



Midpeninsula Regional  
Open Space District

R-20-150  
Meeting 20-30  
December 16, 2020

## AGENDA ITEM 6

### AGENDA ITEM

Reject All Bids for the Administrative Office Project located at 5050 El Camino Real, Los Altos, CA

### GENERAL MANAGER'S RECOMMENDATIONS *den*

1. Reject all bids received for the 5050 El Camino Real Administrative Office Project.
2. Authorize the General Manager to re-solicit bids from the list of prequalified contractors.

### SUMMARY

The purpose of the 5050 El Camino Real Administrative Office Project (Project) is to repurpose an existing commercial office building located at 5050 El Camino Real in Los Altos, CA for use as the main administrative office for the Midpeninsula Regional Open Space District (District). The main scope of work includes interior insulation, interior building system upgrades including a new energy-efficient heating/ventilation/air conditioning (HVAC) system, exterior building re-siding and roof repairs, rooftop solar panels, plumbing repairs and upgrades, re-paving and parking re-striping, electric vehicle charging stations, drainage and utility improvements, and interior space reconfiguration to accommodate open work areas and space to host public meetings and public gatherings.

District staff issued a Request for Bids to eleven (11) prequalified contractors on November 2, 2020 and received four (4) bid proposals on November 30, 2020. After a careful review of the bids, the General Manager recommends rejecting all bids and soliciting new bids to complete the project, pursuant to state law.

### BACKGROUND

#### Contractor Pre-Qualification Process

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. On November 18, 2020, the results of the pre-qualification process and a list of eleven (11) pre-qualified contractors was presented to the Board through an FYI memo.

## **DISCUSSION**

A Request for Bids was issued on November 2, 2020 to the 11 prequalified contractors and the documents were uploaded to BidSync. As legal notices were posted in the San Jose Mercury News and San Mateo County Times and on the District website during the contractor pre-qualification process, additional legal notices were not required for this Request for Bids. A non-mandatory pre-bid meeting was held on November 16, 2020 with nine total contractors in attendance.

The District publicly opened the bids on November 30, 2020. Upon careful review of all of the Bid Proposals, staff together with the General Manager determined that it would be in the best interest of the District to reject all bids and re-solicit bids from the list of prequalified contractors.

Public Resources Code section 5594 provides that the Board may reject all bids and re-advertise.

### **Proposed Re-Bid**

Staff will coordinate with the prequalified bidders to re-solicit bids for the project on a timeline that will facilitate overall adherence with the project schedule as closely as possible.

## **FISCAL IMPACT**

Rejection of bids results has no fiscal impact to the District's budget.

## **BOARD COMMITTEE REVIEW**

No Committee review has previously occurred for the recommended award of contract.

## **PUBLIC NOTICE**

Public notice was provided as required by the Brown Act.

## **CEQA COMPLIANCE**

In accordance with the State California Environmental Quality Act (CEQA) Guidelines, the proposed project is categorically exempt from CEQA under Section 15301, Existing Facilities. This exemption consists of the operation, repair, maintenance, permitting, or minor alteration of existing public or private structures, facilities, mechanical equipment, involving negligible or no expansion of existing or former use and allows an increase up to a 2,500 square feet addition. The scope of work for this project is consistent with the description of this exemption.

## **NEXT STEPS**

Upon approval by the Board of Directors, the General Manager will reject all bids and re-bid the Project. The Board will consider award of contract at a meeting in early 2021.

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