

STRUCTURING YOUR BID PACKAGE

**CALIFORNIA'S COALITION
FOR ADEQUATE SCHOOL HOUSING**

LPA

creating places and spaces that enrich the lives of those who use them

INTRODUCTION

- **In the current Bid Climate for K-12 School construction, it is very important for District's to have a comprehensive understanding of how your projects are to be structured for Bid.**
- **The majority of K-12 schools are either New Schools or Modernization, and each type may require a differing response in how to structure the bid package.**
- **How the delivery system is envisioned for each school will factor directly into each school type.**

DELIVERY SYSTEMS WILL AFFECT THE STRUCTURE OF BID PACKAGE

- **DESIGN/ BID/ BUILD**

- **If you are doing a Design/Bid/Build delivery process (with or without a PM involved), the Bidding responses will be handled directly through interested contractors.**
- **Bid documents will be prepared in single packages that are then distributed thru the subcontractor community for responses.**

DELIVERY SYSTEMS WILL AFFECT THE STRUCTURE OF BID PACKAGE

- **DESIGN/ CM**

- **If the delivery system is the Design/CM approach, the bidding will be a series of responses based on the major trades.**
- **The Bid responses will be managed by the Construction Manager.**
- **Bid Documents will likely be broken up into a series of categories matching the major trades.**

BID ALTERNATES AND COST ESTIMATES

- **Cost control is the crucial issue during the Bidding phase of the Project. Depending on the delivery system for the project, most likely the Architect or the Construction Manager will have prepared a cost estimate at the various design phases of the project.**
- **Factors such as project scope, unusual site conditions, and the current bidding environment will have been factored into the final estimate of the construction documents after DSA approval.**
- **No estimate is a guarantee of the bid price due to the variability and fluctuations of the bid market at any given time.**

BID ALTERNATES AND COST ESTIMATES

- **The Cost Estimate will have factored in contingencies for bid variations and should be good predictor of the bid if conditions are similar to what the estimate has assumed.**
- **Bid alternates should be prepared that will allow for any unknown conditions that may occur during a particular bid cycle.**

FACTOR IN PUBLIC CONTRACT CODE WHEN PUTTING PACKAGE TOGETHER

- **FOUR METHODS OF DETERMINING LOW BIDDER WHEN USING BID ALTERNATES**
 - **Based on Base Bid Only**
 - **Based on lowest total of the bid prices on the base contract and alternates specifically identified as used for determining lowest price in bid solicitation**
 - **Based on lowest total of the bid price on the base contract and those additive and deductive items taken in order from a specifically identified list of those items, depending upon available funds identified in the bid solicitation**
 - **Based on lowest bid in a “blind” process**

DEVELOP BID PACKAGE TO MATCH MARKET CONDITIONS

- **HUNGRY MARKET – DEDUCTIVE ALTERNATES**
- **BUSY MARKET – ADDITIVE ALTERNATES**

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