

# REQUEST FOR PROPOSALS

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## STUCCOING OF VILLAGE STATION LIVING QUARTERS

FOR THE MONTEREY COUNTY REGIONAL  
FIRE PROTECTION DISTRICT

SEALED PROPOSALS MUST BE RECEIVED AT THE  
OFFICE OF THE FIRE CHIEF,  
MONTEREY COUNTY REGIONAL FIRE DISTRICT,  
19900 PORTOLA DRIVE, SALINAS, CALIFORNIA 93908

BY 12:00 P.M. On June 24, 2026

REQUEST FOR PROPOSALS  
STUCCOING OF VILLAGE STATION LIVING QUARTERS  
  
FOR THE MONTEREY COUNTY REGIONAL  
FIRE PROTECTION DISTRICT

**Table of Contents**

|                                      |   |
|--------------------------------------|---|
| INTENT                               | 1 |
| SCOPE                                | 1 |
| CONTACT PERSON                       | 3 |
| CALENDAR OF EVENTS                   | 3 |
| BASIS OF AWARD / PROPOSAL EVALUATION | 4 |
| PROPOSAL FORMAT AND CONTENT          | 4 |
| PROPOSAL SUBMITTAL                   | 5 |
| CONTRACTUAL REQUIREMENTS             | 6 |
| A. INDEMNIFICATION                   | 6 |
| B. INSURANCE                         | 6 |
| C. ADDITIONAL REQUIREMENTS           | 8 |

## INTENT

The Monterey County Regional Fire District (hereinafter “DISTRICT”) is seeking an experienced California-licensed Contractor (hereinafter “CONTRACTOR”) to apply an acrylic based stucco to the Village Fire Station, which is located at 26 Via Contenta, Carmel Valley, California. The intent of this Request for Proposal is to:

1. Establish the specifications, terms and conditions governing the selection of a California-licensed Contractor, which must be experienced in stucco work.
2. Solicit sufficient and verifiable information from prospective California-licensed Contractors to establish a list of contractors from which the successful contractor will be selected.

## SCOPE

**OVERVIEW:** Preparation of existing T1-11 wood siding, including removal and replacement of any sections exhibiting damage, sponginess, rot or failing to meet ANSI certified standards/Monterey County building codes as a suitable substrate for stucco. Any and all repairs to be performed in accordance with applicable and local building codes. Temporary relocation of existing utilities to facilitate repairs or the application of lath/stucco to be performed or coordinated by contractor in a manner so as not to disrupt regular operations of the fire station that must remain functional 24 hours per day. Apply new lath and three coat stucco with a hard trowel smooth acrylic color integrated finish on the living quarters of the existing fire station. Contractor to supply all scaffolding and equipment necessary for work. All trash and debris produced by work needs to be removed and all areas in the work zone to be protected and cleaned by the contractor. Fascia and eave overhangs to remain wood finish. Window, door, soffit/fascia and drip edge terminations to be determined by contractor utilizing appropriate accessory metal (z-bar, j-metal, L-bar, etc.) and appropriate expansion joints installed where appropriate and, in a manner, creating a symmetric and balanced aesthetic. Any adjustments to existing structure to meet clearance, drainage or grading necessary to meet applicable Monterey County Building codes to be identified and addressed by Contractor.

All work to be bid utilizing prevailing wage schedules. Required permits to be obtained by Contractor and all inspections to be the responsibility of said Contractor, Contractor to provide on-site restroom and hand-washing facility with scheduled service to be conducted in accordance with crew size and capacity of portable facility.

**LATH:** Weather resistive barrier (WRB) applied over existing siding, drainage membrane (in accordance with Monterey County Building Codes), weep screed, self-

adhering or flexible waterproofing membrane and approved sealants at the sides and tops of all doors and windows, Structalath self-furred stucco wire, furring nails, corneraid, and expansion joint channels at required locations.

