

# BETTERAVIA BUILDING “D” ADDITION

## CONSTRUCTION BUDGET

\$950,000

## SCOPE OF WORK

- 2000 sq. ft. addition
- New lobby
- Additional restroom facilities
- Improved access
- Hearing Room improvements



# Bid Results

Bid Opening June 28, 2012

## Number of Bids

- 5

## Apparent Low Bid

- \$841,826 (K.J. Cain, Inc.)

## 2<sup>nd</sup> Low Responsive Bid

- \$905,000 (Diani Building Corp.)

## Highest Bid

- \$1,287,290

## Average Bid

- \$1,017,433



# Bid Protest by Diani Building Corp

- Contractor did not list Fire Alarm or Fire Protection Subcontractors
  - Code requires bid to list each subcontractor who performs work that exceeds 0.5 % of the prime contractor's total bid.
  - Fire alarm and fire protection work exceeds this.



# Findings and Recommendations

- Staff Findings and Bid Protest have Merit
  - Fire Alarm Work Defect
    - Low bidder claims work to be done by change order.
    - But 2<sup>nd</sup> Low bidder followed code and includes work in bid.
  - Additional Defects on Bid Form
    - Incorrect bid bond
    - Faulty license numbers (not corrected within 24 hours)
  - Deviations in low bid allowed an unfair advantage
- Recommendations
  - Find low bid non-responsive
  - Award contract to 2<sup>nd</sup> responsive low bid