

THIS PRINT COVERS CALENDAR ITEM NO. : 10.3

**SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY**

DIVISION: Capital Programs and Construction

BRIEF DESCRIPTION:

Awarding SFMTA Contract No. 1304, Muni Metro System King Substation Upgrade Project, to DMZ Builders, as the lowest responsive and responsible bidder, to upgrade the existing King Substation, in the amount of \$11,398,450, and for a term of 365 days to substantial completion.

SUMMARY:

- On January 26, 2018, the Director of Transportation notified the SFMTA Board of Directors that he had authorized a bid call for SFMTA Contract No. 1304, Muni Metro System King Substation Upgrade (Project).
- The Project will upgrade the existing King Substation to provide sufficient power for the light rail vehicles due to the anticipated developments and projects in the surrounding area.
- The SFMTA received and publicly opened four bids for Contract No. 1304 on March 7, 2018; DMZ Builders submitted the lowest responsive total bid of \$11,398,450.

ENCLOSURES:

1. SFMTAB Resolution
2. Project Budget and Financial Plan
3. SFMTA Warriors/Chase Event Center Resolution No.15-154
https://www.sfmta.com/sites/default/files/agendaitems/2015/11-3-15%20Item%2013%20Golden%20State%20Warriors%20Event%20Center%20resolution_0.pdf
4. Warriors/Chase Event Center FEIR (Station Relocation Variant)
http://sfmea.sfplanning.org/Vol%204_GSW%20MB%20Responses%20to%20Comments.pdf
5. Warriors/Chase Event Center Mitigation Monitoring and Reporting Program
http://www.gsweventcenter.com/OCICommissionPublicMeetings/2015_1103_Adopt70_ExhibitB.pdf

APPROVALS:

	DATE
DIRECTOR 	4/10/2018
SECRETARY 	4/10/2018

ASSIGNED SFMTAB CALENDAR DATE: April 17, 2018

PAGE 2.

PURPOSE

The purpose of this calendar item is to award SFMTA Contract No. 1304, Muni Metro System King Substation Upgrade Project, to DMZ Builders as the lowest responsive and responsible bidder, to upgrade the existing King Substation, in the amount of \$11,398,450, for a term of 365 days to substantial completion.

STRATEGIC PLAN GOALS AND TRANSIT FIRST POLICY PRINCIPLES

This action supports the following goals and objectives in the SFMTA's Strategic Plan and Transit First Policy Principles:

Strategic Plan Goals/Objectives:

- Goal 1: Create a safer transportation experience for everyone.
 - Objective 1.3 Improve the safety of the transportation system.

- Goal 2: Make transit, walking, bicycling, taxi, ridesharing & carsharing the preferred means of travel.
 - Objective 2.2 Improve transit performance.

- Goal 3: Improve the environment and quality of life in San Francisco
 - Objective 3.2 Increase the transportation system's positive impact to the economy.
 - Objective 3.3 Allocate capital resources effectively.
 - Objective 3.4 Deliver Services efficiently.

Transit First Policy Principles:

1. To ensure quality of life and economic health in San Francisco, the primary objective of the transportation system must be the safe and efficient movement of people and goods.

2. Public transit, including taxis and vanpools, is an economically and environmentally sound alternative to transportation by individual automobiles. Within San Francisco, travel by public transit, by bicycle and on foot must be an attractive alternative to travel by private automobile.

DESCRIPTION

SFMTA Contract No. 1304, Muni Metro System King Substation Upgrade Project (the Project), will upgrade the existing King Substation to provide additional power capacity as a result of anticipated increased transit service demands on our system. Over the past several years, the Mission Bay area has experienced significant growth with more construction projects. Major aspects of this growth include the following:

PAGE 3.

- Residential units (entitlements for 6400 units)
- Commercial retail space (425,000 square feet)
- Office / Biotech Labs (3.4 million square feet of office/medical labs)
- Parks & Opens Space (49 acres)
- UCSF Campus (46+ acre campus with 3.15 million square feet of office space)
- UCSF Medical Hospital
- Warriors Sports Arena and office development

With this growth and the high demand events at existing and proposed venues such as at AT&T Park and the Chase Arena, it is anticipated that Muni ridership will increase and the number of trains required to accommodate this demand will require additional electrical power and circuits.

Consequently, this project will modify the existing King Substation feeder circuit to accept the anticipated additional loads. In addition, spare circuits will be added for potential future growth.

