



## CAHILL CONTRACTORS, INC.

CONTRACTING ENGINEERS  
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**Oakland Museum Renovation - City Project #C239611  
1000 Oak St., Oakland, CA 94607**

## **REQUEST FOR BID**

**March 3, 2008**

**CAHILL CONTRACTORS, INC. IS REQUESTING BIDS ON THE ABOVE PROJECT AS FOLLOWS:**

1. Bids are due **Friday, March 28th, at 2:00 pm.**
2. This is a Hard Bid. All Bids are due on time. **Late Bids will not be accepted.**
3. **Bids are due to Cahill Contractors** - NOT the City of Oakland.
4. **Escalation** - Bids must include anticipated escalation on labor and material to the mid-point of construction.

Address and fax to deliver bids to:

Cahill Contractors, Inc.  
Attn: **Larry Ketelaar**  
425 California Street, Suite 2200, San Francisco, CA 94104  
Phone: (415) 986-0600 Fax: (415) 986-4406  
Email: **lketelaar@cahill-sf.com.**

Please follow up a fax quotation with a mailed hard copy.

### **DESCRIPTION OF THE PROJECT:**

THIS IS A CAHILL JOB and is a renovation project for the existing museum on Oak & 10th Street in Oakland. It consists of a 58,000 bldg square foot renovation and a 5,000 building square foot expansion of two interior (Art & History) gallery spaces, exterior stair & railing upgrades, extensive electrical work, new exterior canopies over walkways & associated work. This is a phased renovation project and the Museum will remain open to the Public during construction. This is also a (Green building) LEED project. Total construction cost is estimated to be \$13,000,000.

**BELOW PLEASE FIND THE GENERAL BID REQUIREMENTS:**

1. Subcontractors are **REQUIRED** to attend one of the job walks scheduled for:
  - **Tuesday, March 18th at 10:00 am .**
  - **Tuesday, March 25th at 10:00 am.**
  - **Meeting Location: Security Guard Office at 10th Street Entry.**
  - **Each person must present a Photo I.D. to Security – No exceptions.**
2. Deliver a scope letter with bid or prior to bid date.
3. Please include certification of **City of Oakland SLBE** or **LBE** status with your bid proposal. Include any and all vendors, suppliers and second-tier subcontractors who are certified. See Item #13 below for more information.
4. Subcontract will be awarded on the standard Cahill Contractors, Inc. Subcontract Agreement form with exhibits. Copies will be provided if you are not familiar with it.
5. There will be **NO** Retention on this project.
6. Maximum allowable mark-up for overhead and profit on Change Orders will be fifteen (15%) percent.
7. **Scaffold** – Cahill Contractors, Inc. will provide scaffold for
  - Exterior – Pedestrian Canopy at Streets.
  - Exterior - Oak Street Entry Canopy.
  - Exterior - Central Stairway Canopy.
  - Exterior - Art Expansion Areas.
  - Interior Scaffold Platforms – Rooms #302 and #309
  - Any other scaffold shall be the Subcontractor’s responsibility.
8. **Power Restrictions:**
  - Subcontractors must provide and maintain their own generators for welding.
  - Subcontractors can use existing outlets and panels for 110v power for small tools, temporary facilities, temporary lighting and recharging batteries only.
  - Hard demolition will be by pneumatic tools powered by subcontractor furnished and maintained compressors.
9. **Salvaged Items** - Below is a list of equipment that will be “salvaged”:
  - a. All unused EMS control motors, valves, and control boards.
  - b. Fan housings and shafts.

