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**Sonoma County  
Community Development Commission**

**Roseland Village Demolition &  
Remediation**

**Bid Date: October 09, 2023**

***ASSET AND CONSTRUCTION SERVICES DIVISION***

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**DOCUMENT 00001**

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**PROJECT MANUAL**

[Volume 1]

for

**ROSELAND VILLAGE DEMOLITION & REMEDIATION**

**SONOMA COUNTY  
COMMUNITY DEVELOPMENT COMMISSION**

Bid Date: Monday October 09, 2023  
Project Number: 23-01

Advertisement Date: September 15, 2023

END OF DOCUMENT

**ROSELAND VILLAGE DEMOLITION & REMEDIATION**

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Project No. 23-01

Title Page  
00001-1

**DOCUMENT 00002**

**PROJECT TEAM**

**COMMISSION'S REPRESENTATIVE**

Ray Tovar  
Sonoma County Community Development Commission  
Housing and Neighborhood Investments Division  
1440 Guerneville Road.  
Santa Rosa, CA 95403  
(707) 565-7501 Main Office Phone  
(707) 565-7526 Commission's Representative Phone  
(707) 565-7583 Fax

END OF DOCUMENT

**DOCUMENT 00010**  
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BIDDING REQUIREMENTS

DOCUMENT 00100

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NOTICE INVITING BIDS

1.1 NOTICE.

The Sonoma County Community Development Commission ("COMMISSION") hereby gives notice that it will accept Bids for construction of the following public work:

SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION

Roseland Village Demolition & Remediation

1.2 BID SUBMISSION.

Commission will receive sealed Bids at Commission's office, 1440 Guerneville Rd., Santa Rosa, California, **Bids are due by Tuesday, October, 09, 2023. 2:00 p.m.**, as determined by the time and date stamp clock at the Commission lobby. The opening will be in accordance with procedures set forth in Document 00200 (Instructions to Bidders). Bidders shall refer to Document 00200 (Instructions to Bidders) for required documents and items to be submitted in a sealed envelope to the Commission. Tentative bidding schedule as follows:

Date	Event
September 15, 2023	Release Request for Bids
September 22, 2023	Mandatory Pre-Bid Conference & Walkthrough - 9:00 a.m.
September 26, 2023	Proposer's Questions Due by 5:00 p.m.
October 2, 2023	Commission's Responses to Questions Due
October 9, 2023	Proposals Due by 2:00 p.m.
October 16, 2023	Proposals Evaluated by Commission
October 17, 2023	Notice of Intent to Award (subject to delay without notice to proposers)
October 24, 2023	Bid Protest Deadline (5:00pm timestamp in lobby).
November 07, 2023	Board of Commissioners Awards Contract (subject to delay without notice to proposers)
November 8	Notice of Award
November 20, 2023	Commence Work.

### 1.3 CONTACT INFORMATION.

Mailing Address:

Sonoma County Community Development Commission  
**1440 Guerneville Rd.**  
**Santa Rosa, CA 95403**

Project Manager:

Ray Tovar  
Phone: (707) 565-7526  
Fax: (707)565-7583  
[ray.tovar@sonoma-county.org](mailto:ray.tovar@sonoma-county.org)

### 1.4 DESCRIPTION AND LOCATION OF WORK.

The Work consists of demolition of Commission's buildings located at **777 and 883 Sebastopol Road, Santa Rosa, California, APNs 125-111-037 and 125-101-031**, part of the former **Roseland Village Shopping Center**. The demolition work associated with this project includes, but is not limited to, the demolition of both buildings including, abatement, and proper disposal of all hazardous materials on or in the buildings, and removal and proper disposal or recycling of all building materials. Hazardous materials in the buildings may include lead-based paint, asbestos, PCB lighting ballasts, other PCB-containing materials, Universal Wastes, refrigerants, coolants, and miscellaneous building maintenance chemicals. removal of all associated debris, capping and marking any and all disconnected utilities, site remediation leaving a clean site. Contractor shall obtain all permits, licenses, certificates, registration, notification, and regulatory approvals necessary to complete the building demolition including abatement and disposal of all hazardous materials, including, but not limited to, ACM and LCM, prior to start of work. A hazardous materials survey for the building at 777 Sebastopol Rd was conducted in 2022, and the report is provided with the Bid Documents.

