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Alviso Adobe Renovation - Phase III- Bid Results
CIP 5055

Bid Comparison

9/15/2009

Bid Opened: September 15, 2009 @ 2:00PM

		BID RANKING		Engineer's Estimate		1		2		3		4		5	
		BIDDER NAME				CRW Industries, Inc.		B-Side, Inc.		Spectra Company		Frank Surian & Sons		Best Contracting	
BID ITEM	DESCRIPTION	UNIT	QUANTITY	Unit Price	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
1	Base Contract Work	Lump Sum	1	473,250.00	$473,250.00	406,932.00	$406,932.00	237,000.00	$237,000.00	396,620.00	$396,620.00	512,483.00	$512,483.00	616,400.00	$616,400.00
2	SWPPP	Lump Sum	1	10,000.00	$10,000.00	2,500.00	$2,500.00	10,000.00	$10,000.00	4,309.00	$4,309.00	12,675.00	$12,675.00	7,800.00	$7,800.00
3	Lead Paint Removal	Lump Sum	1	60,000.00	$60,000.00	38,000.00	$38,000.00	30,000.00	$30,000.00	42,926.00	$42,926.00	67,300.00	$67,300.00	18,900.00	$18,900.00
4	Exterior Restoration	Lump Sum	1	60,000.00	$60,000.00	30,800.00	$30,800.00	120,000.00	$120,000.00	104,321.00	$104,321.00	60,765.00	$60,765.00	43,900.00	$43,900.00
5	Weatherization	Lump Sum	1	25,000.00	$25,000.00	3,500.00	$3,500.00	12,000.00	$12,000.00	22,920.00	$22,920.00	3,500.00	$3,500.00	3,000.00	$3,000.00
6	Siding Replacement	Square Foot	400	55.00	$22,000.00	15.00	$6,000.00	25.00	$10,000.00	58.88	$23,552.00	17.37	$6,948.00	12.00	$4,800.00
7	Stud Repair	Linear Foot	550	45.00	$24,750.00	20.00	$11,000.00	181.00	$99,550.00	41.68	$22,924.00	13.44	$7,392.00	4.00	$2,200.00
	TOTAL BASE BID			BID PRICE	$675,000.00	BID PRICE	*$498,732.00*	BID PRICE	$518,550.00	BID PRICE	$617,572.00	BID PRICE	$671,063.00	BID PRICE	$697,000.00
	Notes:					Bid received at 1:45 PM ***Apparent Low Bidder***		Bid received at 1:57		Bid received at 10:15 AM		Bid received at 1:50 PM		Bid received at 1:05 PM	

Sub Contractor Listing

	CRW Industries	B-Side, Inc	Spectra Company	Frank Surian & Sons	Best Contracting
Description of Work			None		
Insulation	Alcal Arcade Contracting			Central Cal	
Painting	Di Girolamo Painting			C & C Painting	
Hazmat Abatement	Allied Environmental	Reliance Construction		Z-Con	Southwest Hazard Control
Plaster	Daysha Lath & Plaster				
Electrical		Prestige Electric		Radiant Electric	
SWPPP		Chavez Construction		Bellicitti Pelliciotti	
Siding		Eugene Bachmanov			
Concrete				Bressani	California Plus Engineering
Misc Steel				Santa Clara Steel	California Plus Engineering
Roofing				Andy Roofing	
Carpentry					California Plus Engineering

Prepared by:NF

DRAFT

AMENDMENT NO. 2 TO AGREEMENT FOR CONSULTATION AND OTHER SERVICES

This Amendment is entered into this 6th day of October, 2009, by and between the City of Milpitas, a municipal corporation of the State of California (hereafter referred to as "CITY") and Gil Sanchez Architect, (hereafter referred to as "CONSULTANT").

RECITALS

WHEREAS, the parties entered into an Agreement for professional engineering services on January 28, 2008, for Alviso Adobe Renovation (Project No. 5055) with a total compensation for design and construction administration services including reimbursable of $57,686.00; and

WHEREAS, the parties entered into an agreement amendment number One for professional design services on April 15, 2008, to allow the CONSULTANT to provide additional professional services as outlined in "Exhibit A-1", to provide design, construction support, field surveying, compile record drawings, and other design services for Alviso Adobe Renovation, Project No. 5055; and

WHEREAS, the parties desire to amend the Agreement to allow CONSULTANT to provide additional professional services as outlined in "Exhibit A-2", to provide Archeological Data Recovery during construction for the Alviso Adobe Renovation, Project No. 5055.

