

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

ITEM TITLE:

Consider Approval of Resolution No. 13/14-9, Acceptance of the Completed work and Release of Retention for the Fire Pump System Replacement Project at Laney College Tower (Administration Building) (Bid No. 12-13/13), Value Fire Protection, Inc. (VFP)

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for Resolution No. 13/14-9 for completed work and release of retention for the Fire Pump System Replacement Project at Laney College Tower (Administration Building) (Bid No. 12-13/13), Value Fire Protection, Inc. (VFP)

ITEM SUMMARY:

On March 12, 2013, the Board of Trustees approved Bid No. 12-13/13, awarding a contract to Value Fire Protection, Inc. (VFP) for the Fire Pump System Replacement Project. A Notice of Completion (NOC) has been filed with the County of Alameda and project acceptance is recommended. This resolution accepts the project as complete and provides a retention payment of \$9,500 to Value Fire Protection, Inc., which is 10% of the contract price. There were no change orders implemented on this project. The original contract amount was \$95,000. An approval by the Board of Trustees is recommended to authorize the release of retention amount. The project completion date was June 20, 2013.

An approval by the Board of Trustees is recommended to authorize the release of retention amount. 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, approved by the voters in Peralta's constituency and authorized under in Resolution 05/06-45, Exhibit A-1, District-Wide, support services for the "acquisition, construction, repair, refurbishment, equipping, upgrading, and modernization of classrooms, campuses, buildings, facilities, and grounds throughout the District."

BACKGROUND/ANALYSIS:

Prior to the award of a contract, a formal request for bids (Bid No. 12-13/13) was conducted for this project, and a mandatory pre-bid conference and site visit occurred on January 29, 2013. The bid opening was held on March 4, 2013. The lowest responsive and responsible bidder was VFP, in the not-to-exceed amount of \$95,000.00.

A functional testing to the existing pump and controller was completed to determine the weakness, operability, and need of the existing pump system. The result helped to develop the construction drawing. This Fire Pump System Replacement Project is the second phase of the Laney Tower Phase 2 project. The Laney Tower Phase 2 project consists of four (4) phases: Phase 1-Design and Construction Drawing Preparation, Phase 2-Fire Pump Replacement, Phase 3-Glass Replacement, and Phase 4-Electrical Switch Gear Repair and Maintenance. The project manager(s) conducted a mandatory pre-bid job walk with two (2)

well respected companies: VFP and Walschon Fire Protection Inc. The lowest responsible and responsive bid was submitted by VFP, in the amount of \$95,000. Approval will allow the project modernization to happen more quickly and ensure project completion will meet the proposed construction project schedule.

DELIVERABLES AND SCOPE OF WORK:

Under the original contract, VFP performed all work per the contract document prepared by YHLA Architect's sub-consultants, ZARI Consulting Group (a fire protection engineer) and Zeiger Engineers, Inc. (an electrical consultant). For deliverables, VFP removed the existing pump system, installed and replaced the existing fire pump in the building per the contract documents prepared by ZARI Consulting Group and Zeiger Engineers, Inc. Additionally VFP installed and replaced other connected equipment to comply with the 2010 NFPA 20 requirements. The procured goods for the construction work are included in the contract amount.

ANTICIPATED COMPLETION DATE:

The project completion date was June 20, 2013.

ALTERNATIVES/OPTIONS:

Not Applicable

EVALUATION AND RECOMMENDED ACTION:

The Administration recommends Acceptance of the Completed work and Release of Retention for the Fire Pump System Replacement Project at Laney College Tower (Administration Building) (Bid No. 12-13/13), Value Fire Protection, Inc. (VFP).

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

YES _____ NO X

COMMENTS:

No additional comments.

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

**PERALTA COMMUNITY COLLEGE DISTRICT RESOLUTION
13/14-9 ACCEPTANCE AND RETENTION**

**FIRE PUMP SYSTEM REPLACEMENT at LANEY COLLEGE
Value Fire Protection, Inc. (VFP)**

WHEREAS, Value Fire Protection, Inc., a corporation existing under and by virtue of the laws of the State of California, the contractor under that certain contract with the Peralta Community College District, Alameda County, State of California, for all labor, materials, mechanical workmanship, transportation, equipment and services necessary for the **Fire Pump System Replacement at Laney College**, has made application for acceptance of the work; and

WHEREA, the Project Manager employed by the Board to supervise the completion of said work, has certified in writing to this Board that said contractor completed the work heretofore described and has recommended to this Board the final acceptance of the project, and

NOW, THEREFORE, BE IT RESOLVED that said work of said contract be and the same is hereby accepted; and

BE IT FURTHER RESOLVED that the retention payment in the amount of NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$9,500.00), which is 10 percent (10%) of said contract price, shall be made thirty-five (35) calendar days calendar days from and after the filing of the Notice of Completion at the Alameda County Recorder's Office, provided no withhold notices requesting the withholding of any monies from said contractor have been filed with this Board of Trustees in accordance with the provisions of Title 15 of Part 4, Division 3, of the Civil Code of the State of California.

