



**Request for Proposals (RFP)**

**RFP 26-4**

**Professional Services for Preparation and Application  
of Commercial High-Performance Coatings**

**Montrose Community Recreation Center Natatorium**

**Montrose Recreation District (MRD)**

## **A. Invitation & Procurement Schedule**

The Montrose Recreation District (“MRD”) is soliciting proposals from qualified professional coatings contractors for the preparation and application of commercial high-performance coating systems within the Natatorium located in the Montrose Community Recreation Center, 16350 Woodgate Road, Montrose, CO 81401.

The intent of this Request for Proposals (“RFP”) is to secure a qualified contractor with demonstrated experience in natatorium environments, commercial aquatic facilities, moisture mitigation systems, and specialty high-performance coating applications. The MRD is soliciting **two separate proposal options** for this project. The first proposal shall provide pricing, methodology, and scope for the complete removal and replacement of the existing coating system throughout the designated project areas. The second proposal shall provide pricing and methodology for repairing and restoring only the failed or deteriorated portions of the existing coating system while maintaining compatibility with the remaining intact coating.

Both proposal options shall include all applicable labor, materials, equipment, surface preparation, moisture testing, repairs, coatings, warranties, and associated work necessary to deliver a complete and functional finished product. The project areas include both the Competition Pool Natatorium and the Leisure Pool Natatorium within the Montrose Community Recreation Center. Contractors shall evaluate existing conditions within both spaces and provide recommendations regarding long-term performance, durability, maintenance requirements, and expected service life for each proposed approach.

**Proposers may request a site walk-through June 22-26 to familiarize themselves with existing conditions. All requests must be submitted in writing with a minimum of 48 hours advance notice via email to [jeremy@montroserec.com](mailto:jeremy@montroserec.com).**

**All official communication with candidates and questions regarding this RFP will be via email to Jeremy Master, Deputy Director, at [jeremy@montroserec.com](mailto:jeremy@montroserec.com) by 9:00am MT on Monday, June 29, 2026.** Late questions will not receive responses.

**THE DEADLINE FOR ALL PROPOSALS is Wednesday, July 8, 2026 at 5:00pm MST.**

**Any Proposal not received before the date and time specified shall not be accepted. Faxes of proposals will not be accepted. Parties must submit their proposal via email to [jeremy@montroserec.com](mailto:jeremy@montroserec.com). Parties may also choose to submit a paper proposal in addition to the emailed proposal. Paper proposals shall be sent to:**

Jeremy Master, Deputy Director  
Montrose Recreation District  
16350 Woodgate Road  
Montrose, CO 81401

It is the sole responsibility of each respondent to ensure its proposal is received by the MRD by the date and time stated in this RFP. Late proposals will not be accepted.

<b>Milestone</b>	<b>Date (All 2026)</b>
RFP Available	June 11
Optional Site Walk Through	Week of June 22
Clarification Deadline	June 29, 9:00am
Clarification Responses Issued	July 1
Proposals Due	July 8, 5:00pm
Contract Secured	July 24
Scope of Work Start Date	August 17
Substantial Completion Date	September 4

MRD RESERVES THE RIGHT TO MODIFY THE PROCUREMENT SCHEDULE AT ITS SOLE DISCRETION.

## **B. Owner Background and Project Information**

### **1. Background**

The Montrose Recreation District (MRD) is a Colorado Special District providing parks and recreation services across the eastern portion of Montrose County, including the City of Montrose (~22,000 residents). The total district population is ~35,000. Established in 1956, MRD is the primary provider of community recreation in the area. Please refer to the Recreation District's website <https://www.montroserec.com/> for more information regarding the MRD.

