

COUNTY OF ROCKLAND
Department of General Services
Purchasing Division

Contract Award Notification

Title: **Painting and Spackling Services, As Needed**

Contract Period: June 16, 2025 through June 15, 2026 w/ 3 – 1 year options

Original Date of Issue: June 13, 2025

Date of Revision:

BID No: **RFB-RC-2025-050**

Catalog: **Facilities**

Authorized Users: United States Agencies, Other States & Political Subdivisions Therein,
Local Governments, School Districts & Non-Profit Agencies

Address Inquiries To:

Name: Nicholas Chodor
Title: Purchaser I
Phone: 845-364-3856
Fax: 845-364-3809
E-mail: chodorn@co.rockland.ny.us

Description

To provide painting and spackling services as needed.

Contract #	Vendor Number	Contractor & Address	Telephone No.
BID 25-050	0000029653	Blast Trans Inc. 9113 Kings Hwy Brooklyn, NY 11212 Attn: Valesta Lynch valestalynch@blasttransinc.net	(347) 933-3877

County of Rockland CONTRACT

Dept. of General Services

Purchasing Division
50 Sanatorium Rd
Bldg A, 6th Fl, Room 609
POMONA NY 10970
www.rcpurchasing.com

Dispatch via Print

Contract ID BID 25-050		Page 1 of 3
Contract Dates 06/16/2025 to 06/15/2026		Currency USD
Painting and Spackling Svcs		Contract Maximum 75,000.00
Freight Terms	Buyer Email chodorn@co.rockland.ny.us	
Buyer Nicholas Chodor	Phone 845/364-3856	Fax 845/364-3809

Supplier 0000029653
Blast Trans Inc.
Valesta Lynch
9113 Kings Hwy
Brooklyn NY 11212

Phone 347/933-3877

valestalynch@blasttransinc.net

Tax Exempt? Tax Exempt ID:

Line #	Supplier Item	Item Desc	Item ID	Price	UOM
1		Furnish labor, materials, and equipment required for painting and related painting work at various locations for: Paint Gypsum Board (Wall) (Prime or Semi-Gloss Finish Coat) EXCLUDES PAINT PAINT WILL BE PROVIDED TO CONTRACTOR	91054350001	1.50000	Square Feet
2		Furnish labor, materials, and equipment required for painting and related painting work at various locations for: Paint Gypsum Board Ceiling (Prime or Flat Finish Coat) EXCLUDES PAINT PAINT WILL BE PROVIDED TO CONTRACTOR	91054350002	1.25000	Square Feet
3		Furnish labor, materials, and equipment required for painting and related painting work at various locations for: Paint Concrete Block Wall or Other Masonry Surface (Prime or Semi-Gloss Finish Coat) EXCLUDES PAINT PAINT WILL BE PROVIDED TO CONTRACTOR	91054350003	1.50000	Square Feet
4		Furnish labor, materials, and equipment required for painting and related painting work at various locations for: Paint Masonry Ceiling (Prime or Flat Finish Coat) EXCLUDES PAINT PAINT WILL BE PROVIDED TO CONTRACTOR	91054350004	1.25000	Square Feet
5		Furnish labor, materials, and equipment required for painting and related painting work at various locations for: Metal or Wood Doors (Prime or Finish Coat) (Latex or Oil) EXCLUDES PAINT PAINT WILL BE PROVIDED TO CONTRACTOR	91054350005	1.50000	Square Feet
6		Furnish labor, materials, and equipment required for painting and related painting work at various locations for: Metal or Wood Door and Window Frames and Borrow Light Frames (Prime or Finish Coat) (Latex or Oil)	91054350006	1.75000	Square Feet

EXCLUDES PAINT PAINT WILL BE PROVIDED TO CONTRACTOR

Authorized Signature

Paul J. Brennan

County of Rockland CONTRACT

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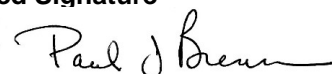
valestalynch@blasttransinc.net

Tax Exempt? Tax Exempt ID:

Line #	Supplier Item	Item Desc	Item ID	Price	UOM
7		Furnish labor, materials, and equipment required for painting and related painting work at various locations: Unit Convector (Prime or Finish Coat) (Latex or Oil) EXCLUDES PAINT PAINT WILL BE PROVIDED TO CONTRACTOR	91054350007	1.75000	Square Feet
8		Furnish labor, materials, and equipment required for painting and related painting work at various locations for: Taping and Spackling (3 Coats Polished and Sanded, Ready-to-Paint)	91054350008	3.50000	Square Feet
9		Furnish labor, materials, and equipment required for painting and related painting work at various locations for: Electro-Static Painting of Metal Bathroom Stalls (Prime or Finish Coat) EXCLUDES PAINT PAINT WILL BE PROVIDED TO CONTRACTOR	91054350009	2.00000	Square Feet
10		Furnish labor, materials, and equipment required for painting and related painting work at various locations for: Acoustical Tile Ceilings (Prime or Finish Coat) EXCLUDES PAINT PAINT WILL BE PROVIDED TO CONTRACTOR	91054350010	1.50000	Square Feet
11		Hourly labor rate for incidental work performed, not specifically identified in the scope of work for each project. Contractor MUST obtain written approval from an authorized County Representative prior to using this line item.	91054350011	155.00000	Hour
12		PERCENT MARK-UP: Percent Mark-Up for any incidental parts and material which may be needed and not specifically identified in the scope of work for each projected listed. % Markup not to exceed 10%.	91054350012	1.00000	Dollar

Contractor MUST obtain written approval from the authorized County Representative prior to using this line item.

Authorized Signature



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TERMS AND CONDITIONS OF RFB-RC-2025-050 INCORPORATED HEREIN BY REFERENCE.

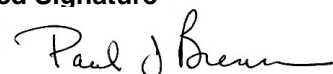
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ITEMS ON THIS PURCHASE ORDER ARE SUBJECT TO NEW YORK STATE LABOR LAW 220, ARTICLE 8. VENDOR MUST SUBMIT CERTIFIED PAYROLL(S) ALONG WITH THEIR INVOICE(S).

PRC #:2025004589

Authorized Signature



COUNTY OF ROCKLAND - DGS-PURCHASING
BLDG. A., 6TH FLOOR, 50 SANATORIUM RD, POMONA, NY 10970
TELEPHONE: 845-364-3820 / TELEFAX: 845-364-3809

TITLE: Painting and Spackling Services, As Needed

BID NUMBER: RFB-RC-2025-050

**PURCHASES BY UNITED STATES AGENCIES, OTHER STATES AND POLITICAL
SUBDIVISIONS THEREIN, LOCAL GOVERNMENTS, SCHOOL DISTRICTS,
AND NON-PROFIT AGENCIES**

As per the New York State General Municipal Law, § 103(3) all political subdivisions of New York State are allowed to make purchases through the resulting contract(s). As per Rockland County Procurement Policy § 140-13, the United States of America or any agency thereof, any state, or any other political subdivision or district therein and certain Non-Profit Agencies approved to participate in New York State's Contract Extension Program are authorized to make purchases through the resulting contract(s).

1. The County of Rockland shall make all contract award information available to other political subdivisions and non-profit agencies through the **Empire Procure Connect Marketplace**.
2. Any other political subdivision or Rockland County non-profit agency will issue purchase orders directly to vendors within the specified contract period referencing the County's contract and shall be liable for any payments due on such purchase orders; and shall accept sole responsibility for any payment due.
3. All purchases shall be subject to audit and inspection by the other political subdivisions and Rockland County non-profit agencies for which the purchase was made.
4. No officer, board or agency of a county, town, village, or school district shall make any purchase through the County when bids have been received for such purchase by such officer, board or agency, unless such purchase may be made upon the same terms, conditions and specifications at a lower price through the County.
5. All Bidders shall be on notice that as a condition of the award of a County contract, the successful bidder shall accept the award of a similar contract with any other political subdivision in New York State and Rockland County non-profit agencies authorized to use New York State's contracts, if called upon to do so. A listing of approved Rockland County non-profit agencies is available on the Purchasing Division's website at www.rcpurchasing.com. The County, however, will not be responsible for any debts incurred by the participants pursuant to this or any other agreement.
6. Necessary deviations from the County's specifications in the award of a participant contract, whether such deviations relate to quantities, or delivery points shall be resolved between the successful bidder and the other political subdivisions and Rockland County non-profit agencies.

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SPECIFICATIONS

1. SCOPE

- 1.1. The County of Rockland is seeking a contractor, registered with the NYS Department of Labor, to provide all labor, material (excluding paint), equipment and supervision to perform painting and related painting work as needed at various County of Rockland buildings as per these specifications.
- 1.2. The areas to be painted may include drywall, masonry, metal or wood. Doors, windows and borrow light frames, metal bathroom stalls and heating/cooling radiator convection units are included. Associated substrate repair work where needed (taping, spackling and sanding to permit application of paint) is also to be included. Contractors are to provide all unit pricing, excluding paint, as listed on proposal pages.

