



Bay Area Infrastructure Financing Authority  
101 8th St., Oakland, CA 94607  
TEL 510.817.5700  
EMAIL [info@mtc.ca.gov](mailto:info@mtc.ca.gov)  
WEB [www.mtc.ca.gov](http://www.mtc.ca.gov)

## ***Memorandum***

TO: BAIFA

DATE: January 20, 2016

FR: Executive Director

W. I.: 1229

RE: Contract – Regional Operations Center Construction at 375 Beale Street: BCCI Construction Company (\$550,000 plus a contingency of \$100,000)

This memorandum seeks Authority approval to enter into a contract with BCCI Construction Company (BCCI) in an amount not to exceed \$550,000, plus a contingency of \$100,000 to fund the build-out of room 143 at 375 Beale Street to house the Regional Operations Center (ROC).

### **Background**

The ROC is a facility dedicated to the monitoring and operation of several transportation management systems, including the BAIFA Express Lane Network, and the toll bridges and plazas. This approximately 750 square foot project includes the completion of the ROC and its supporting equipment room. The space will be prepared so that the express lane toll system integrator TransCore, LP (TransCore) can complete the installation of toll system equipment including closed-circuit video displays and operator workstations, and MTC can install additional emergency operations and transportation management equipment and infrastructure. To achieve the schedule for opening the CC-680 Southern Segment Express Lanes, substantial completion of tenant improvements to the ROC is required by July 1, 2016.

In April 2014, BAHA's property manager, Cushman & Wakefield of California, Inc. (Cushman & Wakefield), received six proposals in response to its request for proposals (RFP) limited to selected general contractors with whom Cushman and Wakefield had prior experience to perform owner and tenant improvement work. Those contractors were evaluated on criteria that included relevant experience and construction fee and three (BCCI, NOVO Construction, and Skyline Construction) were selected based on best value to serve on a bench of contractors available to tenants. Of the six proposals, BCCI provided the best overall value and was selected by Cushman & Wakefield to perform the build-out of cold-to-warm shell improvements (primarily installation of heating, ventilation, cold water piping, and fire sprinkler loops) for the non-agency spaces on Levels 1–5 and by BATA to complete tenant improvements for the 30,000 square foot FasTrak® Customer Service Center on Levels 2 and 3.

Staff recommends entering into a contract with BCCI because it provided the best value of the proposals received by Cushman & Wakefield.

BCCI is neither a small business nor a disadvantaged business enterprise, and its subcontractors for this work have not yet been finalized.

**Recommendation**

Staff requests the Authority authorize the Executive Director or his designee to negotiate and enter into a contract with BCCI for ROC build-out tenant improvements in an amount not to exceed \$550,000, plus a contingency of \$100,000 to be used at the sole discretion of the Executive Director or his designee.



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Steve Heminger

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## REQUEST FOR AUTHORITY APPROVAL

### Summary of Proposed Contract

Work Item No.:	1229
Consultant:	BCCI Construction Company, San Francisco, CA
Work Project Title:	Regional Operations Center Construction at 375 Beale Street
Purpose of Project:	Construct tenant improvements
Brief Scope of Work:	Perform construction of tenant improvements for the Regional Operations Center (ROC) at 375 Beale Street.
Project Cost Not to Exceed:	\$550,000 plus a contingency of \$100,000.
Funding Source:	Toll Bridge Rehabilitation Program funds
Fiscal Impact:	Funds are included in the FY 2015–16 BATA Toll Bridge Rehabilitation Program budget.
Motion by Authority:	That the Executive Director or his designee is authorized to negotiate and enter into a contract with BCCI for ROC tenant improvements as described above and in the Executive Director's memorandum dated January 20, 2016, and that the Chief Financial Officer is directed to set aside funds in the amount of \$550,000, plus a contingency of \$100,000 to be used at the sole discretion of the Executive Director or his designee, for such contract.

BAIFA:

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Dave Cortese, Chair

Approved: January 27, 2016