



DATE: August 9, 2016

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Mountain View Community Center Remodel, Project 15-43 – Authorize Advertising for Responsible Bidders**

RECOMMENDATION

Authorize staff to advertise for determination of responsible bidders as the first phase of the bidding process for the Mountain View Community Center Remodel, Project 15-43.

BACKGROUND

The proposed renovation and expansion of the Community Center will update the architectural character of the building, improve accessibility and functionality, increase the seating capacity of the Social Hall, add three multipurpose rooms, and add additional administration space to the south side of the building. The project will also replace the aging mechanical, electrical, and plumbing systems and will obtain a minimum of LEED (Leadership in Energy and Environmental Design) Silver® Certification per City policy.

Design is nearly complete and staff anticipates that the project will be ready for advertising for public bids in early 2017. As the design phase is nearing completion, it is time to begin the processes for public bidding of this project for construction.

ANALYSIS

Determination of Responsible Bidders: The City Charter provides that public works contracts shall be let to the lowest responsible bidder. In order to be awarded a contract, a bidder must be deemed “responsible” in addition to submitting the lowest monetary bid. Responsible bidder means a bidder who has demonstrated the fitness, capacity, and experience to satisfactorily execute the public works contract. On less complicated projects, responsibility determination is handled as part of the monetary bid process. On more complex projects (including most recently the Shoreline Athletic Fields, the Senior Center, the California/Bryant Parking Structure, and Fire Station

No. 5), the City often includes an initial step of determining responsibility prior to requesting monetary bids. This initial step provides a more thorough review of the experience and qualifications of bidders to increase the likelihood of successful project construction.

Because of the complexity of the Mountain View Community Center remodel project, staff recommends this two-step bid process. The first step involves advertising a Notice to Bidders inviting contractors to submit responsibility statements. Staff will use the information provided by potential bidders to evaluate their responsibility and to conduct background checks. General contractors determined responsible will be placed on a bidders list for approval by Council. Only contractors on the approved bidders list will be allowed to submit competitive monetary bids in the next step of the bidding process.

An appeal process will be available for bidders determined not to meet the responsibility criteria, allowing any disputes to be settled before the City calls for monetary bids. If the recommended actions are approved, the second step of the bidding process, anticipated in early 2017, involves Council approving project plans and specifications and authorizing a call for monetary bids from the contractors on the approved bidders list.

FISCAL IMPACT

Community Center Design, Project 15-43, is funded with \$2.9 million from the Park Land Dedication Fund. Community Center Construction, Project 17-32, is funded in the amount of \$21.35 million, with \$16.35 million from the Park Land Dedication Fund and \$5.0 million from the Strategic Property Acquisition Reserve Fund. There is no fiscal impact associated with advertising a Notice to Bidders inviting responsibility statements before receiving monetary bids.

ALTERNATIVES

1. Use the standard City bid process, forgoing prequalification of responsible bidders.
2. Provide other direction.

PUBLIC NOTICING – Agenda posting.

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