

Improve Peralta Oaks North

Board Meeting

July 30, 2024

East Bay 
Regional Park District



Improve Peralta Oaks North

Board Meeting

July 30, 2024



RECOMMENDATION:

The General Manager recommends that the Board of Directors award and authorize execution of a construction contract with Swinerton Incorporated (Swinerton) of Oakland, California, the lowest responsive bidder, in the amount of \$59,847,000 for construction of the Improve Peralta Oaks North Project (Project) at 2955 Peralta Oaks Court. This report also recommends appropriating the funds received from the sale of the 2024 Promissory Note Funds, expected to be approximately \$39,000,000 as well as approximately \$950,000 in unappropriated 2012 Promissory Note Funds.

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PROJECT LOCATION:

2955 Peralta Oaks Court



BACKGROUND AND PURPOSE:

- The building acquired in 2019 to meet the Park District's need for a new Public Safety and additional administrative space.
- The building was initially constructed in 1983.
- Building is four-levels and 107,000sf, of which 65,000sf are occupiable.
- Project was proposed for the following reasons:
 - (1) District's current headquarters at 2950 Peralta Oaks Court cannot accommodate all current administrative personnel and has no room for growth;
 - (2) current public safety building has long outlived its useful life and cannot accommodate all current public safety personnel;
 - (3) Board of Directors meeting room is undersized, difficult to access, and needs

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FIRST FLOOR PLAN:

- Public Lobby
- Boardroom
- EOC/Training Room
- Reception
- Reservations
- District Administration (Clerk of the Board & Human Resources)



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BASEMENT, SECOND & THIRD FLOOR PLANS:

- Public Safety (Police, Fire, Aquatics)
- Shared Common Spaces
- Parking



1ST FLOOR LOBBY LOOKING NORTH



1ST FLOOR LOBBY LOOKING EAST



1ST FLOOR BOARDROOM



360°

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PUBLIC BIDDING

Name of Bidder

1. Swinerton, Inc.
2. SJ Amaroso Construction Co.

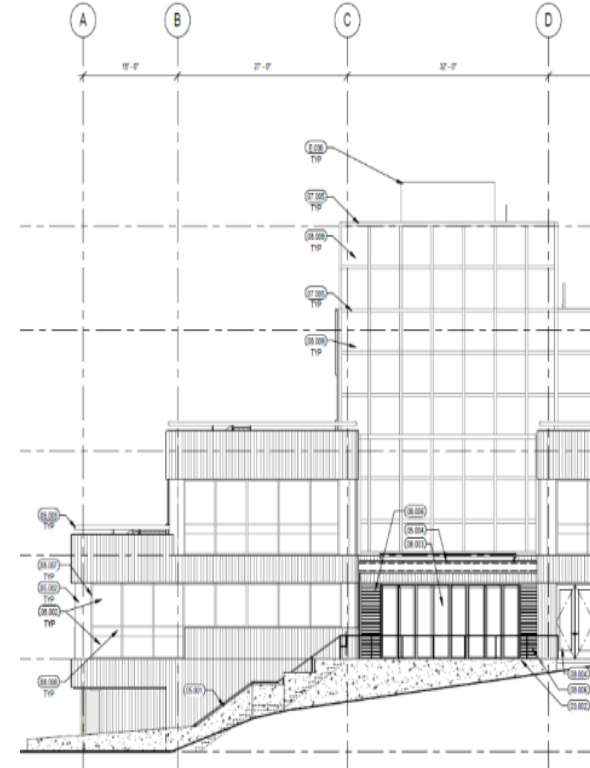
Total Base Bid

\$ 59,847,000

\$ 63,367,000

\$ 81,000,000

ENGINEER'S ESTIMATE



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BUDGET

SOURCE OF FUNDS

Improve Peralta Oaks North Project (No. 159300)	\$	334,800
Appropriate 2012 Promissory Notes		950,000
Future Office Needs Project (558600)		33,400,000
2024 Promissory Notes (Anticipated)		39,000,000
TOTAL SOURCES	\$	73,684,800

USE OF FUNDS

Construction Contract	\$	59,847,000
Project Costs (e.g. soft costs, permit fees, utility fees, contingency)		13,837,800
TOTAL USES	\$	73,684,800

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WHAT'S NEXT:

- **July 2024: Award contract**
- **September 2024: Begin construction**
- **Fall 2024 – Spring 2026: Construction**
- **Summer/Fall 2026: Complete construction, commission building, and move-in**



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