



SCOTTS VALLEY FIRE PROTECTION DISTRICT

7 Erba Lane, Scotts Valley, CA 95066-4199 • scottsvalleyfire.com • 831-438-0211

Bid Solicitation Package

Project Title: Construction of ADA-Compliant Bathroom, Travel Pathway, and Ramp at Fire Station 3 Branciforte

Owner: Scotts Valley Fire Protection District (SVFPD)

Location: 7 Erba Lane, Scotts Valley CA 95066

Project Location: Station 3, 2711 Branciforte Dr, Santa Cruz CA 95010

Solicitation Number: 2025-02

Release Date: 09-19-2025

Closing Date/Time: 10-02-2025 @1200 noon

Contact: Battalion Chief Jeff McNeil, jmcneil@scottsvalleyfire.com, 831-438-0211

1. Invitation to Bid (ITB)

The SVFPD is soliciting sealed bids from qualified contractors to provide all labor, materials, equipment, and services necessary for the construction of a new **ADA-compliant bathroom**, **ADA-compliant travel pathway**, and **ADA-compliant access ramp** at SVFPD Fire Station 3 – Branciforte located at 2711 Branciforte Dr, Santa Cruz CA 95060

All work shall comply with:

- Americans with Disabilities Act (ADA) Standards for Accessible Design
- California Building Standards Code (Title 24, California Code of Regulations)
- Local building and fire codes
- California Public Contract Code requirements

The successful bidder will be required to enter into a **Contract** with the SVFPD.

2. Project Scope of Work

General Description

The project consists of construction of an interior ADA-compliant restroom, an exterior ADA-compliant pedestrian travel pathway, and a compliant accessibility ramp to meet State and Federal requirements. The project will also include the movement of one non-load-bearing wall, and closure of one other doorway.

Specific Work Items

1. ADA Restroom

- Construction of a new restroom meeting 2010 ADA Standards and 2022 CBC Title 24 accessibility requirements, including:
 - Clear floor space
 - 60" turning radius
 - Grab bars and accessible fixtures
 - ADA-compliant sink, toilet, mirror, accessories, and signage
- Interior finishes, lighting, and ventilation
- Electrical and Plumbing for the restroom
- Create doorway access in existing wall that will provide access to an existing storeroom that will be converted to the ADA compliant restroom

2. Movement of Doorway

- Remove one non-load bearing wall with current doorway
- Created a non-loadbearing wall with doorway to secure access from fire station area
- Use existing doors in the two new locations
- Move electrical light switches from the wall being removed to the new wall

3. Closure of existing doorway

- Wall off existing doorway from a community room that leads to current storeroom that is being converted to the ADA compliant restroom

4. Travel Pathway

- Construction of an accessible exterior path of travel from parking lot/public right-of-way to the building entrance
- Slope not to exceed 1:20 (5%)
- Surface to be firm, stable, and slip-resistant
- Detectable warnings where required

5. Accessibility Ramp

- Exterior concrete ramp with handrails
- Maximum slope 1:12, minimum width 48"
- Landings at top and bottom per ADA/CBC standards
- Proper drainage and non-slip surface

6. General Requirements

- Permitting is complete – no permitting necessary
- Provide site safety and security
- Conduct work with minimal disruption to fire station operations
- Perform final inspection and corrections to ensure ADA compliance

3. Project Schedule:

- **Questions Due:** 09-26-2025 by 1200 noon
- **Bids Due:** 10-02-2025 by 1200 noon
- **Anticipated Award:** 10-03-2025
- **Notice to Proceed:** 10-03-2025
- **Substantial Completion:** [e.g., 180 calendar days after NTP]

4. Bid Requirements

Bids must include:

- Lump sum bid amount on the **Bid Form** (Attachment A) or a complete construction proposal
 - Bidder's Qualifications (Attachment B)
 - References for at least 3 recent or similar projects is recommended
 - List of subcontractors (per Public Contract Code §4100)
 - Proof of valid California Contractor's License (Class B General or relevant specialty license)
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5. Contract Requirements

- Prevailing Wage: All labor shall be paid at **prevailing wage rates** per California Labor Code and DIR requirements.
 - Bonds: Bid Bond (10%), Performance Bond (100%), Payment Bond (100%).
 - Insurance: Contractor shall maintain general liability, auto, and workers' compensation insurance with the [Owner] named as additional insured.
 - Compliance with ADA, CBC, OSHA, and all applicable laws.
 - Liquidated Damages: \$1,000,000 per calendar day beyond substantial completion.
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6. Evaluation & Award

Award will be made to the lowest responsive and responsible bidder in accordance with California Public Contract Code §20160 et seq. The SVFPD reserves the right to reject any or all bids, to waive minor irregularities, and to award based on the best interests of the District.

