

THIS PRINT COVERS CALENDAR ITEM NO. : 10.4

**SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY**

DIVISION: Sustainable Streets

BRIEF DESCRIPTION:

Approving award by the Department of Public Works of a contract for repair and maintenance of the second level deck at the Fifth & Mission Garage to Rodan Builders, Inc. in an amount not to exceed \$950,722.20.

SUMMARY:

- Under a 2011 Memorandum of Understanding (MOU) between the Department of Public Works (DPW) and the San Francisco Municipal Transportation Agency (SFMTA) governing management for the Second Level Deck Repair project at the Fifth & Mission Garage, DPW's scope of services includes managing the bid process, contract award and construction management.
- DPW issued a solicitation for bids on May 8, 2012. Three responsive bids were received by the due date of June 6, 2012.
- The DPW recommends awarding the contract to the lowest responsive bidder, Rodan Builders, Inc. for an amount not to exceed \$950,722.20. This bid amount is about 4.3 percent lower than the Engineer's estimate of \$993,948.
- The majority of the work will involve installing a waterproof membrane on about 116,000 square feet of the second level garage floor. In addition, the work would include repairing cracks and delaminated concrete, and installing a corrosion-inhibiting coating. The project will result in a newly rehabilitated waterproof surface, with new striping and wheel stops that will meet current local, state and federal standards governing disabled access.
- The Downtown Parking Corporation (DPC) leases this garage from the City. The Board of the DPC has approved this award. The DPC will fully fund this project using its capital reserve account.
- Staff supports DPW's request to approve award of this contract to Rodan Builders, Inc.

ENCLOSURES:

1. SFMTA Board Resolution
2. DPW Contract Award Request Summary

APPROVALS:

DATE

DIRECTOR _____

08/13/12

SECRETARY _____

08/13/12

ASSIGNED SFMTA CALENDAR DATE: August 21, 2012

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PURPOSE

This report requests that the San Francisco Municipal Transportation Agency (SFMTA) Board of Directors adopt the attached resolution, approving award of a contract by the Department of Public Works (DPW) to Rodan Builders, Inc. in an amount not to exceed \$950,722.20 for the second level deck repair at the Fifth & Mission Garage, including repairing cracks and delaminated concrete, installing a penetrating corrosion inhibitor coating to protect the rebar from corrosion, and installing a waterproof membrane.

GOAL

This action is consistent with the SFMTA FY2013-2018 Strategic Plan.

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

- Goal 2: Make transit, walking, bicycling, taxi, ridesharing and carsharing the preferred mean of travel.
 - 2.1 – Improve customer service and communications.
 - 2.3 – Increase use of all non-private auto modes.
 - 2.4 – Improve parking utilization and manage parking demand.

- Goal 3: Improve the environment and quality of life in San Francisco.
 - 3.1 – Reduce the Agency’s and the transportation system’s resource consumption, emissions, waste and noise.
 - 3.2 – Increase the transportation system’s positive impact to the economy.
 - 3.3 – Allocate capital resources effectively.
 - 3.4 – Deliver services efficiently.

DESCRIPTION

Through a lease agreement with the City and County of San Francisco, the Downtown Parking Corporation (DPC) leases the Fifth & Mission Garage and manages the day-to-day operations. The garage was originally built in 1957 and has expanded over the years to meet the growing demand. It provides nearly 2,600 parking spaces and several retail/commercial lease spaces at the ground level. The facility generates over \$18 million in annual gross revenue.

Due to its age and extensive use, the second level of the garage shows significant concrete delamination, partial to full-depth cracks, and water penetration throughout the deck that at times enters the retail space on the ground level. The current conditions, if not corrected, will cause further damage to the concrete and rebar, impacting structural strength of the overall facility. Additionally, water leakage to the retail spaces may result in loss of business for tenants and may compromise safety of the tenants and their patrons.

SFMTA and DPW entered into a Memorandum of Understanding (MOU) dated September 30, 2011 for DPW to provide consulting and project management services for the repairs needed to address these issues. Under the terms of the MOU, DPW agreed to manage the bid process, contract award, and construction management for the project.

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The project's scope of work includes repairing cracks and delaminated concrete, installation of a penetrating corrosion inhibitor coating to protect the rebar and a waterproof membrane on about 116,000 square feet of the garage deck. The project will also include necessary repairs and rehabilitation to fully comply with current local, state and federal standards governing disabled access. The engineer's estimate for the entire project was \$993,948. The contractor will have 90 calendar days to complete the project.

With assistance from SFMTA and DPW, DPC's consultant, KD Architects, developed engineering design and bid documents for the project that met all City and SFMTA bidding requirements. The project was advertised on May 8, 2012. The following three contractors submitted their bids by the due date of June 6, 2012:

#	CONTRACTOR	BID AMOUNT
1	Rodan Builders, Inc.	\$ 950,722.20
2	CF Contracting, Inc.	\$ 996,275.20
3	Rainbow Waterproofing & Restoration	\$1,008,208.70

DPW thoroughly evaluated all bids and identified Rodan Builders, Inc. as the lowest responsive bidder that met all City requirements identified in the bid documents. Their bid met the Local Business Enterprise participation goal of 25%. Rodan Builders, Inc. (License # 858119) has been in business for seven years and holds current and active Class B General Contracting, Class A General Engineering, and C-21 Building, Moving, Demolition California contractor's licenses. Rodan carries the required Worker's Compensation insurance and has sufficient bonding capacity for the work. Rodan submitted 13 job references attesting its experience in comparable concrete and waterproofing work.

A protest was received from Rainbow Waterproofing & Restoration questioning Rodan's prior projects and asking that Rodan's bid be considered non-responsive. Upon further review, the DPW denied the protest and recommends awarding the contract to Rodan Builders, Inc. The DPC's Board of Directors supports the DPW's recommendation.