### 1.5 CONTRACT TIME.

Substantial Completion shall be within **Thirty (30)** Days from the date when work is to commence as stated in the Notice to Proceed. Final Completion shall be within **Forty Five (45)** Days from the date when work is to commence as stated in the Notice to Proceed.

### 1.6 REQUIRED CONTRACTOR'S LICENSE(S).

A California "A" or "B" contractor's license is required to Bid this Contract and through the completion of the project. The General Contractor or listed subcontractor must have a specialty C21 demolition classification and also must have a valid Hazardous Substance Removal Certification, and Asbestos and Lead Certifications performing abatement work. All contractors and subcontractors shall be properly licensed by the Contractor's State Licensing Board and possess the necessary license classifications for the work they perform under this project.

### 1.7 PREVAILING WAGE LAWS.

This Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. The successful Bidder must comply with all prevailing wage laws applicable to the Project, and related requirements contained in the Contract Documents. To Bid on this Project, a contractor must be registered to perform public work pursuant to Labor Code section 1725.5. Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the Contract, as determined by Director of the State of California Department of Industrial Relations, are on file at Owner's Office and are deemed included in the Bidding Documents Upon request, Owner will make available copies to any interested party. Also, the successful Bidder shall post the applicable prevailing wage rates at the Site in addition to all other job site notices prescribed by regulations

### 1.8 LOCAL PREFERENCE.

It is the policy of the Sonoma County Community Development Commission to promote employment and business opportunities for local residents and firms on all contracts and give

preference to local residents, workers, businesses, and consultants to the extent consistent with the law and interests of the public. A Local Service Provider is defined as a business or consultant who has a valid physical address located within Sonoma County from which the supplier or consultant operates or performs business on a day-to-day basis and holds a valid business license if required by a city within the jurisdiction of Sonoma County.

For quantitative evaluations of proposals, the locality of the service provider shall be included as an evaluation criterion in RFPs. Extra percentage weighting of 5% shall be provided in the total rating score for local service providers. For qualitative evaluations of proposals, Agencies shall consider the locality of consultants or businesses and their sub-consultants along with other criteria identified in the RFP. If there is more than one service provider being considered and the providers are competitively matched in terms of other criteria, local service providers should be selected. If hiring sub-consultants, the Commission strongly encourages using local service providers.

More information about the Commission's purchasing policies can be found on: [Local Preference Policy for Services](#).

**1.9 SUBSTITUTION OF SECURITIES.**

Commission will permit successful Bidder to substitute securities for retention monies withheld to ensure performance of Contract, as set forth in Document 00680 (Escrow Agreement for Security Deposits in Lieu of Retention), in accordance with California Public Contract Code, Section 22300. By this reference, Document 00680 (Escrow Agreement for Security Deposits in Lieu of Retention) is incorporated in full in this Document 00100 (Notice Inviting Bids).

**1.10 MANDATORY PRE-BID CONFERENCE AND SITE VISIT.**

Commission will conduct a Pre- Bid Conference at **9:00 AM on Friday, September 22, 2023**, at parking lot in front of 777 Sebastopol Road, Santa Rosa, California, to generally discuss project scope, to consider such matters as Bidders may request and for a Site Visit immediately following, at the Site. Bidders must attend Pre-Bid Conference and Site Visit and sign an attendance roster as a condition to bid. The Pre-Bid Conference and Site Visit will last approximately two (2) hour(s).

**1.11 PROCUREMENT OF BIDDING DOCUMENTS.**

Bidders may examine Bidding Documents at the office of the Sonoma County Community Development Commission, 1440 Guerneville Rd. Santa Rosa, California.

**1.12 BID PREPARATION COST.**

Bidders are solely responsible for the cost of preparing their Bids.

**1.13 RESERVATION OF RIGHTS.**

Commission specifically reserves the right, in its sole discretion, to reject any or all Bids, or re-bid, or to waive inconsequential deviations from Bid requirements.