The Project consists of the following main construction elements at the King Substation:

- Demolition, site preparation, and building renovation work to include removal of existing substation equipment; preparation for and installation of new elastomeric roofing over existing metal roofing panels; removal of existing slab; removal of existing bathroom; preparation for and installation of exterior roof drain.
- Replacement of traction power and auxiliary equipment with new equipment to include furnishing and installation of AC & DC switchgear, rectifier-transformer assembly, and related equipment to include breaker test stations, 12kV utility metering cubicle auxiliary, annunciator, supervisory (RTU) Panels, 125-volt DC station battery system, fire alarm and security systems, AC & DC panel boards automatic transfer switch, raceway and wiring system, insulating floor material, SCADA system, and traction power feeder cables.
- Furnishing and installation of a HVAC system to include fans and dampers, thermostats, control panel, and conduit and wiring.
- Furnishing and installation of a fire suppression system to include new tanks, strobes, alarms, pull station, control panel, and conduit and wiring.
- Constructing a new ADA-compliant restroom.
- Providing new relocated underground infrastructure for various electrical, communication, and domestic water and sewer systems.
- Replacement of pavement including excavating, removing and disposing of existing

PAGE 4.

pavement, concrete base, parking strip, curb and sidewalk; constructing four inch thick asphalt concrete wearing surface over six inch thick aggregate base class II, and six inch thick concrete sidewalk; adjusting City-owned casting, manhole frames, covers, catch basin frames and grating to grade.

- Constructing a new roof.
- Furnishing and installing a new four inch diameter cast iron pipe including trenching, constructing clean out assembly for building sewer, pre-construction and post-construction television investigation of existing four inch diameter CIP building sewer, abandoning and removing existing sewers/drainage facilities and structures, and pressure testing newly constructed building sewers.

Solicitation of Bids:

On January 26, 2018, the Director of Transportation notified the SFMTA Board of Directors that he had authorized a bid call for Contract No. 1304 in accordance with the SFMTA Board of Directors' Resolution No. 09-191, which delegated, among other things, the authority to issue bid calls to the Director of Transportation.

On March 7, 2018, the SFMTA received and publicly opened four bids as follows:

Contractor	Total Bid Price
DMZ Builders	\$11,398,450
Rodan Builders, Inc.	\$11,635,070
NTK Construction, Inc.	\$16,129,985
Balfour Beatty Infrastructure, Inc.	\$16,144,245

The original engineer's estimate for the work was \$13 million. The bid submitted by DMZ Builders is 12% below the engineer's estimate, while the high bid was 24% over the estimate. The Project Team concluded although there is variation in some of the individual bid items, the SFMTA has obtained a fair and reasonable price for the work.

Accordingly, the Agency wishes to award the contract to DMZ Builders for \$11,398,450 at this time. The contract requires the construction work to be substantially completed within 365 days from the Notice to Proceed.

Bidders are required by the California Subletting and Subcontracting Fair Practices Act (Public Contract Code section 4104) to list all subcontractors that will perform more than one-half of one percent of the value of the Contract. DMZ Builders listed the following six subcontractors with subcontract value over \$56,992.25 (one-half of one percent of the bid price):

Subcontractor	Status	Value
Becker Electric Inc.	WBE, OBE, Micro LBE	\$3,100,00
CMC Traffic Control	WBE, Micro LBE	\$350,000
Value Fire Protection	MBE, Micro LBE	\$138,000
Blocka Construction Inc.	n/a	\$159,000
Titan Services Inc.	n/a	\$100,000
Electrical Design Technology	n/a	\$2,400,000

The Contract Compliance Office (CCO) reviewed the bid proposal and determined that DMZ Builders meets the 30% Local Business Enterprise (LBE) subcontracting participation goal established for this contract. The Contract Compliance Office also confirmed that DMZ Builders has committed to meeting the Non-discrimination Equal Employment requirements of the contract and is in compliance with the City’s Equal Benefits ordinance.

Impact to Transit Operations:

In order to minimize impact to the T-Third line and the Muni Metro East facility, the Agency procured a mobile traction power substation. The mobile substation will be used to provide traction power while the King Substation is being renovated. This avoids having to shut down transit service along the T-third and provide substitute bus service while the substation is renovated. Therefore, the Project will not impact SFMTA revenue service as all cutover work from the existing King Substation to the mobile substation will be completed on multiple nights during non-revenue service hours.

