

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of September 24, 2013

ITEM TITLE:

Consider Approval to enter into an Agreement with Benchmark Inspections for Division of the State Architect, (DSA) certified inspection services for the College of Alameda Cougar Village Expansion Modular Bid Submittal Package 1&2, (Bid No. 13-14/02).

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to enter into an agreement with Bench Mark Inspections for Division of the State Architect, (DSA) certified inspection services for the College of Alameda Cougar Village Expansion Modular Bid Submittal Package 1&2 (Bid No. 13-14/02), in a total amount not-to-exceed \$64,350.00.

ITEM SUMMARY:

The Cougar Village Expansion Package is needed to provide appropriate interim housing, (Swing Space) for the educational programs, faculty, and staff offices that will be displaced during the construction of the new Buildings C and D project. The construction documents for the Cougar Village Expansion Package 1 & 2 are complete. Package 1 has been bid and Package 2 will bid soon.

Under provisions of the California Code of Regulations and the Education Code, the State of California Division of the State Architect, (DSA) reviews plans and oversees construction projects for community college districts to ensure that plans, specifications and construction comply with the State Building Code (Title 24) and accessibility regulations. For each project subject to DSA review, a qualified and certified inspector must be hired by the District and approved by DSA. Bench Mark Inspections is a DSA certified inspector. Bench Mark Inspections will bill for services at a total amount not-to-exceed \$64,350 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 written not-to-exceed price quotations from three (3) firms.

The following are the results:

INSPECTOR	LOCATION	TOTAL BID
Benchmark Inspections (Matthew C. Brown- Owner)	4475 Wind Flower Court, Concord, CA 94518	\$64,350.00
Marvin Saltzberg (Owner)	106 Nautical Cove, Hercules, CA 94547	\$54,600.00 Disqualified
Panaguiton Construction Inspection (Romer B. Panaguiton- Owner)	217 Hidden Creek Ct. Martinez, CA 94553	\$62,400.00 Declined Acceptance

The lowest responsible and responsive bid was submitted by Benchmark Inspections, in the amount of \$64,350.00. Matthew C. Brown is the owner of the company. The lowest bidder, Marvin Saltzberg’s firm was disqualified, due to recently discovery of unsatisfactory work in a current ongoing District Project. The second lowest bid was received from Panaguiton Construction Inspection. Panaguiton Construction Inspection declined to accept our project award after being awarded a \$40 million project by another District. 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:

The District has planned to demolish the existing Buildings C and D and replace them with a new contiguous Building at College of Alameda. The combined facilities assignable square footage area is 75,000 square feet and houses the colleges' science programs and serves as the main classroom building on the campus. For each project subject to DSA review, a qualified and certified inspector must be hired by the District and approved by DSA.

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 above in the Item Summary. Benchmark Inspections has not previously worked for the District, but, Matthew C. Brown has worked on Peralta projects successfully in partnership with other District approved Inspectors.

DELIVERABLES AND SCOPE OF WORK:

For this project, Benchmark 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 service is June 2014.

ALTERNATIVES/OPTIONS:

Not applicable

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for this Agreement to be awarded to Bench Mark Inspections to provide inspection work as required by DSA, California Building Codes, California Education Code, and the District's requirements 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