

Agenda Item 4a

TO: Bay Area Headquarters Authority

DATE: July 16, 2014

FR: Executive Director

W. I. 9130

RE: Contract – Construction Services: Utility Undergrounding. Andrew M. Jordan, Inc. dba A&B Construction (\$498,000)

This item would authorize the Executive Director or his designee to award a contract to Andrew M. Jordan, Inc. dba A&B Construction for construction services related to the project to underground overhead utilities at the Regional Agency Headquarters along Harrison Street in the amount of \$498,000.

Background

Existing utility poles on Harrison Street and Main Street carry primary power for PG&E and telecommunication lines for Comcast and the San Francisco Department of Technology (see Attachment A). These overhead lines are in close proximity to the Harrison Street exterior elevation of the future Regional Agency Headquarters (the “Building”). The limited clearance between the primary power lines and the building creates an occupational safety hazard for exterior building work, including repainting and washing windows.

Undergrounding of the overhead utilities is not required for the 375 Beale Project to be completed, but alternative ways to protect workers at the building exterior from the high voltage lines would be temporary measures only. One alternative is to reroute power through PG&E’s redundant system and shut power down along Harrison during periods of exterior work. However, PG&E expects that the continued development of Rincon Hill will make temporary shutdowns increasingly more difficult to schedule. A second alternative is to cantilever the power lines farther over the street, although PG&E expressed concern that additional poles might be required with this option. Instead, the preferred solution is the permanent undergrounding of overhead utilities, in light of the Rincon Hill Plan adopted by the Board of Supervisors in 2005 and the “Better Streets” amendments to the Municipal Code and Master Plan adopted by the City and County of San Francisco (The City’s) Planning Commission in October 2010 and Board of Supervisors in December 2010. This will benefit the public as a whole by enhancing community aesthetics and safety as well as improve building safety.

Although Tishman Speyer, the developer of 201 Folsom, is required to construct the streetscape work consistent with the Rincon Hill Plan, the City’s Planning Department has not required them to underground overhead utilities. This block does not fall within a PG&E Rule 20A region designated by the City for undergrounding, and any relocation is at the property owner’s cost.

PG&E will self-perform the installation of the high voltage lines and related equipment and the removal of the existing overhead power lines and supporting poles, the cost of which is required to be reimbursed by BAHA. The PG&E work is presented in Agenda Item 4b. Installation of telecommunication lines will be performed by the providers at their cost.

Contractor Selection Process

On June 18, 2014, BAHA issued an Invitation for Bid (IFB) to select a contractor to complete the joint trench construction. Tasks include: phasing demolition, trenching, and excavation of existing roads and sidewalks; off-haul and disposal of soils; installation of conduits, vaults, and utility boxes to serve as infrastructure to underground existing overhead utilities; coordination between the designer, PG&E, and other service providers to relocate their lines; and related earthwork, site utilities, site paving and landscaping.

On July 14, 2014 BAHA received three (3) bids as follows:

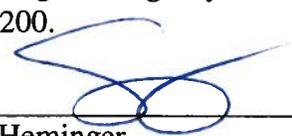
Bidder	Location	Total Bid Price
A&B Construction	San Francisco, CA	\$498,000
St. Francis Electric, Inc.	San Leandro, CA	\$629,565
NTK Construction, Inc.	San Francisco, CA	\$685,200

Bids will be evaluated for responsiveness, responsibility, and adherence to the Minimum Qualifications (MQs).

Recommendation

Staff recommends that:

- The Authority authorize the Executive Director or his designee to award the contract for construction of the Utility Undergrounding at the Regional Agency Headquarters Project to A&B Construction, the apparent lowest responsive bidder, in the amount of \$498,000, pending staff’s review of responsiveness and responsibility.
- Should staff determine that A&B Construction is not responsive or responsible, the Authority authorize the Executive Director or his designee to award the contract for construction of the Utility Undergrounding at the Regional Agency Headquarters Project to St. Francis Electric, Inc. in the amount of \$629,565.
- Should staff determine that St. Francis Electric, Inc. is also not responsive or responsible, the Authority authorize the Executive Director or his designee to award the contract for construction of the Utility Undergrounding at the Regional Agency Headquarters Project to NTK Construction, Inc. in the amount of \$685,200.



Steve Heminger

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REQUEST FOR AUTHORITY APPROVAL
Summary of Proposed Contractor Contract

Work Item No.: 9130

Consultant: Andrew M. Jordan, Inc. dba A&B Construction, St. Francis Electric, Inc., or NTK Construction, Inc., pending determination of responsiveness and responsibility.

Work Project Title: Utility Undergrounding at the Regional Agency Headquarters

Purpose of Project: Construction services for the undergrounding of overhead utility lines at the Regional Agency Headquarters

Brief Scope of Work: The proposed project will remove overhead utility lines by constructing underground infrastructure to relocate the existing lines

Project Cost Not to Exceed:

- \$498,000 if A&B Construction is awarded the contract;
- \$629,565 if St. Francis Electric, Inc. is awarded the contract; or
- 685,200 if NTK Construction, Inc. is awarded the contract;

Funding Source: BAHA FY 2014-15 Budget

Fiscal Impact: Funding is included in the BAHA FY 2014-15 Budget.

Motion by Authority: That the Executive Director or his designee is authorized to award the contract for construction of the Utility Undergrounding at the Regional Agency Headquarters Project as described above in the Executive Director's Memorandum dated July 16, 2014 as follows:

- To A&B Construction in the amount of \$498,000, subject to staff's determination that A&B Construction is responsible and has submitted a responsive bid;
- Should staff determine that A&B Construction is not responsible or responsive, to St. Francis Electric, Inc. in the amount of \$629,565; or
- Should staff determine that St. Francis, Electric, Inc. is not responsible or responsive, to NTK Construction, Inc. in the amount of \$685,200.

Further, that the Treasurer and Auditor are directed to set aside funds for such contract as stated above.

BAHA Chair:

Amy Rein Worth, Chair

Approved:

Date: July 23, 2014

Attachment A



Figure A: Overhead utility poles on Harrison Street side of 375 Beale. Westward view.



Figure B: Overhead utility poles on Harrison Street side of 375 Beale. Eastward view.