

COUNTY OF ROCKLAND  
Department of General Services  
Purchasing Division

# Contract Award Notification

Title: **Painting Services**

Contract Period: December 27, 2020 to December 26, 2021 w 3 – 1 year options  
Extended thru December 26, 2022 w 2 – 1 year options  
Extended through 12/26/2023 w/1 year option  
Extended through 12/26/2024

Original Date of Issue: 01/08/2021

Date of Revision: 11/21/23

**BID No:** **RFB-RC-2020-115**

**PRC#:** **2020011004**

**Catalog:** **Facility Maintenance**

Authorized Users: County Agencies, All Political Subdivisions

Address Inquiries To:

Name: Robert Poole  
Title: Purchaser I  
Phone: 845-364-3808  
Fax: 845-364-3809  
E-mail: pooler@co.rockland.ny.us

**Description**

**This contract is to provide various painting services.**

Contract #	Vendor Number	Contractor & Address	Telephone No.
Bid 20-115	0000024680	A & J Construction of NY Inc. 163 Foxwood Road West Nyack, NY 10994 Contact: Jimmy John Puthumana jimmyjohnp1@gmail.com	914-403-3702  <b>FAX: 845-353-2492</b>

**PAINTING SERVICES**

COUNTY OF ROCKLAND  
 DGS – PURCHASING DEPARTMENT  
 BLDG. A, 2ND FLOOR, 50 SANATORIUM ROAD  
 POMONA, NY 10970  
 TELEPHONE NO.: 845-364-3820  
 FAX NO.: 845-364-3809

VENDOR: A J CONSTRUCTION OF NY.INC

LINE NO.	DESCRIPTION	ITEM NUMBER	EST. QTY.	UNIT	UNIT PRICE/SQUARE FOOT (ONE COAT)	EXTENDED PRICE
1	<b>Furnish labor, materials, and equipment required for painting and related painting work at various locations Paint Gypsum Board (Wall) (Prime or Semi-Gloss Finish Coat)</b> As per the attached specifications	91054350001	10,000	SQUARE FOOT	\$0.343	\$3,430.00
2	<b>Furnish labor, materials, and equipment required for painting and related painting work at various locations Paint Concrete Block Wall or Other Masonry Surface (Prime or Semi-Gloss Finish Coat)</b> As per the attached specifications	91054350002	20,000	SQUARE FOOT	\$0.383	\$7,660.00
3	<b>Furnish labor, materials, and equipment required for painting and related painting work at various locations Paint Gypsum Board Ceiling (Prime or Flat Finish Coat)</b> As per the attached specifications	91054350003	1,000	SQUARE FOOT	\$0.343	\$343.00
4	<b>Furnish labor, materials, and equipment required for painting and related painting work at various locations Paint Masonry Ceiling (Prime or Flat Finish Coat)</b> As per the attached specifications	91054350004	1,000	SQUARE FOOT	\$0.383	\$383.00
5	<b>Furnish labor, materials, and equipment required for painting and related painting work at various locations Metal or Wood Doors (Prime or Finish Coat) (Latex or Oil)</b> As per the attached specifications	91054350005	2,000	SQUARE FOOT	\$0.645	\$1,290.00
6	<b>Furnish labor, materials, and equipment required for painting and related painting work at various locations Metal or Wood Door and Window Frames and Borrow Light Frames (Prime or Finish Coat) (Latex or Oil)</b> As per the attached specifications	91054350006	3,000	SQUARE FOOT	\$0.667	\$2,001.00
7	<b>Furnish labor, materials, and equipment required for painting and related painting work at various locations Unit Convectors (Prime or Finish Coat) (Latex or Oil)</b> As per the attached specifications	91054350007	500	SQUARE FOOT	\$0.612	\$306.00

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LINE NO.	DESCRIPTION	ITEM NUMBER	EST. QTY.	UNIT	UNIT PRICE/SQUARE FOOT (ONE COAT)	EXTENDED PRICE
8	Furnish labor, materials, and equipment required for painting and related painting work at various locations Taping and Spackling (3 Coats Polished and Sanded, Ready-to-Paint) As per the attached specifications	91054350008	1,000	SQUARE FOOT	\$4.120	\$4,120.00
9	Furnish labor, materials, and equipment required for painting and related painting work at various locations Electro-Static Painting of Metal Bathroom Stalls (Prime or Finish Coat) As per the attached specifications	91054350009	500	SQUARE FOOT	\$1.612	\$806.00
10	Furnish labor, materials, and equipment required for painting and related painting work at various locations Acoustical Tile Ceilings (Prime or Finish Coat) As per the attached specifications	91054350010	1,000	SQUARE FOOT	\$0.755	\$755.00
11	Painter (Flat Rate)	91054350011	100	HOUR	\$85.850	\$8,585.00
12	Foreman (Flat Rate)	91054350012	25	HOUR	\$85.850	\$2,146.25
13	<b>TOTAL EXTENDED PRICE</b>			TOTAL	1	<b>\$31,825.25</b>

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## PURCHASES BY OTHER

### LOCAL GOVERNMENTS, SCHOOL DISTRICTS, AND NON-PROFIT AGENCIES

As per the New York State General Municipal Law, all political subdivisions of New York State are allowed to make purchases through the resulting contract(s). As per Rockland County Procurement Policy, 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 our website: [www.rcpurchasing.com](http://www.rcpurchasing.com)
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](http://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 awarded contractor shall 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.

