

# Bay Area Headquarters Authority (BAHA)

June 28, 2023

Agenda Item 3b - 23-0813

## **Contract Amendment– First Floor Reconfigurations Construction Services: Swinerton Builders (\$4,662,975)**

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### **Subject:**

A request that the Authority authorizes the Executive Director or designee to negotiate and enter into a contract amendment in an amount not to exceed \$4,239,068 plus an Owner's contingency of \$423,907, with Swinerton Builders ("Swinerton") to perform construction services for the first-floor reconfiguration project at the Bay Area Metro Center (BAMC) at 375 Beale Street, San Francisco CA.

### **Background:**

Swinerton was previously selected as a contractor in January 2017 from a competitive procurement for the Metropolitan Transportation Commission (MTC) and the San Francisco Bay Conservation and Development Commission (BCDC) tenant improvements on the fifth floor. The selection was based on the 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.

Additionally, Swinerton successfully completed the construction of the Large Retail space build-out, as well as the third-floor Cubic tenant improvements; and first and second-floor garage electric vehicle charging stations infrastructure.

On November 20, 2019, this Authority authorized a \$100,000 contract with Swinerton to begin preconstruction services for tenant improvements of Level 1, including reconfiguration and expansion of the existing Multipurpose Rooms 107 and 109, to increase room capacity and improve functionality; expansion of the Warming Kitchen Room 174 into adjoining IT Support Room 172; and reconfiguration of the existing PG&E Vault Room 136 to provide additional storage space.

Due to the pandemic, the project was put on hold in 2020. The project resumed in 2021 and Swinerton received subcontractor bids earlier this month and provided pricing for construction of the tenant improvements. Staff now requests the Authority approve a contract amendment in the amount of \$4,239,068, plus an Owner's contingency of \$423,907, to be used at BAHA's sole discretion.

Funds for this contract amendment are included in the FY 2023/24 Building Improvement Fund – Capital Budget (subject to the approval of Agenda Item 3b, BAHA Resolution 46).

Attachment A includes Swinerton and its subcontractors small business and disadvantaged business enterprise status.

**Issues:**

None.

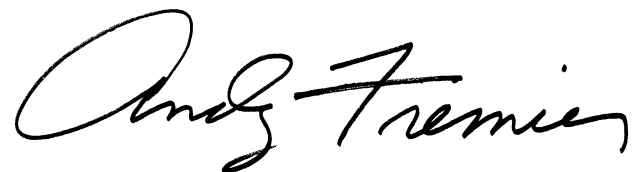
**Recommendation:**

Staff recommends that the Authority authorize the Executive Director or designee to negotiate and enter into a contract amendment with Swinerton Builders in an amount not to exceed \$4,239,068 plus an Owner's contingency of \$423,907, to be used at BAHA's sole discretion for a new total contract not to exceed amount of \$4,762,975, for construction services for first-floor reconfigurations at BAMC located at 375 Beale Street.

**Attachments:**

Attachment A – Disadvantaged Business Enterprise and Small Business Enterprise Status

Request for Committee Approval – Summary of Proposed Contract



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Andrew B. Fremier

**Attachment A**

**Disadvantaged Business Enterprise and Small Business Enterprise Status**

	<b>Firm Name</b>	<b>Role on Project</b>	<b>DBE* Yes / No</b>	<b>If DBE Yes, List #</b>	<b>SBE** Yes / No</b>	<b>If SBE Yes, List #</b>
Prime Contractor	Swinerton Builders	Prime	No		No	
Subcontractor	Donald S. MacLean Inc.	Pavement Markings/ Concrete	No		No	
Subcontractor	C.E. Toland & Sons	Metal Fabrications	No		No	
Subcontractor	Boyett Door & Hardware	Doors, frames, hardware	No		No	
Subcontractor	Giampolini & CO	Gypsum Board	No		No	
Subcontractor	CR Acoustics	Acoustic Ceiling/ Acoustic treatment	No		No	
Subcontractor	BSB +	Carpeting and Resilient	No		No	
Subcontractor	Creative Ceilings	Painting and Wall Coverings	No		No	
Subcontractor	Chaiz Company	Operable Partitions	No		No	
Subcontractor	BrookTrout Designs	Audio-Visual Equipment	No		No	
Subcontractor	Anderson Rowe & Buckley	Fire Sprinklers	No		No	
Subcontractor	Matrix HG Inc.	Plumbing	No		No	
Subcontractor	Anderson Rowe Buckley	Heating, Ventilating, and Air-Conditioning	No		No	
Subcontractor	McMillan	Electrical	No		No	

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

\*\*Denotes certification by the State of California.

**REQUEST FOR COMMITTEE APPROVAL**

Summary of Proposed Contract

Work Item No.: 9162

Consultant: Swinerton Builders  
San Francisco, CA

Work Project Title: Tenant Improvements - First Floor Reconfigurations

Purpose of Project: Construction services to reconfigure and expand first-floor storage and multipurpose rooms, and warming kitchen, add an additional control room and technology equipment to support increased public meetings

Brief Scope of Work: Preconstruction services related to this project

Project Cost Not to Exceed: \$4,239,068, plus \$423,907 Owners Contingency (This Amendment)  
\$100,000 (Current contract authorization before this Amendment)  
\$4,762,975 (New total contract amount)

Funding Source: BAHA FY 2023-24 Capital Budget - Building Improvement Fund

Fiscal Impact: Funding is included in the FY 2023-24 BAHA Capital - Building Improvement Fund

Motion by Authority: That the Executive Director or designee is authorized to negotiate and enter into a amendment to the contract with Swinerton Builders with a total contract amount not to exceed \$4,762,975 (as described above and in the Bay Area Headquarters Authority Summary Sheet dated June 28, 2023, and the Chief Fiscal Officer (CFO) is directed

to set aside funds in the amount of \$4,239,068, plus \$423,907,  
Owners contingency for such contract.

BAHA Chair:

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Alfredo Pedroza, Chair

Approved:

Date: June 28, 2023