**1.14 ESTIMATED BASE BID CONSTRUCTION COST.**

The estimated base bid construction cost is **\$484,384.00.**

END OF DOCUMENT

**DOCUMENT 00200**  
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**INSTRUCTIONS TO BIDDERS**

Bids are requested for a construction contract, or work described in general, as follows:  
SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION  
ROSELAND VILLAGE DEMOLITION & REMEDIATION

**1.1 RECEIPT OF BIDS.**

Refer to Document 00100 (Notice Inviting Bids), paragraph 1.2, for location, day, and time for submittal of bids. Commission will accept Bids only from Bidders duly licensed in accordance with the California Business & Professions Code and in accordance with paragraph 1.6 of Document 00100 (Notice Inviting Bids). Commission will provide an opaque sealed 10" x 13" envelope at the mandatory pre-bid conference and site visit to be used by bidder(s) to submit bid documents. The envelope must contain the respective items described in paragraph 1.6 below. All Bid envelopes will be time-stamped to reflect their submittal time. Commission will reject all Bids received after the specified time and will return such Bids to Bidders unopened. Bidders must submit Bids in accordance with this Document 00200.

**1.2 CONTACT INFORMATION.**

Refer to Document 00100 (Notice Inviting Bids), paragraph 1.3.

**1.3 MANDATORY PRE-BID CONFERENCE AND SITE VISIT.**

Commission will conduct a mandatory Pre-Bid Conference at the time and location identified in paragraph 1.10 of Document 00100 (Notice Inviting Bids), to generally discuss project scope, to consider such matters as Bidders may request and a Site Visit immediately following at the Site. Bidders must attend Pre-Bid Conference and Site Visit and sign an attendance roster as a condition to bidding. The Pre-Bid Conference and Site Visit will last approximately 2 hours. The Pre-Bid Site Visit will not provide an opportunity for Bidders to have questions answered but will be merely a showing of the site and existing conditions. Bidders are encouraged, however, to submit written questions in connection with the Pre-Bid Site Visit. Commission will transmit to all parties recorded as having received Bidding Documents such Addenda as Commission in its discretion considers necessary in response to written questions. Bidders shall not rely on oral statements. Oral statements will not be binding or legally effective.

Bidders will be provided the opportunity to investigate conditions or otherwise conduct invasive investigations, explorations, tests, or studies at the Pre-Bid Site Visit, subject to Project Manager's advance approval of a written workplan, delivering an executed Document 00210 (Indemnity and Release Agreement) and providing an insurance certificate as described therein prior to the Pre-Bid Site Visit. This will be the Bidders' only opportunity to investigate conditions at the Site. Bidders who intend only to observe Site conditions at the Pre-Bid Site Visit and not conduct such examinations are not required to provide an executed Document 00210 (Indemnity and Release Agreement) or an insurance certificate for the Pre-Bid Site Visit.

The Pre-Bid Site Visit(s) may be the Bidders' only opportunity to investigate conditions at the Site. Other Pre-Bid Site Visits may be scheduled at Owner's sole discretion, depending on staff availability.

**1.4 BID SUBMISSION.**

Bidder should mark its Bid envelope as:

SEALED BID FOR THE SONOMA COUNTY COMMUNITY DEVELOPMENT  
COMMISSION - ROSELAND VILLAGE DEMOLITION, ATTN: RAY TOVAR

Bids shall be deemed to include the written responses by the Bidder to any questions or requests for information by Commission made as part of Bid evaluation process after submission of Bid.



Bidder's failure to submit all required documents strictly as required entitles Commission to reject the Bid as non-responsive.

## **1.5 CONTENTS OF ENVELOPE – BID PRICE.**

Bid envelope shall include:

- 1.6.1 Document 00400 (Bid Form) completed in accordance with paragraph 1.7 of this Document 00200.
- 1.6.2 Bid security supplied completed in accordance with paragraph 1.8 of this Document 00200.
- 1.6.3 Document 00430 (Subcontractors List) in accordance with paragraph 1.9 of this Document 00200.
- 1.6.4 Document 00481 (Non-Collusion Declaration).

## **1.6 REQUIRED BID FORMS.**

All Bidders must submit Bids using, where applicable, documents supplied in this Project Manual, including without limitation the documents listed above, in accordance with the instructions contained in those documents. Commission will reject as non-responsive any Bid not submitted on the required forms. Bids must be full and complete. Bidders must complete all Bid items and supply all information required by Bidding Documents. Commission reserves the right in its sole discretion to reject any Bid as non-responsive as a result of any error or omission in the Bid. Bidders may not modify the Bid Form or qualify their Bids. Bidders must submit clearly and distinctly written Bids. Bidders must clearly make any changes in their Bids by crossing out original entries, entering new entries, and initialing new entries. Commission reserves the right to reject any Bid not clearly written.