7. Attachments

- **Attachment A:** Bid Form
- **Attachment B:** Bidder's Qualifications
- **Attachment C:** Draft Agreement
- **Attachment D:** Prevailing Wage Determination
- **Attachment E:** General Conditions & Special Provision

Attachment A – Bid Form

Project Title: ADA-Compliant Bathroom, Pathway, and Ramp – Station 3

Solicitation No.: 2025-02

To: Scotts Valley Fire Protection District 7 Erba Ln. Scotts Valley, CA 95066

The undersigned, having examined the project documents and site conditions, hereby agrees to furnish all labor, materials, equipment, and services required to complete the project for the following price:

Base Bid (Lump Sum):

\$ _____ (in figures)

_____ (in words)

Additive/Alternate Bids (if any):

1. \$ _____

2. \$ _____

The undersigned further agrees to:

- Complete the work within **[180] calendar days** after the Notice to Proceed.
- Furnish the required bonds and insurance.
- Pay prevailing wages per California Labor Code and DIR requirements.

Bidder Information:

- Legal Name of Bidder: _____
- Contractor License No.: _____ Class: _____ Expiration: _____
- DIR Registration No.: _____
- Address: _____
- Phone: _____ Email: _____

Authorized Signature: _____

Printed Name & Title: _____

Date: _____

Attachment B – Bidder’s Qualifications

1. Company Information

- Company Name: _____
- Address: _____
- Years in Business: _____
- Type of Entity (Corp/LLC/Sole Proprietor):

2. Project Manager & Superintendent

- Project Manager Name: _____
- Superintendent Name: _____

3. Relevant Experience (last 5 years)

Provide at least **3 projects** of similar scope (public works, ADA compliance, fire station/municipal construction).

Project Name & Location	Contract Value _____	Completion Date _____	Owner Contact (Name/Phone/Email)
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

4. Bonding Capacity

- Surety Company: _____
- Maximum Bonding Capacity: \$ _____

Attachment C – Contract Element Example

The following is an example of a contract agreement and its elements and not intended to be a final proposed version.

THIS AGREEMENT is made and entered into this ___ day of ____, **20**, by and between:

- **Owner:** Scotts Valley Fire Protection District
- **Contractor:** [Winning Bidder's Name]

Article 1. Work to Be Performed

The Contractor shall furnish all labor, materials, equipment, and services necessary for the construction of an ADA-compliant bathroom, pathway, and ramp at Fire Station 3, in accordance with the Contract Documents.

Article 2. Contract Documents

This Agreement includes: Invitation to Bid, Bid Form, General Conditions, Special Provisions, Specifications, Drawings, Addenda, and any modifications.

Article 3. Contract Sum

Owner agrees to pay Contractor the **lump sum of \$_____** for satisfactory completion of the Work.

Article 4. Time for Completion

Contractor shall achieve **substantial completion within 180 calendar days** after issuance of the Notice to Proceed.

Article 5. Prevailing Wages

Contractor shall comply with all provisions of the California Labor Code relating to prevailing wages and maintain certified payroll records.

Article 6. Bonds

Contractor shall furnish a **Performance Bond** and **Payment Bond** each equal to 100% of the Contract Sum.

Article 7. Insurance

Contractor shall maintain insurance coverage as specified in the General Conditions, naming the Owner as an additional insured.

Article 8. Disputes

Any disputes shall be resolved per the California Public Contract Code and through judicial proceedings in Santa Cruz, California.

IN WITNESS WHEREOF, the parties have executed this Agreement:

Owner:

By: _____ Date: _____

Name/Title: _____

Contractor:

By: _____ Date: _____

Name/Title: _____

Attachment D – Prevailing Wage Determination

Contractors must comply with the **general prevailing wage rates** as determined by the Director of Industrial Relations (DIR) for Santa Cruz County (or applicable County), available at:

<https://www.dir.ca.gov/oprl/DPreWageDetermination.htm>

Contractor shall post prevailing wage determinations at the job site as required by California Labor Code §1773.2.

