

Frequently Asked Questions

How will minority-owned businesses be selected?

If you are registered as a small, local vendor within Oakland, Berkeley, Alameda, Piedmont, Emeryville, or Albany, your work will count towards the District's local business participation goal.

Can small businesses in other Bay Area cities (like San Francisco or San Jose) participate?

All eligible firms have an opportunity to participate. Preference is given to firms certified as small, local businesses within the District's market area cities (Oakland, Berkeley, Alameda, Piedmont, Emeryville, and Albany).

Does my workforce also have to be located within the six cities?

If you are a small, local business owner located and certified in the six market cities, you are considered a local business.

Is any preference given to women-owned businesses (small, local, or other)?

The District's SLBE program for equal opportunity and equitable treatment applies to women-owned business enterprises (WBEs).

Does the 25% SLEB goal include local women-owned businesses or is the District setting aside separate WOSB contracting goals?

Yes – the 25% SLBE goal includes local women-owned businesses that are certified as small, local businesses in one of the six cities in the District's market area.

Is there a separate prequalification process if my firm is a City of Oakland certified SLBE?

Any outside certified SLBE must still complete the District's SLBE Affidavit. With regards to CUPCCAA contracts, the pre-qualification involves registering for CUPCCAA on the "Doing Business" page on <https://build.peralta.edu/> through the "CUPCCAA Application" link. Registered firms will be prequalified based on the information provided.

Will project notifications and timelines be forwarded to all contractors that register with Vendor Registry?

Yes, notifications and solicitations will be issued and received electronically via Vendor Registry.

The vendor registration application directs us to return the application to the Purchasing Dept. Is the preferred method by mail? Or is there a way to submit electronically, as well?

The website states to submit by fax or mail, but you can contact us directly and we will accept your application by email as well. You can also visit our website if you need further information, or contact Brian Slaughter directly at:

Brian Slaughter, Director for Purchasing
Peralta Community College District
333 E. 8th Street
Oakland, CA 94606
Office: 510-466-7212
bslaughter@peralta.edu

What is the proposal process? What format will be required and how are the proposals requested?

The Vendor Registry is a web-based procurement service that accepts proposals. We will be able to accept electronic submissions. However, we cannot say at this time that everything is going to be done electronically. Each procurement package will clearly specify the submittal requirements.

If you are currently working on a District project, do you need to register with Vendor Registry and receive a pin?

Yes. You need to register through Vendor Registry to receive a PIN.

Can you provide links for CUPCCAA on how to register?

Yes, go to the Bond Website at <https://build.peralta.edu/> and navigate to the “Doing Business” menu. There you will find a link to the online Registration for CUPCCAA.

How are you breaking the contracts down? Are they by size?

Professional Service Contracts will be broken down by size and matched to a bench pool of small and large, prequalified firms. Construction contracts will also be distributed between small and large firms utilizing CUPCCAA to prequalify contractors and provide opportunity for smaller contractors on infrastructure projects.

Will there be smaller opportunities for a subcontractor to prime projects with Peralta CCD?

Yes, there will be opportunities for smaller firms to prime smaller projects. We encourage construction contractors to register and prequalify for prime contracts below \$200K under CUPCCAA.

Have the Construction Management (CM) teams been awarded for various campuses? Are there other opportunities for CM services?

A CM firm has been selected at each college campus to manage the large capital projects. These CM firms have 25% small, local participation goals in their contracts. As it relates to other CM opportunities, we may consolidate some infrastructure improvements into District-wide projects, in which case we may have new CM opportunities in the future.

Is there a separate prequalification process if my firm is a City of Oakland certified SLBE?

Yes. Although the District recognizes other agency small business certifications, the District still requires you to complete an affidavit to confirm SLBE status. The affidavit is available at the Bond Website at <https://build.peralta.edu/>. Navigate to the “Doing Business” menu and there is a link to the “Peralta Small Local Business Program” under the “Download SLBE PDF Document” link.

What services are included in the commissioning category?

