

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of September 15, 2009

ITEM # 26

ITEM TITLE:

Consider Ratification of Contract Award, Build-Out: Phase II (Third & Fourth Floors) Project at Berkeley City College (Bid No. 09-10/01), AJF/BHM, A Joint Venture

SPECIFIC BOARD ACTION REQUESTED:

Ratification of the contract award for AJF/BHM, A Joint Venture for Build-Out: Phase II (Third & Fourth Floors) Project at Berkeley City College (Bid No. 09-10/01), to AJF/BHM, A Joint Venture, in the amount of \$1,607,200.

ITEM SUMMARY:

This project involves the reconfiguration of the existing multimedia vocational training room and associated spaces. All work is distributed within the existing unoccupied space of the third floor (6,360 s.f.) and unoccupied space on the fourth floor (8,280 s.f.) at Berkeley City College, per construction documents prepared by Murakami/Nelson Architects. The scope of work includes:

- Third Floor: Build-out of offices suites, offices, Resource Center, IT and Audio/Visual.
- Fourth Floor: Build-out of four (4) large classrooms, tiered lecture hall, two (2) computer charging storage closets, and three (3) storage rooms.
- The scope also includes electrical/data/networking, HVAC, plumbing, fire alarm and fire sprinkler system modifications to conform to the new build-out space, as well as carpentry and finish upgrades.

A formal Request for Bids (09-10/01) was conducted for this project, and a bid opening was held on August 18, 2009. Eight bids were received, as follows:

CONTRACTOR	LOCATION	TOTAL BID
AJF/BHM , A Joint Venture	Vallejo, CA	\$1,607,200
D.L Falk Construction, Inc.	Hayward, CA	\$1,769,000
Triton Construction Company, Inc.	Walnut Creek, CA	\$1,783,050
Kudsk Construction, Inc.	Oakland, CA	\$1,830,000
Evra Construction, Inc.	South San Francisco, CA	\$1,858,000
Sausal Corporation	San Leandro, CA	\$1,866,000
Albay Construction Co.	Martinez, CA	\$1,877,000
Rodan Builders, Inc.	Belmont, CA	\$2,033,000

The lowest responsible and responsive bid was submitted by AJF/BHM, A Joint Venture in the amount of \$1,607,200. The contract award was approved by the Chancellor during the Board recess, permitted under the Chancellor Authorization to Sign (Resolution 99/00-5). This was necessary to allow the project to begin sooner to ensure the space will be ready for occupation for the spring semester. Board ratification of the contract award is now requested.

BACKGROUND/ANALYSIS:

Bid information for this project was published in newspapers of general circulation and ethnic publications reflecting the diversity of the market area. Bid information was sent to all Chambers of Commerce within the market area to disseminate to their constituency, local plan rooms and associated contractor subscription services.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Ratification of the contract award for AJF/BHM, A Joint Venture for Build-Out: Phase II (Third & Fourth Floors) Project at Berkeley City College (Bid No. 09-10/01), to AJF/BHM, A Joint Venture, in the amount of \$1,607,200, is recommended.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

The budget for the Berkeley City College Build-Out projects, which included this phase, was approved at the Board meeting of January 29, 2008, in the amount of \$4,500,000. Funding in the amount of \$1,600,000 was reserved for the build-out from the Berkeley City College Permanent Facility budget, which was funded by the first Measure A, Measure E and the State of California. The remaining \$2,900,000 is funded by Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, Berkeley City College, "Constructing/acquiring additional office space for faculty and professionals," and "Modification of classrooms throughout campus to increase student capacity."

OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):

YES _____ No X

COMMENTS:

All Board recommended contracts are subject to negotiation and execution by the Chancellor.

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?

Vice Chancellor Ikharo

DID A BOARD STANDING COMMITTEE RECOMMEND THE ITEM? YES _____ NO X

If "YES", PLEASE INCLUDE THAT INFORMATION IN YOUR SUMMARY.

PLEASE ACQUIRE SIGNATURES IN THIS ORDER:

DOCUMENT PREPARED BY:

Prepared by: Sadiq B. Ikharo Date: 9-9-09
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: 9-9-09
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

FINANCE DEPARTMENT REVIEW

Finance review required Finance review *not* required

If Finance review is required, determination is: Approved Not Approved

If not approved, please give reason: _____

Signature: Thomas Smith Date: 9.8.09
Thomas Smith
Vice Chancellor for Finance and Administration

GENERAL COUNSEL (Legality and Format/adherence to Education Codes):

Legal review required Legal review *not* required

If Legal review is required, determination is: Approved Not Approved

Signature: Thuy T. Nguyen Date: 9/8/09
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

Approved, and Place on Agenda Not Approved, but Place on Agenda

Signature: Elihu Harris Date: 9-8-09
Elihu Harris, Chancellor



PERALTA COMMUNITY COLLEGE DISTRICT
Office of General Services

August 21, 2009

MEMORANDUM

TO: Chancellor Elihu M. Harris

FROM: Dr. Sadiq B. Ikhara, Vice Chancellor for General Services

Approved
[Signature]
SBI

SUBJECT: Acceptance of Bid and Award of Contract for Build-Out: Phase II (Third & Fourth Floors) Project at Berkeley City College (Bid No. 09-10/01)

Your approval is requested to accept the bid and award a contract to AJF/BHM A Joint Venture, in the amount of \$1,607,200, for the Build-Out: Phase II (Third & Fourth Floors) Project at Berkeley City College. This project involves the reconfiguration of the existing multimedia vocational training room and associated spaces. All work is distributed within the existing unoccupied space of the third floor (6,360 s.f.) and unoccupied space on the fourth floor (8,280 s.f.) at Berkeley City College, per construction documents prepared by Murakami/Nelson Architects. The scope of work includes:

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Albay Construction Co.	Martinez, CA	\$1,877,000
Rodan Builders, Inc.	Belmont, CA	\$2,033,000

The lowest responsible and responsive bid was submitted by AJF/BHM A Joint Venture in the amount of \$1,607,200. Your approval is requested to enter into a contract with AJF/BHM A Joint Venture so that the work can commence during the Board recess period. Ratification of the bid award will be placed on the agenda for the September 15 Board meeting. This will allow the project mobilization to happen sooner, to ensure the space will be ready for occupation for the spring semester. It will also reduce the lease period for the annex space, which is being used until the renovated area is complete. A Measure A budget for the Berkeley City College Build-Out projects in the amount of \$4,500,000 was approved at the Board meeting of January 29, 2008.

SBI:cr
Attachment