**STUCCO:** Three coat stucco with a hard trowel smooth acrylic finish. Fiberglass fibers and Merlyx liquid acrylic admixture in scratch and brown coats with an anti-fracture membrane coat (mesh & bond coat) be applied over the brown coat prior to the final color coat. Finish coat impregnated color to be determined by Fire Department and Contractor based upon colors available from Contractor's supplier.

The lathe, stucco and all accessory components shall conform to all codes adopted by the County of Monterey Building Department. It is the contractor's responsibility to ensure that all necessary codes have been met. Scheduling of inspections shall be the responsibility of the contractor with coordination of DISTRICT.

Suggested materials and equipment listed in this scope of work shall be used unless an alternate material is called for. All alternate materials shall be identified by the CONTRACTOR in a bid addendum memo. All alternative materials shall be approved by DISTRICT.

This is a prevailing wage project and is subject to all local, state and federal labor laws.

CONTRACTOR shall be responsible for the following activities:

1. Perform additional investigations including field investigations as may be required to determine existing conditions.
2. Attend a **mandatory** pre-bid meeting on June 10, 2026 at 9:00 a.m. at the Village Fire Station located at 26 Via Contenta, Carmel Valley, CA 93924.
3. Identify and complete any required abatement using appropriately California-licensed professionals.
4. Disposal of all demolition debris will be the responsibility of the contractor.
5. Acquire all necessary permits from the Monterey County Building Department

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| <b>CONTACT PERSON</b> |
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All questions and correspondence shall be directed to the following person:

Request for Proposal  
Living Quarters Stucco Project  
Village Station

Scott Anderson, Deputy Fire Chief  
Monterey County Regional Fire District - Administrative Office  
19900 Portola Drive  
Salinas, CA 93908  
Phone: (831) 455-1828  
Fax: (831) 455-0646

If the above person is not available to provide an immediate answer to a question, they will research the question, determine the appropriate response, and communicate the answer to all interested proposers, as appropriate.

Interested proposers shall not contact any other DISTRICT officer or employee with questions or suggestions regarding this Request for Proposals without first contacting the person listed above. Any undue pressure or badgering of DISTRICT personnel may result in disqualification of the proposer from further consideration.

## CALENDAR OF EVENTS

The preliminary phase of the project is expected to follow this schedule of events:

| <u>Date</u>                  | <u>Event</u>  |
|------------------------------|---|
| May 19 and 25, 2026          | Public Notice inviting proposals to be published in local newspaper(s).   |
| June 10, 2026, at 9:00 a.m.  | Mandatory site visit and question/answer session for all interested proposers. Question/answer session will be in an open forum setting at the job site so that all proposers may hear the questions and answers. |
| June 24, 2026, by 12:00 p.m. | Proposals due and must be received <u>no later than</u> 12:00 p.m. Pacific Time.  |
| June 24, 2026, at 5:00 p.m.  | Opening of bids   |
| July 28, 2026.               | Announcement of selected proposer   |

**The DISTRICT reserves the right to reject any and all proposals, to postpone or revise the abovementioned dates for its own convenience, to make an award in its own best interests, and to waive any informalities or technicalities. Should the DISTRICT choose to extend the proposal period and modify the due date, potential proposers will be notified via First Class U.S. Mail.**

## BASIS OF AWARD / PROPOSAL EVALUATION

The evaluation of proposals and selection of the CONTRACTOR will be conducted by District employees.

Proposals will be evaluated based on the following criteria:

1. Understanding of the Scope of Work and proposer's Proposed Methodology
2. Delivery Schedule
3. Prior experience and performance of the proposer's team on similar work including: individuals in the firm assigned to do the work; cost control; quality of work and meeting scheduled milestones.
4. Cost. Will services be performed at fair and reasonable prices?

The DISTRICT reserves the right to conduct independent reviews and interview proposers submitting proposals prior to making any selection. The DISTRICT will not be liable for any costs associated with your firm preparing its response to the Request for Proposals.