The MRD owns and manages over 100,000 square feet of indoor recreation space, and 40+ acres of outdoor recreation and open space, including:

- Montrose Community Recreation Center (CRC): 82,000 sq. ft, 26 acre campus
- Montrose Field House: 23,000 sq. ft.
- Holly Park: 4 acres
- Ute/McNeil Park: 10 acres
- Flex Rec: 5,500 sq. ft., and Flex Park: 0.5 acres
- Open space at Baldridge Regional Park: 3 acres

### **2. Project Description**

This project consists of the preparation, repair, and application of commercial high-performance coating systems within the natatorium environment [Lower Level Overall Floor Plans.pdf](#) , including but not limited to:

- Concrete tilt-up wall surfaces
- Moisture and corrosion mitigation systems
- Joint and crack repair systems
- Protective topcoat systems

### **3. Project Objectives**

- Surface Preparation
- Moisture and Substrate Verification
- Crack, Joint, and Surface Repair
- Coating System
- Quality Control and Application
- Scheduling and Project Coordination
- Deliverable
- Long-Term Performance

The selected contractor shall provide all means and methods required to complete the project in accordance with applicable industry standards and manufacturer recommendations.

## **C. Scope of Work**

### **General Requirements**

The contractor shall furnish a complete turnkey project and shall coordinate all work activities necessary to successfully complete the project within the established project schedule.

The Scope of Work shall include, but not be limited to, the following:

#### **1. Mobilization and Site Coordination**

The contractor shall:

- Coordinate project activities with MRD staff.
- Attend pre-construction and project coordination meetings.
- Provide project supervision and designated points of contact.
- Furnish all access equipment, lifts, scaffolding, containment systems, ventilation systems, lighting, and temporary protections necessary for completion of the work.
- Protect all adjacent finishes, HVAC systems, pool systems, life safety systems, electrical systems, equipment, and occupied spaces from dust, debris, overspray, moisture, and damage.

- Establish safety barriers, signage, and controlled work zones as required.

## 2. Existing Coating Removal and Surface Preparation

The contractor shall remove all failed, deteriorated, delaminated, incompatible, or otherwise unsuitable coating systems from designated surfaces.

Surface preparation methods may include:

- Abrasive blasting
- Shot blasting
- High-pressure water jetting
- Grinding
- Scarification
- Mechanical abrasion
- HEPA vacuum-assisted preparation systems

Concrete surfaces shall be prepared to:

- Remove laitance
- Remove curing compounds
- Remove hardeners
- Remove sealers
- Remove contaminants
- Remove chlorides, oils, grease, biological growth, and loose materials
- Achieve an ICRI CSP 2–3 surface profile

All surface preparation shall comply with:

- NACE No. 6 / SSPC-SP 13 Joint Surface Preparation Standards - [PDF NACE No.6 sspc-sp+13-2018.pdf](#)
- ICRI Technical Guidelines - [PDF ICRI Technical Guideline No. 310.2R-2013.pdf](#)
- Applicable SSPC standards
- Manufacturer surface preparation requirements

Steel and metallic substrates shall be prepared in accordance with coating manufacturer recommendations and applicable SSPC preparation standards.

## 3. Moisture Testing and Substrate Verification

Prior to coating application, the contractor must verify substrate readiness and moisture conditions.

Testing procedures shall include applicable standards such as:

- ASTM F1869 - Standard Test Method for Vapor Emissions
- ASTM F2170 - Standard Test Method for Internal Relative Humidity
- ASTM D4263 - Standard Test Method for Indicating Moisture

The contractor shall:

- Document all moisture testing results
- Identify areas requiring mitigation
- Verify substrate suitability for coating application
- Confirm environmental conditions are within acceptable application tolerances

No coating application shall occur until substrates are approved for application.

#### **4. Crack, Joint, and Surface Repairs**

The contractor shall identify and repair all major surface defects prior to coating application.

Repairs shall include, but not be limited to:

- Crack repair
- Joint preparation and repair
- Void filling
- Surface patching
- Spall repairs
- Surface leveling and surfacing

Large cracks, voids, and surface imperfections shall be filled using manufacturer-approved repair systems compatible with the proposed coating systems.

