



Meeting Date: October 28, 2024

To: Public Works Commission

Through: Carla Short, Public Works Director
Ronald Alameida, City Architect and Deputy Director for Public Works

From: Kathleen O’Day, Project Manager

Subject: **Phase I - Streetscape Infrastructure – Transbay Block 3 Park and Streetscape Project – Contract Award**

Director’s Recommendation: Award Phase I - Street Infrastructure (Transbay Block 3 Park and Streetscape Improvements Project Contract, Sourcing ID: 0000009560,) to NTK Construction, Inc. for a contract amount of \$3,710,951 with \$371,095 for contingency and 560 calendar days with 56 consecutive calendar days of contingency.

Contract Background: This is a project of the Office of Community Investment and Infrastructure (“OCII”), the successor the former San Francisco Redevelopment Agency, and it is located on and between Main and Beale Streets adjacent to Transbay Block 3 at 250 Main Street (the “Phase 1 Project”).

This Phase 1 Project furthers a portion of the Redevelopment Plan for the Transbay Redevelopment Project Area and the Transbay Redevelopment Project Area Streetscape and Open Space Concept Plan approved in 2005 and 2006, respectively. As provided by these plans and the Transbay Redevelopment Project Implementation Agreement dated January 20, 2005, between the former Redevelopment Agency of the City and County of San Francisco and the Transbay Joint Powers Authority, OCII is responsible for developing the public open spaces comprised of those State-owned parcels not planned for private development under the Redevelopment Plan. OCII has entered into a contract with Public Works to design, bid, and manage the Project through construction completion.

The Phase 1 Project construction scope includes the new Clementina Street improvements, two signalized crossings at the Beale Street and Main Street intersections with the new Clementina Street, a waterline relocation along Main Street, and the widening of both the Beale Street and Main Street sidewalks adjacent to Block 3.

Construction of the Phase 1 Project will require coordination with various adjacent construction projects, including but not limited to coordination with Public Works and MTA projects on both Beale and Main Streets, the East Cut Community Business District activations on Block 3 and 4 and OCII’s Block 2 affordable housing developments.

Solicitation Process: On July 5, 2024, Public Works issued an advertisement for quotations in search of contractors that possess the necessary qualifications and price to perform the total scope of work required to complete the subject project. On August 14, 2024, three (3) contractors submitted their bids in accordance with the project’s specifications; the conclusion of the solicitation resulted in an agreement for the Design-Bid-Build scope with Public Works.

The engineer’s estimate for this project was \$4,909,360.

The lowest bid, submitted by **NTK Construction, Inc. (“NTK”)**, was received by the due date on August 14, 2024 in the amount of **\$3,710,951**. NTK has previously performed satisfactory and responsible work on City projects and is qualified to do this work. The bidder was deemed responsible by Public Works Project Management.

In addition, the City received two (2) additional bids:

- | | |
|--|-------------|
| 1. Bauman Landscape & Construction | \$4,997,695 |
| 2. Michael O'Shaughnessy & Construction, Inc | \$3,967,671 |

The lowest bid, submitted by NTK was reviewed by Public Works Contract Administration and Contract Monitoring Division:

1. The bid was deemed responsive by Public Works Contract Administration.
2. The bid received Contract Monitoring Division’s award recommendation.

Contract Details:

Contract Title:	Phase I - Street Infrastructure (Transbay Block 3 Park and Streetscape Improvements Project)
Contract Award Amount:	\$3,710,951
Cost Estimate:	\$4,909,360
Contract Funding Sources:	Office of Community Investment and Infrastructure (OCII) Bonds
Anticipated Project Schedule:	Notice-to-Proceed: January 2025 Construction: January 2025 – July 2026
Contract Duration:	560 calendar days
Contractor Name:	NTK Construction, Inc.
Compliance with Chapter 14B Local Business	The Contract Monitoring Division (“CMD”) has reviewed the bids submitted for the above referenced project and determined responsiveness to the Chapter 14B pre-award requirements. An SBE subcontracting requirement of 50% was established for this project.

Enterprise Ordinance:	
Environmental Determination (if applicable):	OCII has jurisdiction over Planning Code and environmental review of projects in the Transbay Redevelopment Project Area. The OCII Commission, under Resolution No. 47-2022 adopted December 6, 2022, found and determined that conditionally approving the Block 3 Park and Streetscape Improvements Project’s Schematic Design, which includes Phase I - Streetscape Infrastructure Project, is an Implementing Action within the scope of the project analyzed in the Final Environmental Impact Statement and Environmental Impact Report (FEIS/EIR) and addenda and requires no additional environmental review pursuant to California Public Resources Code Section 21166 and California Environmental Quality Act (“CEQA”) Guidelines Sections 15180, 15168, 15162 and 15163.
Other Compliance:	Per OCII Commission request, the General Contractor is to ensure that San Francisco-based SBEs (LBEs) located in zip code areas 94124, 94134 and 94107 are given first consideration, followed by SBEs/LBEs located throughout the remainder of the City.
Additional Information:	
Attachments:	Attachment 1: Resolution Attachment 2: CEQA Exemption Attachment 3a & 3b: Bid Tabulations/ Evaluation Results Attachment 4: CMD Pre-award Letter Attachment 5: PM Recommendation Attachment 6: Commission presentation

**PUBLIC WORKS COMMISSION
CITY AND COUNTY OF SAN FRANCISCO**

RESOLUTION NO. _____

WHEREAS, The Phase I – Streetscape Infrastructure (Transbay Block 3 Streetscape Improvements Project) is located at the 250 Main Street and construction work consists of the new Clementina Street improvements, two signalized crossings at the Beale Street and Main Street intersections with the new Clementina Street, a waterline relocation along Main Street, and the widening of both the Beale Street and Main Street sidewalks adjacent to Block 3; and

WHEREAS, The Office of Community Investment and Infrastructure (“OCII”) has jurisdiction over Planning Code and environmental review of projects in the Transbay Redevelopment Project Area, and the OCII Commission, under Resolution No. 47-2022, adopted December 6, 2022, found and determined that conditionally approving the Block 3 Park and Streetscape Improvements Project’s Schematic Design, which includes Phase I - Streetscape Infrastructure Project, is an Implementing Action within the scope of the project analyzed in the Final Environmental Impact Statement and Environmental Impact Report and addenda and requires no additional environmental review pursuant to California Public Resources Code Section 21166 and California Environmental Quality Act (“CEQA”) Guidelines Sections 15180, 15168, 15162 and 15163; and

WHEREAS, The Contract Monitoring Division (“CMD”) has reviewed the bids submitted for the above referenced project and determined responsiveness to the Chapter 14B pre-award requirements; a Small Business Enterprise (“SBE”) subcontracting requirement of 50% was established for this project; and

WHEREAS, The project’s cost estimate was \$4,909,360, and the contract duration is five hundred and sixty (560) consecutive calendar days; and

WHEREAS, Public Works advertised the project on July 5, 2024 and received three (3) bids on August 14th, 2024, and Public Works Contract Administration and project staff determined that NTK Construction, Inc. was the lowest responsible and responsive bidder; therefore, be it

RESOLVED, That this Commission hereby awards San Francisco Public Works Construction Contract, Sourcing ID: 0000009560 – Phase I - Street Infrastructure (Transbay Block 3 Park and Streetscape Improvements Project) in the amount of \$3,710,951, with a contract duration of 560 consecutive calendar days, to NTK Construction, Inc.

I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of _____.

Commission Affairs Manager, Public Works Commission

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

RESOLUTION NO. 47-2022

Adopted December 6, 2022

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR THE TRANSBAY BLOCK 3 PARK AND STREETScape IMPROVEMENTS PROJECT; ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND PROVIDING NOTICE THAT THIS ACTION IS WITHIN THE SCOPE OF THE TRANSBAY TERMINAL / CALTRAIN DOWNTOWN EXTENSION / REDEVELOPMENT PROJECT FINAL ENVIRONMENTAL IMPACT STATEMENT / ENVIRONMENTAL IMPACT REPORT (“FEIS/EIR”), A PROGRAM EIR, AND IS ADEQUATELY DESCRIBED IN THE FEIS/EIR FOR PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; TRANSBAY REDEVELOPMENT PROJECT AREA

WHEREAS, In furtherance of the objectives of the Community Redevelopment Law of the State of California (“CRL”), the Redevelopment Agency of the City and County of San Francisco (the “Former Agency”) undertook a program to redevelop and revitalize blighted areas in San Francisco and in connection therewith adopted the development project area known as the Transbay Redevelopment Project Area (the “Project Area”); and,

WHEREAS, The Board of Supervisors (“Board of Supervisors”) of the City and County of San Francisco (“City”) approved a Redevelopment Plan for the Project Area by Ordinance No. 124-05, adopted on June 21, 2005, and by Ordinance No. 99-06, adopted on May 9, 2006, filed in the Office of the Recorder of the City and County of San Francisco (“Official Records”) as Document No. 2006-I224836, as amended by Ordinance No. 84-15 (June 18, 2015)) as Document No. 2015-K135871, and as amended by Ordinance No. 62-16 (April 19, 2016) as Document No. 2016- K333253, and as it may be amended from time to time (“Redevelopment Plan”); and,

WHEREAS, The Redevelopment Plan was adopted with the purpose, among others, of redeveloping 10 acres of property owned by the State of California (the “State-owned parcels”) to generate funding for the Transbay Joint Powers Authority (“TJPA”) to construct the new Transbay Transit Center, now commonly referred to as the Salesforce Transit Center (the “STC”). The Redevelopment Plan also establishes zoning controls, including the designation of Transbay Block 3 as a public park; and,

WHEREAS, The Redevelopment Plan establishes the land use controls for the Project Area, and divides the Project Area into two subareas: Zone One in which the Redevelopment Plan and the Development Controls and Design Guidelines for the Transbay Redevelopment Project (as most recently amended, the “Development Controls”) define land uses, and Zone Two in which the San Francisco Planning Code applies; and,

WHEREAS, In 2003, the Former Agency and the San Francisco Planning Department (“Planning Department”), in collaboration with other City agencies and the TJPA, published the Design for Development for the Transbay Redevelopment Project (“Design for Development”). The Redevelopment Plan states that the Design for Development is a related Plan Document that establishes conceptual frameworks for land use, urban form, streets and public spaces in the Project Area. The Design for Development calls for the development of a major public open space on Block 3 in Zone 1 of the Project Area, and describes it as “...a well-landscaped, informally designed park frequented by nearby residents and workers alike. Framed by residential uses with front doors opening onto the park area, this park will be primarily oriented towards passive recreation activities and will be an integral neighborhood amenity”; and,

WHEREAS, Also in 2003, the Transbay Joint Powers Authority (“TJPA”), the City, and the State of California, acting by and through its Department of Transportation (“Caltrans”), entered into a Cooperative Agreement, which sets forth the process for the transfer of the certain state-owned parcels to the City and the TJPA. In 2005, the TJPA and the Former Agency entered into the Transbay Redevelopment Project Implementation Agreement (“Implementation Agreement”) which requires the Former Agency to prepare and sell these formerly state-owned parcels or retain them to implement the Redevelopment Plan, including, among other things, the construction and funding of new infrastructure improvements, including parks; and,

WHEREAS, In 2006, the Former Agency and the Planning Department, in collaboration with other City agencies and the TJPA, commissioned the production of the Transbay Streetscape and Open Space Concept Plan (the “Streetscape and Open Space Plan”). On November 21, 2006, the Former Agency Commission approved, by Resolution No. 153-06, the Streetscape and Open Space Plan. The Streetscape and Open Space Plan includes design elements related to the ten major streets and six public alleyways within the Project Area, as well as neighborhood parks, including on Transbay Block 3, described as “Transbay Park,” and areas below bus and freeway ramps. Furthermore, the Streetscape and Open Space Plan includes recommended landscaping, sidewalk paving, tree types, street furniture, and lighting for each street. It also delineates the purpose of each public right-of-way and links the Transbay neighborhood to the adjacent Rincon Hill neighborhood; and,

WHEREAS, On February 1, 2012, the State of California dissolved all redevelopment agencies, including the Former Agency, by operation of law pursuant to California Health and Safety Code Sections 34170 et seq. (“Redevelopment Dissolution Law”). Under the authority of the Redevelopment Dissolution Law and under San Francisco Ordinance No. 215-12 (Oct. 4, 2012) (establishing the Successor Agency Commission (“Commission”) and delegating to it state authority under the Redevelopment Dissolution Law), the Successor Agency to the Former Agency (commonly known as the Office of Community Investment and Infrastructure or “OCII”) is administering the enforceable obligations of the Former Agency; and,

WHEREAS, On April 15, 2013, the California Department of Finance (“DOF”) determined “finally and conclusively” that the Implementation Agreement, along with other Transbay-related documents, is an enforceable obligation that will not require future DOF review, although expenditures under the Implementation Agreement are subject to continuing DOF review. Thus, the Implementation Agreement is an enforceable obligation that requires OCII to among other things, “execute all activities related to the implementation of the Transbay Redevelopment Plan, including but not limited to, activities related to major infrastructure improvements.” (Section 2.1 (d) of the Implementation Agreement at p. 4); and,

WHEREAS, In accordance with the Streetscape and Open Space Plan and the Implementation Agreement, OCII is responsible for developing the public open spaces on those formerly state-owned parcels not planned for private development under the Redevelopment Plan. Transbay Block 3, located on a portion of the master block between Howard, Beale, Folsom and Main Streets that was the TJPA Temporary Bus Terminal (“Former Temporary Terminal”), has been conveyed to OCII pursuant to the Cooperative Agreement and the Implementation Agreement, and is planned for the Transbay Block 3 Park and Streetscape Improvements Project (the “Project”). The Project is comprised of:

1. The Block 3 park (“the Park”) schematic design (“Schematic Design”) and construction.
2. *Street design and improvements to portions of the new extensions of Clementina and Tehama Streets adjacent to the Park.
3. *Improvements to the existing Main and Beale Streets rights-of-way adjacent to the Park.

*Note: Exhibit C, the Schematic Design Right-of-Way Scope of Improvements Plan, defines the Project’s streetscape boundaries and scopes of work.

The one-acre Park program includes tree groves, a central planted meadow, plazas and decks, a children’s play area, an all-ages exploration area, seating, a dog-relief area, and a small building that will house a restroom, storage and community space. The Project’s design intent is to maximize utilization by surrounding residents, workers, and visitors, and minimize maintenance costs and environmental impact; and,

WHEREAS, OCII desires to move forward with the design and development of the Project because vertical development in the Project Area is nearly complete, and the Former Temporary Terminal is no longer needed for its intended purpose due to the opening of the STC; and,

WHEREAS, Under Redevelopment Dissolution Law, OCII is required to dispose of its real property assets pursuant to a long-range property management plan (“PMP”). OCII’s PMP, approved by the DOF on December 7, 2015, required OCII to transfer Transbay Block 3 Park to the City for a governmental purpose after OCII fulfills its obligations to develop the Park; and,

