

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of July 16, 2013

ITEM #

ITEM TITLE:

Consider Approval to Enter into an Agreement with Panaguiton Construction Inspections for Division of the State (DSA) Certified Inspection Services for the College of Alameda Cougar Village Expansion Modular Bid Submittal Package 1 and 2 (Bid No. 12-13/12)

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to enter into an agreement with Panaguiton Construction Inspections for Division of the State (DSA) certified inspection services for the College of Alameda Cougar Village Expansion Modular Bid Submittal Package 1 and 2, in the amount not-to-exceed \$62,400.

ITEM SUMMARY:

Approval is requested to enter into an agreement with Panaguiton Construction Inspections for Division of the State (DSA) certified inspection services for the College of Alameda Cougar Village Expansion Modular Bid Submittal Package 1 and 2. The Cougar Village Expansion Package is needed to provide appropriate interim housing, (Swing Space) for the educational non-science programs, faculties, and staffs when the construction of the new Buildings ‘C’ and ‘D’ begin. For each project subject to DSA review, a qualified and certified inspector must be hired by the District and approved by DSA. Panaguiton Construction Inspections is a DSA certified inspector. Panaguiton Construction Inspection will bill for services at a total amount not-to-exceed \$62,400 for this service.

Pursuant to the Public Contract Code (PCC) section 20657 and the District’s Purchasing Procedures, the District conducted an informal competitive bid by requesting price quotations from three (3) firms. Only two (2) bids were received from Bench Mark Inspections and Panaguiton Construction Inspections, whereas Marvin Saltzberg’s firm was disqualified due to lack of compliance to District’s contract provisions.

The following are the results:

CONTRACTOR	LOCATION	TOTAL BID
Panguiton Construction Services (Romer B. Panaguiton-Owner)	217 Hidden Creek Court Martinez, CA 94547	\$62,400
Bench Mark Inspections (Matthew C. Brown-Owner)	4475 Windflower Court Concord, CA 94518	\$64,350
Marvin Saltzburg (Owner)	106 Nautical Cove Hercules, CA	Disqualified

The lowest responsible and responsive bid was submitted by Panguiton Construction Services, in the amount of \$62,400.00. Romer Panaguiton is the owner of the company. The anticipated completion date of this project is March 20, 2014. All Board approved contracts are subject to final negotiation and execution by the Chancellor. The Chancellor recommends approval.

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, "Classroom and facilities repairs and grounds improvements," Merritt College, "Classroom and facilities repairs and grounds improvements," College of Alameda, "Remodeling and equipping classroom and campus facilities," and Berkeley City College, "Plumbing, electrical, mechanical system upgrades and improvements."

BACKGROUND/ANALYSIS:

As required by the Public Contract Code and the District's Purchasing Procedures, the District conducted an informal competitive bid and attained price quotes from three (3) vendors, as listed under the Item Summary.

DELIVERABLES AND SCOPE OF WORK:

Panaguiton Construction Inspections will provide inspection work as required by DSA, California Building Codes, California Education Code, and the District's requirements.

ANTICIPATED COMPLETION DATE:

The anticipated completion date of this project is March 20, 2014.

ALTERNATIVES/OPTIONS:

Not applicable

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for this Agreement to be awarded to Panaguiton Construction Inspections for Division of the State (DSA) certified inspection services for the College of Alameda Cougar Village Expansion Modular Bid Submittal Package 1.

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

YES _____ NO X

COMMENTS

Not applicable

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING? Vice Chancellor Ikharo

(*****Board contract approval is subject to negotiation and execution by the Chancellor.)

DOCUMENT PREPARED BY:

Prepared by: Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: 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: Ronald Gerhard
Ron Gerhard, 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 Thi Nguyen
Thuy Thi Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: José M. Ortiz
Dr. José M. Ortiz, Chancellor

Panaguiton Construction Inspection

217 Hidden Creek Ct. Martinez Ca. 94553-6804 DSA Class 1 Since 1990 * 510.772.1913. rbpior@gmail.com

May 28, 2013

Mr. Johnnie Fudge, CSI, CSSA, LEED AP
Director of Capital Projects
Department Of General Services
Peralta Community College
333 East 8th Street
Oakland, CA 94606
510.466.7200

Reference: College of Alameda Cougar Village Expansion Project

Mr. Fudge,

The purpose of this letter is to express my interest in providing inspection services for the proposed project at the College of Alameda. Additionally, I will be citing specific qualifications which make me an appropriate candidate for the position.

Over the course of the last 20 years, as an Inspector of Record representing the Division of the State Architect (DSA) my projects have spanned elementary to college campuses with a scope of work from fire alarm upgrades to brand-new, ground-up, construction projects where I have overseen a staff of assistant inspectors.

Included in the cost are my professional services as consultant: coordinating your lab personnel, architectural, mechanical and structural design team, project managers, the general contractor and all major subcontractors, according to your project specifications. I also bring valuable experience working with construction managers: providing collaborative cost control for the benefit of the school district/owner.

Recent and similar projects are reflected in my dossier:

- * Solano Community College, Fairfield CA
 - Rooftop Chiller Replacement Bldg. 100, HVAC Upgrade at Bldg. 300-500 and associated structural roof strengthening. – Ray Ogden-Director of Facilities
- * San Ramon Valley Unified School District, San Ramon, CA
 - Total of \$125 Million
 - 4 brand new Schools – Windemere Middle School, Live Oak Elementary School, Pine Valley Middle School and Gail Ranch Middle School. Modernization at Vista Grande Elementary School
- * California State University, Maritime Academy, Vallejo, CA
 - \$17 million (non-DSA) project
 - New navigation labs, nautical classrooms, and administrative offices
- * West Contra Costa Unified School District, Richmond, CA
 - \$30 million
 - New buildings and modernizations on three campuses, including Site grading and utilities, concrete foundations, structural steel, wood timbers, fire alarm, sprinkler upgrades and Type I and Type II fire- rated corridors

Hourly Rates for the above project are as follows:

\$75 for a Class 1, \$65 for a Class 2 and \$55 for a Class 3. Based on a 334-day (48-week) project schedule, at 20 – 24 hours a week, total projected cost is \$62,400 - \$74,880.

If you have any questions or concerns, please do not hesitate to call me at (510) 772-1913.



Sincerely,
Romer Panaguiton
Inspector of Record, DSA Class One #5704
Panaguiton Construction Inspection