Repair materials may include:

- Epoxy fillers
- Cementitious repair mortars
- Elastomeric joint fillers
- Urethane sealants
- Polymer-modified surfacers

#### **5. Coating System Installation**

The contractor shall provide and install complete high-performance coating systems specifically designed for natatorium and aquatic facility environments. The MRD prefers coating systems manufactured by **Tnemec** or **Sherwin-Williams** due to their proven performance in high-humidity, chloramine-rich aquatic environments. Contractors proposing alternative manufacturers or products must provide sufficient documentation demonstrating that the proposed system is equal to or exceeds the performance,

durability, chemical resistance, moisture tolerance, warranty coverage, and life-cycle expectancy of comparable Tnemec or Sherwin-Williams coating systems. Any proposed equal product shall be clearly identified in the proposal and supported with technical data sheets, product specifications, independent testing results, project references, and justification for equivalency. MRD reserves the sole right to determine whether an alternate product is considered acceptable.

The proposed coating system shall include:

- Recommended primers
- Intermediate coating systems
- Finish/topcoat systems
- Specialty moisture mitigation systems where applicable

Coating systems shall be resistant to:

- Chloramines
- Elevated humidity
- Corrosive environments
- Chemical exposure
- Condensation
- Thermal cycling

The contractor shall provide complete coating system profiles including:

- Product technical data sheets
- Surface preparation requirements
- Recommended mil thicknesses
- Coverage rates
- Cure schedules
- VOC information
- Environmental limitations
- Expected service life
- Warranty documentation

## **6. Coating Application Requirements**

All coatings shall be applied strictly in accordance with manufacturer recommendations and technical data sheets.

Application methods may include:

- Airless spray
- Conventional spray
- Brush and roll application

- Specialty plural-component application systems

The contractor shall:

- Monitor ambient conditions throughout application
- Monitor dew point, humidity, and substrate temperatures
- Measure and document wet film thickness
- Measure and document dry film thickness
- Maintain required cure schedules and recoat windows

The contractor shall provide all quality assurance and inspection procedures necessary to ensure proper installation and performance of the coating systems. The MRD will provide color selection at the time of the awarded bid.

## **7. Environmental Controls and Safety**

The contractor shall maintain all environmental and safety controls necessary to safely complete the project.

Requirements include:

- Dust containment
- Ventilation systems
- Overspray control
- Indoor air quality protection
- OSHA compliance
- Hazard communication procedures
- Safe storage of materials and chemicals

The contractor shall maintain safe access routes and emergency egress throughout the duration of the project.

## **8. Project Schedule and Coordination**

The contractor shall provide a detailed project schedule including:

- Mobilization
- Surface preparation phases
- Repair phases
- Coating installation phases
- Cure times
- Inspection milestones
- Final punch list completion

The contractor shall coordinate all work activities with MRD to minimize disruption to facility operations and ensure timely project completion.

## **9. Quality Control and Documentation**

The contractor shall provide ongoing quality control and project documentation throughout the project duration.

Documentation shall include:

- Daily project reports
- Moisture testing reports
- Surface preparation verification
- Environmental condition logs
- Product batch information
- Wet and dry film thickness documentation
- Inspection reports
- Safety documentation

MRD reserves the right to inspect all work and request corrective action where deficiencies are identified.

## **10. Cleanup and Project Closeout**

The contractor shall perform daily cleanup and maintain orderly work areas throughout the project.

At project completion, the contractor shall:

- Remove all debris and waste materials
- Remove masking and containment systems
- Clean all affected areas
- Complete punch list items
- Provide final closeout documentation

Closeout documentation shall include:

- Warranty information
- Product data sheets
- Maintenance recommendations
- Final inspection reports
- As-built coating system documentation

## **11. Warranty Requirements**

The contractor shall provide:

- Minimum one-year workmanship warranty
- Manufacturer material warranties
- Written warranty documentation
- Recommended maintenance procedures for long-term coating performance

The contractor shall correct defects resulting from improper workmanship or material failure during the warranty period at no additional cost to MRD.

