

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

ITEM # 36

ITEM TITLE:

Consider Approval to Enter into an Agreement for Testing and Inspection Services with Inspection Services, Inc. for the Laney College Athletic Complex

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to enter into an agreement with Inspection Services, Inc. for specialized testing and inspection services during the construction of the Laney College Athletic Complex, in the amount of \$101,495.

ITEM SUMMARY:

Under this agreement, Inspection Services, Inc. will perform structural materials inspection and testing, geotechnical (soils) and other related services. This is required as a condition of DSA (Division of the State Architect) approval of the Laney Athletic Complex project.

The District solicited proposals from consultants and received seven proposals for this project. Since testing and inspection services are paid on the basis of hourly rates and unit rates per test, the proposals were evaluated based on assumptions as to the testing and inspection needs of the project and by applying the respective unit rates or hours plus fees that might apply. Based on the results of the evaluation, Inspection Services, Inc. is recommended because they proposed a complete array of services for materials and soils testing at the lowest rate. District staff was able to realize a savings of \$37,000 in the final contract with Independent Services, Inc. by reducing the charges of the minimum hours per trip.

BACKGROUND/ANALYSIS:

The detailed evaluation process and a spreadsheet comparing the costs, prepared by the project manager, Cordoba Corporation, is attached.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended to enter into an agreement with Inspection Services, Inc. for specialized testing and inspection services during the construction of the Laney College Athletic Complex, in the amount of \$101,495.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Laney College, "Athletic Fields, Gym and Facilities."

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. Ikharmo Date: 12/8/09
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharmo Date: 12/8/09
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: _____ Date: _____

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: _____ Date: 12/9/09

Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: _____ Date: 12/9/09

Elihu Harris, Chancellor



CORDOBA CORPORATION

**Laney Athletic Fields & Field House
Project # 2338
Evaluation of Testing and Inspection Lab Proposals**

Date: Sept 10, 2009

Subject: Evaluation of Testing and Inspection Lab Services Proposals

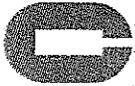
INTRODUCTION:

A request for Proposals was published on August 19, 2009 to various well known local Testing and Inspection Laboratory Firms, as well as to, firms that provide such services in the Bay Area. The request for Testing and Inspection Lab proposals was intended to provide Design Development information that describes the scope of project work. The Work includes the demolition of existing Baseball and Softball fields, relocation of the Baseball field, construction of a new 100 vehicle parking lot and improvements to a multi-purpose field and an 18,000 two story Field House. The Field House will be constructed to house the Athletic director's office, Coach's offices, locker rooms, restrooms, weight room and team facilities for men and women.

DISCUSSION:

The request required Proposals to be submitted no later than August 31st at 2:00PM. It was made clear to all proposers that Testing and Inspection Lab Services would be required at random times during the grading, field construction work and before and during the Field House construction. We will require soils, concrete, masonry and steel testing and inspection, wood framing and specialty inspection on the planned Design Build complex. The request included a Work schedule, a set of Scope of work Documents included in the Design Development submittal of the project, as well as Gilbane issued Drawings and specifications.

We requested, hourly rates for special inspectors, as well as, proposed rates for tests in the field and at their Laboratories. In addition we requested a project budget estimate for their proposed scope of services. The RFP requested sample special inspector resumes for assigned inspectors/technicians being made available for the project. References were requested from all proposers in order to be able to check on their Testing and Inspection Service records. Most of the proposers sent a mini Statement of Qualifications. Most of the proposals were quite complete and included the majority of the services solicited. In a few cases the Labs omitted certain test or inspection service; none really caused a particular issue with the analysis.



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On August 31, 2009 Proposals were received from the Following Testing and Inspections Lab Services Proposers:

**APPLIED MATERIALS AND ENGINEERING
TESTING ENGINEERS
INSPECTION SERVICES INCORPORATED
KC ENGINEERING COMPANY
CONSOLIDATED ENGINEERING**

The following Firms submitted proposals for Geotechnical Work, note that some of them also proposed on all other Inspection and Testing work:

**APPLIED MATERIALS AND ENGINEERING
INSPECTION SERVICES INCORPORATED
KC ENGINEERING COMPANY**

The following Firms only submitted proposals for Geotechnical Work:

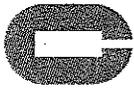
**GEOSPHERE CONSULTANTS
TREADWELL AND ROLLO**

Most proposals were complete and provided a good understanding of the Laboratory capabilities. All the firms are pretty well familiar with the DSA certification process and were prepared to provide the necessary certification at the conclusion of the project.

