



**EAST BAY REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING
AGENDA STAFF REPORT**

DATE	Tuesday, January 16, 2024
TITLE	Approve Prequalified General Contractors and Approve Selection of Metro Contract Group as the Furniture Dealer for the Improve Peralta Oaks North Project: 2955 Peralta Oaks Court
DIVISION	Acquisition, Stewardship, and Development
FROM	Ren Bates, Chief of Design & Construction Ken Wysocki, AGM of Acquisition, Stewardship & Development
APPROVED	Sabrina Landreth, General Manager 

RECOMMENDATION

The General Manager recommends that the Board of Directors adopt a resolution that reflects the following actions for Improve Peralta Oaks North Project (Project) (No. 159300) at 2955 Peralta Oaks Court:

1. Approve prequalified general contractors to be eligible to bid on construction for the Improve Peralta Oaks North Project; and
2. Approve Metro Contract Group of Pleasanton, California, as the furniture dealer to provide all furniture, fixtures, and equipment (FF&E) for the Improve Peralta Oaks North Project.

BACKGROUND

In 2019, the Park District purchased the property at 2955 Peralta Oaks Court, which is located across the street from its current Park District Administration building. The acquisition was made with the intent to replace the current public safety building that has reached the end of its useful life, and to provide additional administrative space needed to accommodate the District's growth over the past several decades (Resolution No. 2019-03-043). The Public Safety Division includes the Park District's Police, Fire, Emergency Dispatch and Lifeguard Services Departments. This Division plays a critical role fulfilling the mission of the Park District, including protecting natural resources with the wildfire reduction/fuels management program and providing a safe environment for park users.

The building at 2955 Peralta Oaks Court was initially constructed in 1983 and was purpose built for use by the State Compensation Insurance Fund. It is a four-level, steel frame building of approximately 107,000 square feet, of which approximately 65,000 square feet are occupiable. It has been the Park District's intent to renovate the building to meet current code requirements as well as to meet the Park District's specific programmatic and operational needs to have it function as the Park District's public safety building.

The Improve Peralta Oaks North Project (Project) is currently in the permitting phase. Construction documents are anticipated to be permitted and ready for bidding by the end of February 2024, with

construction commencing later in the Spring. Due to the scale and complexity of this Project, staff initiated a prequalification process to identify general contractors who have the experience and fiduciary capacity to successfully construct this Project.

A Request for Qualifications (RFQ) from general contractors was developed and was advertised on October 25, 2023. The Park District received five qualification packages on November 30, 2023. The Park District's construction management consultant team and staff reviewed the qualifications and determined that the following four general contractors are qualified to successfully construct the Project and will be the ones given the opportunity to bid on the project:

- HITT Contracting, San Francisco, Ca.
- Roebelen Contracting, Inc., Concord, Ca.
- Amoroso Construction, Redwood City, Ca.
- Swinerton, Inc., Oakland, Ca.

Additionally, due to the Park District's desire to identify specific furniture, fixtures, and equipment (FF&E) for the Project and to have the general contractor manage procurement of that FF&E, staff determined it would be to the Park District's benefit to identify a single furniture dealer for the Project prior to issuing a request for bids. Working with the Park District's design team, a Request for Proposals (RFP) was developed and issued on October 16, 2023, to three local furniture dealers with experience providing furniture for similar projects. All three dealers responded with proposals on November 15, 2023.

A selection committee of Park District staff and the design team reviewed the proposals and interviewed the three dealers. Of the furniture dealers that submitted proposals, Metro Contract Group was determined to have the lowest prices and to be the best qualified dealer to provide the FF&E for the Project.

ANALYSIS

Approving the prequalified general contractors and selecting Metro Contract Group as the furniture dealer for the Project will greatly increase the likelihood that construction of the Project will be on time and on budget. By approving pre-qualification of contractors, the Park District ensures contractors that do not have experience working on similarly complex projects or do not have the financial capacity to ensure successful completion are not qualified to bid on the Project. In addition, if a furniture dealer is not selected in advance of bidding, the Park District will lose \ its ability to identify the furniture it wants in the new building and will lose valuable time during the construction phase.