## **1.7 REQUIRED BID SECURITY.**

Bidders must submit with their Bids either cash, a cashier's check or certified check from a responsible bank in the United States, or a bidder's bond executed by an admitted surety insurer. The amount of the security shall be not less than ten percent (10%) of amount of the Total Bid Price, indicated on Document 00400 (Bid Form), payable to "Sonoma County Community Development Commission". All Bidders choosing to submit a bidder's bond must submit it on the required form, Document 00411 (Bond Accompanying Bid). Commission will reject as non-responsive any Bid submitted without the necessary Bid security. Commission may retain Bid security of other than the Apparent Low Bidder for a period of 60 Days after award or until full execution of the Contract, whichever first occurs. Upon full execution of the Contract, and upon request by Bidder, Commission will return to the respective unsuccessful Bidders their Bid securities and Bid bonds.

## **1.8 REQUIRED SUBCONTRACTORS LIST.**

All Bidders must submit with their Bids the required information in Document 00430 (Subcontractors List) for those Subcontractors who will perform any portion of Work, including labor, rendering of service, or fabricating and installing a portion of the Work, in excess of one half of one percent of total Bid. Violation of this requirement may result in Bid being deemed non-responsive and not being considered.

## **1.9 OTHER REQUIREMENTS PRIOR TO BIDDING.**

Submission of Bid signifies Bidder's careful examination of Bidding Documents and complete understanding of the nature, extent, and location of Work to be performed. As a condition to Bidding, Bidder must complete tasks listed in Document 00520 (Agreement), Article 5. Submission of Bid shall constitute Bidder's express representation to Commission that Bidder has fully completed these tasks.

## **1.10 EXISTING CONDITIONS INFORMATION.**

Bidders may examine any available existing conditions information (e.g., record documents, specifications, studies, drawings of previous work, geotechnical data) by giving Commission reasonable advance notice. Document 00320 (Existing Conditions Information) applies to all

supplied existing conditions information and all other information supplied regarding existing conditions either above ground or below ground.

### **1.11 ADDENDA.**

Bidders must direct all questions about the meaning or intent of Bidding Documents to Commission (to the attention of the Project Manager identified in Document 0100, Notice Inviting Bids, paragraph 1.3) in writing. Interpretations or clarifications considered necessary by Commission in response to such questions will be issued by Addenda mailed, emailed, faxed, or delivered to all parties recorded by Commission as having received Bidding Documents. Addenda will be written and will be issued to each Bidder to the address or email address supplied Commission by Bidder. Commission may not answer questions received after September 25, 2023. Only questions answered by formal written Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

1.11.1 Addenda may also be issued to modify the Bidding Documents as deemed advisable by Commission.

1.11.2 Addenda shall be acknowledged by number with signature in Document 00400 (Bid Form) and shall be part of the Contract Documents. A complete listing of Addenda may be secured from Commission.

### **1.12 SUBSTITUTIONS.**

Bidders must base their Bids on products and systems specified in Contract Documents or listed by name in Addenda.

1.12.1 Except as provided in paragraph 1.13.2 below, Commission will consider substitution requests only for "or equal" items. Bidders wanting to use "or equal" item(s) must submit Document 00660 (Substitution Request Form) no later than 14 days prior to submitting their Bids. After that date, the Commission will not accept "or equal" substitution requests. To assess "or equal" acceptability of product or system, submittals of substitutions shall contain the information required in Document 00660 (Substitution Request Form) and set forth in Section 01600 (Product Requirements). Insufficient information will be grounds for rejection of substitution. Commission shall, within a reasonable period after having received a Request for Substitution, issue in writing its decision as to whether the proposed substitute item is an Equal item. Commission's decision shall be conclusive on all Bidders.

1.12.2 Approved substitutions shall be listed in Addenda and become part of Contract Documents.

1.12.3 Substitutions may be requested after submitting Bids and Award of Contract only in accordance with requirements specified in Section 01600 (Product Requirements)

As further limitation on Bidder's privilege to substitute items, Commission has found that certain items are designated as Commission standards and certain items are designated to match existing items in use on a particular public improvement, either completed or in the course of completion, or are available from only one source. As to such items, Commission will not permit substitution. Commission will not permit substitutions for the following items: NONE.

