

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of September 28, 2010

ITEM # 38

ITEM TITLE:

Consider Ratification of Contract Award, Improvements to 860 Atlantic Avenue, Alameda (Bid No. 09-10/41), Cal-Pacific Construction Inc.

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested of the contract award to Cal-Pacific Construction Inc. for the Improvements to 860 Atlantic Avenue (Bid No. 09-10/41), in the amount of \$4,260,000.

ITEM SUMMARY:

Ratification is requested of the contract award to Cal-Pacific Construction Inc. for the Improvements to 860 Atlantic (Bid No. 09-10/41), in the amount of \$4,260,000. The 860 Atlantic Avenue facility in Alameda is being renovated as swing space for the College of Alameda Science Departments and the Merritt College Genomics Program. Existing research and development laboratory rooms around the perimeter of the building are being combined into larger classroom-lab spaces for the COA programs. Offices are being demolished to make room for shared classroom spaces. In the center of the building, a corridor, some small spaces and offices are being reconfigured into teaching and lab spaces for the Genomics Program. New, larger restrooms will be created and mostly new mechanical and telecom systems will be provided. Electrical, lighting and plumbing systems will be a hybrid of existing and new. The scope of work includes:

- Demolition and construction of interior walls and ceilings, floor upgrades, and finish replacement
- Relocation of existing doors and provision of new doors, frames, and hardware
- Relocation and installation of existing equipment and fixed furniture from COA
- Reworking of the existing parking lot to provide for five (5) new disabled parking spaces
- Replacement of existing HVAC system

A formal Request for Bids (Bid No. 09-10/41) was conducted for this project, and a bid opening was held on July 14, 2010. Three (3) bids were received, as follows:

CONTRACTOR	LOCATION	TOTAL BID
Cal-Pacific Construction Inc.	Oakland, CA	\$4,260,000
AJF/ BHM, A Joint Venture	Vallejo, CA	\$4,425,439
J. F. Fitzmaurice, Inc.	Oakland, CA	\$4,696,300

The lowest responsible and responsive bid was submitted by Cal-Pacific Construction Inc., in the amount of \$4,260,000. The contract award was approved by the Chancellor during the Board recess, permitted under the Chancellor Authorization to Sign

(Resolution 99/00-5), so that the work could commence during the Board recess period. This will allow the project construction to begin on schedule and not impact the work schedule for the new Science buildings at the College of Alameda and Merritt College. Board ratification of the contract award is now requested.

BACKGROUND/ANALYSIS:

The 860 Atlantic Avenue project has been discussed at the Board Facilities and Land Use Committee. At the meeting of May 12, 2009, the Board of Trustees approved a Measure A budget allocation for modifications to 860 Atlantic Avenue. The facility will serve as interim housing for the laboratory rooms at College of Alameda during the drop and replacement of Buildings C and D. Additionally, the facility will provide interim housing for the Merritt College Genomics Program during the programming and construction of the new science building at Merritt College.

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 is recommended of the contract award to Cal-Pacific Construction Inc. for the Improvements to 860 Atlantic Avenue (Bid No. 09-10/41), in the amount of \$4,260,000.

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, and verified by the Finance Department as a qualifying expenditure in accordance with the language of this resolution and further described on the bond project crossover list for implementation.

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 Ikhara

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

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

PLEASE ACQUIRE SIGNATURES IN THIS ORDER:

DOCUMENT PREPARED BY:
Prepared by: Sadiq B. Ikharmo Date: 9-22-10
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikharmo Date: 9-22-10
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: _____
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 by re, electronically Date: 9/22/10
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL
 Approved, and Place on Agenda Not Approved, but Place on Agenda
Signature: _____ Date: _____
Wise E. Allen, Chancellor



PERALTA COMMUNITY COLLEGE DISTRICT
Office of General Services

August 5, 2010

MEMORANDUM

TO: Chancellor Wise E. Allen
FROM: Dr. Sadiq B. Ikharo, Vice Chancellor for General Services
SUBJECT: Acceptance of Bid and Award of Contract for the Improvements to 860 Atlantic - Package (Bid No. 09-10/41)

Your approval is requested to accept the bid and award a contract to Cal-Pacific Construction Inc., in the amount of \$4,260,000, for improvements to 860 Atlantic. All work will be performed per the construction documents prepared by Fisher-Friedman Associates. 860 Atlantic Avenue is being renovated as swing space for the College of Alameda Science Departments and the Merritt College Genomics Program. Existing research and development laboratory rooms around the perimeter of the building are being combined into larger classroom-lab spaces for COA. Offices are being demolished to make room for shared classroom spaces. In the center of the building, a corridor, some small spaces and offices are being reconfigured into teaching and lab spaces for Genomics. New, larger restrooms will be created and mostly new mechanical and telecom systems will be provided. Electrical, lighting and plumbing systems will be a hybrid of existing and new. The scope of work includes:

- Demolition and construction of interior walls and ceilings, floor upgrades, and finish replacement
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J. F. Fitzmaurice, Inc.	Oakland, CA	\$4,696,300

The lowest responsible and responsive bid was submitted by Cal-Pacific Construction Inc., in the amount of \$4,260,000. Your approval, as permitted under the Chancellor Authorization to Sign (Resolution 99/00-5), is requested to enter into a contract with Cal-Pacific Construction Inc so that the work can commence during the Board recess period. This will allow the project construction to begin on schedule and not impact the work to be preformed on the new Science Buildings at the College of Alameda and Merritt College.

SBI:JF:cr

Approved: Wise E. Allen Date: 8/11/10
Wise E. Allen, Chancellor