



METROPOLITAN
TRANSPORTATION
COMMISSION

Agenda Item 3a

Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105
TEL 415.778.6700
WEB www.mtc.ca.gov

Memorandum

TO: Operations Committee

DATE: October 5, 2018

FR: Executive Director

W.I. 1237

RE: Commuter Parking Initiative Contracts:

- i. Contract– Bay Bridge Forward – Commuter Parking Initiative – Construction Award: O.C. Jones & Sons, Inc. (\$7,990,000 plus a contingency of \$1,198,500)
- ii. Contract – Bay Bridge Forward: Commuter Parking Initiative - Outreach: Sidecar, a division of Swirl, Inc. (\$300,000)

This memorandum requests Committee approval for:

- A contract with O.C. Jones & Sons, Inc. for construction services for the Commuter Parking Initiative, in an amount not to exceed \$7,990,000, with a contingency of \$1,198,500 to be used at the discretion of the Executive Director or his designee for changes in the work. Staff also seeks approval to award to the second lowest bidder should O.C. Jones & Sons, Inc. be found not responsive or not responsible.
- A contract with Sidecar, a division of Swirl Inc. (Sidecar), for communications/outreach consultant services that would promote the use of the commuter parking lots in an amount not to exceed \$300,000.

Background

As part of the Bay Bridge Forward Commuter Parking Initiative, MTC is constructing commuter parking lots at I-80/Buchanan Ave. in Albany, and at I-880/High St. and I-880/ Fruitvale Ave. in Oakland to provide more opportunities for commuters to share rides in transit and carpools. The three locations combined will have approximately 800 parking spaces and will include new bus stops, carpool loading areas, and bike storage.

Construction Contractor Selection Process

On May 4, 2018, MTC issued an Invitation for Bid (IFB) for the Commuter Parking Initiative. On June 27, 2018, two bids were received and opened at a public bid opening. Because the low bid of \$8.9 million exceeded available project budget, MTC cancelled the procurement. MTC staff and consultants contacted contractors to understand factors affecting bids and incorporated feedback into a revised IFB to attract more competitive bids. On July 19, 2018, MTC reissued the IFB. On September 19, 2018, six bids were received and opened at a public bid opening. The engineer's estimate for the project was \$7.5 million. Bids which utilized at least 40% Small Business Enterprise (SBE) participation received a 5% reduction in bid price, solely for the purpose of determining the lowest responsive bidder. Two firms claimed the SBE Bid Preference, but only Ghilotti Construction Company, Inc. qualified for the preference.

O.C. Jones & Sons, Inc. is the apparent low bidder. Staff is currently determining whether O.C. Jones & Sons, Inc. is a responsible contractor and whether its bid is responsive based on a review of all bid forms received as a part of the bid, including its bid security bond, minimum insurance requirement certification, reference information from past projects and the Schedule of Quantities and Prices. Staff is requesting approval from the

Committee for a total contract allotment of \$9,188,500, which includes the low bid of \$7,990,000 and a 15% construction contingency of \$1,198,500. Should the bid for O.C. Jones & Sons, Inc. not be responsive or O.C. Jones & Sons, Inc. be found to be not responsible, staff shall repeat the review and award process with the second lowest bidder (Ghilotti Construction Company, Inc.).

Attachment A includes a summary of O.C. Jones & Sons, Inc. and its project team's small business and disadvantaged business enterprise status.

Bidder	Location	Total Contract Price	SBE Bid Preference/ Amount	Contract Price w/ SBE Preference for Basis of Award	Bid Rank
O.C. Jones & Sons, Inc.	Berkeley, CA	\$7,989,701	No	\$7,989,701	1
Ghilotti Construction Company, Inc.	Santa Rosa, CA	\$8,450,462	Yes, \$422,523	\$8,027,939	2
DeSilva Gates Construction	Dublin, CA	\$8,474,752	No	\$8,474,752	3
Gordon N. Ball, Inc.	Alamo, CA	\$9,006,004	Yes*	\$9,006,004	4
Bay Cities Paving & Grading	Concord, CA	\$10,405,203	No	\$10,405,203	5
Ghilotti Bros, Inc.	Oakland, CA	\$10,529,796	No	\$10,529,796	6

* Bidder claimed SBE Bid Preference but did not meet the requirements to qualify for the preference.

Outreach Consultant Selection Process

On July 11, 2018, MTC issued a Request for Proposal (RFP) to pre-qualified firms from the On-Call Consultant Assistance for Electronic Payment Implementation and Operations Bench for Service Category E (Communications and Customer Information Services). Sidecar was the sole bid and after reviewing the proposal, MTC staff determined that Sidecar demonstrated a thorough understanding of the scope of work and provided a comprehensive and cost-effective approach to completing the work.