### **1.13 PREVAILING WAGE LAWS.**

This Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. The successful Bidder must comply with all prevailing wage laws applicable to the Project, and related requirements contained in the Contract Documents. To Bid on this Project, a contractor must be registered to perform public work pursuant to Labor Code section 1725.5. Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the Contract, as determined by Director of the State of California Department of Industrial Relations, are on file at Commission's Housing and Neighborhood

Investments Division and are deemed included in the Bidding Documents. Upon request, Commission will make copies available to any interested party. Contractor shall post the applicable prevailing wage rates at the Site. This information is also available to Contractor at the Department of Industrial Relations' website ([www.dir.ca.gov](http://www.dir.ca.gov)).

**1.14 EQUAL EMPLOYMENT OPPORTUNITY.**

Contractor shall comply with all applicable federal, state, and local laws, rules, and regulations in regard to nondiscrimination in employment because of race, color, ancestry, national origin, religion, sex, marital status, age, medical conditions, disability, or any other reason.

**1.15 WITHDRAWAL OF BIDS.**

Bidders may withdraw their Bids at any time prior to the Bid opening time fixed in this Document 00200, only by written request for the withdrawal of Bid filed with the Commission's Representative. Bidder or its duly authorized representative shall execute request to withdraw Bid. The submission of a Bid does not commit Commission to award a contract for the Project, to pay costs incurred in the preparation of a Bid, or to procure or contract for any goods or services.

**1.16 BID OPENING.**

Commission will open all Bidders' Bid envelopes promptly following the deadline for receiving Bids specified in Document 00100 (Notice Inviting Bids), paragraph 1.2, initially evaluate them for responsiveness, and determine an Apparent Low Bidder as specified herein.

**1.17 DETERMINATION OF APPARENT LOW BIDDER.**

1.17.1 Commission will determine Apparent Low Bidder in accordance with Public Contract Code Section 20103.8(b), taking into account all alternates (if any) included in the Total Bid Price as calculated in Document 00400 (Bid Form).

1.17.2 Commission reserves the right to add to or deduct from the Contract any of the additive or deductive items after the lowest responsible bidder has been determined following the Contract award.

**1.18 BID EVALUATION.**

Commission may reject any or all Bids and waive any informalities or minor irregularities in the Bids. Commission also reserves the right, in its discretion, to reject any or all Bids and to re-Bid the Project. Commission reserves the right to reject any or all nonconforming, non-responsive, unbalanced, or conditional Bids, and to reject the Bid of any Bidder if Commission believes that it would not be in the best interest of Project to make an award to that Bidder, whether because the Bid is not responsive, or the Bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by Commission. For purposes of this paragraph, an "unbalanced Bid" is one having nominal prices for some Bid items and enhanced prices for other Bid items.

1.18.1 In evaluating Bids, Commission will consider Bidders' qualifications, whether or not the Bids comply with the prescribed requirements, unit prices, and other data, as may be requested in Document 00400 (Bid Form) or prior to the Notice of Award.

1.18.2 In order to evaluate Bidder's ability to perform and provide the Work in accordance with the Contract Documents to Commission's satisfaction within the prescribed time, Commission may conduct reasonable investigations and reference checks of Bidder, proposed Subcontractors, suppliers and other persons and organizations as Commission deems necessary to assist in the evaluation of any Bid and to establish Bidder's responsibility, qualifications, financial ability, proposed Subcontractors, suppliers, and other persons and organizations. Submission of a Bid constitutes Bidder's consent to the foregoing. Commission shall have the right to consider information provided by sources other than Bidder. Commission shall also have the right to communicate directly with Bidder's surety regarding Bidder's bonds.

- 1.18.3 Discrepancies between the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum. Discrepancies between written words and figures will be resolved in favor of the words.
- 1.18.4 Quantities stated in the Bidding Documents are approximate only and are subject to correction upon final measurement of the Work and are subject further to the rights reserved by Commission to increase or diminish the amount of work under any classification as advantages to design or construction needs require.
- 1.18.5 Commission may determine whether a Bidder is qualified in its sole discretionary judgment.

