

Memorandum

Agenda Item 2b

TO: Bay Area Headquarters Authority

DATE: February 19, 2014

FR: Executive Director

W. I. 9130

RE: Purchase Order Amendment - Maintain Generator Operation: Technology, Engineering & Construction, Inc. DBA Accutite (\$106,000)

Staff seeks approval of a purchase order amendment in an amount not to exceed \$106,000 with Technology, Engineering & Construction, Inc. DBA Accutite (TEC) to provide service to maintain operation of the generators at 375 Beale Street.

Background Information

TEC currently provides maintenance of BAHA's diesel generators under a separate contract with Cushman & Wakefield. To maintain service warranties and to avoid conflicts in ownership of responsibility, TEC has been tasked with performing work to the generator and fuel oil systems so they can remain in operation for the existing tenant without being in conflict with the development/construction plans.

375 Beale has three existing generators: a 3,285 horsepower (hp) Detroit Diesel generator that served a data center that operated on Level 7; a 2,275 hp Cummins generator currently serving the building's life / safety systems; and a 208 hp Caterpillar generator currently serving the fire pump. BAHA plans to move the life / safety systems to the Detroit Diesel generator from the older Cummins generator and decommission the latter, which is beyond its serviceable life. To keep the fire / life safety system in operation, TEC will be required to relocate fuel lines to the Detroit Diesel generator. This will cause one of BAHA's two existing diesel fuel storage tanks to be unused, requiring that tank's removal and disposal. In addition, the fire pump will require relocation such that it is not in conflict with construction.

A sole source purchase order was originally approved in November 2013 to relocate panels and vents and to repair the tank sump. The tank sump was recently damaged due to soil movement that resulted from the excavation at the adjacent development, 201 Folsom. BAHA filed a claim with its insurance provider for this damage, which is under review. The following chart represents the work performed under the original purchase order and the work to be performed under this proposed purchase order amendment:

Scope of Work	Amount	Status
Panel and vent relocation	\$30,839.28	Completed
Sump repair work	\$18,816.00	Completed
Total before Amendment	\$49,655.28	
Fuel piping relocation	\$30,000.00	1 st Quarter 2014
Removal of underground storage tank	\$56,000.00	2 nd Quarter 2014
Install new fire pump day tank and leak detection sensors	\$20,000.00	2 nd Quarter 2014
Subtotal: Proposed Amendment	\$106,000.00	
Total Purchase Order Not to Exceed	\$155,655.28	

Recommendation

Staff recommends that the Authority authorize the Executive Director or his designee to issue a Purchase Order amendment to TEC to provide services to maintain operation of the generators at 375 Beale Street in an amount not to exceed \$106,000. BAHA expects to receive an insurance reimbursement to offset a portion of this cost at a later date.



Steve Heminger

Attachment

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REQUEST FOR AUTHORITY APPROVAL
Summary of Proposed Purchase Order Amendment

Consultant: Technology, Engineering & Construction, Inc. DBA Accutite

Work Project Title: 375 Beale Street – Generator Servicing

Purpose of Project: To provide service to maintain operation of the generators.

Brief Scope of Work: Work includes the relocation of diesel fuel lines, removal of underground storage tank, and installation of new fire pump day tank and leak detection sensors

Project Cost Not to Exceed: \$106,000 (this amendment)
Total Purchase Order before this amendment: \$49,655.28
Total Authorized Purchase Order after this amendment: \$155,655.28

Funding Source: BAHA FY2013-14 Capital Budget

Fiscal Impact: Funding is included in BAHA’s FY 2013-14 Budget.

Motion by Authority: That the Executive Director or his designee is authorized to negotiate and enter into a purchase order amendment with Technology, Engineering & Construction, Inc. DBA Accutite to provide services as described above and in the Executive Director’s memorandum dated February 19, 2013 and the Treasurer and Auditor is directed to set aside funds in the amount of \$106,000 for such purchase order amendment.

BAHA Chair: _____
Amy Rein Worth

Approved: Date: February 26, 2014