Recommendation

Staff recommends that the Committee authorize the Executive Director or his designee to:

- Award a contract to O.C. Jones & Sons, Inc. in an amount not to exceed \$7,990,000 for construction of the Commuter Parking Initiative; and authorize a contract contingency of \$1,198,500 to be used at the Executive Director or his designee's discretion for changes not included in the scope of work;
- Award a contract to Ghilotti Construction Company, Inc. in an amount not to exceed \$8,450,462 for the construction of the Commuter Parking Initiative; and authorize a contract contingency of \$1,267,569 to be used at the Executive Director or his designee's discretion for changes not included in the scope of work should staff determine that O.C. Jones & Sons, Inc. is not responsible, or that its bid is not responsive; and
- Negotiate and enter into a contract with Sidecar to provide communications/outreach consultant services for the Commuter Parking Initiative in an amount not to exceed \$300,000.


Steve Heminger

Attachment:

- Attachment A: O.C. Jones & Sons, Inc. Team Small Business Enterprise and Disadvantaged Business Enterprise Status

O.C. Jones & Sons, Inc.
Small Business Enterprise and
Disadvantaged Business Enterprise Status

Firm Name	Role on Project	DBE* Firm			SBE** Firm		
		Yes	If Yes, List #	No	Yes	If Yes, List #	No
O.C. Jones & Sons, Inc.	General Contractor			X			X
Bayside Stripe & Seal	Subcontractor			X			X
Bortolussi & Watkins, Inc.	Subcontractor			X	X	1732424	
Farwest Safety, Inc.	Subcontractor			X	X	6544	
Green Vista Landscaping	Subcontractor			X	X	41946	
M.F. Maher Inc.	Subcontractor			X			X
Mike Brown Electric Co.	Subcontractor			X			X
Pisor Fence Division, Inc.	Subcontractor			X	X	26577	

*Denotes certification by the California Unified Certification Program (CUCP).

**Denotes certification by the State of California Department
of General Services.

REQUEST FOR COMMITTEE APPROVAL
Summary of Proposed Contract

Work Item No.:	1237
Contractor:	O.C. Jones & Sons, Inc. Berkeley, CA
Work Project Title:	Construction Contract between MTC and O.C. Jones & Sons, Inc. for the Commuter Parking Initiative
Purpose of Project:	The Project is intended to increase person throughput by providing opportunities for commuters to park and share rides in transit and carpools.
Brief Scope of Work:	Construct parking lots at I-80/Buchanan St., I-880/High St. and I-880/Fruitvale Ave. The project will pave the lots, install light fixtures, construct vehicular and pedestrian access with perimeter fencing and gates, install signage and pavement markings, construct drainage improvements, and modify traffic signals.
Project Cost Not to Exceed:	<ul style="list-style-type: none">• \$7,990,000, plus a contingency of \$1,198,500, if O.C. Jones & Sons, Inc. is awarded the contract or• \$8,450,462, plus a contingency of \$1,267,569, if Ghilotti Construction Company, Inc. is awarded the contract.
Funding Source:	SAFE/Regional Fund Exchange/RM2
Fiscal Impact:	Funding is included in the FY 2018-19 MTC Budget.
Motion by Committee:	<p>That the Executive Director or his designee is authorized to award a contract to O.C. Jones & Sons, Inc. for the construction of the Commuter Parking Initiative, as described above and in the Executive Director's memorandum dated October 5, 2018 and the Chief Financial Officer is directed to set aside \$7,990,000 for such contract, and \$1,198,500 for a contract contingency to be used at the discretion of the Executive Director or his designee for changes not included in the scope of work.</p> <p>Further, that should O.C. Jones & Sons, Inc. be determined to be not responsible or its bid to be not responsive that the Executive Director or his designee is authorized to award a contract to Ghilotti Construction Company, Inc. and the Chief Financial Officer is directed to set aside \$8,450,462 for such contract and \$1,267,569 for a contract contingency to be used at the discretion of the Executive Director or his designee for changes not included in the scope of work.</p>
Operations Committee:	<hr/> Dave Cortese, Chair
Approved:	Date: October 12, 2018

REQUEST FOR COMMITTEE APPROVAL
Summary of Proposed Contract

Work Item No.:	1237
Contractor:	Sidecar, a division of Swirl Inc. Berkeley, CA
Work Project Title:	Commuter Parking Initiative Communications/Outreach
Purpose of Project:	Provide communications/outreach assistance for the Commuter Parking Initiative to promote and encourage utilization of new commuter parking lots
Brief Scope of Work:	Assist staff in implementing public awareness, customer communication, customer education, outreach, and other informational services.
Project Cost Not to Exceed:	\$300,000
Funding Source:	STP/CMAQ
Fiscal Impact:	Funding is included in the FY 2018-19 MTC Budget.
Motion by Committee:	That the Executive Director or his designee is authorized to negotiate and enter into a contract with Sidecar, a division of Swirl Inc. to perform communications/outreach services for the Commuter Parking Initiative, as described above and in the Executive Director's memorandum dated October 5, 2018, and that the Chief Financial Officer is directed to set aside funds in an amount not to exceed \$300,000 for such contract.
Operations Committee:	<hr/> Dave Cortese, Chair
Approved:	Date: October 12, 2018