## **1.19 NOTICE OF INTENT TO AWARD FOR CONSTRUCTION**

Document 00505 (Notice of Intent to Award for Construction) will be posted at Owner's Office and in the main lobby of the Sonoma County Community Development Commission, 1440 Guerneville Rd. Santa Rosa, California 95403. Owner will use reasonable efforts to deliver an electronic copy of Section 00505 (Notice of Intent to Award for Construction) to all Bidders who submitted Bids no later than the Business Day after issuance, although any delay or failure to do so will not extend the Bid protest deadline described below.

## **1.20 BID PROTEST.**

Any Bid protest must be submitted in writing to the Sonoma County Community Development Commission, 1440 Guerneville Rd., Santa Rosa, California, before 5:00 p.m., (as determined by the date and time stamp clock in the Sonoma County Community Development Commission) of the seventh (7th) calendar day following posting of Document 00505 (Notice of Intent to Award for Construction). Document 00505 (Notice of Intent to Award for Construction) will be posted at the Lobby of the Commission located at 1440 Guerneville Rd Santa Rosa Ca 95403. Commission will use reasonable efforts to deliver by email a copy of Document 00505 (Notice of Intent to Award for Construction) to all Bidders who submitted Bids, no later than the Business Day after issuance, although any delay or failure to do so will not extend the Bid protest deadline described above.

- 1.20.1 The initial protest document must contain a complete statement of the basis for the protest and must demonstrate that the protester has a direct economic interest in the bid award.
- 1.20.2 The protest must refer to the specific portion of the document that forms the basis for the protest.
- 1.20.3 The protest must include the name, address, and telephone number of the person representing the protesting party.
- 1.20.4 The party filing the protest must concurrently transmit a copy of the initial protest document and any attached documentation to all other parties with a direct financial interest that may be adversely affected by the outcome of the protest. Such parties shall include all Bidders who appear to have a reasonable prospect of receiving an award depending upon the outcome of the protest.
- 1.20.5 Only Bidders who the Commission otherwise determines are responsive and responsible are eligible to protest a Bid; protests from any other Bidder will not be considered. In order to determine whether a protesting Bidder is responsive and responsible, Commission may evaluate all information contained in any protesting Bidder's Bid, and conduct the same investigation and evaluation as Commission is entitled to take regarding an Apparent Low Bidder.
- 1.20.6 The procedure and time limits set forth in this paragraph are mandatory and are the sole and exclusive remedy in the event of Bid protest. Failure to comply with these procedures shall constitute a waiver of any right to further pursue the Bid protest,

including filing a Government Code Claim or legal proceedings. A Party may not rely on a protest submitted by another Party but must timely pursue its own protest.

### **1.21 AWARD.**

If the Contract is to be awarded, it will be awarded to the lowest responsible responsive Bidder. Following completion of all required Commission procedures and receipt of all Commission approvals, Commission will issue Document 00510 (Notice of Award) to successful Bidder.

### **1.22 POST-NOTICE OF AWARD REQUIREMENTS.**

After Notice of Award, the successful Bidder must execute and submit the following documents as indicated below.

1.22.1 Submit the following documents to Commission by 2:00 p.m. of the Seventh (7<sup>th</sup>) Day following Notice of Award (Document 00510). Execution of Contract by Commission depends upon approval of these documents:

1.22.1.1 Document 00520 (Agreement): to be executed by successful Bidder. Submit two (2) originals, each bearing an original signature on the signature page and initials on each page.

1.22.1.2 Document 00610 (Construction Performance Bond): To be executed by successful Bidder and surety, in the amount set forth in Document 00610 (Construction Performance Bond). Submit one original.

1.22.1.3 Document 00620 (Construction Labor and Material Payment Bond): To be executed by successful Bidder and surety, in the amount set forth in Document 00620 (Construction Labor and Material Payment Bond). Submit one original.

1.22.1.4 Insurance certificates and endorsements required by Document 00700 (General Conditions) Article 4. Submit one original set.

1.22.1.5 Document 00630 (Guaranty). To be executed by successful Bidder. Submit one original, bearing an original signature.

1.22.2 Commission shall have the right to communicate directly with Apparent Low Bidder's proposed performance bond surety, to confirm the performance bond. Commission may elect to extend the time to receive faithful performance and labor and material payment bonds.