STAKEHOLDER ENGAGEMENT

The SFMTA used the outreach efforts for the UCSF Platform and Track Improvement Project to inform the public about the improvements and impacts of the Project. In addition, the SFMTA met or discussed the Project and its impacts with the International Longshore and Warehouse Union, SF Port, South Beach Harbor, and the San Francisco Giants. Communication will continue leading up to construction and through active construction as crews are mobilizing in and around the Substation.

ALTERNATIVES CONSIDERED

No other alternatives were considered as the existing King Substation will not have sufficient electrical capacity to accommodate the increased transit service demands expected.

FUNDING IMPACT

In 2015, a Capital and Operation Cost Estimate (Proforma) was generated outlaying the capital, operational and funding needs to support the project. The Agency later identified the following

PAGE 6.

fund sources for this project: General Fund revenues, proceeds from the sale of SFMTA Revenue Bond Series 2017, Revenue Bond interest 2012-2014, Prop B, Transportation Sustainability Fees, and Transit and Intercity Rail Capital Program (TIRCP) Funds pending announcement of the award of such funds.

The budget and financial plan for this Project is presented in Enclosure 2.

ENVIRONMENTAL REVIEW

The King Substation Upgrade Project was included as part of the approved Golden State Warriors Event Center and Mixed Use Project at Mission Bay Blocks 29-32, Muni UCSF/Mission Bay Station Final EIR project refinement. On November 3, 2015, the San Francisco Commission on Community Investment and Infrastructure (CCII), the successor agency to the former Redevelopment Agency, reviewed and considered the Final Subsequent Environmental Impact Report for the Golden State Warriors Event Center and Mixed Use Project at Mission Bay Blocks 29-32 (Event Center Project Final Subsequent Environmental Impact Report) and, by CCII Resolution No. 12 69-2015, certified the FSEIR in compliance with California Environmental Quality Act. The CCII also approved the Event Center Project by the adoption of Resolutions No. 70-2015 (adopting CEQA Findings), No.71- 2015 (approving amendments to the Mission Bay South Design for Development), and No.72- 2015 (conditionally approving the Major Phase and Basic Concept/Schematic Design applications for the Project).

As mentioned above, this Board adopted the Event Center Project's CEQA findings as applicable to the SFMTA on November 3, 2015 (Resolution No. 15-154). In Resolution No. 15-154, this Board approved various elements of the Transportation Service Plan and capital improvements for the Event Center Project, including augmenting the power supply.

By CCII Resolution No. 33-2015, the CCII has provided for appeal to the Board of Supervisors of the CCII's certification of a final environmental impact report for "environmental leadership development projects" (see Public Resources Code Sections 21178, et seq.), including the Event Center Project. On December 8, 2015, in response to an appeal of the FSEIR from the Mission Bay Alliance, the Board of Supervisors approved Motion M15-178, affirming the CCII's certification of the FSEIR (Board of Supervisors File No. 150991).

A copy of the CEQA determination for the Warriors Event Center is on file with the Secretary to the SFMTA Board of Directors, and may be found in the records of the Planning Department at 1650 Mission Street in San Francisco, and is incorporated herein by reference.

OTHER APPROVALS RECEIVED OR STILL REQUIRED

The City Attorney's Office has reviewed this calendar item. No other approvals are required.

PAGE 7.

RECOMMENDATION

Staff recommends that the SFMTA Board of Directors award San Francisco Municipal Transportation Agency Contract No. 1304, Muni Metro System King Substation Upgrade, to DMZ Builders, as the lowest responsive and responsible bidder, to upgrade the existing King Substation, in the amount of \$11,398,450, and for a term of 365 days to substantial completion.

SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY
BOARD OF DIRECTORS

RESOLUTION No. _____

WHEREAS, SFMTA Contract No. 1304, Muni Metro System King Substation Upgrade Project will upgrade the existing King Substation to provide additional power capacity for anticipated increased transit service demands on the Muni system; and,

WHEREAS, On January 26, 2017, the Director of Transportation notified the SFMTA Board of Directors that he had authorized a bid call for Contract No. 1304 in accordance with Board Resolution No. 09-191, which delegated, among other things, the authority to issue bid calls to the Director of Transportation; and,

WHEREAS, On March 7, 2018, the SFMTA received and publicly opened four bids in response to its Invitation for Bids; and,

WHEREAS, The SFMTA determined that DMZ Builders is the responsible contractor that submitted the lowest responsive bid of \$11,398,450; and,