WHEREAS, San Francisco Public Works (“SFPW”) is the City agency responsible for infrastructure improvements within the public right-of-way. In 2018, OCII executed a Memorandum of Understanding (“MOU”) with SFPW to provide professional services for the design and engineering of the Park. By separate resolution, OCII now intends to amend the 2018 MOU (“Amended and Restated MOU”) to authorize the San Francisco Recreation and Parks Department (“RPD”) to direct the Park’s design, and expand SFPW’s role to design and engineer the Clementina and Tehama alley extensions, including signalized crossings of Clementina at Beale and Main streets, coordinating the Beale and Main streetscape interfaces with the San Francisco Municipal Transportation Agency’s (“MTA”) two bike infrastructure projects abutting Transbay Blocks 2, 3, and 4, adding a restroom facility to the Park, and participating in the San Francisco Art Commission’s Civic Design Review process and Art Enrichment program. The Amended and Restated MOU will also enable SFPW and RPD to continue providing design and professional services for the expanded Project scopes in subsequent design development, construction document, bid and award phases of the Project; and,

WHEREAS, Following an extensive community engagement process, OCII staff presented the Project to the Transbay Citizens Advisory Committee (“CAC”) on February 10, 2022 and the CAC voted unanimously in support of the Project. The Project was presented to the RPD Capital Committee on March 2, 2022 and the RPD Commission on March 17, 2022. Both bodies unanimously approved of and referred the Project to the OCII Commission; and,

WHEREAS, Successor Agency staff has reviewed and considered the Project and finds it to be acceptable and in accordance with the Redevelopment Plan, the Design for Development, the Development Controls, and the Streetscape and Open Space Plan. Staff recommends approval of the Project; and,

WHEREAS, On April 20, 2004, the Commission of the Former Redevelopment Agency of the City and County of San Francisco (“Former Agency Commission”) adopted Resolution No. 45-2004, certifying the Final Environmental Impact Statement/Environmental Impact Report (the “FEIS/EIR”) for the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project, which included the Redevelopment Plan. On January 25, 2005, the Former Agency Commission adopted Resolution No. 11-2005, adopting findings under the California Environmental Quality Act (“CEQA”), a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program in connection with the adoption of the Redevelopment Plan. The Board of Supervisors and the City Planning Commission adopted similar findings; and,

WHEREAS, A total of nine addenda to the FEIS/EIR were prepared between June 2, 2006 and June 13, 2022; and,

WHEREAS, The FEIS/EIR is a program environmental impact report (“EIR”) under CEQA Guidelines Section 15168 and a redevelopment plan EIR under CEQA Guidelines Section 15180. The FEIS/EIR is also a project EIR under CEQA Guidelines Section 15161 for certain structures and facilities. The FEIS/EIR analyzed the development of public open space uses, including new streets, on and adjacent to Transbay Block 3, in accordance with the Redevelopment Plan and the Design for Development. The FEIS/EIR contemplated the Former Redevelopment Agency’s disposition of the publicly-owned Transbay Blocks 2, 3, and 4 for the development of private and public uses, including residential and retail uses on Blocks 2 and 4, the extensions of Clementina and Tehama Streets, and a public open space on Block 3; and,

WHEREAS, OCII staff finds that the proposed action to develop the Park and streetscape improvements on and adjacent to Block 3 in accordance with the Project’s Schematic Design is an Implementing Action within the scope of the project analyzed in the FEIS/EIR and subsequent addenda and that therefore no additional environmental review is required pursuant to California Public Resources Code Section 21166 and Sections 15162, 15163, 15168, and 15180 of the CEQA Guidelines; and,

WHEREAS, OCII staff, in making the necessary findings for the Implementing Action contemplated herein, considered and reviewed the FEIS/EIR and addenda, has made documents related to the Implementing Action, the FEIS/EIR, and addenda available for review by the Commission and the public, and these files are part of the record before the Commission; and,