1.22.3 Successful Bidder's failure to submit the documents required herein, in a proper and timely manner, entitles Commission to rescind its award, and to cause Bidder's Bid security to be forfeited as provided herein.

### **1.23 FAILURE TO EXECUTE AND DELIVER DOCUMENTS.**

If Bidder to whom Contract is awarded shall, within the period described in paragraph 1.23.1 of this Document 00200, fail or neglect to execute and deliver all required Contract Documents and file all required bonds, insurance certificates, and other documents, Commission may, in its sole discretion, foreclose on Bidder's surety bond, or deposit Bidder's cashier's check or certified check for collection, and retain the proceeds thereof as liquidated damages for Bidder's failure to enter into the Contract. Bidder agrees that calculating the damages Commission may suffer as a result of Bidder's failure to execute and deliver all required Contract Documents would be extremely difficult and impractical and that the amount of Bidder's required Bid security shall be the agreed and presumed amount of Commission's damages. In addition, upon such failure, Commission may determine the next Apparent Low Bidder and proceed accordingly.

### **1.24 MODIFICATION OF COMMENCEMENT WORK.**

Commission expressly reserves the right to modify the Commencement Date in the Notice to Proceed under the Contract and to independently perform and complete work related to the

Project. To the fullest extent permitted by law, Commission accepts no responsibility to Contractor for damages attributed to Commission's need to complete additional work at the site.

## **1.25 PUBLIC RECORDS ACT REQUESTS.**

1.25.1 Per the Public Records Act, Commission will make available to the public all correspondence and written questions submitted during the Bid period, all Bid submissions opened in accordance with the procedures of this Document 00200, and all subsequent Bid evaluation information. Except as otherwise required by law, Commission will not disclose trade secrets or proprietary financial information submitted that has been designated confidential by Bidder. Any such trade secrets or proprietary financial information that a Bidder believes should be exempted from disclosure shall be specifically identified and marked as such. Blanket-type identification by designating whole pages or sections shall not be permitted and shall be invalid. The specific information must be clearly identified as such.

1.25.2 Upon a request for records regarding this Bid, Commission will notify Bidder involved within ten (10) days from receipt of the request of a specific time when the records will be made available for inspection. If the Bidder timely identifies any "proprietary, trade secret, or confidential commercial or financial" information that Bidder determines is not subject to public disclosure, and requests Commission to refuse to comply with the records request, Bidder shall take all appropriate legal action and defend Commission's refusal to produce the information in all forums; otherwise, Commission will make such information available to the extent required by applicable law, without restriction.

1.25.3 Information disclosed in the Bid and attendant submissions are the property of Commission unless Bidder makes specific reference to data that is considered proprietary. Subject to the requirements in the Public Records Act, reasonable efforts will be made to prevent the disclosure of information except on a need-to-know basis during the evaluation process.

## **1.26 CONFORMED PROJECT MANUAL AND CONSTRUCTION DRAWINGS.**

Following Award of Contract, Commission may prepare a conformed Project Manual reflecting Addenda issued during bidding, which will, failing objection, constitute the approved Project Manual

## **1.27 REGISTRATION PURSUANT TO LABOR CODE SECTION 1725.5 REQUIRED**

All Contractors and Subcontractors who will perform any portion of the Work must be currently registered and qualified to perform public work pursuant to Labor Code section 1725.5. Owner requires proof of current registration by Bidder and all Subcontractors listed on Section 00 43 36 (Proposed Subcontractors Form) as a condition to Bid on this Project, subject only to the allowances of Labor Code section 1771.1.

## **1.28 INELIGIBLE CONTRACTORS AND SUBCONTRACTORS:**

Owner shall not accept a Bid from a Bidder who is ineligible to bid or work on, or be awarded, a public works project pursuant to California Labor Code section 1777.1 or 1777.7. Bidders and the Contractor who is awarded the project contract shall not utilize, or allow work by, any subcontractor who is ineligible to bid or work on, or be awarded, a public works project pursuant to California Labor Code section 1777.1 or 1777.7. (See California Public Contract Code §6109.) The California Division of Labor Standards Enforcement publishes a list of debarred contractors and subcontractors on the Internet at [www.dir.ca.gov/DLSE/debar.html](http://www.dir.ca.gov/DLSE/debar.html).

