

Memorandum

Agenda Item 3a.iii.

TO: Bay Area Headquarters Authority

DATE: February 13, 2019

FR: Executive Director

W. I. 9144

RE: Contract Amendment – Large Retail Space Tenant Improvements: Swinerton Builders (\$4,132,536 plus \$400,000 Owner's contingency)

This memorandum requests Authority approval of a contract amendment with Swinerton Builders ("Swinerton"), for the build-out of the Large Retail space on Level 1 of the Bay Area Metro Center at 375 Beale Street, San Francisco for an additional amount not to exceed \$4,132,536 plus an Owner's contingency of \$400,000.

Background

In January 2017, staff selected Swinerton from a competitive procurement for the Metropolitan Transportation Commission (MTC) and Bay Area Conservation and Development Commission (BCDC) tenant improvements on Level 5. The selection was based on best value, with cost as one of several factors. The scope of the procurement included the ability to use the contractor for other tenant improvements in the building for a period of three years using the same fee structure from the proposal.

BAHA's architect, TEF Architecture and Interior Design, Inc. (TEF), has completed a design for the Level 1 Large Retail space, as described in Agenda Item 3a.i.

On July 25, 2018, this Authority authorized a \$200,000 contract with Swinerton to begin preconstruction services, including completion of lead paint removal, sprinkler and fire/life safety designs, and submittals. BAHA needed to perform this work regardless of future development, and was not obligated to proceed with construction.

Swinerton received subcontractor bids in January 2019 and provided a Guaranteed Maximum Price for construction of \$4,332,536. Staff has reviewed the bid and believes it represents a fair market price for the work. Staff now requests the Authority approve a contract amendment for the balance of construction, \$4,132,536, plus an Owner's contingency of \$400,000, to be used at BAHA's sole discretion.

Funds for this contract are included in the FY 2018-19 Commercial Development Fund (subject to approval of Agenda Item 3a.ii, BAHA Resolution 20, Revised, Attachment A).

Attachment A of this memorandum includes a summary of Swinerton's small business and disadvantaged business enterprise status.

Recommendation

Staff recommends the Authority authorize the Executive Director or designee to negotiate and enter into a contract amendment with Swinerton in an amount not to exceed \$4,132,536 for construction of the tenant improvements for the Large Retail Space on Level 1 of the Bay Area Metro Center, and retain a contingency of \$400,000 to be used at the discretion of the Executive Director or designee.

Steve Heminger

SH:gs
Attachment

Attachment A

Firm Name	Role On Project	<u>DBE* Firm</u>			<u>SBE**Firm</u>		
		Yes	If Yes, List #	No	Yes	If Yes, List #	No
Swinerton Builders	General Contactor			X			X
Capital Bldg Maint & Cleaning Services, Inc.	Final Cleaning			X	X	1713640	
Swinerton Builders	Selective Demolition			X			X
Lewis M. Merlo	Concrete			X			X
Lee's Imperial Welding, Inc	Metal Fabrication			X			X
Mission Bell Manufactuiring Co., Inc.	Architectural Woodwork			X			X
Boyett Construction, Inc.	Doors/Frames/Hardware			X			X
United California Glass & Door	Coiling Overhead Door			X	X	12839	
Interior Glass, Inc.	Glazing: Nana Wall / Hardware on Glass Doors			X			X
Giampolini & Co.	Framing, gypsum, drywall, plaster			X			X
KZ Tile CO.	Ceramic Tile			X	X	1178820	
San Francisco Interiors, Inc.	Acoustical Ceilings / Fabric Wall Panels			X			X
Ireland Interior Systems, Inc.	Acoustical Ceilings			X			X
Floor Seal Technology, Inc.	Epoxy Flooring			X			X
Golden State Contract Flooring, inc.	Walk Off Matts /rubber base			X			X
D. Zelinsky & Sons, Inc.	Painting			X			X
Weidner CA	Code Signage			X			X
Rebarber Enterprises	Fire Protection Specialties & Lockers			X	X	2008454	
East Bay Restaurant Supply Inc.	Food Service Equipment			X			X
Cutting Edge Drapery	Window Treatments			X			X
Pribuss Engineering, Inc.	Fire Suppression			X			X
DPW, Inc.	Plumbing			X			X
Allied Heating & Air Conditioning, Inc.	HVAC			X			X

Attachment A**Page 2 of 2**

Firm Name	Role On Project	<u>DBE* Firm</u>			<u>SBE**Firm</u>		
		Yes	If Yes, List #	No	Yes	If Yes, List #	No
W. Bradley Electric, Inc.	Electrical / Data Communication			X			X
ACME Security Systems	Electronic Safety & Security			X			X
Red Hawk Fire and Security	Fire Alarm Design			X			X

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

**Denotes certification by the State of California.

REQUEST FOR AUTHORITY APPROVAL

Summary of Contract Amendment

Contractor: Swinerton Builders, San Francisco, CA

Work Project Title: Large Retail Space Tenant Improvements

Purpose of Project: Construct the tenant improvements for Large Retail space on Level 1 of the Metro Center.

Brief Scope of Work: Construction services related to these tenant improvements

Project Cost Not to Exceed: \$4,132,536 (This amendment)
\$200,000 (Current contract authorization before this Amendment)
\$4,332,536 (New total contract amount)
Owner's contingency: \$400,000

Funding Source: FY 2018-19 Commercial Development Fund

Fiscal Impact: Funding is included in the FY 2018-19 BAHA Commercial Development Fund

Motion by Authority: That the Executive Director or designee is authorized to issue a contract amendment to Swinerton Builders as described above and in the Executive Director's memorandum dated February 13, 2019 and the Treasurer and Auditor is directed to set aside funds up to \$4,132,536 for such contract amendment as specified above plus a contingency of \$400,000 to be used at the discretion of the Executive Director or designee.

BAHA Chair:

Chair Signature

Approved:

Date: February 27, 2019