Commuter Parking Initiative



MTC Operations Committee
October 12, 2018



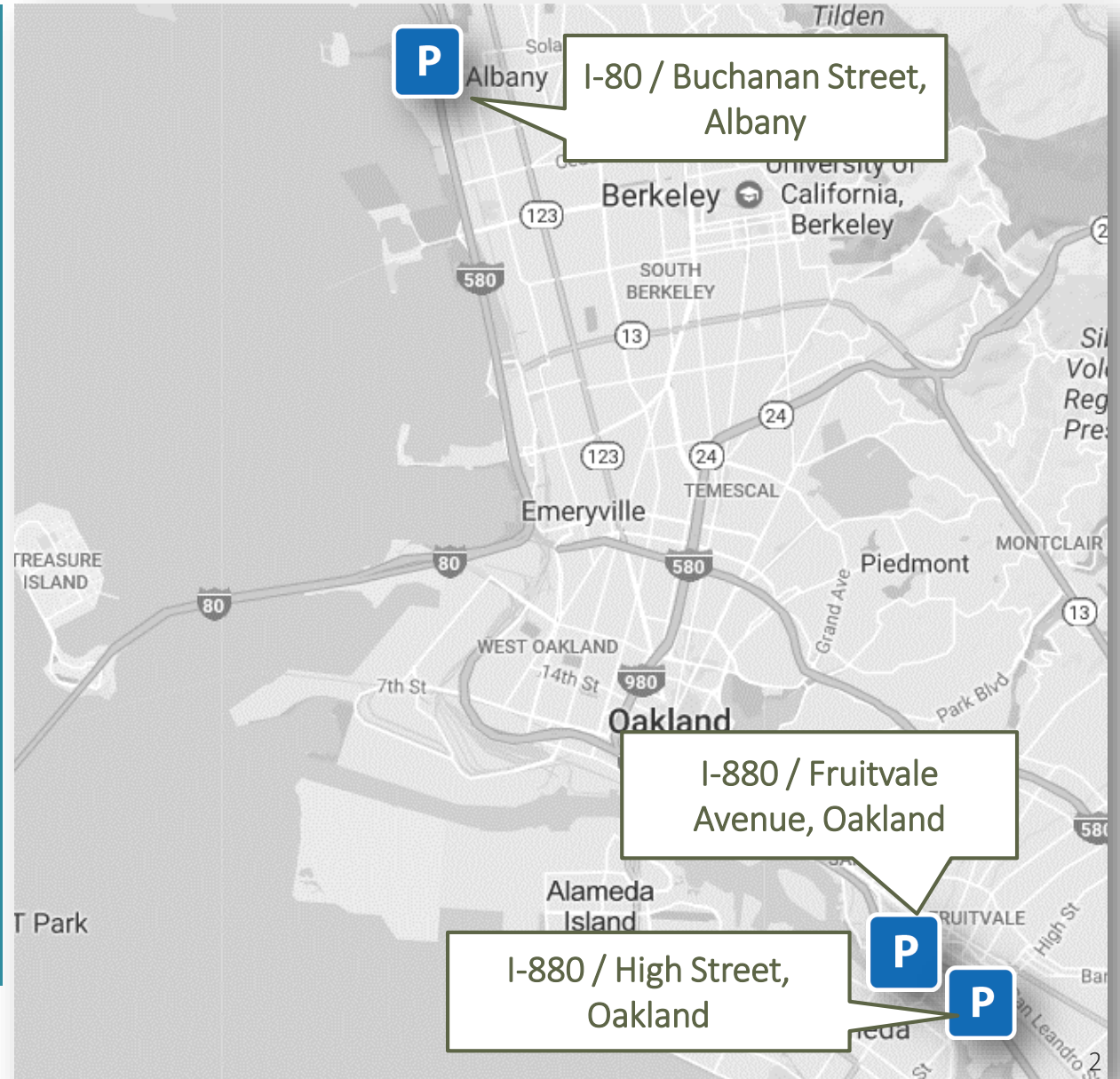
Project Overview

Goals

- Provide opportunities for commuters to park and share rides in transit or carpool
- Move more people in fewer vehicles
- Maximize lot utilization
- Provide a convenient user experience

