

MOUNTAIN VIEW-LOS ALTOS HIGH SCHOOL DISTRICT

RESOLUTION NO. 21/22-48

RESOLUTION DECLARING THE FUTILITY OF PUBLIC BIDDING FOR PLUMBING TRADE SERVICES FOR LOS ALTOS HIGH SCHOOL NEW CLASSROOMS, ENGINEERING LABS, AND AUXILIARY GYMNASIUM AND RATIFYING A CHANGE ORDER FOR THAT WORK

WHEREAS, the Board of Trustees ("Board") of the Mountain View-Los Altos High School District ("District") formally and publicly opened bids for Bid Package E – Plumbing Trades ("Bid Package E") for the Los Altos High School New Classrooms, Engineering Labs, and Auxiliary Gymnasium Project ("Project"), located at Los Altos High School, 201 Almond Avenue, Los Altos, California 94022; and

WHEREAS, of the two (2) bids submitted for Bid Package E, Stephen Ciari Plumbing & Heating, Inc. was determined to be the lowest responsive responsible bidder, and on or about August 5, 2019, the Board awarded a contract to perform the work for Bid Package E on the Project in the amount of Six Hundred Sixty Five Thousand Three Hundred Seventy-Nine Dollars (\$665,379.00); and

WHEREAS, since commencement of the Project, an air compressor, line system, and equipment for shop area of technology classroom was added, and a copper condensate line was installed for an added mini-split unit in the Classroom Building, per District request, via Change Order #14E for Stephen E. Ciari Plumbing & Heating, Inc. ("Ciari – CO#14E"), and

WHEREAS, the Project adjustments represent additions in scope and cost for services to be performed on the Project pursuant to Bid Package E ("Additional Work"); and

WHEREAS, by virtue of its design and function, the Work is integral and inseparable from, and inherent to, the work already in progress on the Project; and

WHEREAS, the Contractor issued documentation supporting final pricing for the integral and additional necessary plumbing work to the Project via Potential Change Orders ("PCOs") #195 & #237 (Ciari - CO#14E) totaling \$32,353.56, which brings the total current cost of approved and pending change orders to \$77,773.56 (11.69%) of the original contract amount; and

WHEREAS, District staff have concluded that the Ciari - CO#14E cost is reasonable (approved by the Board on 04/25/22); and

WHEREAS, requesting bids for the Additional Work, and having another contractor perform the adjusted Work, would result in waste and delay on the Project, which would ultimately be at the expense of the District; and

WHEREAS, bringing in a new Contractor to perform the Additional Work would have created coordination and interference problems at the Project, for example, the need to perform the work within the same area, and would expose the District to liability for delay and/or disruption damages; and

WHEREAS, bringing in a new contractor to perform the Additional Work could have created a potential dispute over the warranty for that work and the surrounding work being performed by the Contractor; and

WHEREAS, bringing in a new contractor (or contractors) to perform the Bid Package E Work pursuant to the Project adjustments would potentially expose the District to significant cost increase, since Stephen Ciari Plumbing & Heating, Inc. is already familiar with and mobilized on the Project site and any other bids are likely to result in increased costs to the District; and

WHEREAS, it is imperative to perform the Additional Work immediately to prevent delay to the Project, which may expose the District to a significant increase in cost; and

WHEREAS, California courts allow a narrow exception to the public bidding law in circumstances in which public bidding would be futile, undesirable, or impractical and would cause additional delay and additional cost; (See, e.g., Los Angeles Dredging Company v. City of Long Beach (1930) 2 Cal. 348; Graydon v. Pasadena Redevelopment Agency (1980) 104 Cal.App.3d 631, 645.); and

WHEREAS, notwithstanding the requirements of Public Contract Code sections 20111(b) or 20118.4(a), California law provides that, "where competitive proposals work an incongruity and are unavailing as affecting the final result or where they do not produce any advantage . . . the statute requiring competitive bidding does not apply." (Hiller v. City of Los Angeles (1961) 197 Cal.App.2d 685, 694); and

WHEREAS, bidding the Additional Work for Bid Package E will not affect the final result to the District except to further increase the cost of the Project; and

WHEREAS, bidding the Additional Work will not produce an advantage to the District;

NOW THEREFORE, the Governing Board of the Mountain View-Los Altos High School District hereby resolves, determines, and finds the following:

Section 1. That the above recitals are true and correct.

Section 2. For the reasons stated above, public bidding of the Additional Work for Project Bid Package E would not produce an advantage to the District and would produce a net burden and distinct disadvantages to the District.

Section 3. That based on the foregoing, it would be incongruous, futile, and unavailing to attempt to bid the Additional Work for Project Bid Package E.

Section 4. The Board hereby ratifies Ciari - CO #14E to perform the Additional Work, without further advertising for or inviting of bids.

Section 5. The Board hereby authorizes the District's Superintendent, or her designee, to take all steps and perform all actions necessary to execute and implement Ciari - CO#14E.

APPROVED, PASSED AND ADOPTED this 23rd day of May, 2022 by the following vote of the Board of Trustees of the Mountain View-Los Altos High School District:

AYES:

NOES:

ABSENT:

ABSTAIN:

I certify that the foregoing resolution was duly introduced, passed, and adopted as stated.

Dr. Nellie Meyer
Superintendent
Mountain View-Los Altos High School District