



DATE: November 18, 2020

MEMO TO: Board of Directors

THROUGH: Ana Ruiz, General Manager *aruiz*

FROM: Jay Lin, Engineering and Construction Department Manager
Tanisha Werner, Senior Capital Project Manager

SUBJECT: Administrative Office Project – Contractor Pre-Qualification Process

Background

The Midpeninsula Open Space District (District) has been evaluating options to address the lack of sufficient administrative office (AO) space to meet ongoing and long-term business needs since 2015, as the organization began to undergo significant internal restructuring to accelerate project delivery, expand public service delivery, and ensure sufficient resources to manage public land and access facilities. At the July 2017 public meeting, the Board adopted a resolution to enter into a purchase and sale agreement for the building located at 5050 El Camino Real, Los Altos, CA (R-17-90). Escrow closed on the purchase on February 1, 2019.

Through numerous surveys, ad hoc committee meetings, public meetings, and other forms of public and Board engagement, the AO Project (Project) to repurpose and reconfigure the 5050 El Camino Real building for long-term District use has reached the 95% design development level. Project plans are currently in final review with the City of Los Altos building department.

As the Project moves from design to construction, the prequalification of bidders has helped keep to the construction schedule. Construction is expected to begin in March 2021. In prequalifying prospective bidders, the District has carefully reviewed contractor qualifications to determine which contractors possess the skills, licenses, and expertise to perform the work.

Pre-Qualification Process

At the February 12, 2020 Board meeting, the Board expressed a desire for staff to pre-qualify all General Contractors interested in bidding on this Project. The California Public Contract Code, section 20101, establishes procedures for local agencies wishing to prequalify bidders on public works projects. The District has followed the process set forth under state law for this solicitation.

On August 20, 2020, staff released a contractor pre-qualification solicitation on BidSync.com to solicit interested contractors. Staff also reached out to six (6) firms via email and phone calls. Seventeen (17) general building contractors submitted qualification packets on September 10, 2020. The pre-qualification solicitation was also published in the newspaper per the District’s public bidding process, pursuant to Public Resources Code section 5594.

Staff has completed the review of the qualifications. The pre-qualification process considered the contractor ability to perform, history of successfully completing similar projects, and capability.

Pre-Qualified Contractors

After a thorough review of each firm’s pre-qualification statement and references, the following contractors have been pre-qualified to bid on this project:

- BCCI Builders (San Francisco, CA)
- BHM Construction, Inc (Napa, CA)
- Build Group, Inc. (San Francisco, CA)
- Gonsalves & Stronck (San Carlos, CA)
- Lathrop Construction Associates, Inc. (Benicia, CA)
- Rodan Builders, Inc. (Hayward, CA)
- Sausal Corporation (Concord, CA)
- Stronghold Engineering, Inc. (Perris, CA)
- Thompson Builders Corporation (Novato, CA)
- Dome Construction Corporation (South San Francisco, CA)
- Wickman Development and Construction (San Francisco, CA)

Timeline:

The table below shows the major milestones remaining for this Project:

<u>DATE</u>	<u>PROCESS</u>
November 4, 2020	Release Bid Documents
Early December 2020	Bid Opening
December 2020 or January 2021	Board Award of Construction Contract
March 2021	Start of Construction Improvements
March 2022	Move-in

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