NOW THEREFORE, in consideration of the mutual covenants and conditions herein contained, the parties agree to amend the Agreement as follows:

1. Section 1, entitled "Services" shall be amended by adding "Exhibit A-2" entitled "Scope of Work, Alviso Adobe Renovation – Phase III, Archeological Data Recovery" which is attached hereto and incorporated by reference herein.

2. The second sentence in Section 1.1, entitled "Term of Services" is amended to read:

   The term of this agreement shall begin on the date first noted above and shall end on **June 30, 2010,** Consultant shall complete all the work described in Exhibits A-1 and A-2 prior to that date, unless the term of the agreement is otherwise terminated or extended, as provided for in Section 8.

3. Section 2, entitled "Compensation" is amended by adding "Exhibit B-2", entitled "Fee Proposal, Archeological Data Recovery, Alviso Adobe Renovation, Project No. 5055", which is attached hereto and incorporated by reference herein.

4. The Consultant agrees to maintain and pay for all insurance policies as stated in Section 4, entitled "Insurance Requirements" of the Agreement dated January 29, 2008, between Consultant and the City of Milpitas. The Consultant shall provide the City with renewal certificates of the current policies upon the expiration of the current policy.

5. All other provisions of the Agreement shall remain in full force and effect.

This Amendment is executed as of the date written above.

APPROVED BY:

CITY OF MILPITAS

CONSULTANT

_____
City Engineer as to content

_____
Gil Sanchez, Architect

_____
City Manager

_____
City Attorney as to Form

ATTESTED BY:

_____
City Clerk

Exhibit A-2
Scope of Work
Alviso Adobe Renovation – Phase III
Archeological Data Recovery

Perform an archaeological evaluation/data recovery investigation related to the planned retrofitting of 15 posts supporting the Alviso Adobe second story porch and placement of a foundation around the exterior perimeter of the kitchen. The scope of work shall only include immediate evaluation and data recovery (in compliance with the required CEQA mitigation measures for the project) for the seismic retrofitting of the Alviso Adobe as mitigation for potential adverse impacts on a significant resource associated with project construction. Archeologist shall coordinate all work with the City and the City's Contractor on site. Archeologist shall not impede or delay Contractor's work. Fees to complete the archeological work described herein shall be broken down by task and shall be on a time and materials, not-to-exceed basis.

The following tasks are required to complete the archaeological work:

Task 1: Records Search, Archival Research, Native American Consultation, and Mobilization.

- Perform an updated records search for the project site and immediate surrounding area. The records search will reveal all previous studies and archaeological sites within 0.25-mile radius of the project.

- Archaeologist will obtain historic information about the project area (e.g., historic photos) and examine historic maps to provide a historic context.

- Archeologist will initiate consultation with the local Native American community. This will include a letter to the Native American Heritage Commission (NAHC) requesting a search of Sacred Lands Files and a contact list of applicable Native American tribes or individuals.

- Archeologist will mobilize field crew and equipment and begin data recovery within 21 days of notification by the City of Milpitas. Archeologist shall plan for up to two separate mobilizations one each for the porch post foundations and the kitchen foundations.

- Archeologist will sub-contract and coordinate with applicable Native American representative. The Native American Representative will provide monitoring of data recovery.

Task 2: Research Design and Testing Plan.

- Archeologist will prepare a site specific research design in accordance with "Guidelines for Archaeological Research Designs," provided by the California Office of Historic Preservation.

- Archeologist will prepare a data recovery plan and necessary preliminary maps. The task will include a site visit and pre-testing meeting. It will require coordination with, representatives from the City of Milpitas, as well as the Native American monitor.

Task 3: Archaeological Fieldwork.

Archeologist shall coordinate with and accommodate any other Contractors who may be working on the site. Archeologist shall not delay or impede any of the Contractors work.

Porch Post Foundation Excavation

The scope of work for the porch post foundation archaeological evaluation/data recovery investigation included placement of 15 data recovery (DREs) units in locations where Alviso Adobe second story porch post foundations will be placed. Porch post DREs will be based on foundation size noted in the project plans. Through coordination with City personnel, City's Contractor, and architect, the excavation units will be positioned in the precise locations where the porch post foundations will be placed; essentially, the holes will be dug for the new foundations. Temporary shoring will be used to support the porch while this work is performed. The City's Contractor shall provide demolition of existing foundations, temporary shoring, and layout for new post foundations. The Archeologist shall excavate for the new porch post foundations in accordance with the project plans.

- Archaeologists shall excavate fifteen (15) square data recovery units (DREs) measuring 24 by 24 inches to a depth of approximately 24 inches as noted on the plans. It is estimated that, approximately 8 cubic feet of soil will be removed under and around each of the existing porch posts currently supporting the second story porch in preparation for their replacement. In total, it is anticipated that 120 cubic feet of soil will be screened. Excavated soil will be stockpiled on old Piedmont Road and dry screened on the roadway. The Archeologist shall complete excavation and screening of the porch post foundations within seven calendar days of mobilization.

