DATE: September 26, 2002

TO: Board of Trustees

FROM: Dr. Philip R. Day, Jr., Chancellor

Subject: CAPITAL OUTLAY

Emergency Authorization to Award Professional Services Contract to Pacific Auxiliary Fire Alarm Company (PAFA) and to Award Construction Contract to the lowest responsible bidder for repairs to Fire Alarm System at Ocean Avenue Campus (Resolution No. 020926-B7)

BACKGROUND INFORMATION:

Project: Emergency Repairs to the Fire Alarm System - Ocean Avenue Campus

The District’s Facilities Planning Office originally planned to begin work to replace the fire alarm system on the Ocean Avenue Campus during the latter half of 2003. However, the District’s Director of Buildings and Grounds recently informed both the Vice Chancellor for Finance and Administration as well as the Director of the Facilities Planning Office that the Ocean Avenue fire alarm system is deteriorating much faster than originally anticipated. The system is in need of urgent reconstruction including the replacement of existing equipment to ensure that effective alarm coverage is provided. Consequently the Vice Chancellor for Finance and Administration consulted with the Chancellor earlier this month, and authorized an emergency contract with the Pacific Auxiliary Fire Alarm Company (PAFA) at a total cost not to exceed $90,000. PAFA will prepare the design and construction documents needed to bid out the actual construction and replacement work necessary to repair the Ocean Avenue fire alarm system. PAFA was selected for this task because they have maintained the existing alarm system for several years and are therefore able to prepare the documents needed to bid the system’s reconstruction in the fastest possible timeframe. This reconstruction work will be competitively bid as a construction project, at an estimated cost of $850,000. After the emergency repairs are completed, the District will continue with its original plan to upgrade the fire alarm system for the Ocean Avenue Campus with total costs estimated to be more than $2 million, including the emergency repairs. There will be no duplication of effort as all of the emergency work will be retained in the new upgraded system.
Due to the urgency of the situation, this resolution requests the Board’s advance authorization to contract with the lowest responsible bidder for the construction and repair work. The results of the bid will be presented to the Board of Trustees for subsequent ratification at a future board meeting.

The Facilities Planning Office has successfully applied to the State Chancellor’s Office for matching funds for the past two years to replace the fire alarm system at the Ocean Avenue Campus. Thus far the state has awarded $1,208,475.00 in such funds for the project. The total project is expected to exceed $2 million, with the balance of the needed funds coming from the 1997 local bond issue. The repair project is funded by State Scheduled Maintenance Funds; Proposition A 1997 General Obligation Bond and Proposition A 2001 General Obligation Bond.

RECOMMENDATION:

RESOLVED: That authorization be hereby given to contract with Pacific Auxiliary Fire Alarm Company (PAFA) to prepare design and construction documents for the project Emergency Fire Alarm System Repairs Ocean Avenue Campus, from September 9, 2002 through December 30, 2002, at a total cost not to exceed $90,000, and

RESOLVED: That authorization be hereby given to the Chancellor or designee contract with the lowest responsible bidder for the project Emergency Fire Alarm System Repairs Ocean Avenue Campus, to be completed on or before January 30, 2003, at a cost of not to exceed $850,000 subject to subsequent ratification by the Board, and

FURTHER BE IT RESOLVED: That the Chancellor, Vice Chancellor of Finance and Administration and/or their designee are hereby authorized to execute any and all documents on behalf of the District to effectuate this resolution.

Peter Goldstein, originator
W/ David Liggett