## **D. Submittal Requirements**

Proposals shall include the following information:

### **1. Cover Letter**

### **2. Company Information**

- Legal business name
- Address of the main office
- Contact information
- Years in business
- Organizational structure

### **3. Experience and Qualifications**

- Experience with natatorium coating systems
- Experience with aquatic facilities
- Minimum of three similar completed projects
- Project references
- Qualifications of key personnel
- Manufacturer certifications
- Safety history

### **4. Technical Proposal**

Include:

- Proposed coating systems
- Surface preparation methods
- Equipment to be utilized
- Containment methods
- Environmental controls
- Quality control procedures
- Schedule
- Warranty information

## 5. Cost Proposal

Provide:

- Lump sum project pricing
- Unit pricing for potential additional work
- Material allowances if applicable
- Alternates
- Contingency pricing if requested

## E. Selection Criteria

Proposals will be evaluated based on:

Criteria	Weight
Relevant Natatorium Experience	20%
Technical Approach	25%
Qualifications and References	10%
Project Schedule	25%
Cost Proposal	20%

MRD RESERVES THE RIGHT TO INTERVIEW FINALISTS PRIOR TO AWARD.

## F. Insurance Requirements

### 1. Required Policies

The contractor will procure and keep in force the following insurance subject to the conditions below, for the duration of this Agreement:

#### 1.1. Commercial General Liability Insurance

Comprehensive general liability insurance insuring against any liability for personal injury, bodily injury or death arising out of the performance of the Services with at least **One Million Dollars (\$1,000,000)** each occurrence.

#### 1.2. Products and Completed Operations Insurance

Products and completed operations insurance insuring against any liability for bodily injury or property damage caused by the completed Services, with a combined single limit of at least **One Million Dollars (\$1,000,000)**.

#### 1.3. Comprehensive Automobile Liability Insurance

Comprehensive automobile liability insurance insuring against any liability for personal injury, bodily injury or death arising out of the use of motor vehicles and covering operations on or off the site of all motor vehicles controlled by the contractor that are used in connection with performance of the Services, whether the motor vehicles are owned, non-owned or hired, with a combined single limit of at least **One Million Dollars (\$1,000,000)**.

#### **1.4. Professional Liability Insurance**

If the contractor is an architect, engineer, surveyor, appraiser, physician, attorney, accountant or other licensed professional, or if it is customary in the trade or business in which the contractor is engaged, or if the MRD otherwise deems it necessary, errors and omissions professional liability insurance insuring the contractor against any professional liability with a limit of at least **One Million Dollars (\$1,000,000.00)** per claim and annual aggregate.

#### **1.5. Other Insurance**

Workers' compensation insurance (unless the contractor provides a completed Declaration of Independent Contractor Status Form) and other insurance required by applicable law.

### **2. Terms of Insurance**

The limits of any insurance required by this Agreement will not limit the contractor's liability.

#### **2.1. Additional Insured**

Except for the professional liability policy, if applicable, and workers' compensation policy, all required insurance policies shall name the MRD as an additional insured and will provide that the MRD, although named as an additional insured, will nevertheless be entitled to recovery under said policies for any loss occasioned to the MRD or its officers, employees or agents by reason of the negligence of the contractor or its officers, employees, agents, subcontractors or business invitees. The insurance policies will be for the mutual and joint benefit and protection of the contractor and the MRD. Such policies will be written as primary policies not contributing to and not in excess of coverages the MRD may carry.

#### **2.2. Qualification Deductible**

Insurance required by this Section will be with companies qualified to do business in the State of Colorado and may provide for deductible amounts as the contractor deems reasonable for the Services, but in no event greater than Ten Thousand Dollars (\$10,000.00), and the contractor will be responsible for the payment of any such deductible.

#### **2.3. Cancellation**

No such policies will be cancelable or subject to reduction in coverage limits or other modification unless previously approved by the MRD in writing.

## **2.4. Coverage Type**

The contractor will identify whether the type of coverage is “occurrence” or “claims made.” If the type of coverage is “claims made,” which at renewal the contractor changes to “occurrence,” the contractor will carry a twelve (12) month tail. The contractor will not do or permit anything to be done that will invalidate the policies.

## **2.5. Evidence of Coverage**

Before commencing work under this Agreement, the contractor will provide certificates of insurance policies indicating that the MRD is an additional insured and, if necessary, all endorsements evidencing insurance coverage required by this Agreement. The MRD will not be obligated under this Agreement until the contractor provides acceptable such certificates of insurance and endorsements. If the Term extends beyond the period of coverage for any required insurance, the contractor will, at least ten (10) days before the expiration of any such insurance coverage, provide the MRD with new certificates of insurance and endorsements evidencing either new or continuing coverage.

