

CITY OF OAKLAND
AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2005 JAN 13 PM 1:52

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Public Works Agency
DATE: January 25, 2005

RE: RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR, OR HER DESIGNEE, TO AWARD A CONSTRUCTION CONTRACT TO ASBESTOS MANAGEMENT GROUP OF CALIFORNIA, INC., FOR THE MUNICIPAL BOATHOUSE RENOVATION - SELECTIVE DEMOLITION PHASE (PROJECT NO. C241910) IN THE AMOUNT OF SEVENTY SIX THOUSAND THREE HUNDRED DOLLARS (\$76,300)

SUMMARY

A resolution has been prepared authorizing the City Administrator, or her designee, to award a construction contract to Asbestos Management Group of California, Inc., for the Municipal Boathouse Renovation - Selective Demolition Phase (Project No. C241910) in the amount of \$76,300. Asbestos Management Group of California, Inc. is the lowest responsible bidder and has met the City's Local Business Program requirements. Funds are available for this contract.

The Municipal Boathouse Renovation project is consistent with the Mayoral and City Council Goal to "Maintain and Enhance Oakland's Physical Assets" by restoring and developing the historical building, and providing an attractive and accessible facility for various public functions. The project is located in Council District 2.

FISCAL IMPACT

This resolution will authorize a \$76,300 contract with Asbestos Management Group of California, Inc. The construction budget for the project is \$100,000, which includes a contingency of \$23,700. Funding for the contract and contingency are available from the Measure DD Bond Fund (Fund No. 5320, Project No. C241910, Organization No. 92270, Account No. 57212). The Contract Compliance fee will be assessed within Project No. C241510 and the Public Art fee will be assessed within Project No. C241920. Staff has worked with the Measure DD management group and they are in concurrence with this project and expenditures. This phase of the project is to demolish selective interior partitions, floorings, ceilings, plumbing, and mechanical and electrical systems, and to abate hazardous materials. There will be no impact to the operational and maintenance costs of the building as a result of this specific project.

Item: _____
Public Works Committee
January 25, 2005

BACKGROUND

On December 13, 2004, six bids were received by the City Clerk for the project. Asbestos Management Group of California, Inc. (Oakland), B-Side Incorporation (Oakland), Ferma Corporation (Mountain View), C & B Industries (Oakland), Bay Construction (Oakland) and Bohm Environmental Solutions (Oakland) submitted bids of \$76,300, \$79,300, \$97,800, \$98,545, \$129,000 and \$146,000 respectively. The construction estimate is \$100,000. The bid amount of \$76,300 from Asbestos Management Group of California, Inc., is within the project budget, and the City's L/SLBE and local trucking programs have been met. Asbestos Management Group of California, Inc., is recommended for award of the construction contract.

There will be L/SLBE participation of \$75,800 (99%), which exceeds the 20% L/SLBE requirements. There will also be \$1,680 (100%) in local trucking participation for this project. The contractor is required to have 50% of the work hours performed by Oakland residents and 50% of all new hires are to be Oakland residents. The L/SLBE information has been verified by the Contract Compliance & Employment Services Division of the City Administrator's Office and is shown on *Attachment A*.

The scope of work for this phase of the project consists of the selective demolition of the existing building interior including partitions, floorings, ceilings, plumbing, and mechanical and electrical systems, and the abatement of the hazardous materials of the Municipal Boathouse in preparation for the subsequent restoration and renovation of the building.

KEY ISSUES AND IMPACTS

The renovation of the historic Lake Merritt Municipal Boathouse is identified in the Lake Merritt Park Master Plan of July 2002 as one of the major, high priority projects scheduled for implementation. In 2003, the Oakland voters passed Measure DD, the Oakland Trust for Clean and Safe Parks Bond Measure, to fund the construction of the project. On July 15, 2003, the City Council passed Resolution No. 77965 C.M.S. approving the Measure DD – Series A appropriation in the amount of \$6,500,000 for the restoration and renovation of the Municipal Boathouse.

The design of the Municipal Boathouse Renovation project began in June 2004. Staff and the design consultant determined that the selective demolition and the hazardous materials abatement work should be performed prior to the main building renovation project. Since detail record documents of the existing building structure and improvements are unavailable, the selective demolition of the partitions, floorings and ceilings will allow the design consultant to fully assess the existing structural conditions, and to accurately complete the design documents. It is important that the selective demolition and the abatement of hazardous materials proceed as soon as possible so that the final design and construction documents for renovation can be completed by June 2005. The schedule of this project is consistent with the original Measure DD timelines presented to the Council.