2. GENERAL REQUIREMENTS

- 2.1. County of Rockland shall provide all paint necessary for the Contractor's work. Contractor shall be responsible for providing all labor, equipment, materials and supervision required to complete this work.
- 2.2. All wall repair work shall include spackling and taping where required. Spackling material to be used shall be U.S. Gypsum or approved equal. Where required, Contractor shall provide three coats of spackle, sanded and polished and ready for paint.
- 2.3. All work shall be performed in accordance with good trade practice by individuals possessing the necessary skills and abilities required.
- 2.4. All work areas shall be properly masked, covered, or otherwise protected against splatter, spillage, etc. This is to include the removal or masking of electrical switch and receptacle plates and similar items. Contractor shall be responsible for the relocation and reinstallation of moveable equipment such as desks, furniture, file cabinets and other similar equipment within the work area, as needed to perform his work.
- 2.5. When called for work, the contractor shall be responsible for visiting the jobsites to familiarize themselves with all field dimensions and conditions prior to submitting an estimate.
- 2.6. Contractor shall keep all work areas as free as possible from clutter and debris while the work is in progress. All work areas shall be picked up after each day's work and shall be cleaned to original condition upon job completion. Refuse is to be disposed of by Contractor into Owner's container.
- 2.7. All coating shall be uniformly applied in strict compliance with manufacturer's printed instructions observing all safety procedures and practices to produce a smooth, continuous, unbroken coating free from sags, runs, pinholes, holidays, spots or other defects.
- 2.8. Coatings shall not be applied when the ambient or the surface temperature is lower than 50 degrees Fahrenheit, nor when the relative humidity is greater than 90% unless otherwise permitted by the Manufacturer's printed instructions and at discretion of Building Management.

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- 2.9. All coatings shall be applied by brush, roller, conventional, electro-static, or airless spray unless otherwise set forth in Manufacturer's printed instructions and at discretion of Building Management.
- 2.10. All materials shall be evenly applied and be free of runs, sags, holidays, pinholes or other defects. When a brush is used for application, coats shall be of proper consistency and thoroughly brushed out to show a minimum of brush marks. Particular attention shall be given to edges and corners.
- 2.11. All finishes shall be uniform in color, gloss and texture.
- 2.12. Application thickness shall be as follows:
 - 2.12.1. Gypsum board - 1.4 mil min. dry film thickness per coat
 - 2.12.2. Masonry surfaces - 1.4 mil min. dry film finished thickness per coat
 - 2.12.3. Metal or wood surfaces - 2 mil min. dry film finished thickness per coat

3. FACILITY LOCATIONS AND CONTACT PERSON

- 3.1. The Contractor shall provide service to all County of Rockland facilities as listed below with their associated contacts and any other County of Rockland government agency onsite or offsite as designated by authorized County of Rockland personnel.
- 3.2. Prior to bidding, contractor shall carefully examine all specifications and shall make all necessary investigations required to inform themselves thoroughly and fully as to work required under these specifications.
- 3.3. Pre-bid site visits can be arranged by calling the appropriate contact:

3.3.1. Dr. Robert L. Yeager Health Center	Mr. Robert Gruffi, P.E.	(845) 364-2958
3.3.2. New City Government Center	Mr. Robert Gruffi, P.E.	(845) 364-2958
3.3.3. R.C. Fire Training Center	Mr. Robert Gruffi, P.E.	(845) 364-2958
3.3.4. Rockland Community College	Mr. Josh Thomas	(845) 574-4229
3.3.5. R. C. Sewer District # 1	Mr. Marty Dolphin, P.E.	(845) 365-6166
3.3.6. R.C. Highway Dept	Mr. Ed Beatty	(845) 638-5065

4. TRAVEL TIME

- 4.1. All labor shall be billed from the time employee arrives at, to the time he/she departs from the job site. The County of Rockland will not accept nor authorize payment for travel time or expenses of service personnel to any of the County of Rockland's facility locations. The only billable time will be for service work performed.

5. SAFETY

- 5.1. Contractor shall erect all safety barricades as may be required by the Owner's representative to ensure the safety of personnel while work is in progress.
- 5.2. The Contractor shall perform all work in accordance with Federal, State, and County of Rockland governing regulations.

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- 5.3. The Contractor shall adhere to all OSHA, PESH and County of Rockland safety rules while the work is in progress. Contractor is responsible for any damage to vehicles or structures resulting from the Contractor's negligence.
- 5.4. Contractor shall maintain the work site in a clean and orderly fashion. All debris shall be cleaned and removed from the work site each day.

6. WORK AREA

- 6.1. Work areas will be determined by the Owner and scheduled with the Contractor accordingly. When possible, work scheduling shall be arranged such as to keep the work progressing as continuously as circumstances allow. All work shall commence within ten (10) business days after being scheduled.

7. EXPERIENCE/REFERENCES

- 7.1. Contractor shall have a minimum of three (3) years of experience in the performance of commercial and industrial painting work similar in size and scope to the work specified herein.
- 7.2. Bidder shall demonstrate they have the equipment and labor to complete all aspects of this contract.
- 7.3. Bidder shall complete both the Certificate of Experience/Reference and Certificate of Equipment forms included in these specifications.
- 7.4. Bidder shall provide a minimum of three (3) project references which have been completed. Projects shall be of a similar scope as the proposed work outlined in these specifications.

8. WORK HOURS

- 8.1. All work shall typically be performed between the hours of 7:30 a.m. and 4:00 p.m. on weekdays. However, the County of Rockland reserves the right to schedule the work for any time, including evenings, based upon the needs of the facility. Rockland County shall give sufficient notification to the Contractor for such scheduling. Contractor shall perform all work at the Bid Unit Price, and no additional compensation will be granted by the Owner for variances in the work schedule hours.

9. LAWS AND PERMITS

- 9.1. Contractor shall comply with all applicable Federal, State and Municipal Laws and as required, to perform all work as specified.
- 9.2. Contractor shall possess all qualifications and obtain any required licenses and permits to engage in the business of painting within the jurisdiction where the work specified is to be performed. Proof of these items shall be provided to the Owner's representative upon request, if so required.

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TITLE: Painting and Spackling Services, As Needed**BID NUMBER: RFB-RC-2025-050****10. INSPECTION & TERMINATION OF CONTRACT**

- 10.1. The quality of service shall be subject to inspection by the designated representative of the County of Rockland at any time. Should it be found that the quality of the service being performed is not satisfactory, and that the requirements of the specifications are not being met, the Director of Purchasing or his designee, may terminate the contract, giving 30 days prior written notice.

11. AMENDMENTS TO BID

- 11.1. Any verbal information obtained from, or statements made by the representative of the County of Rockland or his/her designee at the time of examination of the documents or site shall not be construed as in any way amending contract documents. Only such corrections or addenda as are issued by the Director of Purchasing in writing to all Contractors shall become a part of the Contract.
- 11.2. Any addendum issued during the time of bidding shall be included in bids and become a part of the contract agreement.

12. GENERAL CONDITIONS

- 12.1. Successful contractor shall be subject to facility use rules and shall sign in and out, at the designated location whenever entering or leaving the premises. A job ticket stating name of painter/foreman, shall be completed for each individual after each service call.
- 12.2. All workers shall wear uniforms and/or identification labels of the Contractor's business.

13. LABOR

- 13.1. This contract is subject to **New York State Labor Law 220, Article 8 Prevailing wages**. The Contractor shall submit with, each invoice, certified payrolls for all labor. Submission of Certified Payroll with invoice is a condition of payment.
- 13.2. Invoices for labor must be billed to the next quarter hour of actual time worked (example: 8:00 AM to 9:10 AM would be billed at 1 hour and 15 minutes). Invoices rounded to the next full hour will not be approved for payment.

14. CANCELLATION

- 14.1. Cancellation of any scheduled work must be given within, and no less than, 48 hours of the scheduled time agreed upon.
- 14.2. If the contractor should cancel any scheduled work, the contractor is responsible to provide a reschedule date within 24 hours and guarantee the new start date to commence no more than 7 business days subsequent to cancellation, or an agreed upon time with a Rockland County Representative, weather permitting.

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15. USE OF PREMISES

- 15.1. On or about the premises and adjacent areas, the contractor shall cause all apparatus storage of materials, and activities of workmen to be confined to the limits indicated by law, ordinances, permits and the direction of the authorized County of Rockland representative, and shall not encumber or permit the premises or adjacent areas to be encumbered with such materials or apparatus.
- 15.2. The work site shall be kept in such orderly and safe fashion as will not interfere with the progress of the work or the work of any other contractor.
- 15.3. The contractor shall be responsible for repairing and replacing any damage by his/her operations within thirty (30) days after notification by the authorized County of Rockland representative that damage has occurred.
- 15.4. If a spill occur, it shall be the responsibility of the contractor to contain the spill and clean up the affected area with-in 60 minutes of the spill.
- 15.5. It will be the responsibility of the contractor to report to the authorized County of Rockland representative any damages found prior to any work at this site.