Design

- Using underutilized Caltrans airspaces
- 800 spaces across 3 locations



Provide a Convenient Commuter Experience



Check **real time**
parking availability
information before
leaving



Drive, walk, or bike
to the commuter
parking lot



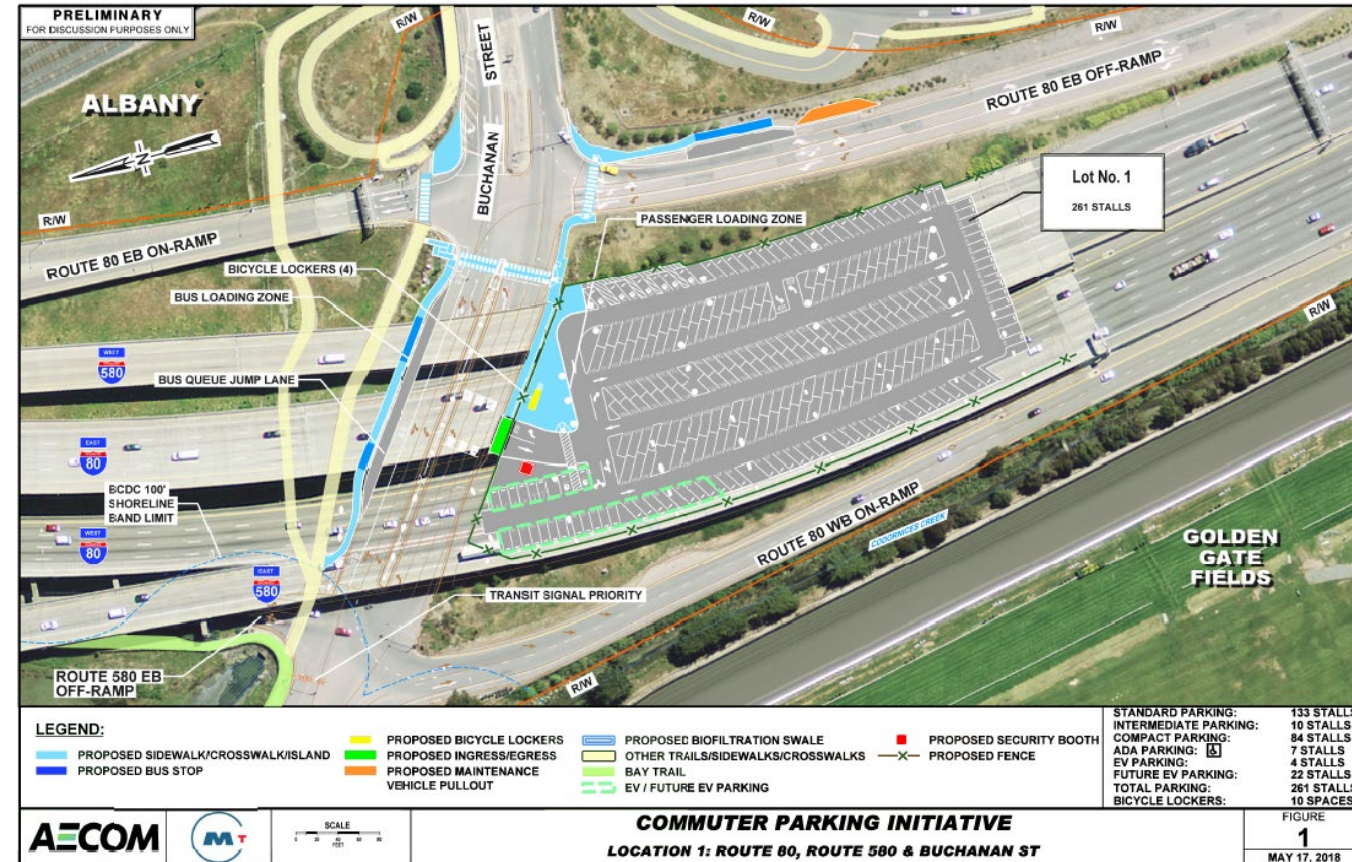
Pay for parking
using **mobile**
payment



Hop on **transit** or
carpool to
destination

Construction Contract Elements

- Construct parking lots
- Install light fixtures
- Construct vehicular and pedestrian access
- Install perimeter fencing and gates
- Install signage and pavement markings
- Construct drainage improvements
- Modify traffic signals
- Install electrical conduit



Breaking the Project Delivery Paradigm:



Increasing Person Throughput by
Delivering Commuter Parking in 3 Years

Project Kickoff	November 2016
Caltrans Maintenance Agreement Signed	November 2017
Environmental Clearance (CE)	December 2017
Final Design Completed	May 2018
Invitation for Bid posted	July 2018
Anticipated Construction Contract Approval	October 2018
Anticipated Construction Start	November 2018
Anticipated Construction Completion	Fall 2019