Amendment of Pre-Qualification Procedure for ACH-08 Bid on Historic City Hall Project

RECOMMENDATION:

Council adopt the attached Draft Resolution, authorizing the amendment of the procedure for pre-qualification of contractors for the ACH-08 bid on the Historic City Hall Project.

DISCUSSION:

On October 12, 2010, Council adopted a Pre-Qualification Procedure for ACH-08 bid on the Historic City Hall Project. The Pre-Qualification was released on October 20, and since that time, Bernards has been communicating with potential contractors on the package. Through that process, Bernards has received valuable feedback that prompted a re-evaluation of the FEMA-related scoring section of the Pre-Qualification Procedure.

The scoring system was initially set up to require experience with FEMA-funded projects. However, with the size and location of the project, the pool of highly-qualified contractors with both historic and FEMA-related experience is narrow. Of the two types of expertise, the historic experience is the most critical to the project. By altering the scoring system for the FEMA-related experience, many more firms will be in a position to pre-qualify. To adjust for this change in the FEMA-related requirements of the contractors, Bernards will alter their management plan accordingly to ensure complete accuracy of FEMA-required documentation.

City staff recommends revising the FEMA-related scoring section to broaden the pool of potential contractors so that many more contractors might pre-qualify.

City staff and Bernards continue to welcome local participation in the project. In addition, Bernards is actively reaching out to local contractors and are encouraging them to monitor the City’s web site and local plan rooms for bids, communicate regularly with Bernards, and watch for sub-contracting opportunities. Out-of-town contractors will be provided lists of local contractors,
local laborers, and local hotels, restaurants, and stores. The positive financial benefits of the project will be evident in many different sectors of the local economy.

The ACH-08 bid package is expected to be released in January 2011.

**FISCAL IMPACT:**

This proposed change is expected to widen the pool of potential contractors for bid ACH-08, and could allow for a more competitive price.

**ATTACHMENTS:**

1. Draft Resolution Authorizing the Amendment of a Pre-Qualification Procedure for Contractors Seeking to Bid Historic City Hall Bid ACH-08

2. Revised Pre-Qualification Package
DRAFT RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ATASCADERO, CALIFORNIA
AUTHORIZING THE AMENDMENT OF A
PRE-QUALIFICATION PROCEDURE FOR CONTRACTORS
SEEKING TO BID HISTORIC CITY HALL BID ACH-08

WHEREAS, the City of Atascadero is in the process of restoring the earthquake-damaged Historic City Hall building; and,

WHEREAS, the building is listed on the National Register of Historic Places and is a California registered Historical Landmark; and,

WHEREAS, specific portions of the restoration are historically technical in nature and require significant experience and proficiency; and,

WHEREAS, the City of Atascadero has determined that pre-qualifying contractors for the Historic City Hall Restoration Project bid ACH-08 is in the City’s best interest; and,

WHEREAS, staff has developed a process in compliance with Section 20101 of the Public Contract Code which regulates pre-qualification procedures; and,

WHEREAS, City Council adopted Resolution 2010-069 establishing a Pre-Qualification Procedure for Historic City Hall Restoration Project bid ACH-08; and,

WHEREAS, the amendment to the current Pre-Qualification Procedure for Historic City Hall Restoration Project bid ACH-08 will broaden the pool of potential contractors to pre-qualify.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Atascadero, that a pre-qualification procedure is hereby amended for contractors seeking to bid on Historic City Hall bid ACH-08, Hazardous Materials Mitigation, Demolition, Historical Fabric, Shotcrete Structural Stabilization and Interior Finishes.
On motion by Council Member _______________________ and seconded by Council Member ________________________, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES:

NOES:

ABSENT:

ADOPTED:

CITY OF ATASCADERO

By: ____________________________

Roberta Fonzi, Mayor

ATTEST:

__________________________________________

Marcia McClure Torgerson, C.M.C., City Clerk

APPROVED AS TO FORM:

__________________________________________

Brian A. Pierik, City Attorney