The City Attorney has reviewed this report.

ALTERNATIVES CONSIDERED

Closing off certain sections of the second level and implementing extensive waterproofing within the tenant spaces was considered. This alternative is not recommended due to its limited, short-term benefit, and further deterioration of the structural integrity of the facility which will be more expensive to rehabilitate in the future.

FUNDING IMPACT

The project is fully funded by the DPC's capital reserve account. There is no fiscal impact on SFMTA's FY2012-2013 Operating Budget.

OTHER APPROVALS RECEIVED OR STILL REQUIRED

None.

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RECOMMENDATION

Staff recommends approving the award by DPW of a contract to Rodan Builders, Inc. in an amount not to exceed \$950,722.20 for the Second Level Deck Repair project at the Fifth & Mission Garage.

SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY
BOARD OF DIRECTORS

RESOLUTION No. _____

WHEREAS, The Downtown Parking Corporation (DPC) leases the Fifth & Mission Garage from the City and County of San Francisco and manages the day-to-day operations; and

WHEREAS, The second level concrete deck of the garage has developed many cracks exposing rebar and creating water intrusion into the leased tenant spaces on the ground level; and

WHEREAS, The DPC and the SFMTA recognize the importance of properly maintaining the Fifth & Mission Garage so that it can continue to provide safe and convenient parking to the community and attractive retail space to the tenants that provide significant revenues for SFMTA operations; and

WHEREAS, The Department of Public Works (DPW), through a Memorandum of Understanding with the SFMTA, was authorized to manage and oversee the design, bidding, contracting of and construction management for the Second Level Deck Repair project; and

WHEREAS, The project's scope of work includes repairing cracks and delaminated concrete, installation of a penetrating corrosion inhibitor coating to protect the rebar and installation of a waterproof membrane on about 116,000 square feet concrete deck of the garage; and

WHEREAS, DPW advertised the project on May 8, 2012 and received three responsive bids by the bid due date; and

WHEREAS, Rodan Builders, Inc., provided the lowest bid of \$950,722.22 that complied with all requirements outlined in the bid documents; and

WHEREAS, Upon approval by the SFMTA Board of Directors, DPW will enter into an agreement with Rodan Builders, Inc. to complete the Second Level Deck Repair project; and

WHEREAS, The project is fully funded by the capital reserve account held by the DPC; and approval of the award will have no impact on SFMTA's FY2012-2013 Operating Budget; now, therefore, be it

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors approves the award by the Department of Public Works of a contract to Rodan Builders, Inc. for the Second Level Deck Repair project at the Fifth & Mission Garage in an amount not to exceed \$950,722.20.

I hereby certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of August 21, 2012.

Secretary to the Board of Directors
San Francisco Municipal Transportation Agency

DPW CONTRACT AWARD REQUEST SUMMARY

Submission Date:	7/2/2012						
Contract Job No:	7368A	Project Title:	5th and Mission Parking Garage 2nd Floor Maintenance				
Project Manager:	Douglas Ullman		Phone #	(415) 557-4722			
Type of Contract:	Construction		Sub Type:	Formal			
Proposed Contractor:	Rodan Builders, Inc.		Amount:	\$950,722.20			
Unit & Method of Compensation:	Combination of S.F. and L.F. Unit Pricing and Lump Sum.						
Date Bids / RFPs Received:	6/6/2012		Contract Award Term:	90 days			
Description of Services:	The work to be done under this contract is located at the 5th & Mission Parking Garage at 833 Mission Street, San Francisco, CA and includes repairing cracks and delaminated concrete, installing a penetrating corrosion inhibitor coating to protect the rebar from corrosion, and installing a waterproof membrane on the entire floor.						
# of Bids or RFPs Received:	3	Explain if award is <u>not</u> to Low Bidder or Highest Scorer:	N/A				
Background & qualifications of proposed contractor (organization, financial stability, personnel & prior performance of DPW contracts):	Rodan Builders, Inc. (Lic. # 858119) has been in business for 7 years and holds current and active Class B General Contracting, Class A General Engineering, and C-21 Building, Moving, Demolition California contractor's licenses. Rodan carries the required Worker's Compensation insurance and has sufficient bonding capacity for the work. Rodan submitted 13 job references among which were the requisite 5 in the last 10 years with comparable concrete and waterproofing work. Rodan's main subcontractor, Watertight Restoration will be performing the majority of the work and submitted 11 job references among which were the requisite 3 in the last 5 years with comparable vehicular traffic coating work. Reference checking yielded positive recommendations.						
Performance standards & expected outcomes of proposed contract:	Waterproofing subcontractor is a manufacturer's certified installer for the specified Sika waterproofing products. Surface preparation standards and coating thickness specifications are enumerated in the contract documents and will be strictly adhered to. Expected outcome is a waterproof traffic surface, with new striping and wheel stops to current ADA standards.						
Describe funding availability & award comparison to cost estimate:	Sufficient funds are available in job order 7368A to award the project. A 10% construction contingency should also be funded in the amount of \$95,072. Architect's final cost estimate was \$993,948. Lowest responsible bid of \$950,722 is 96% of estimate.						
Debarred or Suspended:	No	Business Tax Registration Filed:	Yes	12B Compliant:	Yes	HRC Approval:	Yes
Other aspects of proposed contract that Contract Admin deems significant:	Other bids bidders were CF Contracting, Inc. at \$996,275 (100%) and Rainbow Waterproofing & Restoration Co. at \$1,008,208 (101%). The narrow spread generally indicates bidders had a similar understanding of the contract documents.						