PASSED AND ADOPTED by the following called vote this 16th day of July, 2013. The full Board has voted in support of this resolution, unless the Board meeting minutes reflect otherwise.

José M. Ortiz
Chancellor and Secretary
Board of Trustees
Peralta Community College District

Recording Requested By: <u>Peralta Community College District</u>	For Recorder's Use
When Recorded, Mail To: Office of General Services 333 East 8th Street Oakland, CA 94606	

Government Code: 27383

Peralta Community College District
Office of General Services
333 East 8th Street, Oakland, California 94606
(510) 466-7200 (510) 466-7315

NOTICE OF COMPLETION

OWNER:	PERALTA COMMUNITY COLLEGE DISTRICT, OAKLAND CA
NATURE OF INTEREST OR ESTATE:	FEE
PROJECT CONTRACT TITLE:	FIRE PUMP SYSTEM REPLACEMENT PROJECT
PROJECT NUMBER:	2389
PROJECT ADDRESS:	900 FALLON STREET, OAKLAND, CA 94606
CONTRACTOR:	VALUE FIRE PROTECTION, INC.
CONTRACTOR'S ADDRESS:	1630 17 TH STREET, SUITE 102, SAN FRANCISCO, CA 94107
DSA APPLICATION NUMBER:	NA
CONTRACT START DATE:	04/17/13
ORIGINAL CONTRACT TIME:	90 Days
CONTRACT TIME EXTENSIONS:	NA
APPROVED VIA CHANGE ORDER:	NA
CONTRACT COMPLETION DATE:	JUNE 21, 2013

The above referenced Contract has been completed in accordance with the plans and specifications thereof, and to the satisfaction of the Peralta Community College District. The nature of the title of the stated owner is: in fee.

State of California
County of Alameda

That he/she/they is/are the person(s) signing the above document; that He/she/they has/have read the same, and know(s) the content thereof and that the acts stated therein are true.

Sadiq B. Ikharo

7/9/13

(Signature of Affiant)
Dr. Sadiq Bello Ikharo
Vice Chancellor, General Services
Peralta Community College District

Date

I declare under penalty of perjury that the foregoing is true to the best of my knowledge.

Sadiq B. Ikharo

7/9/13

(Signature of Affiant)
Dr. Sadiq Bello Ikharo
Vice Chancellor, General Services
Peralta Community College District

Date

CAPITAL PROJECTS



DEPARTMENT OF GENERAL SERVICES—PROJECT EVALUATION FORM

Vendor: Value Fire Protection, Inc.

Vendor No.: _____

Date: July 11, 2013

This evaluation form is to be used by the Department of General Services and external Project Managers and Construction Managers to evaluate all projects including Consultants contracts.

The Department of General Services recognizes that Consultant cannot improve or sustain good performance without project-specific constructive feedback. This evaluation is to provide constructive feedback and will be kept on file for review for future consultant selection.

Interim evaluations are used to give timely performance feedback, and allows opportunity for performance modification to ensure the project's success.

Final evaluation is used for future Consultant selection, and helps the District's General Services Department develop and hire the best possible firms.

PROJECT INFORMATION

Project No:	2389	Project Name: Fire Pump System Replacement Project	
Project Start Date:	April 17, 2013	Location of Project: Laney Campus	% Complete: 100
Scope of Work: The project consists of the replacement of the fire pump system at 900 Fallon Way, Laney Tower, a nine story high-rise building in Oakland, California.			
Type of Work:	Construction	Facilities Project Manager:	Gary Banks
Firm Name:	Value Fire Protection	Consultant Project Manager:	Timothy Craig / Consolidated CM
Evaluation Date:		Evaluation Type: (Check one)	<input type="checkbox"/> Interim or <input checked="" type="checkbox"/> Final

RATING SYSTEM DEFINITIONS

Scale	Rating Name	Rating Description
5	Outstanding	Deliverables exceed standards with minimal District General Service's direction; seeks opportunities for self-improvement; models, coaches and inspires excellent service; owns project problems and offers analysis of resolution options.
4	Great	Deliverables exceed standards with some District General Service's direction; frequently checks in on status of service and provides consistent quality service; identifies project problems in advance and offers timely alternative options.
3	Good	Deliverables meet standards with some District General Service's direction; provides expected service and quality checks required by the contract; helps to analyze and resolve problems as they occur.
2	Improvement Needed	A comment is required. Deliverables eventually meet minimum standards with frequent District General Service's coaching required; provides mediocre service, rarely checking for feedback; unaware of problems until discovery by others, then provides weak solution analysis.
1	Unacceptable	A comment is required. Deliverables are substandard even with frequent District General Service's coaching; rarely provides expected service and no quality service checks are evident; unaware of problems until discovery by others, then unable to provide analysis or resolution options.