16. SECURITY

- 16.1. For **all work** being performed at the **Rockland County Correctional Facility** in New City, the contractor shall abide by several security measures that are **non-negotiable**. Failure to comply will result in an immediate escort off County property.
 - 16.1.1. All workers entering the secure areas shall be required to have a **background check** before they will be allowed entry to work.
 - 16.1.2. All tools shall be logged in at front desk every morning before entering and checked out before leaving. All tools must be accounted for when leaving.
 - 16.1.3. Complete cleanup of all work areas for the day shall be checked out by a correction's officer before leaving work area.
 - 16.1.4. No tools shall be left unattended at any time.
 - 16.1.5. Work, at any time, may be subject to immediate stoppage at which time workers may be escorted out to the main lobby area until such time as they will be allowed re-entry when Rockland County personnel deem it safe.
 - 16.1.6. No worker will be allowed in any other areas other than the work area unless it is work related to the project. In this case, worker(s) shall be accompanied by a correction's officer.
 - 16.1.7. There shall be **NO** fraternizing with inmates, officers, or anyone other than those directly involved with the work being performed.
 - 16.1.8. All debris shall be removed from the premises by the contractor either by container or truck on a daily basis. The work area shall be clean and free of any debris at the end of each workday.
 - 16.1.9. Contractor, his foreman or any of his workers shall not take any direction from anyone other than a Facilities Management representative.

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- 17.1. The Contractor shall at all times keep the premises and adjacent areas free from accumulations of waste material or rubbish. At the completion of the work, he/she shall remove, from and about the premises, including adjacent areas, all rubbish, tools and surplus materials used for work and shall have the area "Broom Clean" and ready for use. In case of a dispute, County of Rockland may remove rubbish and clean up, then may charge the Contractor either by deduction of amounts unpaid to the Contractor, or by other means as determined to be fair and equitable by the authorized County of Rockland representative.

18. GUARANTEE/WARRANTY

- 18.1. All labor and materials provided shall be guaranteed to be free from defect for its intended purpose for a period of one year upon owner's acceptance.

19. TERM

- 19.1. Contractor's prices shall be firm for a period of one-year, commencing upon date of award, with an option to renew for three additional one-year terms. The exercise of this option requires mutual agreement, in writing, by both parties.

20. PROPOSAL

- 20.1. Contractor shall enter a SQUARE FOOT unit price for each line as specified. Unit price shall include ALL labor, materials, and equipment (except for paint) to complete the task as specified.
- 20.2. Contractor shall enter an hourly rate for INCIDENTAL WORK that is NOT part of this contract.
- 20.3. Contractor shall enter a percent mark-up for parts and materials needed, not specified in this bid. Mark-up shall be between 0% and 15%.
- 20.4. "Incidental" work is defined as an unforeseen circumstance that occurs during the life of the contract or specified job. Contractor must obtain proof and documentation of the issue at hand if requesting to utilize the lines listed as incidental.

21. CONTRACT PRICE ADJUSTMENTS UPON RENEWAL

- 21.1. The bid rates shall remain firm through the first contract period with no wage adjustments allowed. If the County exercises the option year of the award, Contractors may submit a request for adjustment on the yearly anniversary date of the contract. Any request for price adjustment(s) shall be submitted thirty (30) days in advance in writing to the Director of Purchasing. Any and all price adjustments will be limited to the percentage increase in the CPI Index - All Urban Consumers for the preceding 12 months. The County reserves the right to reject any request for price increase deemed excessive.
- 21.2. CPI-Index - Consumer Price Index for All Urban Consumers as published by the Bureau of Labor Statistics of the United States Department of Labor or a successor or substitute index, appropriately adjusted.

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22. PRE-AWARD

- 22.1. The County of Rockland shall conduct a pre-award interview with bidders who demonstrate, through appropriate documentation, they have the ability to competently satisfy all requirements in accordance with this bid for each section that is bid on.
- 22.2. It is not the intent of this Pre-Award Meeting to make changes to specifications or the terms and conditions.
- 22.3. This meeting is being held to confirm the intent and ability of the Bidder to undertake and perform all aspects of work in accordance with the specifications and terms listed.
- 22.4. At this time, The County of Rockland may request the contractor to supply samples of the material he/she intends to use under this contract for The County of Rockland to inspect for approval during said pre-award interview.

23. AWARD

- 23.1. This bid will be awarded to the lowest total responsive/responsible contractor that has supplied and met all bid requirements as determined by the Director of Purchasing for the County of Rockland and will be based on the estimated square feet and hours indicated on proposal pages.
- 23.2. All quantities are estimated. The estimates are for evaluation purposes only. The successful contractor will be required to furnish quantities that may be more or less than the listed estimated quantities.
- 23.3. Contractors must submit prices for **ALL** work description categories or bid will be rejected.