

LOMPOC VETERANS MEMORIAL BUILDING RENOVATIONS



PROJECT BUDGET: \$412,000

- Construction Costs: \$270,000
- Soft Costs: \$142,000

SCOPE OF WORK:

- Restroom remodel (ADA)
- Handrail modifications (ADA)
- Structural upgrades
- Interior BBQ room demolition
- Radon mitigation

Bid Results

February 16, 2012

Number of Bids

- 5

Low Bid

- \$214,000 (K.J. Cain, Inc.)

2nd Lowest Bid

- \$220,000 (STC Development, Inc.)

High Bid

- \$344,970

Bid Average

- \$259,708



Bid Protest by STC Development

- Contractor did not meet qualifications of roofing specification
 - Specification states 5 years experience required
 - K.J. Cain in business for 3.5 years
- License discrepancy with listed subcontractor
 - Ian Tanner



Findings and Recommendations

- Bid Protest has Merit
 - Roofing Specification
 - Low bidder claims will self perform with qualified employee
 - CA State Licensing Board shows low bidder has no employees
 - Errors on Bid Form
 - Location of subcontractors not listed (PCC Section 4104(a)(1))
 - Incorrect /missing license numbers not corrected within 24 hours (PCC Section 4104(a)(2)(A))
- Recommendations
 - Deviations in low bid caused unfair advantage
 - Consider low bid non-responsive
 - Award contract to 2nd low bid