

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

MEMORANDUM

TO: REDEVELOPMENT AGENCY BOARD	FROM: HARRY S. MAVROGENES EXECUTIVE DIRECTOR
SUBJECT: SEE BELOW	DATE: DECEMBER 3, 2008

INFORMATION

SUBJECT: CONTRACTOR PREQUALIFICATION PROGRAM FOR THE
CONVENTION CENTER PHASE 1 EXPANSION - CENTRAL
UTILITY PLANT PROJECT

On June 3, 2008, the Redevelopment Agency Board approved a project-specific contractor prequalification program for the Convention Center Phase 1 Expansion Central Utility Plant Project. Staff was to report the results of the prequalification program to the Board by information memo or with a request to approve an award of construction contract.

A Notice to Contractors inviting contractors to submit prequalification packages was published in the Post Record on August 13 and the Notice and prequalification forms were posted on the Agency's website and the City's Bid Hotline. Only two prequalification packages were received on August 28, the first deadline. To increase responses, the submittal date was extended to September 22, 2008. Three additional prequalification packages were received.

After substantial review of the submittals and checking of references and project experience via telephone interviews, staff determined that none of the submitting contractors met the minimum standards established by the program for prequalification. Having now reviewed the qualifications of contractors expressing interest in ultimately bidding on the Project, it is staff's determination that these minimum standards were overall too stringent.

Given the length of time required to amend and re-conduct a prequalification program, staff intends to proceed with letting the Project go to bid using the Redevelopment Agency's standard one-step public bid process, wherein the bidding firms include in their bid proposals a Statement of Qualifications and

Experience. However, in order to address some of the more important qualifications concerns, such as safety, LEED requirements and specific project experience, it is contemplated that the bid instructions will require the Statement of Qualifications and Experience to list evidence specifically directed to those concerns. If the low bidder did not include appropriate evidence in its bid and the bid was deemed non-responsive, the Redevelopment Agency Board would take appropriate action during the bid award procedure.

On October 29, 2008, each of the contractors submitting prequalification packages was notified that the prequalification process for the project would be abandoned and that there will be no separate prequalification process conducted for this Project. Staff will continue to keep the Redevelopment Agency Board informed as to its progress with advertising and bidding the Project.



HARRY S. MAVROGENES
Executive Director