



Meeting Date: April 21, 2023

To: Public Works Commission

Through: Carla Short, Interim Public Works Director
Ron Alameida, Deputy Director Public Works

From: Sherry Katz, Project Manager

Subject: 190 9th St Energy Efficiency HVAC Upgrades & Photovoltaic Panels – Contract Award

Director’s Recommendation: Award 190 9th St Energy Efficiency HVAC Upgrades & Photovoltaic Panels contract to Trico Construction in the amount of \$5,697,259.00 with a contract duration of 455 days to replace HVAC equipment, roofing and install photovoltaic panels and batteries.

Contract Background:

This San Francisco Public Library (“SFPL”) project is located at the Library’s Support Services Building at 190 9th Street, a non-public building accessed only by Library staff. The SFPL’s Collections & Technical Services Division, located on the 1st and 2nd floor, keeps SFPL’s collections vital and up-to-date by selecting, procuring, and licensing new library materials in all formats and organizing them.

The scope of this project includes replacement of all rooftop HVAC equipment with new energy efficient HVAC equipment, replacement of all existing (14,500 GSF) roofing with a new insulated built up roofing system, and will provide new photovoltaic panels and batteries on the roof for facility resiliency.

Solicitation Process:

The Department advertised the project on November 10, 2022 and received four bids on February 8, 2022. Staff evaluated the low bid proposal from Trico Construction and determined the following:

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

Contract Details:

Contract Title:	190 9 th St Energy Efficiency, HVAC Upgrades & Photovoltaic Panels
Contract Award Amount:	\$5,697,259.00
Cost Estimate:	\$5,402,850.00

Contract Funding Sources:	Library Funds
Anticipated Project Schedule:	Notice-to-Proceed: July 2023 Construction: July 2023 to September 30, 2024 to Substantial Completion
Contract Duration:	455 days
Contractor Name:	Trico Construction
Compliance with Chapter 14B Local Business Enterprise Ordinance:	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 30.09% in its bid submittal, and San Francisco Public Works received CMD’s recommendation to award.
Environmental Determination (if applicable):	San Francisco Planning issued a Categorical Exemption on August 25, 2021; Reason: Class 1 existing facility
Other Compliance:	<ul style="list-style-type: none"> • 12B Equal Benefits Ordinance Compliant • 12X Prohibiting City Travel and Contracting in States that Allow Discrimination Compliant
Additional Information:	N/A
Attachments:	Attachment 1: Resolution Attachment 2: Bid Tabulations Attachment 3: CMD Award Memo

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

RESOLUTION NO. _____

WHEREAS, San Francisco Public Works and the San Francisco Public Library (“SFPL”) determine that existing HVAC equipment and roofing are past their useful life and new photovoltaic panels (“PVs”) and batteries will provide 35% of the energy needs and resiliency at the Library’s Support Services Building located at 190 9th Street; and

WHEREAS, The work is located at the SFPL Support Services Building at 190 9th Street and consists of the replacement of HVAC equipment and roofing and an array of new PVs and batteries provided by PUC; and

WHEREAS, The Contract Monitoring Division (“CMD”) established a Local Business Enterprise (“LBE”) subcontracting requirement of 20% for this contract. The contractor committed to an LBE subcontractor participation of 30.09% in its bid submittal, and San Francisco Public Works received CMD’s recommendation to award on February 16, 2023; and

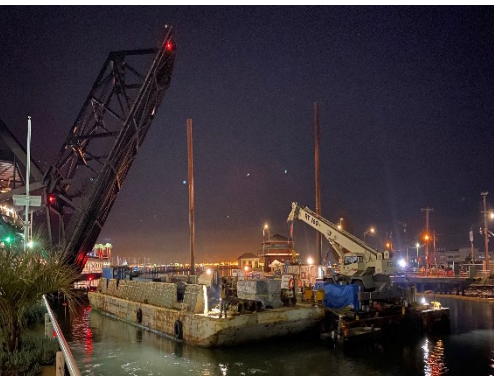
WHEREAS, The project’s cost estimate was \$5,402,850.00, and the contract duration is four hundred and fifty five (455) consecutive calendar days; and

WHEREAS, The Department advertised the project on November 10, 2022, and received four bids on February 8, 2023. Public Works Contract Administration and project staff determined that Trico Construction was the responsible and responsive low bidder with a bid at \$5,697,259.00; and

RESOLVED, That this Commission hereby awards San Francisco Public Works Construction Contract, 190 9th Street Energy Efficiency, HVAC Upgrades and Photovoltaic Panels in the amount of \$5,697,259.00, with a contract duration of 455 consecutive calendar days to Trico Construction.