- c. All unused pumps and motors.
  - d. All unused hot water and chilled water valves.
  - e. All unused humidifiers and associated parts.
  - f. All electrical panel components (breakers, buss bars, etc.)
  - g. All fire alarm devices.
10. All Subcontractors shall submit two (2) sets of certified payrolls each week.
11. Certificate of Insurance will be required for the construction work. Minimum insurance limits are required as follows:

<b>Subcontract Amount</b>	<b>Minimum Insurance Limits</b>
0 - \$ 100,000	\$1,000,000 Insurance
\$100,001 – \$ 499,999	\$2,000,000 Insurance
Over \$500,000	\$5,000,000 Insurance

12. Subcontractors will be required to work with **The City of Oakland** who will facilitate the hiring of local residents. (A copy of the Worker Request Form and instructions are available wherever plans are available. – See Volume #1 of the Specifications) Items “a” through “e” below provides a basic description of the requirements, as set forth by the Office of Contract Compliance & Employment Services. A booklet containing a more detailed description of the requirements is available wherever plans are located (see the list below) and will be referenced as an exhibit to all subcontracts. At least 50% of all craft hours must be worked by Oakland residents.\*
- At least 15% of all craft hours must be worked by apprentices, who are Oakland residents.\*
  - At least 50% of new hires must be Oakland residents. The first new hire must be an Oakland resident.\*
  - (\*) These hiring requirements exclude “Core Employees”. A Core Employee is basically someone who has worked for their employer, as a skilled craftsman, for at least 60 of the last 180 calendar days and 1,000 hours in the last 3 years. For a more detailed description see **Exhibit E**, available wherever plans are located (see the list below).
13. City of Oakland Local Business Enterprises (LBE) / Small Local Business Enterprises (SLBE):
- The use of **LBE / SLBE** firms is **STRONGLY** encouraged.
  - Due to City of Oakland funding, a 10% LBE requirement exists.
  - Due to City of Oakland funding, a 10% SLBE requirement exists.
  - Please identify all LBE / SLBE subcontractor, vendor, and/or supplier firms and dollar amounts in your bid.
  - A copy of the LBE / SLBE certificate for firms claimed in your bid **MUST** be included with your bid, if applicable

14. Prevailing Wage Provisions:
- This project is subject to 2008 State of California Prevailing Wage requirements for Northern California for both Journeymen and Apprentices. To view online, go to: <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>
  - Subcontractors must pay all trades in their employ the higher of the State or Federal prevailing wage determination.
  - This applies to all trades EXCEPT for Carpenters, Laborers, and Operating Engineers. Subcontractors are advised that Cahill Contractors, Inc. is a union contractor signatory to the Carpenter's, Laborer's and Operating Engineer's Unions, and requires that all subcontractors utilizing these crafts or falling under the jurisdiction of these unions also be signatory to the applicable unions.
  - **If you do not understand which wage to include in your pricing, please contact Cahill Contractors, Inc.**
15. The following additional requirements apply to all Subcontractors on the project:
- Submittal of two sets of certified payrolls. These must be submitted weekly.
  - Selected Subcontractors shall be required to attend a preconstruction meeting with Cahill Contractors, Inc. This preconstruction meeting must be attended prior to when a Subcontractor commences work on site.
16. Subcontractors are responsible to furnish their own, Cal OSHA certified, flagmen and traffic control as required for their work.
17. The General Contractor will furnish debris boxes. Subcontractors are responsible for their own clean up and for hauling their debris to the debris boxes.
18. Schedule:
- The project is expected to commence **Late in May, 2008**.
  - The project schedule duration is **12 Months**.
  - The estimated construction completion date is **June, 2009**.
  - The construction schedule will be provided at a **later date**.
  - Critical trades will be required to work in more than one area at any given time to maintain schedule and job progress. The General Contractor shall determine which trades are critical.
  - A "**Logistics Plan**" will be provided at a later date. Please note that since the Museum will remain "open to the Public," construction work will move forward in a linear fashion but work in various areas will need to be PHASED.
19. All Subcontracts shall include all Contract Documents as listed in the attached "Contract Document List" – **Exhibit A**, dated **March 3, 2008**.
20. All subcontracts shall include the attached "Subcontract Document" - **Exhibit B**, dated