We expect to incorporate full building commissioning into the scope of Design Build. Otherwise, we plan to bring commissioning agents onboard early to participate in design, as well as construction and closeout.

Who is responsible for enforcing local goals among minority firms?

It is a Board request that we provide regular reports on small, local, women-owned, and minority-owned business participation. The Program Management team will track key metrics such as commitments and actual payments made to such firms, whether as Primes or Subconsultants.

How is the District addressing energy and sustainability in the Bond program? Are there zero net energy and zero carbon goals for the projects? Does the District have a LEED certification policy for the bond program?

Currently there is not a District-wide policy with regards to energy and sustainability. However, we are assembling a District-wide Sustainability Committee to define these goals. For projects currently underway, we will review them on a case-by-case basis for LEED certification based on the policy established.

Has COVID-19 impacted the rollout of Measure G projects, including those in the pipeline?

COVID-19 has impacted our ability to meet in person for Outreach sessions such as this meeting, but it has not impacted our rollout of the projects to date.

For the two or more projects that are getting started, is it too late to bid on the \$2.8M projects in Alameda and Berkeley?

Those are forthcoming opportunities. The project for the College of Alameda is the Automobile and Diesel Building and will be bidding for construction next year, as well as the Aviation Complex.

Is the District encouraging joint ventures in large design build projects to increase small local business participation? Are you interested in encouraging joint ventures?

This is not a topic that we have specifically reviewed for Measure G, but it is certainly something we've done for other capital programs. A fundamental evaluation would be needed to evaluate the cost against the benefits of SLBE increased participation and we will review the topic with the District.

What is the difference between DB vs DBB? What is BB?

Design Bid Build

- PMO hires an architect separately who finishes the project all the way through 100% construction documents
- We go through DSA and then bid it out to a contractor to build separately

Design Build

- PMO hires a scoping architect initially to define the scope and prepare bridging documents
- We hire a design-build entity where the contractor and designer are together in a single contract
- They advance the project through completion of design, through DSA and construction

BB - Bid Build applies to the East Bay MUD project at Laney College where the utility is designing a water main and will provide the District a design to bid to a contractor. We are still in discussions with EBMUD related to the project at Laney and may have EBMUD bid the project on the District's behalf. In any case, it is an opportunity for a mechanical contractor to bid the work whether it's bid through the District or EBMUD.

Is there a differentiation between a contractor's requirement if they are a local business or a non-local business?

All projects have a blended small, local 25% participation goal. The District's Small Local Business Program is defined on our Bond website at <https://build.peralta.edu/>. Navigate to the "Doing Business" menu and there is a link to the "Peralta Small Local Business Program" under the "Download SLBE PDF Document" link.



Will there be trade specific contracts, such as flooring and paint, and how often is the database of certified contractors updated?

Yes, there will likely be trade specific contracts that are part of the infrastructure pool of money. We also have scheduled maintenance projects from time to time. We anticipate the CUPCCAA prequalification to be done annually and the program database is updated regularly as firms register in Vendor Registry and become SLBE certified.

What are the specific allocations of sustainability projects? Will these be small projects under \$60k?

We are currently in the scoping phase for Sustainability Projects. We are forming a Districtwide Sustainability Committee to refine the sustainability goals for the District and may likely incorporate sustainability projects into the scope of the large capital projects.

If a small company is awarded a contract and has low funds, does the District have the capacity to assist with payroll systems or funding to help the small company be successful? Does the District guarantee payouts within 30 days?

We are looking into a contractor assistance program to financially support small businesses. Currently, there is not an existing program within the District. We are also working on establishing streamlined workflows to make prompt payments as we know this is key to increasing our utilization of small businesses.

What is the criteria separating small from large professional design service firms?

We look at the definition per the District's SLBE program which defines a SLBE with gross annual revenue under \$3 million for architecture, engineering, and professional services. The District does not exclude small firms from being considered for larger projects.

Will you offer a supplier contract?

If you are referencing bulk procurements, we have not established a list at this time. We are evaluating single source items that would provide cost savings or operational efficiencies to the District by standardizing items.

Do projects need to meet the District's LEED certification policy?

The District's LEED certification policy will be evaluated by a District-wide Sustainability Committee that is being formed.

Will you offer a bond waiver for contracts over \$250,000?

The District is considering a contractor technical assistance program which may include a bond guarantee. Stay tuned for updates.

The bond resolution called for a Bond Director that would report to the chancellor and bid for transparency. Has that position been filled?

The Vice Chancellor of the Department of General Services is currently providing leadership over the Bond Program.

Will the SWPPP consultant for a particular project be assigned project by project or as part of the District-wide Professional Service Bench Contracts?

We anticipate that the SWPPP projects will be part of the bench service contracts.

How much is the total bond? How much has been allocated out of that bond to date?

Measure G has \$800M, the first tranche has just been sold for \$50M. There is also a residual balance from Measure A which was just sold for \$65M.

How will you reach a broader community?

We will conduct ongoing outreach for future opportunities, to promote community awareness and engagement for the Peralta Community College Bond Program. The Outreach Database is updated regularly to increase the number of firms on the list.

Which Construction Management firms were selected?

Swinerton, Roebbelen and Kitchell are the CM firms.

Will attendees who sign up for today's session continue to get email updates from the District? Or do we need to register as a vendor through Vendor Registry?

Yes, all the attendees from outreach session will receive project updates. You must also register as a vendor through Vendor Registry to receive formal bid/procurement notifications for PCCD projects.

Do LBEs qualify?

The District's program is a small, local business program so LBEs do not qualify as far as the small, local business distinction.

If a business is certified by the County of Alameda as an SLEB, does that certification also meet the district requirement?

Yes, if the firm is located within the six cities in the Peralta District market.

Who will monitor program's participation goals?

The District's program is a small local business program. 360 Total Concept as part of the AECOM Program Management Team will track information on contractors and monitor small local business participation.

Do you have a Disadvantaged Veteran Business Enterprise (DVBE) database available?

DVBE's are in the program database. We are always looking for more DVBE's.

Will firms have access to the list of Small Local businesses that are certified?

We can provide that information upon request.

What have been the challenges for Peralta in awarding contracts to minority contractors? What is the plan for improvement?

We are focusing our efforts on proactive outreach to businesses and early notification of opportunities. We will also provide technical assistance training workshops and improve tracking and reporting metrics across all DBE categories.

How can small, local businesses receive matchmaking opportunities for upcoming projects this summer?

We will host matchmaking sessions in person and virtually for small firms to meet with Primes to help meet the 25% small local business goal.

Are there preference points for Laney Student Alumni who are business owners?

Currently, there aren't any preference points for this area.

Will presentation documents be available?

Yes, a copy of today's presentation will be available on the Build Peralta website at <https://www.build.peralta.edu> under the "Doing Business" menu.

Is there a direct contact for small business assistance?

Email buildperalta@peralta.edu or go to the Bond website at <https://build.peralta.edu/> and click "Contact."

For small business assistance questions:

Shonda Scott

shonda@36tcpr.com

For small business policy information:

Brian Slaughter

bslaughter@peralta.edu

Regarding contractor assistance, how often will these classes be held?

We plan to host monthly and quarterly technical assistance workshops.

How do we get the plans? Will you offer both electronic and paper plans? Will there be a cost for either?

[We will utilize the Vendor Registry to post electronic plans at no cost to the bidders. Please register for the Vendor Registry at https://build.peralta.edu/](https://build.peralta.edu/) click on the "Doing Business" menu to find the "Vendor Registry" link.

Are there only small and large firm categories? Will there be a group for medium-size firms?

At this time, we do not designate a separate pool solely for "medium-size firms." We will designate a "small category" to provide specific SLBE opportunities.

How do we get minority goals included at the beginning of this process?

Currently, due to Proposition 209, there are only small, local goals. The District's program is race and gender neutral.



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