

**CITY OF OAKLAND**  
**AGENDA REPORT**

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2008 JUL 10 PM 6:06

TO: Office of the City Administrator  
ATTN: Dan Lindheim  
FROM: Community and Economic Development Agency  
DATE: July 22, 2008

RE: **Informational Report On The Local And Small Local Business Enterprise Participation Level Of The Construction Contract For The Main Library Teen Zone Improvements Project**

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**SUMMARY**

At the February 26, 2008, Public Works Committee meeting, staff was requested to prepare an informational report on the Local and Small Local Business Enterprise (L/SLBE) participation level in Rockridge Builders' construction contract for the Main Library Teen Zone Improvements Project after completion of negotiations. Rockridge Builders achieved overall L/SLBE participation of 74%.

**FISCAL IMPACT**

This is an informational report and there are no fiscal impacts.

**BACKGROUND**

The Main Library Teen Zone Improvements Project was originally bid in October 2006. Two bids were received, with Harding Construction submitting the lowest responsive bid of \$274,000.00. After months of working with Harding, in August 2007, Harding advised the City that they wanted to withdraw their bid because they were unable to obtain the required bonds. Staff then requested authority to negotiate with the second bidder, Rockridge Builders.

Pursuant to Resolution No. 81090 C.M.S., the City Council approved staff's recommendation to award a construction contract to Rockridge Builders in an amount not to exceed \$390,000.00 for the project. The final negotiated construction contract is \$388,400.00.

**PROJECT DESCRIPTION**

The Teen Zone occupies the southeast corner on the second floor of the Main Library located at 125 14<sup>th</sup> Street in the downtown district. The project will provide amenities such as group study rooms, quiet reading nooks, and seating areas for socializing. The project will greatly expand the number of computer workstations, provide improved lighting, improve access to technology for persons with disabilities, and provide a new drinking fountain.

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### **KEY ISSUES AND IMPACTS**

The City of Oakland currently has a minimum requirement of 20% local business enterprises, of which at least half, or 10%, of the total must be small local business enterprises for professional service and construction contracts alike. Since staff was authorized to negotiate the contract with Rockridge Builders for an amount not to exceed \$390,000.00, the contractor was encouraged to maximize their utilization of Oakland based firms. The negotiated contract for \$388,400.00 reflects this effort between the City and Rockridge Builders. According to the compliance evaluation prepared by the Department of Contracting and Purchasing, the contract exceeds the City's L/SLBE program requirements with 6% local business and 68% small local business participation, for a total L/SLBE participation of 74% (See Attachment A).

Rockridge Builders is a certified small local business.

### **SUSTAINABLE OPPORTUNITIES**

This is an informational report only and there are no direct provisions related to sustainable opportunities.

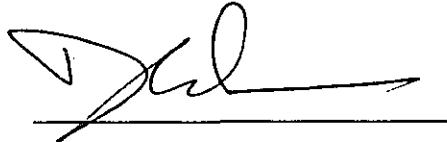
### **DISABILITY AND SENIOR CITIZEN ACCESS**

This is an informational report only and there are no direct provisions related to access issues.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the Council accept this informational report on the Local and Small Local Business Enterprise participation level in Rockridge Builders' construction contract for the Main Library Teen Zone Improvements Project.

Respectfully submitted,

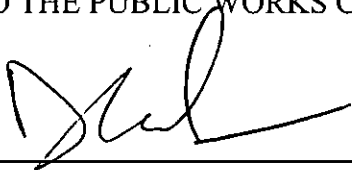


**DAN LINDHEIM**  
Director, Community and Economic  
Development Agency

Reviewed by:  
Michael Neary, P.E., Deputy Director

Prepared by:  
Calvin Hao, CIP Coordinator  
Project Delivery Division

APPROVED AND FORWARDED  
TO THE PUBLIC WORKS COMMITTEE:



Office of the City Administrator

Attachment A: Dept. of Contracting and Purchasing Memo dated June 25, 2008

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# ATTACHMENT A



*Memo*

**Department of Contracting and Purchasing**

Social Equity Division

**To:** Calvin Hao - Project Manager  
**From:** Sophany Hang-Acting Contract Compliance Officer  
**Through:** Deborah Barnes - DC & P Director  
 Shelley Darensburg - Sr. Contract Compliance Officer *S. Darensburg*  
**CC:** Gwen McCormick - Contract Administrator Supervisor  
**Date:** June 25, 2008  
**Re:** P241410—Main Library Teen Zone Improvements (Negotiated Bid)

The Department of Contracting and Purchasing (DC&P), Division of Social Equity, reviewed one (1) bid in response to the above referenced project. Below is the outcome of the compliance evaluation for the minimum 20% Local and Small Local Business Enterprise (L/SLBE) participation requirement, a preliminary review for compliance with the Equal Benefits Ordinance (EBO), and a brief overview of the lowest responsible bidder's compliance with the 50% Local Employment Program (LEP) and the 15% Oakland Apprenticeship Program on the bidder's most recently completed City of Oakland project.

Responsive		Proposed Participation				Earned Credits and Discounts			Banked Credits Eligibility	EBO Compliant? Y/N
Company Name	Original Bid Amount	Total LBE/SLBE	LBE	SLBE	Trucking	Total Credited participation	Earned Bid Discounts	Adjusted Bid Amount		
Rockridge Builders	\$388,400	74%	6%	68%	N/A	74%	NA	\$0	0%	Y

**Comments:** As noted above, Rockridge Builders exceeded the minimum 20% Local/Small Local Business Enterprise participation requirement. Because this was a negotiated bid, bid discounts are not applicable. The firm is EBO compliant.

Non-Responsive		Proposed Participation				Earned Credits and Discounts			Banked Credits Eligibility	EBO Compliant? Y/N
Company Name	Original Bid Amount	Total LBE/SLBE	LBE	SLBE	Trucking	Total Credited participation	Earned Bid Discounts	Adjusted Bid Amount		
NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

**Comments:** There were no non-responsive bidders.

**For Informational Purposes**

**50% Local Employment Program (LEP)/ 15% Oakland Apprenticeship Program**

**No Local Employment Program (LEP) or Apprenticeship Program Utilization data is available for Rockridge Builders. They have not completed any project for the City of Oakland in the last fiscal year.**

**Contractor: Rockridge Builders**

**Project Title: N/A**

**Project Number: N/A**

50% LEP Goal achieved? N/A

If No, shortfall hours? N/A

Were all shortfalls satisfied? N/A

If yes, how? N/A

If no, identify penalty amount \$ N/A

Was penalty amount collected? N/A

The spreadsheet below provides details of the 50% LEP and 15% Apprenticeship Programs. Information provided includes the following data: A-Total project hours, B-Core Workforce Hours Deducted, C-LEP Project Employment and Work Hours Goal; D-LEP Employment and Work Hours Achieved; E-# Resident New Hires; F-Shortfall Hours; G-% LEP compliance; H- Total Apprentice Hours; I- Apprenticeship Goal and Hours Achieved; and J Apprenticeship shortfall hours.

		50% Local Employment Program (LEP)							15% Apprenticeship Program				
Contractor	Total Project Hours	Core Workforce Hours Deducted	LEP Project Employment and Work Hours Goal		LEP Employment and Work Hours Achieved		# Resident New Hires	Shortfall Hours	% LEP Compliance	Total Apprenticeship Hours	Apprenticeship Goal and Hours		Apprentice Shortfall Hours
Rockridge Builders	A	B	C		D		E	F	G	H	I		J
			Goal	Hours	Goal	Hours					Goal	Hours	
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**Comments:** There is no LEP Information available for this contractor.

Should you have any questions you may contact Sophany Hang at (510) 238-6261.