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

Commission Affairs Manager
Public Works commission

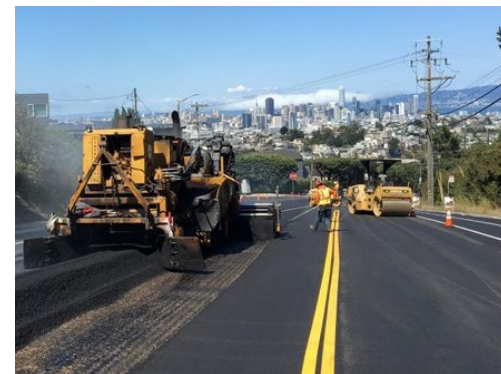
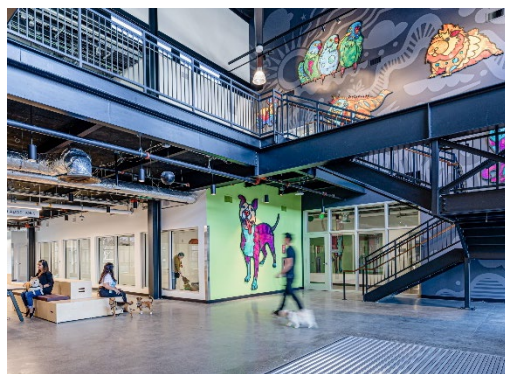
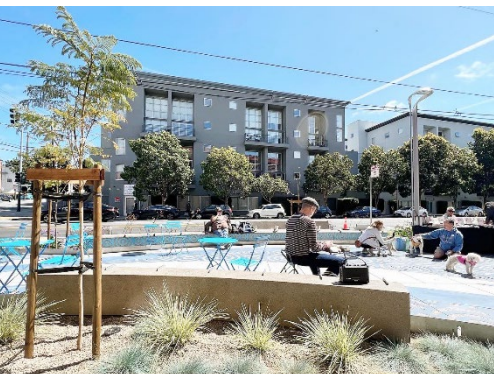


April 21, 2023

190 Ninth St. Upgrades

Sherry Katz

Project Manager, Bureau of Project Management



190 Ninth St. Energy Efficiency HVAC Upgrades & Photovoltaic Panels

Request to Award Contract

Recommend Commission:

**Award San Francisco Public Works Contract:
190 Ninth St. Energy Efficiency HVAC Upgrades & Photovoltaic Panels**

Amount:

\$5,697,259

Construction Duration:

455 calendar days

Contractor:

Trico Construction

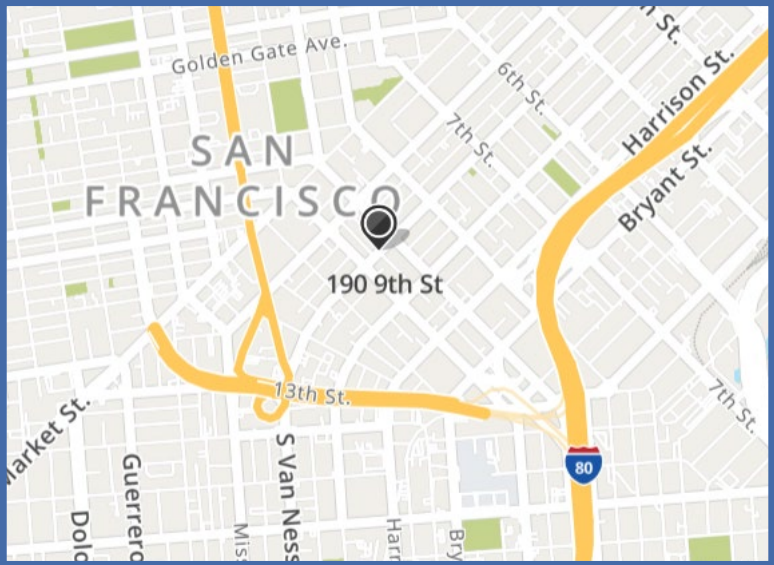
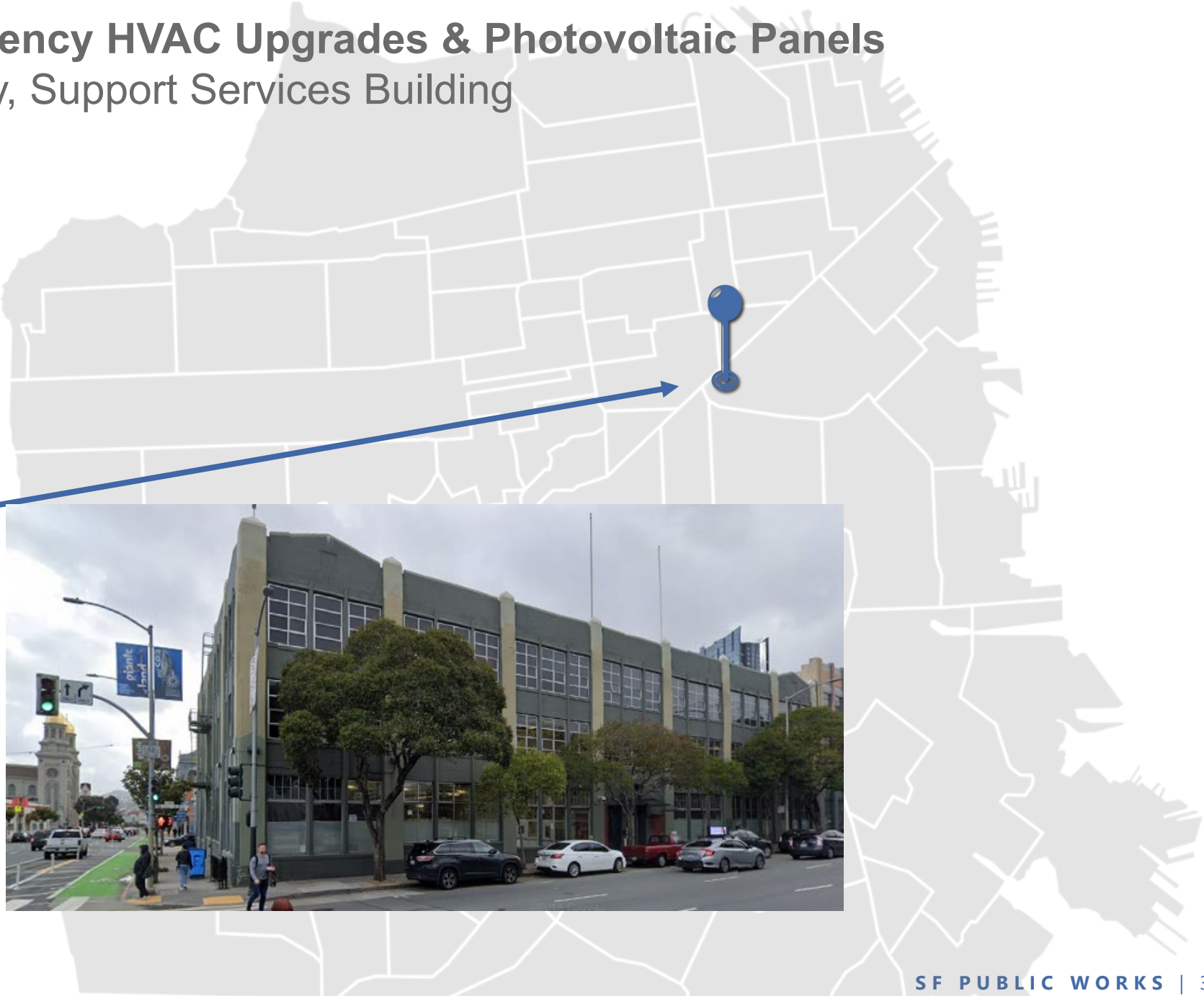
Reason:

This project for the San Francisco Public Library Support Services Building, located at 190 Ninth St., includes replacing all existing rooftop HVAC equipment with new energy-efficient HVAC equipment; replacing all existing roofing with a new insulated built-up roofing system; and installing new photovoltaic panels and batteries on the roof, providing facility resiliency.