WHEREAS, The FEIS/EIR findings and statement of overriding considerations adopted in accordance with CEQA by the Former Agency Commission by Resolution No. 11-2005 dated January 25, 2005, were and remain adequate, accurate and objective and are incorporated herein by reference as applicable to the Implementing Action; now therefore, be it

RESOLVED, The Commission finds and determines that conditionally approving the Project’s Schematic Design is an Implementing Action within the scope of the project analyzed in the FEIS/EIR and addenda and requires no additional environmental review pursuant to California Public Resources Code Section 21166 and State CEQA Guidelines Sections 15180, 15168, 15162 and 15163 for the following reasons:

1. The Implementing Action is within the scope of the project analyzed in the FEIS/EIR and addenda and no major revisions are required due to the involvement of new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the FEIS/EIR; and,
2. No substantial changes have occurred with respect to the circumstances under which the project analyzed in the FEIS/EIR and addenda was undertaken that would require major revisions to the FEIS/EIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the FEIS/EIR; and,

3. No new information of substantial importance to the project analyzed in the FEIS/EIR and addenda has become available which would indicate that (a) the Implementing Action will have significant effects not discussed in the FEIS/EIR; (b) significant environmental effects will be substantially more severe; (c) mitigation measures or alternatives found not feasible which would reduce one or more significant effects have become feasible; or (d) mitigation measures or alternatives which are considerably different from those in the FEIS/EIR will substantially reduce one or more significant effects on the environment, and, be it further

RESOLVED, That based on the foregoing and information provided in the Commission memorandum on file with the Commission Secretary, the Commission hereby approves the Schematic Design for the Project, dated September 21, 2022, and attached to this resolution as Exhibit A, as consistent with the provisions and requirements of the Redevelopment Plan, the Streetscape and Open Space Plan, the Design for Development and the Development Controls, subject to the conditions attached as Exhibit B, which require further review and approval by the Executive Director, or his designee.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of December 6, 2022.



Commission Secretary

Exhibit A: The Schematic Design for the Transbay Block 3 Park and Streetscape Improvements Project

Exhibit B: Conditions of Approval

Exhibit C: Transbay Block 3 Park Schematic Design Right-of-Way Scope Improvements Plan

**City and County of San Francisco
Department of Public Works
TABULATION OF BIDS**

SOURCING ID: 0000009560
 CONTRACT TITLE: PW PHASE I ST INFRASTRUCTURE
 FULL TITLE: Phase I - Street Infrastructure (Transbay Block 3 Park And Streetscape Improvements Project)

BIDS RECEIVED: August 14, 2024

BIDDERS (in the order received & opened):

	<u>Total Bid Price</u>
NTK Construction, Inc.	\$3,710,951.00
Bauman Landscape & Construction, Inc	\$4,997,695.00
Michael O'Shaughnessy & Construction, Inc	\$3,967,671.00

= *Indicates a correction of the bid price after review.*

Average Bid:	\$4,225,439.00
Engineer's Estimate:	\$4,909,360.00
% of Engineer's Estimate:	86%
% of Engineer's Estimate vs. Low Bid Received	76%

cc:	Kathleen O'Day Ivan Oldenkamp	Magalena Ryor Ron Alameida Laura Tanigawa	Carla Short Julia Laue All Bidders
-----	----------------------------------	---	--

For complete subcontractor listings, check: <https://bidopportunities.apps.sfdpw.org/CaseLoad/Details/2520>

DPW Contract Administration Bid Review Notes

Bid Date:	August 14, 2024	License Required: A
Contract ID:	0000009560	SBE Participation Goal: 50%
Project Title:	Phase I - Street Infrastructure (Transbay Block 3 Park And Streetscape Improvements Project)	SFPUC Pre-Qual List?: No
Reviewed By:	Dennis Lam	
Approved By:	Rob Loftus	

