



**Meeting Date:** May 5, 2023

**To:** Public Works Commission

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

**From:** Teenchee Le, Job Order Contract (JOC) Program Manager

**Subject:** JOC-J60 General Building Services - Contract Award

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**Director’s Recommendation:** Award Job Order Construction contract JOC-J60 General Building Services with a not-to-exceed amount of \$5,000,000 for 730 consecutive calendar days to Rubecon General Contracting, Inc.

**Contract Background:** Work is accomplished by issuing Task Orders during the term of the contract. The scope of work may include repair, alteration, modernization, maintenance, rehabilitation, demolition and construction of buildings, structures, or other real property. The work is performed on an “if-and-as-needed” basis in accordance with the San Francisco Administrative Code Section 6.62 requirements. The initial master agreement term is two years and not-to-exceed amount of \$5,000,000. Per San Francisco Administrative Code section 6.62(g), the Contract Term may be extended up to 5 years but no new Task Orders will be issued after the first 4 years. Per San Francisco Administrative Code section 6.62(f) the not-to-exceed amount of the Contract can be increased 150% of the original contract amount to a not-to-exceed amount of \$7,500,000.

**Solicitation Process:** The Department advertised the project on February 27, 2023, and received five bids on March 22, 2023. Staff evaluated the low bid proposal from Rubecon General Contracting, Inc. and it was determined that:

1. The bid was deemed responsive by Public Works Contract Administration staff
2. The bidder was deemed responsible by Public Works Project Controls and Services
3. The bid received Contract Monitoring Division’s award recommendation

**Contract Details:**

<b>Contract Title:</b>	JOC-J60 General Building Services
<b>Contract Award Amount:</b>	Not-to-exceed \$5,000,000
<b>Cost Estimate:</b>	N/A, as-needed contract
<b>Contract Funding Sources:</b>	Depends on the task order

<b>Anticipated Project Schedule:</b>	N/A, as-needed contract
<b>Contract Duration:</b>	730 consecutive calendar days with the option to extend to 1,825 consecutive calendar days
<b>Contractor Name:</b>	Rubecon General Contracting, Inc.
<b>Compliance with Chapter 14B Local Business Enterprise Ordinance:</b>	The Contract Monitoring Division (CMD) established a Local Business Enterprise (LBE) subcontracting requirement of 20% for this contract. The contractor committed to LBE participation of 20% in its bid submittal, and San Francisco Public Works received CMD's recommendation to award.
<b>Environmental Determination (if applicable):</b>	N/A, as-needed contract
<b>Other Compliance:</b>	<ul style="list-style-type: none"> <li>· 12B Equal Benefits Ordinance Compliant</li> <li>· 12X Prohibiting City Travel and Contracting in States that allow discrimination compliant</li> </ul>
<b>Additional Information:</b>	N/A
<b>Attachments:</b>	Attachment 1: Resolution Attachment 2: Bid Tabulations Attachment 3: CMD Award Memo

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

**RESOLUTION NO. \_\_\_\_\_**

WHEREAS, On February 27, 2023, San Francisco Public Works (Public Works) advertised as-needed Job Order Contracting (JOC) JOC-J60 General Building Services contract; and

WHEREAS, The Work is accomplished by issuing Task Orders during the term of the contract. The scope of work may include repair, alteration, modernization, maintenance, rehabilitation, demolition and construction of buildings, structures, or other real property; and

WHEREAS, The work is performed on an “if-and-as-needed” basis in accordance with the San Francisco Administrative Code Section 6.62 requirements; and

WHEREAS, The not-to-exceed contract amount is \$5,000,000; and

WHEREAS, The initial contract duration is 730 calendar days with the option to extend to 1,825 calendar days; and

WHEREAS, On March 22, 2023, Public Works received and opened publicly five bids; and

WHEREAS, Public Works staff and Contract Monitoring Division (CMD) staff reviewed the bids and determined that Rubecon General Contracting, Inc. is a responsive and responsible bidder that submitted the lowest responsive bid; and

WHEREAS, CMD established a Local Business Enterprise (LBE) subcontracting participation requirement of 20% for this contract, and the contractor committed to LBE participation of 20% in its bid submittal; now, therefore, be it

RESOLVED, That this Commission hereby awards Public Works Construction Contract, JOC-J60 General Building Services, in the not-to-exceed amount of \$5,000,000 for 730 consecutive calendar days to Rubecon General Contracting, Inc.