**March 3, 2008.**

21. All subcontracts shall include the attached “Labor Relations Clause” - **Exhibit C**, dated **March 3, 2008.**
22. All subcontracts shall include the attached “Environmental, Health and Safety (EHS) Requirements” – **Exhibit D**, dated **March 3, 2008.**
23. For overtime authorized by Cahill, Cahill Contractors, Inc. will pay the actual premium costs only. No additional overhead and profit will be allowed on overtime premium costs. Subcontractors should include the straight time and premium time rates for all trades in their employ.
24. No parking or delivery trucks are allowed in front of the adjacent properties.
25. Subcontractors are responsible for their own parking costs.
26. **Plans, Specifications, and Bid Documents are available at:**
  - **Builders Exchange of Alameda County**, 3055 Alvarado St., San Leandro, CA 94577 (510) 483-8880
  - **Builders Exchange of San Francisco**, 850 So. Van Ness, San Francisco, CA 94110 (415) 282-8220
  - **Peninsula Builder's Exchange**, 735 Industrial Road, Suite 100, San Carlos, CA 94070 (650) 591-4486
  - **Reed Construction Data**, 30 Technology Parkway South, Norcross GA 30092 (800) 876-4045 x56502.
  - **Dodge Scan**, 3315 Central Ave, Hot Springs, AR 71913. (817) 375-2959
  - **McGraw Hill Construction - Dodge Plan Room**, 11875 Dublin Blvd, Suite A118, Dublin, CA 94568 (925) 833-9750
  - **Cahill Contractor’s Yard**, 1599 Custer Street, San Francisco (Just off of Highway 280 near Army Street and has plenty of free parking. Open from 7am – 3:30pm / Monday – Friday).
  - **Cahill Contractor’s Main Office**, 425 California, Suite 2200, San Francisco, CA 94104 (California Street at Sansome) (415) 986-0600
  - **On-line at Blue Print Services: [www.bps.com](http://www.bps.com), PlanWell Enterprises, Public Plan Room (click “GO” button).**  
  - **FTP site:** To access the BPS Private **FTP site**, please use the following instructions:
  - Guest Access (Download Only)
  - Username: cahillguest
  - Password: cahill

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- Using **Internet Explorer 6.x or earlier on a PC**  
Go to <ftp://private.bps.com>, then enter your username and password to access the site.
  - Using **Internet Explorer 7.x on a PC**  
NOTE: IE7 does not support password protected FTP sites. You must either use an FTP client such as FileZilla, or else simply open a folder from your desktop, then in the Address bar, type in <ftp://private.bps.com> to access the site. FileZilla is free and can be downloaded from <http://filezilla-project.org/download.php>.
  - When using a **Macintosh Computer**  
-If you are using OSX, please download Cyberduck, a free FTP utility:  
[http://www.apple.com/downloads/macosx/internet\\_utilities/cyberduck.html](http://www.apple.com/downloads/macosx/internet_utilities/cyberduck.html)
  - -If you are using OS9, please download Fetch4,  
<http://fetchsoftworks.com/Fetch4.sit>
  - -Run the appropriate program and point to <ftp://private.bps.com>, then enter your username and password to access the site.
27. See attached **Exhibits A, B, C, and D** that will be incorporated into all subcontracts.
28. \$2,000/day Liquidated Damages clause will be included in all subcontracts.
29. The owner will provide the general building permit. Subcontractors are responsible to provide and pay for any other permits and fees necessary for the completion of their work.
30. The following paragraph will be added to all subcontracts as a part of subcontract standard requirements:
- “Subcontractor shall indemnify Contractor from and against any liability, damages, losses and expenses incurred by reason of claims by third parties, including Owner, arising out of or related to the presence or existence of toxic or non-toxic mold, at, upon or in the Project Site, to the extent caused by Subcontractor.”*
31. For any questions, please call Larry Ketelaar at (415) 986-0600.