Attachment E – General Conditions & Special Provisions Example

The following is an example of general conditions not intended to be a final proposed version:

Section 1 – General Provisions

1.01 Contract Documents

The Contract Documents include: Invitation to Bid, Bid Form, General Conditions, Special Provisions, Agreement, Specifications, Drawings, Addenda, and all modifications. The Contract Documents are complementary; work called for in one is binding as if called for in all.

1.02 Governing Law

This is a **California Public Works Project** subject to the California Public Contract Code, Labor Code, and applicable Federal laws, including ADA and OSHA requirements.

1.03 Contractor's Responsibility

The Contractor shall furnish all supervision, labor, materials, tools, equipment, and services required for the complete construction of the Work.

1.04 Permits & Fees

The Contractor shall obtain all required permits, licenses, and inspections. Fees payable to the City/County for permits shall be reimbursed at cost upon submission of receipts. NOTE: Fees for permit #B-246114 have been paid.

1.05 Prevailing Wages

All workers shall be paid at least the applicable **prevailing wage rates** published by the California Department of Industrial Relations (DIR). Certified payroll records shall be maintained and submitted weekly.

1.06 DIR Registration

All contractors and subcontractors must be currently registered with the California DIR pursuant to Labor Code §1725.5.

1.07 Bonds & Insurance

- **Bid Bond:** 10% of bid amount
- **Performance Bond:** 100% of contract price
- **Payment Bond:** 100% of contract price

- **Insurance:** General Liability \$1 M per occurrence (\$2M aggregate), Auto Liability (\$1M), Workers' Compensation (statutory). Owner shall be named as **additional insured**.

Section 2 – Special Provisions

2.01 Site Conditions

- Work is located at an **active fire station**.
- Contractor shall coordinate with the Fire Chief or designee to avoid disruption of emergency response operations.
- Emergency vehicle access must be maintained at all times.

2.02 Working Hours

- Normal working hours: **7:00 AM – 5:00 PM, Monday through Friday**.
- Work outside these hours requires prior written approval.
- No excessively noisy work during nighttime or early morning hours unless specifically approved.

2.03 Safety

- Contractor is responsible for site safety, OSHA compliance, and maintaining secure construction areas.
- Temporary barriers, signage, and fencing shall be provided to separate construction zones from public/staff access areas.

2.04 Submittals

Contractor shall provide the following for review and approval before work begins:

- Product data for fixtures, finishes, and materials
- Shop drawings for restroom layout, pathway, and ramp details
- ADA compliance certifications for installed products
- Construction schedule

2.05 Inspections & Testing

- Work shall be subject to inspection by the Owner, Building Department, and/or ADA consultant.

- Contractor shall provide reasonable notice for inspection requests.
- Testing of concrete, materials, and other components shall be performed at Contractor's expense, if required.

2.06 Temporary Utilities

Contractor may use existing power and water at the station with Owner's approval. Contractor shall provide temporary facilities if necessary.

2.07 Protection of Work

Contractor shall protect completed work from damage. Any damage caused shall be repaired at no additional cost to the Owner.

2.08 Changes in the Work

Owner reserves the right to order changes in the Work. Any adjustment in price or time shall be documented by **written Change Order** executed by both parties.

2.09 Progress Payments

- Contractor shall submit monthly payment applications.
- Payment shall be based on work completed and verified by the Owner.
- Owner will withhold **5% retention** until final completion and acceptance (per Public Contract Code §7201).

2.10 Final Completion

Upon completion, Contractor shall:

- Request final inspection
- Submit as-built drawings and warranty documents
- Remove all construction debris and temporary facilities
- Deliver the site clean and ready for use

2.11 Warranty

Contractor shall warrant all work for a period of **one (1) year** against defects in materials, workmanship, or noncompliance with ADA/CBC standards.

Section 3 – ADA & Accessibility Requirements

3.01 Bathroom

- Clear turning radius (60" minimum)
- 17–19" toilet seat height with grab bars
- Sink with knee clearance and lever-type faucet handles
- Accessible accessories (mirrors, soap dispensers, hand dryers)
- Signage per CBC Title 24 requirements

3.02 Travel Pathway

- Minimum clear width: 48"
- Maximum slope: 5% (1:20)
- Firm, stable, and slip-resistant surface
- Detectable warnings at street crossings or hazardous areas

3.03 Ramp

- Maximum slope: 1:12 (8.33%)
- Minimum clear width: 48"
- Handrails on both sides, 34–38" high
- Landings at top, bottom, and every 30' of rise
- Non-slip surface and proper drainage