190 Ninth St. Energy Efficiency HVAC Upgrades & Photovoltaic Panels

San Francisco Public Library, Support Services Building

190 Ninth St.
District 6



190 Ninth St. Energy Efficiency HVAC Upgrades & Photovoltaic Panels

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QUESTIONS

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

CONTRACT ID: 0000007220

CONTRACT TITLE: PW 190 9TH ENRGY HVAC UPGD

FULL TITLE: 190 9TH STREET ENERGY EFFICIENCY, HVAC UPGRADES & PHOTOVOLTAIC PANELS

BIDS RECEIVED: February 8, 2023

<u>BIDDERS (in the order received & opened):</u>	<u>LBE Status Claimed</u>	<u>Total Bid Price</u>
S&H Construction, Inc.	N/A	\$6,368,600.00
Trico Construction	Micro-LBE 10%	\$5,697,259.00
Rubecon General Contracting, Inc.	Micro-LBE 10%	\$6,365,700.00
CLW Builders, Inc.	Small-LBE 10%	\$5,828,000.00
	Average Bid:	\$6,064,889.75
	Engineer's Estimate:	\$5,402,850.00
	% of Engineer's Estimate:	112%
	% of Engineer's Estimate vs. Low Bid Received	105%

cc: Sherry Katz Carla Short Ron Alameida Pansy Lam
Selormey Dzikunu Albert Ko Julia Laue Vito Vanoni
Antonio Tom Laura Tanigawa Aaron Lee All Bidders

For complete subcontractor listings, check: <https://bidopportunities.apps.sfdpw.org/CaseLoad/Details/2402>

February 8, 2023



CONTRACT MONITORING DIVISION OFFICE OF THE CITY ADMINISTRATOR



London N. Breed, Mayor
Carmen Chu, City Administrator

Stephanie Tang, Director

MEMORANDUM

Date: February 16, 2023

To: Sherry Katz, Project Manager, Public Works
Ben Washington, Contract Analyst, Public Works

From: Antonio Tom, Contract Compliance Officer, CMD

Subject: 0000007220 - PW 190 9TH ENRGY HVAC UPGD

The Contract Monitoring Division (“CMD”) has reviewed the bids submitted for the above referenced project, applied the appropriate bid discounts, and determined responsiveness to the Chapter 14B pre-award requirements.

Galliera Inc DBA Trico Construction (“Trico”), LBE-WBE (Micro), is the lowest responsive bidder with a bid of \$5,697,259.00.

The LBE subcontracting requirement for this contract is 20%.
The LBE subcontracting commitment for this contract is 30.09%.

The following firms were listed on the Proposed Subcontractors Form:

Subcontractor	Scope of Work	LBE Status	Listed Amount	LBE Credited Amount	LBE Participation (based on credited amount)
Bacon Plumbing	Plumbing	LBE-OBE (Small)	\$40,000.00	\$40,000.00	0.70%
MC Metal Inc.	Metal fabrications	LBE-MBE (Micro)	\$18,700.00	\$18,700.00	0.33%
Q4 Mechanical Corporation	HVAC	LBE-MBE (Micro)	\$2,050,000.00	\$1,655,875.00*	29.06%
BASS Electric	Electrical, fire alarm, PV modules and racking	Non-LBE	\$1,790,000.00	\$0.00	0.00%
Pioneer Contractors	Demo, roofing, flashing	Non-LBE	\$582,760.00	\$0.00	0.00%
TOTAL			\$4,481,460.00	\$1,714,575.00	30.09%

*Q4 Mechanical Corporation will subcontract 19% of its work to Schneider Electric Controls in the amount of \$394,125.00. Schneider Electric Controls is not an LBE-certified firm.

Based on the foregoing, CMD has determined that Trico has complied with the pre-award Chapter 14B requirements. Should you have any questions, please contact me at antonio.tom@sfgov.org.