



Agenda Item No. (5)

To: Building and Operating Committee/Committee of the Whole
Meeting of February 23, 2023

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. 2022-B-104, GOLDEN GATE BRIDGE TOLL PLAZA ADMINISTRATION BUILDING DOOR AND WINDOW REHABILITATION, TO PINGUELO CONSTRUCTION**

Recommendation

The Building and Operating Committee recommends that the Board of Directors approve the following actions relative to award of Contract No. 2022-B-104, *Golden Gate Bridge Toll Plaza Administration Building Door and Window Rehabilitation*, as follows:

1. Approve award of Contract No. 2022-B-104, to Pinguelo Construction of Fairfield, CA, in the amount of \$220,000; and,
2. Establish a construction contingency for Contract No. 2022-B-104 in the amount of \$33,000 equal to 15% of the contract award amount,

with the understanding that sufficient funds are available in the FY 22/23 District Division Capital Budget for the *Facilities Ventilation Assessment, Rehabilitation Improvement Project* (Project # 2214) to finance these actions.

This matter will be presented to the Board of Directors at its February 24, 2023, meeting for appropriate action.

Summary

The Golden Gate Bridge, Highway and Transportation District's (District's) Toll Plaza Administration Building is a reinforced concrete structure that was constructed in 1937. The building was constructed for the purpose of providing office and administration space for District staff involved with collecting tolls, providing security, and administrating the business of the Golden Gate Bridge. The building has been modified multiple times since the original construction, primarily in 1965 when the second story was added to provide additional office space and conference rooms. In 1980, the front doors were replaced with automatic sliding doors. The building is currently the location of the District's administration offices and the District's Board of Directors meetings.

On March 4, 2020, the Governor of California proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19. In addition to establishing protocols for staff working remotely, the District has been conducting its public meetings remotely. In October 2022, the Governor announced plans to lift the State of Emergency on February 28, 2023, meaning that in-person public meetings are to resume by March 2023 (assuming the Governor does not extend the State of Emergency).

In preparation for the resumption of in-person public meetings and employees returning to the office, Engineering staff and its consultant performed assessments of the air flow in the Toll Plaza Administration Building as well as the existing heating and ventilation systems and determined that improvements should be made to reduce the potential for buildup of airborne virus concentrations. Staff determined that one method to improve airflow is to retrofit a number of the existing fixed window glass panels with operable window glass panels.

In addition, the existing Administration Building front automatic sliding doors have to be replaced because they have reached their useful life and are subject to frequent malfunction.

The District has developed a construction contract, Contract No. 2022-B-104, *Golden Gate Bridge Toll Plaza Administration Building Door and Window Rehabilitation*, which involves the following work:

- retrofitting designated fixed window glass panels with operable glass panels;
- removing and replacing broken existing cracked glass panels; and,
- removing and replacing the existing automatic sliding front doors with new automatic front doors.

The construction contract, Contract No. 2022-B-104, was advertised for bids on December 6, 2022. The project advertisement was posted three times in two (2) newspapers, one time on the builder's exchange, and was emailed to 682 Small Business Enterprise (SBE) firms. Eleven (11) firms downloaded the bid package from the District's procurement portal. On December 20, 2022, a pre-bid conference was held at the project site. On January 10, 2023, the following bids were received, opened and publicly read:

	<u>COMPANY</u>	<u>TOTAL BID PRICE</u>
1.	Pinguelo Construction Fairfield, CA	\$220,000.00
2.	Galliera Inc., dba Trico Construction San Francisco, CA	\$388,578.35

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

Engineering staff reviewed the bid proposals for completeness and conformance with the bid solicitation requirements and determined that Pinguelo Construction's 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 Pinguelo Construction’s pricing for the work is fair and reasonable.

An SBE contract-specific goal of 9.6% 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. Pinguelo Construction is a DBE. The DBE Program Administrator has determined that Pinguelo Construction has complied with the DBE/SBE Program requirements applicable to this contract. At this time, SBE participation of approximately 55.9%, including 39.5% DBE participation, is anticipated during the performance of this contract.

The Engineering staff and Attorney determined that Pinguelo Construction, with a bid price of \$220,000, is the lowest responsive and responsible bidder and recommends award of Contract No. 2022-B-104 to Pinguelo Construction.

It is recommended that a contingency in an amount of \$33,000, or 15% of the construction contract’s total price, be established for Contract No. 2022-B-104 in the event of unforeseen circumstances arising during construction.

Fiscal Impact

The Project #2214, *Facilities Ventilation Assessment, Rehabilitation Improvement Project*, is included in the FY 22/23 District Division Capital Budget in the amount of \$2,570,000 and is 100% District funded. Project #2214 is a District wide project and this is the first of multiple phases of this project. There are sufficient funds in Project #2214 to finance the construction of the *Golden Gate Bridge Toll Plaza Administration Building Door and Window Rehabilitation* phase of Project #2214.

It is recommended that the proposed budget for the *Golden Gate Bridge Toll Plaza Administration Building Door and Window Rehabilitation* phase of Project #2214 be established as follows:

<u>PROJECT BUDGET ITEM</u>	<u>COST</u>
Construction Contract No. 2022-B-104	\$220,000
Construction Contract Contingency (15%)	\$33,000
Construction Administration – District Staff Burdened Labor	\$80,000
Indirect Costs (ICAP) on District Staff Burdened Labor - Estimated	\$35,000
Printing and Advertising	\$15,000
General Project Expenditures	\$21,000
TOTAL - <i>Golden Gate Bridge Toll Plaza Administration Building Door and Window Rehabilitation</i> phase	\$404,000
Future Project #2214 phases	\$2,166,000
TOTAL PROJECT #2214 BUDGET	\$2,570,000

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