



Agenda Item No. (3)

To: Building and Operating Committee/Committee of the Whole  
Meeting of March 24, 2022

From: John R. Eberle, Deputy District Engineer  
Ewa Z. Bauer-Furbush, District Engineer  
Denis J. Mulligan, General Manager

Subject: **APPROVE ACTIONS RELATIVE TO AWARD OF CONTRACT NO. 2021-BT-075, SANTA ROSA BUS FACILITY RESURFACING, TO ARGONAUT CONSTRUCTORS**

### **Recommendation**

The Building and Operating Committee recommends that the Board of Directors approve the following actions relative to award of Contract No. 2021-BT-075, *Santa Rosa Bus Facility Resurfacing*, as follows:

1. Approve award of Contract No. 2021-BT-075 to Argonaut Constructors, Santa Rosa, CA, in the amount of \$1,429,211; and,
2. Establish a construction contingency for Contract No. 2021-BT-075 in the amount of \$214,382 equal to 15% of the contract award amount,

with the understanding that sufficient funds are available in the FY 2021/22 Bus Division Capital Budget for the *D3 (Santa Rosa Bus Facility) Parking Lot Rehabilitation Project* (Project #2232) to finance these actions.

This matter will be presented to the Board of Directors at the March 25, 2022, meeting for appropriate action.

### **Summary**

The Golden Gate Bridge, Highway and Transportation District's (District's) Bus Transit Division operates commuter bus service out of three dispatch, parking and maintenance facilities, namely, the San Rafael Bus Facility (D1), the Novato Bus Facility (D2), and the Santa Rosa Bus Facility (D3).

At the Santa Rosa Bus Facility, the bus parking lot surfacing and the commuter parking lot pavement are in poor condition and in need of rehabilitation. In addition, a portion of the bus facility property requires fencing in order to maintain security of the facility.

The District has developed a construction contract, Contract No. 2021-BT-075, *Santa Rosa Bus Facility Resurfacing*, to accomplish the resurfacing and fencing, which involves the following work:

- instituting County Public Health and OSHA guidelines for construction work during the COVID-19 epidemic;
- saw cutting and demolition of existing asphalt and concrete surfaces;
- removing and replacing portions of existing chain link fencing;
- cold planning existing asphalt concrete pavement;
- resurfacing the bus lot and commuter parking lots with hot-mix asphalt concrete pavement;
- replacing pavement markings and striping of the new asphalt surface;
- placing new reinforced concrete sidewalk and bus pad;
- furnishing and installing new security fencing and gates; and,
- trenching and installing utility conduits and junction boxes.

During construction, the Santa Rosa Bus Facility will remain open and the construction work will be staged to facilitate bus operations.

The construction contract, Contract No. 2021-BT-075, was advertised for bids on February 2, 2022. The project advertisement was posted three times in two (2) newspapers, three times on the builder's exchange, and was emailed to 1553 Small Business Enterprise (SBE) firms. 20 firms downloaded the bid package from the District's procurement portal. On February 15, 2022, a pre-bid conference was held at the project site. On March 1, 2022, the following bids were received, opened and publicly read:

	<u>COMPANY</u>	<u>TOTAL BID PRICE</u>
1.	Argonaut Constructors Santa Rosa, CA	\$1,429,211
2.	Granite Construction Ukiah, CA	\$1,457,903

The Engineering staff, Disadvantaged Business Enterprise (DBE) Program Administrator and Attorney have evaluated the two bids.

Engineering staff reviewed the bid proposals for completeness and conformance with the bid solicitation requirements and determined that Argonaut Constructors' proposal complies with the requirements. Engineering staff performed a cost analysis of the bid, comparing the pricing to staff's estimate and to previous projects with similar work. Staff has determined that Argonaut Constructors' pricing for the work is fair and reasonable.

An SBE contract-specific goal of 24% was established for this contract. Bidders were required to document their activities in the solicitation and selection process of subcontractors, subconsultants,

and suppliers to ensure that this process was carried out in a nondiscriminatory manner. Argonaut Constructors was not able to meet the 24% SBE goal due to an irregularity with one of its listed SBE subcontractors, whose SBE participation could not be counted towards the goal. However, Argonaut submitted sufficient good faith efforts with SBE firms to meet the goal. The DBE Program Administrator has determined that Argonaut Constructors has complied with the DBE/SBE Program requirements applicable to this contract and may be awarded the contract based on Good Faith Efforts documentation submitted with its bid. At this time, SBE participation of approximately 10.2%, that includes 10.2% DBE participation, is anticipated during the performance of this contract.

The Engineering staff and Attorney determined that Argonaut Constructors, with a bid price of \$1,429,211, is the lowest responsive and responsible bidder and recommends award of Contract 2021-BT-075 to Argonaut Constructors.

It is recommended that a contingency in an amount of \$214,382, or 15% of the construction contract total price, be established for Contract No. 2021-BT-075 in the event of unforeseen circumstances arising during construction.

**Fiscal Impact**

Project #2232, *D3 (Santa Rosa Bus Facility) Parking Lot Rehabilitation Project*, is included in the FY 2021/22 Bus Transit Division Capital Budget in the amount of \$2,475,000 and is 20% District funded and 80% Federal Transit Administration (FTA) funded. There are sufficient funds in Project #2232 to finance the project construction.

It is recommended that the proposed budget for Project #2232 be established as follows:

<b><u>PROJECT #2232 BUDGET ITEM</u></b>	<b><u>COST</u></b>
Previous Costs Expended to Date (Design, staff time, investigations)	\$146,407
Construction Contract No. 2021-BT-075	1,429,211
Construction Contract Contingency (15%)	214,382
Construction Support Services and Testing (Consultants)	30,000
Construction Administration – District Staff Burdened Labor	370,000
Indirect Costs (ICAP) on District Staff Burdened Labor - Estimated	185,000
Environmental Fees and General Project Expenditures	100,000
<b>TOTAL BUDGET</b>	<b>\$2,475,000</b>

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