No proposer will be allowed to modify the content of proposal at any time after the submission deadline, except in direct response to a request from the DISTRICT for clarification or for an oral interview, provided that no such modification will result in a substantive amendment to the proposal. The DISTRICT reserves the right to reject any or all proposals received as a result of this request and at its discretion waive any informality, technical defect or clerical error in any proposal.

## PROPOSAL FORMAT AND CONTENT

Proposals shall consist of responses to the questions listed below. Please clearly label answers to all questions. The questions must be completely addressed in the body of the proposal and be presented in the order indicated. The submissions are subject to a page limitation of four (4) pages in twelve-point font, not including documents demonstrating proof of qualification, including but not limited to contractor's licensing and registration with California Department of Industrial Relations.

You may attach additional information as exhibits which will not count against the page limit; however, responses to questions must be answered within the specified page limit. The DISTRICT makes no assurances that any non-requested additional information in exhibits will be reviewed.

Proposers must have a minimum of two (2) years of professional experience in working in their licensed trade. They shall have completed a minimum of three (3) projects for a multi-family residential and/or commercial building; and shall have demonstrated experience of similar scope projects. Firm must employ qualified individuals who are licensed and/or otherwise qualified in the following disciplines:

1. California State Licensed General Contractor.

Questions:

1. Name of proposer and principal contact person, including office location, address, telephone number, fax number and email address.
2. Brief description and history of the firm and experience of the principal contact with the firm.
3. Description of the services, materials, and systems as they relate to the proposed scope of work that your firm proposes to provide to the DISTRICT for this project.
4. Description of three (3) projects of similar scope for a public agency within the last five (5) years. Please provide project name, location, brief description of work, contract amount, and date of completion. List any liquidated damages or claims that were paid, citations by OSHA, if any, or failure to pay prevailing wage or other federal/state required taxes or contributions. Please provide a reference for each project.
5. Provide the proposed fee for services, including:
  - a. Total lump sum or not-to-exceed amount
  - b. Breakdown of costs
  - c. Hourly rates for personnel, if relevant
  - d. Any travel lodging and per diem costs if applicable
  - e. Any assumptions or exclusions

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| <b>PROPOSAL SUBMITTAL</b> |
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One original of each proposal must be received no later than **12:00 p.m., Wednesday, June 24, 2026**, in the office of Deputy Fire Chief Scott Anderson, Monterey County Regional Fire District, at 19900 Portola Dr., Salinas, California 93908. **Proposals which are received after 12:00 p.m. on June 24, 2026, will be returned to the proposer, unopened, and will not be considered. Postmarks, facsimile transmissions or email transmissions will not be accepted.**

All proposals must be submitted in sealed envelopes bearing on the outside the proposer's name, address and the title **Request for Proposal – Village Station Stucco**. It is the sole responsibility of the proposer to see that the proposal is received by the proper time.

All materials submitted in response to this Request for Proposals become the property of the DISTRICT.

## CONTRACTUAL REQUIREMENTS

The successful proposer (CONTRACTOR) will be required to enter into a contract with the DISTRICT, which will include, but not be limited to, the following provisions:

### A. INDEMNIFICATION

CONTRACTOR shall indemnify, defend, and hold harmless the DISTRICT, its officers, agents, and employees, from and against any and all claims, liabilities, and losses whatsoever (including, but not limited to, damages to property and injuries to or death of persons, court costs and attorney's fees) occurring or resulting to any and all persons, firms, or corporations furnishing or supplying work, services, materials or supplies in connection with the performance of this Agreement, and from any and all claims, liabilities, and loss occurring or resulting to any person, firm or corporation for damage, injury or death arising out of or connected with the CONTRACTOR'S performance of this Agreement, unless such claims, liabilities or losses arise out of the sole negligence or willful misconduct of the DISTRICT, excluding, however, any claim for negligent hire, design and construction by reason of the imputation of any agency relationship with the DISTRICT or arising out of the ownership of the project by the DISTRICT. CONTRACTOR'S performance includes the CONTRACTOR'S action or inaction and the action or inaction of CONTRACTOR'S officers, employees, agents, and subcontractors.

