- Paint edges, faces, ends, and undersides of clapboards

- Use latex paint applied in accordance with manufacturer's directions. Paint shall be the same paint as existing paint. If that paint is no longer available, select the closest to it .
- Apply paint only when temperature of surface to be painted and ambient air temperatures are between 50 and 95 degrees (10 and 35 deg C).
- Do not apply paint in snow, rain, fog, or mist; when relative humidity exceeds 85 percent; at temperatures less than 5 deg (3degC) above the dew point, or to damp or wet surfaces.
- When measured with an electronic moisture meter, the maximum moisture content of substrates.
- Remove hardware, covers, plates and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight, provide surface-applied protection before surface preparation and painting.
- Paint shall comply with MPI standards.
- Apply paint in accordance with manufacturer's written instructions and recommendations in "MPI Manual and "MPI Maintenance Re-painting Manual."
- Paint surfaces behind movable items same as similar exposed surfaces
- Paint both sides and edges of exterior doors and entire exposed surface of exterior door frames.
- Paint entire exposed surface of window frames and sashes
- Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
- Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.
- Paint the following work where exposed to view:
 - * Equipment, including panel boards
 - * Uninsulated metal piping
 - * Uninsulated plastic piping
 - * Pipe hangars and supports
 - * Metal conduit
 - * Plastic conduit
 - * Tanks that do not have factory-applied final finishes
- Paints must match the historic color scheme of the building unless otherwise specified by the Town.

Cleanup and Final Inspection

- Remove all equipment, debris, and materials from the site.

- Protect adjacent surfaces not being painted (e.g., windows, doors, landscaping).
- Conduct a final inspection with the Town of Jamaica representative and the Preservation Trust to ensure all work meets the standards outlined in Preservation Brief No. 10 and the contract specifications.

Submission Instructions

Proposals may be mailed to the below address and must be received by 4:30 PM September, 21 2026, or submitted electronically to townclerk@jamaicavermont.org. Proposals received after the due date will not be considered.

Town of Jamaica

P.O. Box 173

Jamaica, VT 05343

townclerk@jamaicavermont.org

802.874.4681

8. Site Visits

Interested contractors are encouraged to visit the town hall at 3735 Vermont Route 30, Jamaica, to have an opportunity to inspect the building and ask questions about the project. Please arrange a time and date before visiting to ensure someone is available.