Kitchen Foundation Excavation

The scope of work for the kitchen foundation archaeological data recovery investigation includes removal of the entire excavation along the kitchen perimeter, which measures approximately 60 linear feet. The excavation will comprise placement of 18 excavation units. The City's Contractor shall provide shoring, demolition of existing foundation, and layout of new kitchen foundations. The Archeologist shall complete excavation and soil screening of the kitchen foundations within 21 calendar days of mobilization.

- Archaeologists shall excavate for the kitchen foundation as noted on the project plans measuring approximately 15 inches wide by 720 inches in length to a depth of approximately 36 inches around the exterior of the kitchen. In total, it is anticipated that 223 cubic feet of soils will require screening for the kitchen foundation.

For **both** areas (porch post foundations and kitchen foundation) requiring excavation as noted in Tasks 2 and 3, the following procedures are applicable:

- Excavated soils will generally be screened through 1/8-inch mesh. Sediments will be transported in buckets to Old Piedmont Road where they will be screened on the roadbed. If practical, dry-screening shall be performed, instead of wet-screening, so dry sediments can be readily available to form bricks for use in the project. Archeologist shall stockpile all screened soils on old piedmont road.

- Archeologist shall be responsible for all excavated soil until such time as the Archeologist field work is completed and all soil has been screened. Archeologist shall cover stockpiled soil to protect from inclement weather including wind and rain.

- Recovered artifacts will be retained, bagged, and labeled. For each subsurface probe, notes on soil stratigraphy and cultural materials will be recorded on excavation level records for each 10 cm level. Field observations will be recorded and color digital photographs will be taken to document the fieldwork.

- Charcoal samples found within intact prehistoric midden will be collected using standard radiocarbon sample recovery methods.

- Column samples, measuring 10 by 10 cm will be taken from the sidewall of a select number of DREs. Column samples will be bagged in plastic bags in 10-centimeter levels and transported to Archeologist's laboratory for processing using wet-screening through 1/16-inch mesh.

- A soil profile of a sidewall will be drawn for each DRE; this wall will also be photographed.

- In the event human remains are encountered again, Archeologist will adhere to the provisions of Sections 7052 and 7050.5 of the California Health and Safety Code. Archeologist's staff would be required to stop excavation near human remains until the coroner can determine whether the remains are those of a Native American. If the remains are Native American, Section 7052 states that the coroner must contact the California Native American Heritage Commission (NAHC). The NAHC would assign a Most Likely Descendant (MLD) who would make recommendations regarding the treatment of the human remains. Encountering human remains would necessitate the creation of a burial treatment plan or Memorandum of Agreement (MOA) before work could resume.

Task 4: Laboratory Analysis

- Artifacts recovered during excavation will be transported to Archeologist's laboratory for processing.
- Artifacts/sample specimens will be cleaned (as appropriate), sorted, counted and weighed. Other duties include cataloging, classifications, and illustrations following professional standards.
- If a prehistoric component is present, then, diagnostic artifacts will be analyzed. Analytical research will focus on technology, subsistence-settlement, and exchange activities as represented by the assemblages. Assemblages will be cataloged and processed.
- Up to eight (8) column samples obtained from a prehistoric component will be wet-screened through 1/16-inch mesh to recover cultural materials, such as beads and fish bones, that may otherwise fall through the larger mesh size.

- Scientifically important charcoal or marine shell samples will be collected from undisturbed prehistoric midden soils using standard sterile collection procedures. Up to four charcoal and/or other organic samples will be submitted for radiocarbon analysis.

- Historic materials shall be cataloged separately from prehistoric materials following functional categories generally accepted for late nineteenth century sites in the Western United States. Bulky historic items will be sampled only, historic material will be size sorted and less than 1-inch bulk material will be analyzed (adobe, brick, concrete, wood, etc.). The assemblages will be analyzed with reference to functional and morphological attributes, and chronological indicators. Descriptions will be made for classes of artifactual and ecofactual materials. The archaeological collection will be cataloged and processed using the following material type categories: shell, animal bone, botanical remains, ceramics, glass, metal, architectural debris (adobe, brick, concrete, wood, etc.) and

miscellaneous personal items. Fragile items that might require special handling will be removed prior to washing.

Task 5: Technical Reporting

After the completion of archaeological excavation, a brief memo report will be prepared by the Archeologist to summarize the findings. Within forty five (45) days of completion of archaeological analysis, a draft technical report will be submitted for comment to the client (City of Milpitas). The report will comply with Archaeological Resources Management Report (ARMR) guidelines. It will include the following sections: introduction, purpose, background research and context, research design, site description, field methods, excavation results, management recommendations, and references. Within seven days, following one round of review comments by the City of Milpitas, the Archeologist will produce a final technical document.