### 2. REQUIREMENTS

- 2.1. The areas to be painted may include drywall, masonry, metal or wood door, window and borrow light frames, metal bathroom stalls and heating/cooling radiator convection units. 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.
- 2.2. Prices to include all labor and materials (excluding paint) required. Prices for item # 11 and # 12 will be used only for calculating charges for work not specified. All paint work pricing (items # 1 through # 10) is to include the cost of minor surface preparation and repair, such as nail holes, fastener holes, minor gouging, nicks, tears, feathering, light rust removal, etc.
- 2.3. Compensation to the Contractor shall be based on the Bid Unit Prices for the net work area. For example, door and window areas shall be subtracted from gross wall areas when computing the wall area work total.

### 3. GENERAL REQUIREMENTS

- 3.1. Owner 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.
- 3.2. 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.
- 3.3. All work shall be performed in accordance with good trade practice by individuals possessing the necessary skills and abilities required.
- 3.4. 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.
- 3.5. All contractors shall be responsible for visiting the jobsite to familiarize themselves with all field dimensions and conditions prior to start of each job.
- 3.6. 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.

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- 3.7. 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.
- 3.8. 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.
- 3.9. 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.
- 3.10. 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.
- 3.11. All finishes shall be uniform in color, gloss and texture.
- 3.12. Application thickness shall be as follows:
  - 3.12.1. Gypsum board - 1.4 mil min. dry film thickness per coat
  - 3.12.2. Masonry surfaces - 1.4 mil min. dry film finished thickness per coat
  - 3.12.3. Metal or wood surfaces - 2 mil min. dry film finished thickness per coat

**4. FACILITY LOCATIONS AND CONTACT PERSON**

- 4.1. 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.
- 4.2. 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.
- 4.3. Pre-bid site visits can be arranged by calling the appropriate contact:
  - 4.3.1. Dr. Robert L. Yeager Health Center Mr. Robert Gruffi, P.E. (845) 364-2958
  - 4.3.2. New City Government Center Mr. Robert Gruffi, P.E. (845) 364-2958
  - 4.3.3. Fire Training Center Mr. Robert Gruffi, P.E. (845) 364-2958
  - 4.3.4. Rockland Community College Ms. Myriam Murphy (845) 574-4572
  - 4.3.5. R. C. Sewer District # 1 Mr. Josue Thomas (845) 365-6111

**5. TRAVEL TIME**

- 5.1. All labor shall be billed from the time bidder's employee arrives at, to the time he/she departs from the Rockland County 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.

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## 6. SAFETY

- 6.1. 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.
- 6.2. The Contractor shall perform all work in accordance with Federal, State, and County of Rockland governing regulations.
- 6.3. 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.
- 6.4. 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.

## 7. WORK AREA

- 7.1. 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.

## 8. EXPERIENCE/REFERENCES

- 8.1. Contractor shall have a minimum of five (5) years of experience in the performance of commercial and industrial painting work similar in size and scope to the work specified herein. Contractor shall furnish with his/her bid a reference list of five such work projects completed within the last year, including type of work performed, contact person and telephone number.

## 9. WORK HOURS

- 9.1. All work shall typically be performed between the hours of 7:30 a.m. and 4:00 p.m. on weekdays and weekends. However, the Owner reserves the right to schedule the work for any time, including evenings, based upon the needs of the facility. Owner 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.

## 10. LAWS AND PERMITS

- 10.1. Contractor shall comply with all applicable Federal, State and Municipal Laws and as required, to perform all work as specified.
- 10.2. 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.

## 11. INSPECTION & TERMINATION OF CONTRACT

- 11.1. 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.

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**12. AMENDMENTS TO BID**

- 12.1. 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.
- 12.2. Any addendum issued during the time of bidding shall be included in bids and become a part of the contract agreement.

**13. GENERAL CONDITIONS**

- 13.1. 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.
- 13.2. All workers shall wear uniforms and/or identification labels of the Contractor's business.

**14. LABOR**

- 14.1. 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.
- 14.2. 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.

**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. 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. The contractor and Rockland County of Rockland authorized representative will tour the job before the work commences to certify the conditions of the site prior to beginning work.



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**16. CLEANING UP**

16.1. 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.

**17. GUARANTEE/WARRANTY**

17.1. 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.

**18. TERM**

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

**19. CONTRACT PRICE ADJUSTMENTS UPON RENEWAL**

19.1. 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.

19.2. 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.

**20. BASIS OF AWARD**

20.1. 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.

20.2. 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.

20.3. **Contractors must submit unit prices for all ten work description categories or bid will be rejected.**