**DEPARTMENT OF CONTRACTING AND PURCHASING**



**Social Equity Division**

**PROJECT EVALUATION FORM**

**PROJECT NO.: P241410**

**PROJECT NAME: Main Library Teen Zone Improvements (Negotiated Bid)**

**CONTRACTOR: Rockridge Builders**

<b><u>Engineer's Estimate:</u></b> 264,000	<b><u>Contractors' Bid Amount</u></b> \$388,400	<b><u>Over/Under Engineer's Estimate</u></b> -124,400
<b><u>Discounted Bid Amount:</u></b> \$0	<b><u>Amount of Bid Discount</u></b> \$0	<b><u>Discount Points:</u></b> 0%

- 1. Did the 20% requirements apply? **YES**
  
- 2. Did the contractor meet the 20% requirement? **YES**
  - b) % of LBE participation **6%**
  - c) % of SLBE participation **68%**
  
- 3. Did the contractor meet the Trucking requirement? **N/A**
  - a) Total SLBE/LBE trucking participation **0%**
  
- 4. Did the contractor receive bid discounts? **NO**
  - (If yes, list the percentage received) **0%**
  
- 5. Additional Comments.

**This was a negotiated bid and bid discounts were not applicable.**

6. Date evaluation completed and returned to Contract Admin./Initiating Dept.

**6/25/2008**

Date

**Reviewing  
Officer:**

Sophony Mang

**Date: 6/25/08**

**Approved By:**

Shelley Darenburg

**Date: 6/25/08**

## LBE/SLBE Participation Negotiated Bid

Project Name: **Main Library Teen Zone Improvements (Negotiated Bid)**

Project No.: <b>P241410</b>		Engineers Est: <b>\$264,000</b>			Under/Over Engineers Estimate: <b>\$124,400</b>							
Discipline	Prime & Subs	Location	Cert. Status	LBE	SLBE	Total L/SLBE	L/SLBE Trucking	Total Trucking	Total Dollars	For Tracking Only (Self-Reported)		
										Ethn:	MBE	WBE
PRIME Countertops Carpeting  Plumbing Electrical Steel Frame Painting Structured Data Window Coverings	Rockridge Builders	Oakland	CB		222,786	222,786			222,786	C		
	Young Brothers Tile & Terrazzo	Pittsburg	UB						37,500	C		
	Anderson's Carpet & Linoleum	Oakland	CB	22,504		22,504			22,504	C		
	Paul's Plumbing	Oakland	CB		7,200	7,200			7,200	C		
	County Electric	Concord	UB						43,500	C		
	Bob's Iron	Oakland	CB		10,500	10,500			10,500	C		
	Sixtos Painting	Oakland	CB		23,850	23,850			23,850	H	23,850	
	Norcal voice & Data	Concord	UB						15,500	C		
	Penninsulators	San Jose	UB						5,060			
	<b>Project Totals</b>				\$22,504	\$264,336	\$286,840	\$0	\$0	\$388,400		\$23,850
				6%	68%	74%	0%	0%	100%		6%	0%
<b>Requirements:</b> The 20% requirements is a combination of 10% LBE and 10% SLBE participation. An SLBE firm can be counted 100% towards achieving 20% requirements.				<b>LBE 10%</b>	<b>SLBE 10%</b>	<b>Total L/SLBE</b>				<b>Ethnicity</b> AA = African American  AP = Asian Pacific Islander C = Caucasian H = Hispanic NA = Native American NL = Not Listed		
<b>Legend</b>				LBE = Local Business Enterprise SLBE = Small Local Business Enterprise Total LBE/SLBE = All Certified Local and Small Local Businesses NPLBE = NonProfit Local Business Enterprise NPSLBE = NonProfit Small Local Business Enterprise				UB = Uncertified Business CB = Certified Business MBE = Minority Business Enterprise WBE = Women Business Enterprise				