Bid Items Reviewed: ✓ if ok

1. NTK Construction – ttran@ntkconstruction.com

Prime License / DIR	Prices	Bond 004313	Addenda 004320	Subs 004336	Alternates 004337	Qualifications 004513	Safety Record 004514	Release 004516	Prevailing Wage 004560	Apprenticeship 004565
✓	✓	✓	✓	SEE NOTE	N/A	SEE NOTE	SEE NOTE	✓	✓	✓
Nondiscrimination 004570	Non-Collusion 004580	Debarment 004582	SBE FORM 1,2,2B							
✓	✓	✓	SEE NOTE							

Notes

- No Fatal Defects Noted
- 50% SBE Participation Claimed For Base Bid Work – CMD to Review and Confirm
- Bidders Qualifications provided via Attachment – PM to Review
- Bidder Indicated Safety Prequal Submitted via Online PUC Platform – Contract Admin to Review Prior to Award
- SBE Forms submitted – CMD to Review

2. Michael O’Shaughnessy Construction Inc. – office@mosconstruction.org

Prime License / DIR	Prices	Bond 004313	Addenda 004320	Subs 004336	Alternates 004337	Qualifications 004513	Safety Record 004514	Release 004516	Prevailing Wage 004560	Apprenticeship 004565
✓	✓	✓	✓	SEE NOTES	N/A	✓	SEE NOTE	✓	✓	✓
Nondiscrimination 004570	Non-Collusion 004580	Debarment 004582	SBE FORM 1,2,2B							
✓	✓	✓	SEE NOTE							

Notes

- No Fatal Defects Noted
- Bidder did not list CSLB# for Sullivan Concrete Sawing Inc.; CSLB#899516 Located and Saved – Waivable Defect
- 73% SBE Participation Claimed For Base Bid Work – CMD to Review and Confirm
- Bidder Indicated Safety Prequal Submitted via Online PUC Platform – Contract Admin to Review Prior to Award
- SBE Forms submitted; Apparent Typo in M O’Shaughnessy Amount (\$28,473,616); Different Amounts Listed for Ronan Construction (\$87,590 vs. \$77,590) – CMD to Review

3. Bauman Landscape & Construction, Inc. – angela@baumanland.com

Prime License / DIR	Prices	Bond 004313	Addenda 004320	Subs 004336	Alternates 004337	Qualifications 004513	Safety Record 004514	Release 004516	Prevailing Wage 004560	Apprenticeship 004565
✓	SEE NOTE	✓	✓	SEE NOTES	N/A	SEE NOTE	SEE NOTE	✓	✓	✓
Nondiscrimination 004570	Non-Collusion 004580	Debarment 004582	SBE FORM 1,2,2B							
✓	✓	✓	SEE NOTE							
Notes	<ul style="list-style-type: none"> • No Fatal Defects Noted • Bidder Total Bid Price Corrected from \$5,107,695.00 to \$4,997,695.00 – Waivable Defect • Bidder Did Not Indicate Type of Subcontractor (First Tier / Lower Tier / Supplier / Service Contractor) for M O'Shaughnessy – CA / PM to Review • Bidder Did Not Indicate % of SBE Participation Claimed For Base Bid Work – CMD to Review and Confirm • Bidders Qualifications did not provide change order amount for certain projects– PM to Review • Bidder Indicated Safety Prequal Submitted via Online PUC Platform – Contract Admin to Review Prior to Award • SBE Forms submitted – CMD to Review 									



MEMORANDUM

Date: August 22, 2024

To: Robert Loftus, Contract Administration, SF Public Works
Ben Washington, Contract Administration, SF Public Works
Dennis Lam, Contract Administration, SF Public Works
Kathleen O'Day, Project Manager, SF Public Works

From: Ivan Oldenkamp, Contract Compliance Officer, Contract Monitoring Division

Subject: Sourcing ID: 0000009560 Phase 1 - Street Infrastructure (Transbay Block 3 Park and Streetscape Improvements Project) – CMD Review

The Contract Monitoring Division (“CMD”) has reviewed the bids submitted for the above referenced project and determined responsiveness to the Chapter 14B pre-award requirements. An SBE subcontracting requirement of 50% was established for this project. Below is a summary of CMD’s review.