## **1.29 DEFINITIONS.**

All abbreviations and definitions of terms used in this Document 00200 are set forth in Document 00700 (General Conditions) and Section 01420 (References and Definitions).

The following documents can be downloaded by following the link below and on the "Doing Business With the Commission" web page to the SOCO cloud.

<https://share.sonoma-county.org/link/VyCWOCmmWIE/>

## **DOCUMENT TITLE**

00201 BID SUBMITTAL VICINITY MAP  
00202 PRE-BID CONFERENCE VICINITY MAP  
00210 INDEMNITY AND RELEASE AGREEMENT  
00320 EXISTING CONDITIONS INFORMATION

00335 HAZARDOUS MATERIALS SURVEY  
00400 BID FORM  
00411 BOND ACCOMPANYING BID  
00430 SUBCONTRACTORS LIST  
00481 NONCOULLSION DECLARATION

## **CONTRACTING REQUIREMENTS**

00505 NOTICE OF INTENT TO AWARD FOR CONSTRUCTION  
00510 NOTICE OF AWARD  
00520 AGREEMENT  
00550 NOTICE TO PROCEED  
00610 CONSTRUCTION PERFORMANCE BOND  
00620 CONSTRUCTION LABOR AND MATERIAL PAYMENT BOND  
00630 GUARANTY  
00650 AGREEMENT AND RELEASE OF ALL CLAIMS  
00660 SUBSTITUTION REQUEST FORM

## **CONDITIONS OF THE CONTRACT**

**00700 GENERAL CONDITIONS**  
GENERAL  
BIDDING  
CONTRACT AWARD AND COMMENCEMENT OF THE WORK  
BONDS AND INSURANCE  
DRAWINGS AND SPECIFICATIONS  
CONSTRUCTION BY COMMISSION OR BY SEPARATE CONTRACTORS  
COMMISSION AND PAYMENT  
CONTROL OF THE WORK  
WARRANTY, GUARANTY, AND INSPECTION OF WORK  
CONTRACTOR'S ORGANIZATION AND EQUIPMENT  
PROSECUTION AND PROGRESS OF THE WORK  
CLAIMS BY CONTRACTOR  
LEGAL AND MISCELLANEOUS  
MODIFICATIONS OF CONTRACT DOCUMENTS  
WORKING CONDITIONS AND PREVAILING WAGES

00800 SUPPLEMENTARY CONDITIONS  
00810 SUPPLEMENTARY CONDITIONS-REGULATORY REQUIREMENT HAZARDOUS  
MATERIALS  
00821 SUPPLEMENTARY CONDITIONS –INSURANCE

## **SPECIFICATIONS**

### **DIVISION 1- GENERAL REQUIREMENTS**

<b>SECTION</b>	<b>TITLE</b>
01100	SUMMARY
	SUMMARY
	WORK COVERED BY CONTRACT DOCUMENTS
	WORK UNDER OTHER CONTRACTS
	WORK SEQUENCE
	WORKDAYS AND HOURS
	PARTIAL OCCUPANCY/UTILIZATION REQUIREMENTS
	PRODUCTS ORDERED IN ADVANCE
1200	PRICE AND PAYMENT PROCEDURES
1250	MODIFICATION PROCEDURES
1315	PROJECT MEETINGS
1320	PROGRESS SCHEDULES AND REPORTS
1330	SUBMITTAL PROCEDURES
1410	REGULATORY REQUIREMENTS
1420	REFERENCES AND DEFINITIONS
1500	CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS
1505	CONSTRUCTION WASTE MANAGEMENT
1520	STORM WATER POLLUTION PREVENTION
1540	SITE SECURITY AND SAFETY
1571	ACCESS AND TRAFFIC REQUIREMENTS
1600	PRODUCT REQUIREMENTS
1740	PROJECT CLEANING
1770	CONTRACT CLOSEOUT
1780	PROJECT RECORD DOCUMENTS
	SCOPE OF WORK
	Figure 1, Site Plan
	Figure 2, Monitoring Well Locations
	Demolition Plan
	Hazardous Materials Survey Report 777 Sebastopol Rd
	Hazardous Materials Survey Report 883 Sebastopol Rd

END OF DOCUMENT