All Proposals were submitted prior to the 2PM deadline and all were found to be responsive to the RFP. Since the way that Testing and Inspection Services are paid is on the basis of hourly rates and unit rates per test, it was deemed that the only way to make it a fair comparison of the cost was to make assumptions as to what the real needs of the project will be and apply the respective unit rates or hours plus fees that might apply. In addition, reference checks were made on the proposers and nearly all were recommended or even highly recommended in every instance. All interviews were held confidentially.

Based on the attached spread sheet where the firms proposed their rates and particular estimates for their services during the project construction, we posted their actual input along with Cordoba's assumptions about the most likely cost for the services in order to normalize and better compare pricing. By actually doing that we got some very competitive pricing in most instances.

Please refer to the attached Testing and Inspection Lab Services Evaluation.



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CONCLUSIONS:

Our recommendation is that the District selects Inspection Services Incorporated based on the fact that they proposed a complete array of services for materials and soils testing. Recently, the Division of State Architect announced that they do not allow the same firm that performed the Geotechnical Evaluations to also perform the soils testing on the basis that they view that as a conflict of interest; on that basis Treadwell and Rollo is removed from the competition leaving Geosphere Consultants as the only other soils testing firm available for Soils Testing to add to the Consolidated Engineering and Testing Engineer test labs. By adding the Soils Testing to Consolidated and Testing Engineers the total cost exceeds the amount proposed by Inspection Services Inc.; a local testing laboratory. Applied Materials Engineering's proposal comes in as a second lowest bidder with a very close margin, so does KC Engineering. Applied Materials Engineering is fairly local and KC Engineering is not a local testing firm and would probably not be able to provide the same benefits of proximity offered by Inspection Services.

On the basis that Inspection Services Inc. is the lowest apparent proposer for Inspection and both materials testing and soils testing services, it is recommended that a contract be awarded to them as the lowest cost proposer.

Ángel A. Álvarez PE, CEA
Construction Manager\
Cordoba Corporation
aalvarez@cordobacorp.com
562 316-8287