Bidder	SBE Status	Base Bid
NTK Construction Inc.	Non-SBE	\$3,710,951.00
Michael O'Shaughnessy Construction	SBE	\$3,967,671.00
Bauman Landscape & Construction, Inc.	SBE	\$4,997,695.00

NTK Construction, Inc. (“NTK”) is the lowest responsive bidder.

NTK met the 50% SBE subcontracting requirement by listing the following SBE firms:

FIRM	SERVICE	SBE Status	SBE Participation	
SBE-Certified Firms			SBE Commitment On Awarded Bid	
Baytech Engineering Inc.	Electrical	SF LBE - MBE (Micro)	\$881,805.00	23.76%
On the Level Concrete	Flatwork	SF LBE - MBE (Micro)	\$683,025.00	18.41%
Ronan Construction	Grinding & paving	SF LBE - OBE (Micro)	\$87,590.00	2.36%
DR Traffic Control	Traffic control (partial)	SF LBE - MBE (Micro)	\$215,000.00	5.79%
Total CMD-Certified SBE Sub Award Commitment			\$1,867,420.00	50.32%

NTK also listed the following non-SBE subcontractors:

Non-LBE Subcontractor	Scope of Work	Status	Listed Amount
Lone Star Landscape, Inc.	Landscape	Non-LBE	\$151,500.00
TOTAL			\$151,500.00

Based on the foregoing, CMD has determined that NTK has complied with the Chapter 14B pre-award requirements and is eligible for contract award. Should you have any questions, please contact Ivan Oldenkamp at ivan.oldenkamp@sfgov.org



London Breed
Mayor
Carla Short
Director of Public Works

Division of Contract Administration
49 South Van Ness, Suite 1600
San Francisco, CA 94103
www.sfpublicworks.org

Public Works Project Manager Form

Project Manager/Project Lead: Kathleen O'Day

Public Works Division/Section: BDC Project Management

Contract Title: Phase I - Streetscape Infrastructure (Transbay Block 3 Park and Streetscape Project)

Supplier Name: NTK Construction, Inc

Project Manager Recommendation: The project team has concluded its review of the bids submitted for the subject project. We find that NTK Construction, Inc. has met the experience requirements, is responsible, and is qualified to perform the work. We recommend NTK Construction, Inc. for award of contract.

Contract Background: This project is located on and between Main and Beale Streets adjacent Transbay Block 3 at 250 Main Street. The project is under the auspices of the Office of Community Investment and Infrastructure ("OCII").

This Phase 1 Project furthers a portion of the Redevelopment Plan for the Transbay Redevelopment Project Area and the Transbay Redevelopment Project Area Streetscape and Open Space Concept Plan approved in 2005 and 2006, respectively. OCII (as the successor to the former Redevelopment Agency) is responsible for developing the public open spaces comprised of those State-owned parcels not planned for private development under the Redevelopment Plan. OCII has entered into contract with Public Works to design, bid, award and manage the Project through construction.

The Phase 1 Project construction scope includes the new Clementina Street improvements, two signalized crossings at the Beale and Main Street intersections with the new Clementina Street, a waterline relocation along Main Street, and widening of both the Beale and Main Street sidewalks adjacent to Block 3.

Paving, Utility, Lighting and Signal Work to be performed under this contract is located at the following locations:

1. Main Street (midblock) between Folsom and Howard
2. Beale Street (midblock) between Folsom and Howard
3. 250 Main Street - new Clementina Street between Main and Beale Streets

Contract Funding Source(s):

Source(s)	Amount
<i>OCII has an enforceable obligation to fund the construction costs of the Phase 1 Project and will use bond proceeds and other sources to reimburse Public Works.</i>	\$3,710,951