Assumptions

- All Artifacts recovered shall be properly bagged, tagged, and stored intact by the Archeologists until such time as a curation agreement is executed by the City of Milpitas. Archeologist shall assist the City, as necessary in the preparation of a curation agreement consistent with the *State of California Guidelines for the Curation of Archaeological Collections.*
- Archeologist shall assume the presence of a prehistorically and historically significant archaeological site at the Alviso Adobe, CA-SCL-155/H. There is known previous structural evidence and other historic features associated with continuous occupation of the adobe from 1830s through 1980, plus the presence of at least one prehistoric Native American burial. The Milpitas General Plan states that the Alviso Adobe is one of the two most important sites in the City.
- Native American monitoring will be required during excavations at the Alviso Adobe. Although no previously assigned MLD has responded or made recommendations to the property owner, the presence of human remains on the site necessitates Native American participation in the project. Similarly, a Native American monitor may request to be present during laboratory work, due to the possibility of burial associated prehistoric items, particularly if human remains are encountered. The Native American monitor will be subcontracted directly through the Archeologist.

Exhibit B-2
Fee Proposal
Archeological Data Recovery
Alviso Adobe Renovation, Project No. 5055

Services described in Exhibit A-2 shall be performed for the fees noted below on a time and materials not to exceed basis.

Task 1: Records Search, Native American Consultation, & Mobilization

Literature Search

Personnel Commitment:	Project Director	
Literature Search Fee:	$150.00	
Time For completion:	2 hours	
Estimated Cost:	$115/hr	$ 380.00

Historic Data Collection

Personnel Commitment:	Project Historian	
Time For completion:	40 hours	
Estimated Cost:	$95/hr	$3,800.00

Native American Contact

Personnel Commitment:	Project Director	
Time For completion:	8 hours	
Estimated Cost:	$115/hr	$ 920.00

Subtotal Task 1: $5,100.00

Task 2: Research Design & Testing Plan

Project Management

Personnel Commitment:	Project Director	
Time For Completion:	1 hour per field/lab day (45 Hr)	
Estimated Cost:	$115/hr	$5,175.00

Subtotal Task 2:$5,175.00

Task 3: Archeological Field Work

Archaeological Excavation

Personnel Commitment:	Field Director (120 hours @ $98/hr)	$11,760
	Assistant Director (120 hours @$87/hr)	$10,440
	6 Technicians (120 hours ea @ $58/hr)	$41,760
Time For completion:	120 hours each	
Estimated Cost:		$63,960.00

Sidewall Profiles and Soil Columns

Personnel Commitment:	Soil Specialist (Assistant Director rate)	
Time For completion:	36 hours	
Estimated Cost:	$87/hr	$3,132.00

Native American Monitor

Personnel Commitment:	Native American Monitor	
Time For completion:	120 hours	
Estimated Cost:	$60/hr	$7,200.00

Subtotal Task 3: $ 74,292.00

Task 4: Laboratory Analysis

Laboratory Processing

Personnel Commitment:		
	Laboratory Director (240 hours @$98/hr)	$23,520.00
	2 Technicians (240 hours ea @$58/hr)	$27,840.00
Time For Completion:	240 hours	
Estimated Cost:		**$51,360.00**

Outside Laboratory Procedures[1]

Carbon-14 testing:		
Conventional	0 @ $325.00 per sample	$0.00
AMS	4 @ $475.00 per sample	$1900.00
Obsidian Source analysis	25 @ $50.00 per sample	$1250.00
Obsidian Hydration Analysis	25 @ $45.00 per sample	$1125.00
Soil Constituent Analysis	0 @ $245.00 per sample	$0.00
Cost of all outside laboratory procedures		**$4,275.00**

Subtotal Task 4: $55,635.00

Task 5: Technical Reporting

Report Preparation

Personnel Commitment:	Project Director (60 HOURS @ $115/HR)	$6,900.00
	Assistant Director (60 HOURS @ $87/HR)	$5,220.00
Time For completion:	60 hours	
Estimated Cost:		12,120.00

Subtotal Task 5: $12,120.00

Total of all Tasks:

Estimated Project Cost	$152,322.00
Consultant Mark up (20%)	$ 30,464.00
Subtotal	$ 182,786.00
Less Previous scope (Amendment #1)	$ <72,000.00>
TOTAL FEE (Time & Materials Not to Exceed)	$ 110,800.00

[1] Outside laboratory procedures are included in this estimate only if a cost is calculated.