Attachment:
Testing and Inspection Fees.pdf



CORDOBA CORPORATION

Testing & Inspection Fees
Laney Athletic Fields and Field House

9/4/2009

	Applied Materials & Engineering	Testing-Engineers	Inspection Services	KC Engineering Company	Consolidated Engineering	Geosphere Consultants	Treadwell & Rollo
Soil Testing	\$0	\$0	\$0	\$13,624	\$0		
Compaction Testing	\$2,300	\$0	\$19,670	\$0	\$0		
Reinforced Concrete	\$8,750	\$10,346	\$21,376	\$12,824	\$11,597		
Structural Masonry	\$45,000	\$25,450	\$19,175	\$12,410	\$18,480		
Structural Steel, High Strength Bolts & Metal Deck	\$9,600	\$14,432	\$20,531	\$8,360	\$24,680		
Glu-Laminated Lumber & Truss Joints (Allowance)	\$16,400	\$0	\$840	\$0	\$0		
Fire Proofing	\$3,000	\$0	\$1,075	\$664	\$904		
Project Management and Engineering	\$2,400	\$0	\$6,115	\$0	\$1,728		\$2,000
Final Affidavit	\$390	\$190	\$1,000	\$750	\$315		
Total Proposed Fee	\$87,840	\$50,418	\$89,782	\$48,632	\$57,704		\$37,700
	Includes soils		Includes soils				
Principal Engineer	\$150	\$190	\$0	\$150	\$0		\$220 to \$315
Project Engineer	\$0	\$0	\$140	\$115	\$0		\$115 to \$135
Staff Engineer	\$0	\$0	\$0	\$105	\$0		\$105 to \$125
Special Inspectors	\$75 to \$82	\$82	\$75 to \$105	\$78 to \$88	\$68 to \$73		\$95 to \$100
Proposals are being analyzed based on best actual expected conditions. Assumptions are based on equal terms for all proposers.							
Concrete Cylinder Testing - 60	\$3,000	\$1,500	\$1,920	\$1,800	\$1,500		
Concrete Mix Design - 2 reviews	\$200	\$380	\$310	\$400	\$200		
Rebar Insp. - 50 hrs.	\$3,750	\$4,100	\$3,750	\$4,150	\$3,650		
Concrete Placement - 60 hrs.	\$4,500	\$4,920	\$4,500	\$4,980	\$4,380		
Pick Up of Samples - 20 trips	\$1,460	\$1,640	\$1,200	\$1,660	\$1,000		
Masonry Insp. - 250 hrs.	\$18,750	\$20,500	\$19,750	\$22,000	\$18,250		
Masonry Samples - 120	\$4,800	\$3,960	\$3,840	\$3,600	\$4,200		
Masonry Prisms - 3	\$450	\$375	\$495	\$375	\$450		
Welding Shop & Field Insp. - 180 hrs.	\$13,500	\$14,760	\$13,500	\$14,940	\$12,240		
Special Test Torque and Others - 30 hrs.	\$2,250	\$2,760	\$2,430	\$2,640	\$2,040		
Reports and Administration	\$2,790	\$190	\$5,340	\$750	\$2,043		
CMU Tests	\$450	\$500	\$2,200	\$500	\$220		
Steel - 20 samples	\$3,000	\$1,300	\$1,800	\$1,200	\$1,700		
Total Assumed Cost Based on Unit Rates	\$58,900	\$56,885	\$61,035	\$58,995	\$51,873		
Notes:							
Refer to next page to review Geotechnical work							
Consolidated Test Lab is the apparent Low proposer							
Testing Engineers is 2nd Low proposer							

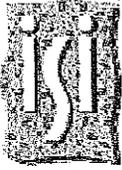
**Testing & Inspection Fees
Laney Athletic Fields and Field House**

CORDOBA CORPORATION

9/4/2009

Geotechnical (Soils) Work:	Applied Materials & Engineering	Testing-Engineers	Inspection Services	KC Engineering Company	Consolidated Engineering	Geosphere Consultants	Treadwell & Rollo
Soils Testing Curves - 6	\$1,500	N/A	\$1,260	\$1,170	N/A	\$1,800	
Gradations - 10	\$1,200	N/A	\$1,300	\$1,300	N/A	\$1,600	
Grading Insp. - 300 hrs.	\$23,400	N/A	\$24,300	\$23,400	N/A	\$24,000	
Inst. - 100 hrs.	\$7,800	N/A	\$8,100	\$7,800	N/A	\$8,000	
	\$150	N/A	\$5,500	\$1,500	N/A	\$9,650	
	N/A	N/A	N/A	\$350	N/A	\$2,100	
Total Soils Testing	\$34,050	N/A	\$40,460	\$35,520	N/A	\$47,150	\$34,200

Notes:
 Even though Applied Materials & Engineering is the Low proposer,
 I recommend that PCCD uses Treadwell and Rollo since they are the Geotechnical consultant of record.
 The difference is less than \$200 and avoid splitting responsibility.



October 5, 2009
P2009-2281 (R1)

Peralta Community College District
C/o Cordoba Corporation

Attn: Mr. Angel A. Alvarez, P.E. CEM
Cordoba Corporation
500 12th Street, Suite 330
Oakland, CA 94607

Re: Laney College Athletic Fields and Field House (Project # 2338)
Proposal for Special Inspection and Testing Services

Dear Mr. Alvarez:

We are in receipt of your spread sheet (dated 9-4-09) which was e-mailed to us on 10-2-09. Mr. Phil Nishikawa of our office called you, at your request, to discuss your spread sheet which, we understand, was based upon our original proposal (P2009-2281 B, 8-31-09) quantities and your normalization study of all contributing proposals.