### B. INSURANCE

Insurance Coverage Requirements. Without limiting CONTRACTOR'S duty to indemnify, CONTRACTOR shall maintain in effect throughout the term of this agreement, a policy or policies of insurance with the following minimum limits of liability:

**Commercial general liability**, including, but not limited to, premises, personal injuries, products, and completed operations, with a combined single limit of not less than One Million Dollars (\$1,000,000) per occurrence; and

**Comprehensive automobile liability** covering all motor vehicles, including owned, leased, non-owned and hired vehicles, used in providing services under this Agreement, with a combined single limit of not less than One Million Dollars (\$1,000,000) per occurrence; and

**Worker's compensation insurance**, if CONTRACTOR is an employer, in accordance with California Labor Code §3700 and with a minimum of One Million Dollars (\$1,000,000) per occurrence for employer's liability; and

**Professional liability insurance** in the amount of not less than One Million Dollars (\$1,000,000) per occurrence and One Million Dollars (\$1,000,000) in the aggregate to cover liability for errors or omissions made while rendering professional services. If

professional liability insurance is written on a “claims-made” basis rather than an occurrence basis, the CONTRACTOR shall, upon the expiration or earlier termination of this Agreement, obtain extended reporting (“tail”) coverage with the same liability limits. Any such tail coverage shall continue in effect for such period of time to cover any future claims arising out of this project. The proposal is to provide the period of time covered.

Other Insurance Requirements. All insurance required by this Agreement shall be with a company acceptable to the DISTRICT and authorized by law to transact insurance business in the State of California. Unless otherwise specified by this Agreement, all such insurance shall be written on an occurrence basis, or, if the policy is not written on an occurrence basis, such policy with the coverage required herein shall continue in effect for a period of three years following the date CONTRACTOR completes performance of services under this Agreement.

Each liability policy shall provide that the DISTRICT shall be given notice in writing at least thirty days in advance of any change, cancellation, or non-renewal thereof. Each policy shall provide identical coverage for each subcontractor, if any, performing work under this Agreement, or be accompanied by a certificate of insurance showing each subcontractor has identical insurance coverage.

Commercial general liability and automobile liability policies shall provide an endorsement naming MONTEREY COUNTY REGIONAL FIRE PROTECTION DISTRICT OF MONTEREY COUNTY, its officers, agents and employees as Additional Insureds and shall further provide that such insurance is primary insurance to any insurance or self-insurance maintained by the DISTRICT and that the insurance of the Additional Insureds shall not be called upon to contribute to a loss covered by the CONTRACTOR’S insurance.

Prior to the execution of this Agreement by the DISTRICT, CONTRACTOR shall file certificates of insurance with the Fire Chief, showing that the CONTRACTOR has in effect the insurance required by this Agreement. The CONTRACTOR shall file a new or amended certificate of insurance promptly after any change is made in any insurance policy, which would alter the information of the certificate then on file. Acceptance or approval of insurance shall in no way modify or change the indemnification clause in this Agreement, which shall continue in full force and effect.

The DISTRICT reserves the right to waive or impose any additional insurance or bond requirements, during the contract negotiation and execution phase.

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| <i>C. ADDITIONAL REQUIREMENTS</i> |
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The DISTRICT may, at its sole option, terminate the contract for lack of performance, lack of confidence on behalf of the DISTRICT, change in ownership of the provider firm or changes in personnel assigned to this project without the permission of the DISTRICT, or other reasons the

Request for Proposal  
Living Quarters Stucco Project  
Village Station

DISTRICT may have, by giving ten (10) days written notice that the DISTRICT is terminating the Agreement.

Proposer shall furnish DISTRICT with any contractual provisions that it requires in the final Agreement for approval prior to selection. Failure to submit any proposed clauses will be deemed a waiver of Proposer's choice of contract language.