

## **Board of Trustees Agenda Item**

**Board Meeting Date:** June 6, 2011

### **Title of Item:**

Award a Contract Pursuant to Prequalification and Bid Document 1340-256, Campus Center Phase II at De Anza College

### **Background and Analysis:**

Project 256 includes interior renovation of offices for the De Anza Associated Student Body, student council chambers and upper level restrooms in the Campus Center. Work includes: hazardous material abatement; interior minor demolition; interior finishes; door and hardware replacement; ADA upgrades; minor revisions to electrical, fire protection, telecommunications and plumbing; and upgrades to mechanical systems. Noll & Tam Architects prepared the construction documents. A complete set of all bid documents are on file in the Purchasing Services Department.

In accordance with Public Contract Code Section 20651.5, a community college district may prequalify bidders as part of a sealed bid process, and only prequalified bidders are allowed to submit a bid.

On March 1 and March 8, 2011, Purchasing Services advertised the Prequalification/Bid Document 1340-256 in the San Jose Post Record, sent it to nine (9) builders exchanges, and posted it on Bidnet. Nine (9) general contractors submitted completed prequalification questionnaires to the District by the March 30, 2011 deadline, and six (6) of them attended the mandatory pre-bid job walk. Only general contractors who attended the mandatory bid walk and were later deemed to be prequalified were permitted to submit a bid.

Purchasing Services staff and the De Anza College Measure C Bond Projects Director evaluated the prequalification questionnaires based upon the following key evaluation factors: license information, litigation history, construction experience, safety history, bonding capacity, insurance capacity, and financial capacity. They determined that two (2) General Contractors (see list below) met the minimum requirements of the prequalification questionnaire and received point scores above 80% of the total points available.

<b>SUMMARY OF RESULTS</b>	
<b>CONTRACTOR</b>	<b>PREQUALIFIED</b>
CRW Industries, Inc.	Withdrew
Gonsalves & Stronck, Inc.	No
Lyncon Construction, Inc.	No
Swenson & Associates	Yes
Valhalla Builders & Developers Inc	Yes
Zolman Construction and Development Inc.	No

Bids were publicly opened and read on May 18, 2011 at 3:00 PM by Purchasing Services. Two (2) prequalified general contractors submitted bids, the results are shown below:

<b>General Contractors</b>	<b>Base Bid Price</b>
<b>Valhalla Builders &amp; Developers Inc.</b>	<b>\$1,532,275</b>
Swenson & Associates	\$1,580,000

Valhalla Builders & Developers Inc. is the lowest responsive and responsible bidder. Valhalla Builders & Developers Inc. has completed public works projects for Cupertino Union School District, Morgan Hill Unified School District, and East Side Union High School District.

The bid price of \$1,532,275 submitted by Valhalla Builders & Developers Inc. is within the overall project budget of \$2,075,675. The project contingency will be supplemented with a future budget transfer. The project will be funded through Measure C.

**Recommendation:** (specify if information only)

Authorize the Director of Purchasing Services, Carmen Redmond, to award a contract pursuant to Prequalification and Bid Document 1340-256, Campus Center Phase II, in the amount of \$1,532,275 to Valhalla Builders and Developers, Inc.

Submitted by:	Carmen Redmond, ext 6166
Additional contact names:	Charles Allen, Donna Jones-Dulin, Tom Armstrong, Annette Perez
Is backup provided?	No