By your request, we are submitting a revised proposal in the format of your spread sheet. However, we did take the initiative to sub-itemize some of your line items and also included footnotes to clarify our scope. The total cost of our revised proposal is \$61,035.00 + \$40,460.00 or \$101,495.00. The unit rates will remain the same as our original proposal. The conditions of our minimum hours are enclosed. Both the amount of \$101,495.00 and the language of minimums have been reviewed and accepted by the principal of ISI.

The descriptive language within our original proposal is still applicable. Such language includes the responsibilities of the IOR, our scope of services assumptions, and the unavailability of 100% DSA stamp drawings along with DSA Form 103 when we initially proposed our services to PCCD.

Please call or email us for any questions, clarifications and/or additional information on our proposal. We truly want the award to this project and if successful, Mr. Nishikawa will be assisting with the operations and administration of this project.

Sincerely,
INSPECTION SERVICES, INC.

A handwritten signature in black ink, appearing to read 'E. King', is written over the typed name.

Edward L. King
Vice President/Operations

INSPECTION SERVICES, INC.

Pier 26, The Embarcadero ■ San Francisco, CA 9415 ■ Phone 415.243.3265 ■ Fax 415.243.3266
1798 University Ave. ■ Berkeley, CA 94703 ■ www.inspectionservices.net

1.0	STRUCTURAL MATERIALS INSPECTION AND TESTING	BSC	Unit	Quantity	Unit Rate	Sub- Total (\$)	Foot Notes
1.1	Concrete cylinder testing (6x12 compression tests)	3101	each	60	\$ 32.00	\$ 1,920.00	
1.2	Concrete mix design reviews (Method - B)	1201	each	2	\$ 155.00	\$ 310.00	
1.3	Reinforced steel placement inspection	2201	hour	50	\$ 75.00	\$ 3,750.00	
1.4	Concrete placement inspection and/or sampling	2301	hour	60	\$ 75.00	\$ 4,500.00	
1.5	Pickup of samples (jobsite-to-lab)	1302	trip	20	\$ 60.00	\$ 1,200.00	
1.6	Masonry inspection	2503	hour	250	\$ 79.00	\$ 19,750.00	1
1.7	Masonry samples - 4x4x8 grout prism tests	3103	each	40	\$ 32.00	\$ 1,280.00	
1.8	Masonry samples - 2x4 mortar cyl. tests	3102	each	80	\$ 32.00	\$ 2,560.00	
1.9	masonry prisms (built-up, compression tests)	3104	each	3	\$ 165.00	\$ 495.00	
1.10	Structural steel - shop welding inspections	3602	hour	80	\$ 75.00	\$ 6,000.00	
1.11	Structural steel -field welding inspections	3601	hour	100	\$ 75.00	\$ 7,500.00	
1.10	Special Tests, Torque and other	2904	hour	30	\$ 81.00	\$ 2,430.00	2
1.13	Reports and Administration - Grout mix design	1203	each	2	\$ 155.00	\$ 310.00	
1.14	Reports and Administration - Welding documents	1204	hour	4	\$ 140.00	\$ 560.00	
1.15	Reports and Administration - Meeting Supervision	1206	hour	8	\$ 140.00	\$ 1,120.00	
1.16	Reports and Administration - Welding final (DSA)	1208	each	2	\$ 210.00	\$ 420.00	
1.17	Reports and Administration - Masonry final (DSA)	1209	each	1	\$ 210.00	\$ 210.00	
1.18	Reports and Administration - Laboratory Final (DSA)	1215	each	1	\$ 350.00	\$ 350.00	
1.19	Reports and Administration - HS Bolts (A325)	3310	sets	3	\$ 265.00	\$ 795.00	
1.20	Reports and Administration - Administration	1221	hour	11	\$ 140.00	\$ 1,540.00	
1.21	Reports and Administration - Miscellaneous	1104	each	1	\$ 35.00	\$ 35.00	
1.22	CMU Tests (ASTM 140 qualification testing)	3110	sets	2	\$ 1,100.00	\$ 2,200.00	
1.23	Steel (rebar tensile and bends)	3201	sets	20	\$ 90.00	\$ 1,800.00	
	Subtotal (1.0)					\$ 61,035.00	
2.0	GEOTECHNICAL (SOILS) WORK						
2.1	Soils Testing (Lab proctor M/D curves)	3461	each	6	\$ 210.00	\$ 1,260.00	
2.2	Gradations (lab testing)	3403	each	10	\$ 130.00	\$ 1,300.00	
2.3	Grading Inspection (field inspection)	2708	hour	300	\$ 81.00	\$ 24,300.00	
2.4	Filter and Turf Installation (field inspection)	2708	hour	100	\$ 81.00	\$ 8,100.00	
2.5	Engineering - Geotechnical observation/supervision	1108	hour	27	\$ 165.00	\$ 4,455.00	
2.6	Engineering - Final Soils Report, Ph.I (DSA)	1216	each	1	\$ 495.00	\$ 495.00	
2.7	Engineering - Final Soils Report, Ph.II (DSA)	1216	each	1	\$ 495.00	\$ 495.00	
2.6	Engineering - Miscellaneous	1104	each	1	\$ 55.00	\$ 55.00	
	Subtotal (2.0)					\$ 40,480.00	
	Total					\$ 101,495.00	