CAPITAL PROJECTS

GENERAL MANAGEMENT

Complete this section for all services

	<u>Score</u>	<u>Comment</u>
1) RESOURCES —Manages resources effectively including, sub-consultants, schedules meetings and provides progress reports, and milestones.	5	Stellar
2) QUALITY CONTROL —Provides quality control throughout the project. Follows the District's standards. Implements a quality control/assurance plan for the project.	5	Fantastic
3) COMMUNICATION — Communicates effectively with the Project Team, Sub-consultants, Stakeholders, District Management, and at meetings.	5	
4) BUDGET —Manages budgets effectively. Brings projects in within budget. Reviews all invoices and makes sure proper scope of work is addressed on invoices, and submits invoices on time.	5	
5) MANAGEMENT —Manages the contract and modifications. Negotiates change orders in a fair collaborative and open manner.	5	
6) POLICY —Understands and conforms to the District's General Services policies, procedures, standards, manuals of instruction, and if applicable any State-Aid requirements.	5	
7) SCHEDULE —Develops and meets a realistic schedule for the project and scope of services.	5	
8) OPERATION —Reviews drawings/specifications and works with Project Manager to mitigate exposure to change orders. Understands the entire project scope and work to makes sure sub-consultants understand the scope.	5	
9) PROVIDES SOLUTIONS —Proposes innovative solutions to Design & Construction Challenges.	5	
10) TEAMWORK —Works effectively with project team members and stakeholders.	5	
TOTAL FOR GENERAL MANAGEMENT	50	

ENVIRONMENTAL SERVICES

Complete this section if this contract is for environmental services.

	<u>Score</u>	<u>Comment</u>
1) QUALITY —Prepares quality environmental documents.		
2) FOLLOWS THE LAW —Understands and conforms with state and local laws regarding environmental services.		
3) COLLEGE INVOLVEMENT —Involves the Colleges with regard to environmental issues. Makes sure Colleges are informed.		
TOTAL FOR ENVIRONMENTAL SERVICES		

CAPITAL PROJECTS

DESIGN SERVICE

Complete this section if this contract is for design services.

	<u>Score</u>	<u>Comment</u>
1) DESIGN PROCESS —Follows the District's General Services Design Process and is knowledgeable of Federal/State/Industry design standards.		
2) DESIGN GOALS —Design to the District's needs, and fulfills project mitigation commitments for any environmental, right of way, utility, etc. requirements.		
3) CONTENT SOLUTION —Design connect with the College values and the build environment. Design meets the Districts Standards.		
4) DELIVERABLES —Develops quality plans, specifications, estimates, reports, meeting minutes.		
5) INNOVATION —Delivers a product that effectively applies innovative solutions to project challenges within the project requirements (scope, schedule, and budget).		
6) OUTSIDE AGENCIES —Works effectively with State & Local Agencies.		
TOTAL FOR DESIGN SERVICES		

CONSTRUCTION ENGINEERING MANAGEMENT

Complete this section if this contract is for construction engineering management.

	<u>Score</u>	<u>Comment</u>
1) PARTNERS —Effectively partners with Contractor, District General Services, District Consultants (AOR, IOR), State (DSA), Local Agency, Utility Firms, and adjacent property owners to work solutions to Design & Construction Challenges.		
2) INSPECTION AND TESTING —Performs and documents in a timely manner quality materials testing and inspections consistent with District's General Services standards.		
3) OVERSIGHT —Ensures Contractors complies with the construction contract.		
4) WORKING ENVIRONMENT —Monitors and supports a SAFE work environment for project personnel and the public.		
5) CONTRACT ADMINISTRATION —Provides timely and accurate contract administration. Processes change orders, and payments on-time, reviews project documentation.		
6) CLOSEOUTS —Provides timely and accurate closeout process with state and local agencies.		
TOTAL FOR CONSTRUCTION ENGINEERING SERVICES		

CAPITAL PROJECTS

OVERALL EVALUATION COMMENTS/FEEDBACK

Director of Capital Projects Comments/Feedback:	
Facilities Project Manager Feedback: How likely is it you will select this consultant for future projects? Check One: <input checked="" type="checkbox"/> Very Likely <input type="checkbox"/> Likely <input type="checkbox"/> Maybe <input type="checkbox"/> Unlikely (Explain) <input type="checkbox"/> Very Unlikely (Explain) Exceptional vendor that performed the work required on time and on budget with no change orders.	
Consultant Project Manager Comments/Feedback:	
Overall Evaluation Score:	50

APPROVAL SIGNATURES

1. Project Manager

X


Signature

Gary Banks

Print Name

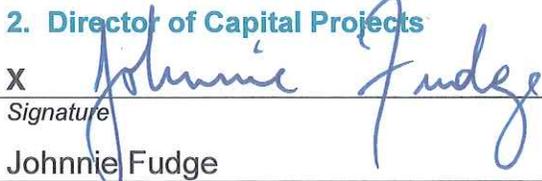

Date

510 587-7892

Phone

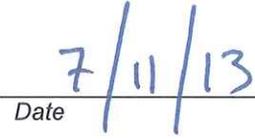
2. Director of Capital Projects

X


Signature

Johnnie Fudge

Print Name


Date

510 466-7213

Phone

3. Vice Chancellor of General Services

X


Signature

Dr. Sadiq B. Ikhara

Print Name


Date

510 466-7336

Phone