



# District-Wide Interior and Exterior Unit Price Contract

**Mandatory Pre-Bid Conference**  
**College of San Mateo, Building 27. Room 112**

**May 6 & 11, 2010**



# Agenda

- Welcome and Introductions
- Pre-Bid Conference Administration
- Qualifications
- Scope of Work
- Contract Terms
- Unit Price Concept/ 5 Year Agreement
- Bid Schedule
- Occupied Campus Coordination
- Bid & Contract Documents
- Questions & Answers



# Pre-Bid Conference Administration

- Presenters from SMCCCD Construction Planning Department
  - Rick Bennett, Executive Director
  - Ludmila Prisecar, Financial Analyst
  - Alan Miller, Admin Analyst
    - (Qualification Application)
- Mandatory Conference
  - Must attend one of two pre-bid conf.
  - Pre-Bid Attendance Receipts
- Sign – In Form



# C-33 Contractor Qualifications

- Seasoned C-33 Contractor with similar environmental and cultural experience on occupied College, Corporate or Hospital campus
- Significant work on buildings with our Scale and breadth
- Technical Scope of Concrete Multi-Story Buildings
- Experienced Manpower
- Means and methods to provide quality outcomes surface prep and paint application
- Safety in ACBM environment and occupied campus



# Scope of Work

- The Work generally consists of Interior and Exterior Painting on various large and small painting projects on an as-needed basis :
  - College of San Mateo
  - Cañada College
  - Skyline College
  - District Office



## How a Unit Price Contract Works

- Individual Change Orders for specific scopes of work
  - Contractor measures, creates quote and supplies pricing
    - District Change Order Form
  - District issues Change Order
  - Bonding for each Scope
  - Release of Claims at Final Completion
  - Project Manager coordination



# Contract Terms

- Five-year term
  - Initial contract is for two years
  - Three successive extensions by agreement of contractor and District



# District Experience with Unit Price Contracts

- Unit price concept developed under direction of Legal Counsel
- 4<sup>th</sup> 5-year cycle of Painting Unit Prices
- Value of last Painting agreement--\$ 400K
- Also used for Haz Mat, Flooring, Roofing, Window Treatment, Acoustical Treatment, Moving Services





# Value to District and Contractor

- Efficient processing
- Successful outcomes
  - Contractor knows and understands our painting requirements and buildings
  - Contractor understand how to work with District on active College campuses.
  - Improves maintenance of public buildings over the term of the contract
  - Contractor locks in painting contracts over a five-year period
    - Annual Escalation of bid amount

# Qualification and Bid Timeline

- Issue Qualification Documents and Request for Bid:
  - Tuesday May 4, 2010
- Pre-Bid Conference #1 :
  - Thursday May 6, 2010--2:00pm-4:00pm
  - College of San Mateo, CSM Building 27
  - Qualification Assistance Clinic to follow
- Pre-Bid Conference #2:
  - Tuesday May 11, 2010--2:00pm-4:00pm
  - College of San Mateo, CSM Building 27
  - Qualification Assistance Clinic to follow
- Third Assistance Clinic:
  - Thursday May 13, 2010, CSM Building 27



# Qualification Application Due Dates

- Qualified C-33 Contractors
  - Only District pre assessed and qualified contractors will be able to bid for this contract
- Qualification Application Due:
  - Tuesday May 25, 2010 2:00pm
- Notification of Qualification Status
  - Thursday June 10, 2010



# Bid Schedule

- Bid Documents Due (District Qualified C-33 Painting Contractors only):
  - Thursday June 24, 2010 2:00pm
  - College of San Mateo, Building 27
  
- SMCCCD Board of Trustees Meeting
  - (anticipated Contract approval):
  - July 28, 2010
  
- Anticipated Notice of Award:
  - July 29, 2010
  
- Contract documents due from Awarded Contractor:
  - 00 11 19 Instructions to Bidders no later than 10 calendar days from Notice of Award




# Anticipated Painting at Cañada

- Buildings 5 & 6 (36,916 sq. ft.)
- Building 2 (8,237 sq. ft.)
- Building 13 (31,473 sq. ft.)
  
- \*Potential other projects not listed

# Cañada College





# Anticipated Painting at College of San Mateo

- Buildings
  - 2/3/4 (55,948 sq.ft.)
  - 7 (15,245 sq.ft.)
  - 14(26,158sq.ft.)
  - 15 (13,200 sq.ft.)
  - 16(26,158 sq.ft.)
  - 17 (13,400 sq.ft.)
  - 18 (27,648 sq. ft.)
  
- \*Potential other projects not listed

# College of San Mateo



Building 7 - Facilities Maintenance Center







# Anticipated Painting at Skyline College

- Building 2 (51,906 sq.ft.)
- Building 3 (40,851 sq.ft.)
- Building 5 (46,872 sq.ft.)
- Buildings 7/8 (112,666 sq.ft.)
  
- \*Potential other projects not listed

# Skyline College





# Occupied Campus Under Construction

- Our colleges are Occupied Campuses
- College Educational Mission is Paramount
- Construction logistics must accommodate the College's schedule, events, and priorities
- Contractor shall coordinate with ongoing campus construction projects and other contractors



# Bid Requirements

- Each bid must conform to and be responsive to the contract documents and be submitted on a form furnished by the District
- Bids can only be submitted by those pre-assessed and qualified contractors with C-33 Painting and Decorating licenses executed as part of this Bid



# Qualification Administration

- Email to obtain password
  - [plan@smccd.edu](mailto:plan@smccd.edu)
  - Return email with sign in and password
- Clinics to assist completion of on-line application
  - May 6/11/13



# Bid Documents

- Available at the District project website at <http://www.smccd.edu/accounts/smccd/departments/facilities/DWPaintingUnitPrice.shtml>
- Or Elite reprographics for a fee (415)957-1234 or <http://www.eliterepro.com/>
- Bay Area Plan rooms



# District Standards for Interior and Exterior Paint

- 099113 Exterior Paint Design Standard.
- 09 91 23 Interior Paint Design Standard
- Located on District Facilities Web Site:  
<http://www.smccd.edu/accounts/smccd/departments/facilities/DesignStandards.shtml>



# Question & Answer

<http://www.smccd.edu/accounts/smccd/departments/facilities/>

Construction Planning Department  
(650) 358-6785

[plan@smccd.edu](mailto:plan@smccd.edu)