## **G. Change Orders**

No change in scope, pricing, materials, or schedule shall occur without written approval from MRD.

All change order requests shall be approved in writing by the Deputy Director and include:

- Detailed description
- Labor breakdown
- Material costs
- Schedule impacts
- Supporting documentation

**UNAUTHORIZED WORK MAY NOT BE COMPENSATED.**

## **H. Miscellaneous Requirements**

### **1. Safety**

The contractor shall comply with all OSHA requirements and applicable code requirements to maintain a safe work environment at all times. See Appendix A for detailed requirements.

### **2. Protection of Existing Facilities**

The contractor shall protect all adjacent finishes, pool systems, HVAC systems, electrical equipment, and occupied spaces from damage.

### **3. Cleanup**

Daily cleanup shall be required. Final cleanup shall include removal of all debris, masking materials, and unused materials.

### **I. Rights Reserved by MRD**

MRD reserves the right to:

- Reject any or all proposals
- Waive informalities
- Request additional information
- Negotiate scope and pricing
- Cancel the solicitation
- Award in the best interest of the MRD



## Request for Proposal Summary Sheet

<b>Item</b>	<b>Information</b>
Project Name	MCRC Natatorium High-Performance Coatings Project
Owner	Montrose Recreation District
Location	Montrose Community Recreation Center
Proposal Due Date	July 8, 2026
Contract Award	July 24, 2026
Construction Start	August 17, 2026
Construction Completion	September 4, 2026
Project Type	Natatorium High-Performance Coatings
Required Experience	Commercial Aquatic/Natatorium Facilities
Required Standards	NACE No. 6 / SSPC-SP 13, ICRI-CSP 2-3
Submission Type	Electronic Proposal
Insurance Required	Yes
Warranty Required	Yes

## **Appendix A - Regulatory Requirements**

### **1.01 Requirements Included**

- A. Obtain and pay for required permits, fees, licenses, and inspections as stipulated in the Agreement.
- B. Arrange for required regulatory inspections and approvals.
- C. Verify applicable codes and regulations.
- D. Comply with applicable codes and regulations as stipulated in the Agreement.
  - 1. A contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities.
- E. Listing of applicable codes and regulations in this Section is not to be considered complete and all-inclusive; listing refers to primary applicable codes and regulations only.

### **1.02 Summary of Applicable Codes and Reference Standards**

- A. Federal Regulations (Including but not limited to); currently adopted editions of the following, unless noted otherwise:
  - 1. 29 CFR 1910 - Occupational Safety and Health Standards.
- B. City of Montrose, State of Colorado Regulations, and other regulations (including but not limited to); currently adopted editions of the following, unless noted otherwise:
  - 1. Zoning Code: Local jurisdiction.
  - 2. Fire Protection District: Local jurisdiction.
  - 3. State of Colorado Health Department standards and regulations, as applicable.
  - 4. ICC (IBC) - International Building Code, 2018 Edition.
  - 5. ICC (IFC) - International Fire Code, 2018 Edition.
  - 6. ICC A117.1 - Accessible and Usable Buildings and Facilities.
  - 7. ICC (IECC) - International Energy Conservation Code, 2021/ 2024 Edition.
  - 8. ICC (IFGC) - International Fuel Gas Code, 2018 Edition.
  - 9. ICC (IMC) - International Mechanical Code, 2018 Edition.
  - 10. ICC (IPC) - International Plumbing Code, 2018 Edition.
  - 11. NFPA 70 - National Electrical Code, 2023 Edition.
  - 12. Erosion and Sedimentation Control Regulations: Local jurisdiction, unless otherwise specified.

### **1.03 Related Requirements**

- A. Section 01 4000 - Quality Requirements.

### **1.04 Quality Assurance**

- A. Become familiar with applicable requirements of codes and regulations.
- B. Verify that substituted materials and equipment used in the Work meet or exceed requirements of applicable codes and regulations.

## Appendix B - Example Colors and Designs