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

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Commission Affairs Manager  
Public Works Commission

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

Sourcing ID No. 0000007962  
Contract No. JOC-J60

Title: **JOB ORDER CONTRACT J60 GENERAL BUILDING SERVICES**

Bids Received: March 22, 2023

Bidders: (In the order of bids received & opened)                      Rubecon General Contracting, Inc.                      Rodan Builders                      Angotti & Reilly, Inc.                      BEAM Construction                      City Building, Inc.

LBE Discount Claimed    Micro-LBE 10%    N/A    Micro-LBE 10%    Micro-LBE 10%    N/A

**Adjustment Factors**

1.0 Normal Working Hours Adjustment Factor	1.2397	1.1200	1.2100	1.1978	1.1500
2.0 Other Than Normal Working Hours Adjustment Factor	1.2411	1.1800	1.2510	1.7955	1.2600

**Award Criteria Figure Formula**

**Prorated Factors**

1.0 x 0.90	1.1157	1.0080	1.0890	1.0780	1.0350
2.0 x 0.10	0.1241	0.1180	0.1251	0.1796	0.1260

<b>Award Criteria Figure (Sum of the Prorated Factors)</b>	<b>1.2398</b>	<b>1.1260</b>	<b>1.2141</b>	<b>1.2576</b>	<b>1.1610</b>
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cc:	Teenchee Le	Carla Short	Julia Laue
	Aaron Lee	Ron Alameida	Jieting Yu
	Selormey Dzikunu	Jun Caranto	K2Systems
	Sheila Tagle	Laura Tanigawa	All Bidders

March 22, 2023                      Advertisement:                      <https://bidopportunities.apps.sfdpw.org/CaseLoad/Details/2422>



# CONTRACT MONITORING DIVISION OFFICE OF THE CITY ADMINISTRATOR



London N. Breed, Mayor  
Carmen Chu, City Administrator

Stephanie Tang, Director

## MEMORANDUM

Date: April 13, 2023

To: Ben Washington, Contract Administration, SF Public Works  
Robert Loftus, Contract Administration, SF Public Works  
Teenchee Le, Project Manager, SF Public Works

From: Ivan Oldenkamp, Contract Monitoring Division

Subject: Sourcing ID: 0000007962 JOC J60 General Building Services – CMD Review Memo

The Contract Monitoring Division (“CMD”) has reviewed the bids submitted for the above referenced master contract, applied the appropriate bid discounts, and determined responsiveness to the Chapter 14B pre-award requirements. Below is a summary of CMD’s review.

Bidder	Status	Award Criteria Figure	LBE Bid Discount	Adjusted Award Criteria Figure
Angotti & Reilly Inc.	SF LBE - OBE (Micro)	1.2141	10%	1.0927
Rubecon General Contracting, Inc.	SF LBE - MBE (Micro)	1.2398	10%	1.1158
Rodan Builders	Non-LBE	1.1260	0%	1.1260
BEAM Construction	SF LBE - OBE (Micro)	1.2576	10%	1.1318
City Building, Inc.	Non-LBE	1.1610	0%	1.1610

Angotti & Reilly, Inc. is the lowest responsive bidder. However, Angotti & Reilly, Inc. is also the lowest responsive bidder for JOC-55 (another contract for General Building Services that was bid at the same time as JOC-60) and therefore cannot be awarded the same job order contract for General Building Services.

The next lowest responsive bidder is Rubecon General Contracting, Inc (“Rubecon”). CMD recommends awarding JOC J60 to Rubecon.

Rubecon will be required to meet the 20% LBE subcontracting requirement by the end of the contract. The Good Faith Outreach requirement as detailed on CMD Form 2B will need to be met for each Task Order issued against this Job Order Contract.

Based on the foregoing, CMD has determined that Rubecon has complied with the Chapter 14B pre-award requirements. Should you have any questions, please contact Ivan Oldenkamp at [ivan.oldenkamp@sfgov.org](mailto:ivan.oldenkamp@sfgov.org)