The project duration is 45 working days from the date of the Notice to Proceed and completion is anticipated in March 2005. The construction contract specifies \$500 in liquidated damages per calendar day if the contract completion time of 45 working days is exceeded.

SUSTAINABLE OPPORTUNITIES

Economic: The project will generate jobs for Oakland residents, and business tax, sales tax and other revenues for the City by those who work on the project.

Environmental: The Municipal Boathouse Renovation project is pursuing Silver LEED (Leadership in Energy and Environmental Design) Certification rating from the USGB (United States Green Building Council). The contractor for the selective demolition phase of the project is required to reduce the quantity of materials disposed at landfills by 75%, which exceeds the City's Recycling and Waste Reduction Program goal of 50%.

Social Equity: There are no social equity issues directly associated with this project.

DISABILITY AND SENIOR CITIZEN ACCESS

The renovation project will improve the accessibility to persons with disabilities and senior citizens. All improvements related to the new construction will comply with the Americans with Disabilities Act (ADA).

RECOMMENDATION AND RATIONALE

It is recommended that the City Administrator, or her designee, be authorized to award a construction contract for the Municipal Boathouse Renovation – Selective Demolition Phase to Asbestos Management Group of California, Inc., in the amount of \$76,300. Asbestos Management Group of California, Inc., has met the City’s local business requirements, and there are sufficient funds in the project account.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council approve the resolution.

Respectfully submitted,



Raul Godinez, II, P.E.
Director, Public Works Agency

Reviewed by:
David Lau, P.E.
Division Manager
Project Delivery Division

Prepared by:
Jadia Wu, AIA
CIP Coordinator
Project Delivery Division

APPROVED AND FORWARDED
TO THE PUBLIC WORKS COMMITTEE


OFFICE OF THE CITY ADMINISTRATOR

Item: _____
Public Works Committee
January 25, 2005

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

OFFICE OF THE CITY CLERK
2005 JAN 13 PM 1:52

INTRODUCED BY COUNCILMEMBER _____

Requires the two-thirds vote of the Council

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR, OR HER DESIGNEE, TO AWARD A CONSTRUCTION CONTRACT TO ASBESTOS MANAGEMENT GROUP OF CALIFORNIA, INC., FOR THE MUNICIPAL BOATHOUSE RENOVATION - SELECTIVE DEMOLITION PHASE (PROJECT NO. C241910) IN THE AMOUNT OF SEVENTY SIX THOUSAND THREE HUNDRED DOLLARS (\$76,300)

WHEREAS, on December 13, 2004, six bids were received by the Office of the City Clerk for the Municipal Boathouse Renovation – Selective Demolition phase; and

WHEREAS, Asbestos Management Group of California, Inc., is the lowest responsible bidder and has met the City’s L/SLBE and local trucking program requirements; and

WHEREAS, there are sufficient funds of \$100,000, including \$23,700 for contingency, in the project budget for the work; and

WHEREAS, funding for the contract and contingency are available from the Measure DD Bond Fund (Fund No. 5320, Project No. C241910, Organization No. 92270, Account No. 57212); and

WHEREAS, the City lacks the equipment and qualified personnel to perform the necessary work; and

WHEREAS, the City Council finds and determines that the performance of this contract is in the public interest because of economy; and

WHEREAS, the City Council finds that services under this contract will be temporary; and

WHEREAS, the City Council finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive service; now, therefore, be it

RESOLVED: That the City Administrator, or her designee, is hereby authorized to award a construction contract on behalf of the City of Oakland for the Municipal Boathouse Renovation – Selective Demolition Phase to Asbestos Management Group of California, Inc., in the amount of Seventy Six Thousand Three Hundred Dollars (\$76,300) and to execute any amendments or modifications of said contract within the limitations of the project specifications; and be it

FURTHER RESOLVED: That the City Administrator is hereby authorized to reject all other bids; and be it

FURTHER RESOLVED: The amount of the bond for faithful performance, \$76,300, and the amount for a bond to guarantee payment of all claims for labor and material furnished and for the amount due under the Unemployment Insurance Act, \$76,300, with respect to such work are hereby approved; and be it

FURTHER RESOLVED: That the contract shall be reviewed and approved by the City Attorney and placed on file in the Office of the City Clerk; and be it

FURTHER RESOLVED: That the approval of this Resolution requires a two-thirds vote of the Council members.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2005

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, NADEL, QUAN, REID, WAN and PRESIDENT DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
CEDA FLOYD
City Clerk and Clerk of the Council
of the City of Oakland, California

Memorandum

ATTACHMENT A

To: Gwen McCormick
CC: Shelley Darensburg
From: Deborah Barnes, Contract Compliance & Employment Services *DBarnes*
Date: December 20, 2004
Regarding: Municipal Boathouse Renovation--Selected Demolition
Project No. C241910

Contract Compliance & Employment Services (CC&ES) reviewed the six (6) bids received for the above referenced project.