Footnote #1: This line item (1.6) is assumed to include all periodic block/rebar/embed placement inspection, all grout placement inspections/sampling, mortar sampling and all related masonry tests such as CMU post coring, compression/shear tests on cores, material transportation and rebar tensile/bend tests and will be charged at respective unit rates (normalized to fit each case). The CMU qualification tests and prism tests are itemized under line items 1.9 and 1.22.

Footnote #2: This line item (1.10) is assumed to include weld UT, SAFP, GLB shop inspections and anchor/dowel proof load testing.

Summary

1.0	STRUCTURAL MATERIALS INSPECTION AND TESTING	\$	61,035.00
2.0	GEOTECHNICAL (SOILS) WORK	\$	40,460.00
	Total	\$	101,495.00

BASIS OF CHARGES/TERMS AND CONDITIONS

* ISI invoices will be submitted on a month or biweekly basis: Payment is net 30 days. After 30 days, 1% interest per month will be applied

* Premium Time

~ overtime and Saturdays: add 50% to basic rate

~ Sundays/Holidays; over 12 hours; over 8 hours on Saturday; add 100% to basic rate

~ Night Shifts: add 12.5% to basic rate

* Minimum Time: 2 hours. Over 2 hours: Minimum 4 hour billing. Over 4 hours: Minimum 8 hour billing/day. ISI requires notification of your intent to use the special inspector for 2 hours or less portal to portal when making your dispatch request, otherwise, the 4 hour minimum applies.

For assignments that require equipment such as nuclear gauges, hydraulic systems for proof-load testing, high-strength torque wrench etc., billing time will include picking up and dropping off the equipment at ISI's laboratory as well as round trip travel

*** A project management fee of 3% will be applied to all invoices**

* **Lab testing rates** apply to standard turn-around time (STA) as indicated in working days per test; express turn-around requested by our client will be charged at 150% of our standard rate.

* Field services are performed on a time-and-material basis; cost proposals provided are an estimated budget only. Our actual cost will be determined by the contractor's working schedule

* All areas of inspection and/or testing will be made completely and safely accessible to ISI special inspectors or technicians by contractor

* Provide at least 24 hours advance notice to ISI dispatch for inspections (call before 2:00pm)

* No work requiring inspection is to be covered prior to inspection

* Any non-conforming work as identified by inspections and/or test will require an approved corrective action remediation procedure prior to final acceptance by ISI

* All testing and inspection records will be retained for a period of five (5) years after ISI issued the final affidavit

* Other services and expenses not listed within the scope herein and where such other services are requested by the client during the progress of work will be charged at cost plus 15% or by separate estimate of cost

* Our minimum fee is \$650 and we require this amount as a non-refundable deposit before we dispatch our inspectors

* **Rates subject to COLA increase of 6% after 07-01-10**

* **Final Affidavit:** We require 5-10 working days written notice prior to issuing a final affidavit. Before we can issue a final affidavit, all outstanding issues must be resolved. These issues may include reported non-conformances, lab test results, and payment for services. Please add 50% to the above listed rates if a final affidavit is requested within less than five working days.