

Board of Trustees Agenda Item

Board Meeting Date: May 7, 2012

Title of Item: Award a Contract Pursuant to Bid Document #1341-214 Corporation Yard, De Anza College

Background and Analysis:

At its March 12, 2012 meeting, the Board of Trustees accepted a list of six (6) contractors who met all of the prequalification requirements as the only prime contractors who were “prequalified” to bid on the De Anza College Measure C Project #214 – Corporation Yard.

The purpose of the Corporation Yard renovation project is to re-configure existing space within the old print shop/grounds and custodial warehouse building and its adjacent fenced yard at De Anza College. The building will provide much needed shop, warehouse, and office space for the Plant Services, Grounds, and Custodial departments that service the college. The scope of changes to the yard space includes the elimination of a loading dock, drainage and circulation improvements, designated locations for recycling bins, revised equipment storage areas, and covered electric cart parking (with charging ability) located under a photovoltaic canopy. The canopy-mounted solar panels and building skylights reduce energy consumption. Additionally, sections of the Campus Drive road located east of the Central Plant and Corporation Yard facilities will be either replaced or resurfaced based on identified repairs.

Noll & Tam Architects prepared the construction documents and a complete set of all bid documents are on file in the Purchasing Services Department.

Bid 1341-214 was legally advertised on March 14 and March 21, 2012. The “Invitation to Bid” was also sent to nine (9) builders’ exchanges, advertised in the Daily Pacific Builder, and posted on “BidNet” at www.govbids.com. The bid documents, including the amendments, were electronically distributed by Purchasing Services using the Bidnet website. Bids were publicly opened and read on April 18, 2012 at 3:00 p.m. by Purchasing Services. The bid results are shown below:

CONTRACTOR	BASE BID AMOUNT	ALTERNATE #1	ALTERNATE #2	ALTERNATE #3
Swenson & Associates	\$2,628,000	\$24,000	\$21,000	\$436,000
Bogard Construction, Inc.	\$2,674,843	\$20,458	\$21,630	\$419,296
Big-D Pacific Builders	\$2,848,000	\$48,000	\$30,000	\$457,000

The lowest responsive and responsible bidder is Swenson & Associates (Swenson). Furthermore, Swenson and its listed subcontractors have each signed the “Agreement To Be Bound” and the “Agreement of Contractors” of the Project Stabilization/Construction Careers Agreement between the District and the Santa Clara & San Benito Counties Building and Construction Trades Council.

The construction estimate for the project base bid was \$2,097,000. The base bid plus the following three additive alternates, increased the construction estimate to \$2,452,356;

Additive Alternate 1: Provide temporary wall protection

Additive Alternate 2: Provide polymer-modified, cement-based vertical surface compound

Additive Alternate 3: North canopy structure, including photovoltaic panels, under-canopy lighting, and canopy painting

The construction budget for the project is \$2,097,000.

The bid price of \$2,628,000 for the base bid as submitted by Swenson & Associates is over the construction estimate of \$2,097,000, but the variance between bidders is quite small and typically indicates that the plans were clear and understood by the bidders.

The bid results coming in higher than anticipated could be attributed to several areas, namely, discrepancies in Architect's take-off and their estimate versus how a contractor bids the scope of work and their associated risk involved in delivering the project. Several scope areas that could potentially explain the variance for that reason could be: 1) Electrical Scope: The extent and complexity of the required earthwork, concrete encasement of power feeders and dirt spoils relocations, 2) Mechanical Scope: The extent and complexity of new or replacement water piping, insulation, air piping, earthwork and saw cutting for sanitary sewer piping, modified storm drain leaders and overflow piping to match new grade, new control workstations and additional control points, and refrigerant piping for heat pumps.

In light of this analysis, cancelling bids and re-bidding is not likely to result in savings in the cost of construction for this facility and would increase design and management cost of the project unnecessarily.

Due to the importance of completing this essential facility, it is recommended that a contract be awarded for the base bid proposal amount so as to avoid delay. A review of options for providing the additional funding needed to complete the project has been identified and will be presented in a proposed budget transfer in June.

Recommendation: Authorize the Director of Purchasing Services, Carmen Redmond, to award a contract pursuant to Bid Document #1341-214 for the base bid proposal in the amount of \$2,628,000 to Swenson & Associates

Submitted by:	Carmen Redmond, Director of Purchasing Services
Additional contact	Charles Allen, Tom Armstrong, Gina Bailey
Is backup provided?	No