An analysis of the L/SLBE Participation, is as follows:

| <u>Company Name</u> | <u>LBE</u> | <u>SLBE</u> | <u>TOTAL L/SLBE</u> | <u>BID DISCOUNT</u> | <u>ADJUSTED BID</u> |
|----------------------|------------|-------------|-------------------------|-------------------------|-------------------------|
| Asbestos Mgmnt of CA | 0% | 99% | 99% | 5% | \$72,485 |
| B-Side Incorporation | 0% | 25% | 25% | 2% | \$77,714 |
| C & B Industries | 0% | 98% | 98% | 5% | \$93,618 |
| Ferma Corporation | 0% | 30% | 30% | 3% | \$94,866 |
| Bay Construction Co. | 0% | 79% | 79% | 5% | \$122,550 |
| Bohm Env. Solutions | 0% | 95% | 95% | 5% | \$138,700 |

As noted above, all bidders achieved or exceeded the 20% L/SLBE requirement and are responsive as it relates to the L/SLBE Program. Due to bid discounts awarded, C & B Industries replaced Ferma Corporation as the third lowest bidder.

If you have any questions or need additional information, please contact me at 238-6270 or Shelley Darensburg, the Contract Compliance Officer assigned to this project at 238-7325.

LBE/SLBE Participation Bidder 1

ATTACHMENT A

Project Name: **Municipal Boathouse Renovation--Selective Demolition**

| Project No.: C241910 | | | Engineers Estimate: \$100,000 | | | Under/Over Engineers Estimate: \$23,700.00 | | | | | | |
|---|---|----------|--------------------------------------|-----------------------------------|------------------------------------|---|----------------|----------------|-------------------------|-----------------------|---------|-----|
| Discipline | Prime & Subs | Location | Cert. Status | LBE | SLBE | LOCAL TRUCKING | TOTAL TRUCKING | TOTAL LBE/SLBE | TOTAL Dollars | For Tracking Only | | |
| | | | | | | | | | | Ethn | MBE | WBE |
| PRIME | Asbestos Management Group of CA | Oakland | CB | | 74,120 | | | 74,120 | 74,120 | | | |
| Trucking | Marshall Trucking | Oakland | CB | | 1,680 | 1,680.00 | 1,680.00 | 1,680 | 1,680 | AA | 1,680 | |
| Electric | Skyline Electric | Antioch | UB | | | | | | 500 | | | |
| Project Totals | | | | \$0.00 | \$75,800 | \$1,680 | \$1,680 | \$75,800 | \$76,300 | | \$1,680 | 0 |
| | | | | 0% | 99% | 2% | 100% | 99% | 100% | | 2% | 0% |
| | | | | | | | | | | Ethnicity | | |
| | | | | | | | | | | AA = African American | | |
| | | | | | | | | | | A = Asian | | |
| | | | | | | | | | | C = Caucasian | | |
| | | | | | | | | | | H = Hispanic | | |
| | | | | | | | | | | NA = Native American | | |
| | | | | | | | | | | O = Other | | |
| Requirements: | | | | LBE 10% MAX CREDIT | SLBE 10% | TRUCKING 20% | | | LBE/SLBE 20% | | | |
| The 20% requirements is a combination of 10% LBE and 10% SLBE participation. An SLBE firm can be counted 100% towards achieving 20% requirements. LBE firms can only be counted up to 10% of the total contract amount. | | | | | | | | | | | | |
| Legend | LBE = Local Business Enterprise | | | | UB = Uncertified Business | | | | | | | |
| | SLBE = Small Local Business Enterprise | | | | CB = Certified Business | | | | | | | |
| | Total LBE/SLBE = All Certified Local and Small Local Businesses | | | | MBE = Minority Business Enterprise | | | | | | | |
| | NPLBE = NonProfit Local Business Enterprise | | | | WBE = Women Business Enterprise | | | | | | | |
| | NPSLBE = NonProfit Small Local Business Enterprise | | | | | | | | | | | |