WHEREAS, The Contract Compliance Office reviewed the bid proposals and determined that DMZ Builders has made a commitment to achieve the Local Business Enterprise subcontracting goal of 30% established for this contract; and,

WHEREAS, Funding for the construction services under this Contract will come from General Fund revenues, proceeds from the sale of SFMTA Revenue Bonds, Prop B, Transportation Sustainability Fees, and Transit and Intercity Rail Capital Program (TIRCP) Funds pending award of such funds; and,

WHEREAS, On November 3, 2015, the San Francisco Commission on Community Investment and Infrastructure (CCII), the successor agency to the former Redevelopment Agency, reviewed and considered the Final Subsequent Environmental Impact Report for the Golden State Warriors Event Center and Mixed Use Project at Mission Bay Blocks 29-32 (Event Center Project FSEIR) and, by CCII Resolution No. 12 69-2015, certified the FSEIR in compliance with CEQA; The CCII also approved the Event Center Project by the adoption of Resolutions No. 70-2015 (adopting CEQA Findings), No.71- 2015 (approving amendments to the Mission Bay South Design for Development), and No.72- 2015 (conditionally approving the Major Phase and Basic Concept/Schematic Design applications for the Project); and,

WHEREAS, On December 8, 2015, in response to an appeal of the FSEIR from the Mission Bay Alliance, the Board of Supervisors approved Motion M15-178, affirming the CCII's certification of the FSEIR (Board of Supervisors File No. 150991); and,

WHEREAS, On November 3, 2015, the SFMTA Board of Director, in Resolution No. 15-154, adopted the Warriors Event Center CEQA findings (Case Number 2014.1441E), including a statement of overriding considerations and a mitigation monitoring and reporting

program pursuant to CEQA, a copy of which is on file with the Secretary to the SFMTA Board of Directors and is incorporated into this Resolution by reference; and,

WHEREAS, The King Substation Project improvements were addressed as part of the approved Golden State Warriors Event Center and Mixed Use Project at Mission Bay Blocks 29-32, Final EIR (Muni UCSF/Mission Bay Station project variant and transportation refinements); and,

WHEREAS, A copy of the CEQA determination is on file with the Secretary to the SFMTA Board of Directors, and may be found in the records of the Planning Department at 1650 Mission Street in San Francisco, and is incorporated herein by reference; now, therefore, be it

RESOLVED, That the SFMTA Board of Directors adopts the Event Center Final Subsequent Environmental Impact Report California Environmental Quality Act Findings as its own, and to the extent the above actions are associated with any mitigation measures, the SFMTA Board of Directors adopts those measures as conditions of this approval; a copy of the Planning Commission Resolutions, the CEQA findings, and the CEQA determinations are on file with the Secretary to the SFMTA Board of Directors and may be found in the records of the Planning Department at 1650 Mission Street in San Francisco, and are incorporated herein by reference; and be it further

RESOLVED, That the SFMTA Board of Directors awards San Francisco Municipal Transportation Agency Contract No. 1304, Muni Metro System King Substation Upgrade Project to DMZ Builders, as the lowest responsible and responsive bidder to upgrade the existing King Substation in the amount of \$11,398,450, and for a term of 365 days to substantial completion.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of April 17, 2018.

Secretary to the Board of Directors
San Francisco Municipal Transportation Agency

ENCLOSURE 2
MUNI METRO SYSTEM KING SUBSTATION UPGRADE PROJECT

San Francisco Municipal Railway Contract No. 1304

Project Budget and Financial Plan

Cost	Amount
Conceptual Engineering Phase Staff Support (SFMTA)	\$170,000
Detail Design Phase Staff Support (SFMTA, DPW and Other Dept. Services)	\$1,500,000
Construction Phase Construction Contract, Construction mitigation, Contingency, Staff Support, and Mobile Substation Procurement	\$21,330,000
Total Cost	\$23,000,000

Funding	Amount
General Funds Obligations	\$945,000
SFMTA 2017 Series Revenue Bond	\$6,555,000
Revenue Bond Interest 2012	\$488,569
Revenue Bond Interest 2013	\$2,025,781
Revenue Bond Interest 2014	\$606,557
Prop B	\$2,779,093
Transportation Sustainability Fees (TSF)	\$2,100,000
Intercity Rail Capital Program	\$7,500,000
Total Funding	\$23,000,000