FISCAL IMPACT

This agenda item does not have an immediate fiscal impact; however, project construction will require additional funding beyond what is available in the Improve Peralta Oaks North project (159300). Finance staff have begun conversations with the Park District's financial advisors regarding funding options. Various financing scenarios are currently being modeled, and these will be brought to the Finance Committee for review and recommendation and then to the full Board for approval later this year. In all scenarios, the Park District will issue new promissory notes, which are a form of long-term debt. The Park District has explicit authority to issue promissory notes as per Section 5544.2 of the California Public Resources Code. The Park District previously issued Promissory Notes in 2012 to acquire the Peralta Oaks North facility.

ATTACHMENTS

- I. Peralta Oaks North Project Location Map



**EAST BAY REGIONAL PARK DISTRICT
RESOLUTION NO. 2024-01
JANUARY 16, 2024**

**APPROVE PREQUALIFIED GENERAL CONTRACTORS AND APPROVE
SELECTION OF METRO CONTRACT GROUP AS THE FURNITURE DEALER FOR
THE IMPROVE PERALTA OAKS NORTH PROJECT: 2955 PERALTA OAKS COURT**

WHEREAS, by Resolution No. 2012-06-149, the Board of Directors of the East Bay Regional Park District (Board) on June 6, 2012, authorized issuance of Promissory Notes for the purpose of providing a new Public Safety Headquarters and expansion of the Park District's Administrative Offices; and

WHEREAS, on March 5, 2019, by Resolution No. 2019-03-043, the Board authorized the purchase of the 4.01± acre property and office building located at 2955 Peralta Oaks Court in Oakland, California (Peralta Oaks North Property); and

WHEREAS, the East Bay Regional Park District (Park District) desires to renovate the building and project site at 2955 Peralta Oaks Court; and

WHEREAS, the project is currently in the permitting phase and construction documents are anticipated to be permitted and ready for bidding by the end of February 2024, with construction commencing later in the Spring; and

WHEREAS, due to the scale and complexity of this project, staff recommends bidding the construction of the project to only prequalified general contractors; and

WHEREAS, the Park District advertised a Request for Qualifications from general contractors to be qualified to bid on Project construction; and

WHEREAS, after evaluating qualifications from five firms, the Park District determined that the following four general contractors are qualified to successfully construct the Project and will be the ones given the opportunity to bid on the project:

- HITT Contracting, San Francisco, Ca.
- Roebbelen Contracting, Inc. Concord, Ca.
- Amoroso Construction, Redwood City, Ca.
- Swinerton, Inc. Oakland, Ca.; and

WHEREAS, due to the Park District's desire to identify specific furniture, fixtures, and equipment (FF&E) for the project and for the general contractor to manage procurement of that FF&E, staff determined it would be to the Park District's benefit to identify a single furniture dealer upfront for the Project; and

WHEREAS, a Request for Proposals was developed and sent to three local furniture dealers with experience providing furniture for similar projects; and

WHEREAS, after evaluating proposals from the three dealers, the Park District determined Metro Contract Group to be the best qualified dealer to provide the FF&E for the project;

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby approves the following prequalified general contractors to be eligible to bid on construction for the Improve Peralta Oaks North Project as presented to the Board on January 16, 2024:

- HITT Contracting, San Francisco, Ca.
- Roebbelen Contracting, Inc., Concord, Ca.
- Amoroso Construction, Redwood City, Ca.
Swinerton, Inc., Oakland, Ca.

BE IT FURTHER RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby Approve Metro Contract Group of Pleasanton, California, as the furniture dealer to provide all furniture, fixtures, and equipment (FF&E) for the Improve Peralta Oaks North Project; and

BE IT FURTHER RESOLVED, that the General Manager is hereby authorized and directed, on behalf of the Park District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of this resolution.

Moved by Director _____, and seconded by Director _____, and adopted January 16, 2024, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT: