

David

# ALAMEDA COUNTY BOARD OF SUPERVISORS

## \*\* MINUTE ORDER \*\*

The following was action taken by the Board of Supervisors on October 27, 2009

Approved as Recommended ☒ Other ☐

Unanimous ☒ Carson ☐ Haggerty ☐ Miley ☐ Steele ☐ Lai-Bitker ☐ - 5

Vote Key: N=No; A=Abstain; X=Excused

Documents accompanying this matter:

☐ Resolution(s) \_\_\_\_\_

☐ Ordinance(s) \_\_\_\_\_

☐ Contract(s) \_\_\_\_\_

File No. 25381

Item No. 22

Document to be signed by Agency/Purchasing Agent

☒ Contract(s) C-4680

Copies sent to:

Debbie Sullivan, QIC 26021

Special Notes:



I certify that the foregoing is a correct copy of a Minute Order adopted by the Board of Supervisors, Alameda County, State of California.

ATTEST:

Crystal Hishida Graff, Clerk of the Board  
Board of Supervisors

By: R. Caballero  
Deputy





October 13, 2009

Honorable Board of Supervisors  
County of Alameda  
1221 Oak Street, Suite 536  
Oakland, California 94612-4305

Dear Board Members:

SUBJECT: AWARD A CONSTRUCTION CONTRACT FOR THE FREMONT HALL OF JUSTICE SEISMIC UPGRADE, FREMONT, CALIFORNIA; PROJECT NO. CPP09X901700000; MASTER CONTRACT NO. 900685; PROCUREMENT CONTRACT NO. 4680; AMOUNT: \$77,570

RECOMMENDATION:

- A. Accept the bid of and award a contract (Contract #4680) to Opticomp Construction (Igor Palagin, Owner), 642 Celestial Lane, Foster City, CA in an amount not-to-exceed \$77,570, for construction of the Fremont Hall of Justice Seismic Upgrade;
- B. Approve the encumbrance of an additional \$7,757 as a Supplemental Work Allowance (SWA) for a total encumbered amount of \$85,327, and authorize the Director of the General Services Agency (GSA) to issue change orders, as necessary, against the SWA; and
- C. Authorize the Director of GSA to prepare the proper contract documents and bond forms for completion by the Contractor, have said documents reviewed and approved by County Counsel and executed by the GSA Director.

DISCUSSION/SUMMARY:

During the transfer process of the Fremont Hall of Justice to the State, structural deficiencies to the rooftop penthouse structure were identified by structural engineers from the Administrative Office of the Courts (AOC). In its current configuration, the penthouse has seismic resistance capabilities less than the required minimum to meet the acceptance criteria of the AOC. In order to release itself from liability related to the terms of the transfer, the County hired the KPA Group, a pre-approved architectural/ engineering firm, to develop a structural reinforcing scheme to correct the deficiencies and prepare bid documents. Completion of this work will relieve the County from future liability for seismic failures.

On September 25, 2009 GSA received six bids from general contractors. Opticomp Construction submitted the lowest responsive bid and is recommended for award. Construction is planned to start in November 2009 and be completed by February 2010.

SELECTION CRITERIA AND PROCESS:

*Because the value of this procurement is less than \$125,000, the Enhanced Construction Outreach Program (ECOP) does not apply. However, GSA e-mailed a Notice to Bidders to 3,171 subscribers of GSA Construction- Current Contracting Opportunities including those in the Local Vendor*

*Database, published this contracting opportunity in 17 local ethnic newspapers, posted it in eight Plan Rooms, 18 local trade organizations and Chambers of Commerce and on the GSA Current Contracting Opportunities and Calendar of Events websites. A mandatory site visit was held and attended by eleven contractors and three sub-contractors. Six bids were received.*

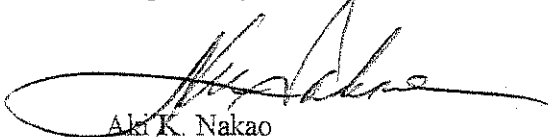
<b>BIDDERS</b>	<b>LOCATION</b>	<b>BID AMOUNT</b>
Opticomp Construction	Foster City	\$ 77,570
B Bros Construction	San Leandro	\$ 82,480
Builder-Max, Inc.	Oakland	\$ 95,000
Kel-Tec Builders Inc.	Martinez	\$127,187
Rossi Builders, Inc.	San Francisco	\$141,298
Rodan Builders, Inc.	Burlingame	\$159,000

*Opticomp Construction is the lowest responsible bidder, has extensive structural welding experience, and will be doing all of the work without the use of subcontractors.*

FINANCING:

The overall project budget is \$145,500 which will be funded by the Criminal Justice Facilities Trust Fund. There will be no increase in net County cost.

Respectfully submitted,



Aki K. Nakao  
Director, General Services Agency

AKN:JRK:DS:cs:I:\Board Letters\TSD\Draft Versions\9017 - Award Opticomp - Fremont HOJ.doc

cc: Susan S. Muranishi, County Administrator  
Patrick J. O'Connell, Auditor-Controller  
Richard E. Winnie, County Counsel  
Pat Sweeten, Executive Officer, Superior Court of California