

Request for Proposal (RFP):

Project: County Library Foyer Ceiling Restoration

Entity: Morgan County

Solicitation Number: RFP-2026-LIB-FOYER

Issue Date: January 20th, 2026

Proposal Due Date: February 11th, 2026, at 5:00 PM MST

1. SUMMARY & PURPOSE

The Morgan County Library/Senior Center requires professional sheetrock repair services to address damage in the foyer. The goal is to restore ceiling integrity and aesthetics with minimal disruption to operations.

2. SCOPE OF WORK

The selected Contractor shall provide all labor, materials, and equipment to:

A. Surface Preparation & Sheetrock Repair

- **Demolition:** Remove damaged sheetrock to the nearest stud; ensure clean, square cuts for stable patching.
- **Installation:** Install new moisture-resistant or standard sheetrock (matching existing thickness, typically 5/8" for ceilings and 1/2" for walls) using 1-1/4" fine-thread drywall screws.
- **Taping & Mudding:** Apply fiberglass mesh or paper tape to all joints. Apply a minimum of three coats of joint compound, feathering each layer at least 6-10 inches beyond the repair edge to ensure a flat, invisible transition.
- **Texturing:** Apply "orange peel," "knockdown," or smooth finish to perfectly match the existing adjacent wall texture.

B. Dustless Sanding & Containment

- **HEPA-Sanding:** All sanding must be performed using **dustless sanding systems** connected to certified HEPA vacuums.
- **Active Mitigation:** Maintain a sealed containment zone using 6-mil polyethylene plastic. A **Negative Air Machine** must be operational during all sanding phases to prevent gypsum particulates from settling on library book collections.

C3. Integrated Painting & Final Finish

- **Surface Inspection:** Painting shall not begin until the sheetrock repair is sanded smooth, wiped clean of residual dust, and approved by the County Administrative Manager.
- **Priming:** Apply one coat of high-build, **low-VOC primer** (e.g., Sherwin-Williams ProMar 200 Primer) to seal the new joint compound and ensure uniform paint absorption.
- **Final Painting:** Apply **two (2) coats** of premium low-VOC latex paint.
 - **Color Match:** Contractor is responsible for an exact digital color and sheen match (e.g., eggshell, satin, or semi-gloss) to the existing wall.
 - **Scope:** If a seamless spot-match cannot be achieved, the contractor must paint the entire wall section from corner to corner to ensure visual uniformity. If the entire ceiling needs to be repainted, the Library Director shall choose the paint color.

C. Equipment and Logistics

- **Scissor Lift:** The contractor shall provide an **electric scissor lift** with non-marking tires for all high-reach repairs and painting. The County will not provide equipment.
- **Floor Protection:** Before moving the lift or opening paint cans, the contractor must lay down heavy-duty floor protection over all carpeted or tiled areas.
- **Schedule:** All phases—from the first cut of sheetrock to the final stroke of paint—must occur **outside of library operating hours**. The work area must be "Public-Ready" (clean, safe, and odor-free) by 8:00 AM each morning.

3. QUALIFICATIONS & INSURANCE

- **Licenses:** Valid State General Contractor License.
- **Insurance:** \$1M Commercial General Liability; Workers' Comp per state law.

4. PROPOSAL REQUIREMENTS

Vendors must provide a **Single Lump Sum Price** that includes:

1. Sheetrock materials and labor.
2. Scissor lift rental and transport.

3. Dust containment and HEPA-cleaning.
4. Paint materials (Primer + 2 coats) and labor.

5. TIMELINE & SUBMISSION

- **Project Completion:** The anticipated timeline for the project from start to finish is less than **120 days**.
- **Submission Deadline:** February 11th, 2026 5pm MST
- **Place of Submission:**
 - **Hard Copies:** Morgan County Manager, 48 W Young Street – Box 886, Morgan, UT 84050.
 - **Email:** kbecker@morgancountyutah.gov

6. INCOMPLETE or LATE PROPOSALS

Proposals that are determined to be incomplete, or that are turned in after the deadline may be rejected.

7. DISCLAIMER

The County reserves the right to reject any and all proposals or re-bid the project. The County also reserves the right to waive any or all informalities in proposals. Morgan County reserves the right to negotiate a final term with the successful proponent.

Pre-Proposal Meeting (Suggested)

Contractors looking to submit a bid for this project may contact the Library Director Erin Bott ebott@morgancountyutah.gov or the County Administrative Manager Kate Becker kbecker@morgancountyutah.gov to schedule a site walk-through.