



CAC

Trade Group Status Update

November 6, 2014

Transbay Transit Center

TJPA



Transbay Transit Center Phase 1 Construction (millions)

Awarded to Date (direct cost)	
Transit Center	\$691.98
Utility Relocations	\$20.06
Demolition Old Terminal	\$16.48
Temporary Terminal	\$20.65
<u>Bus Ramp</u>	<u>\$56.23</u>
Total	\$805.40
<u>Recommended Award Nov. 2014</u>	<u>\$89.03</u>
Total Potential Award through Nov. 2014	\$894.43
Upcoming TTC Trade Packages (direct cost)	
Budget	\$213.52
<u>CM/GC Estimate*</u>	<u>\$246.71</u>
Balance	(\$ 33.19)
Roof Top Park (above slab elements):	\$38.00

*Amount does not include above slab roof-top-park elements



Scope of Work

- Design services portion of a design-build contract to:
 - Design the Exterior Awning of the Transbay Transit Center to budget
 - Develop a construction estimate within budget
- Construction services will be done as a CCO with Board approval following completion of the design and the development and negotiation of a fair and reasonable total cost for construction services.





TG 8.2 “Exterior Awning System” RFP Summary

Proposer	Qualifications Proposal (200 max)	Price Proposal (300 max)	Total (500 max)
Crown Corr, Inc.	190	300	490
Shimmick Construction	183	240	423
Cobra BEC, Inc.	150	171	321

Cost Element	Cobra BEC, Inc.	Crown Corr, Inc.	Shimmick Construction
Design Services of W-1	\$1,260,000	\$1,750,000	\$3,611,367
Construction Fee (% x estimated construction costs of \$30 million)	\$4,350,000 (14.5%)	\$5,400,000 (18%)	\$4,672,152 (15.57%)
Construction Overhead (% x estimated construction costs of \$30 million)	\$9,750,000 (32.5%)	\$3,600,000 (12%)	\$4,610,000 (15.37%)
Total Proposal Price	\$15,360,000	\$10,750,000	\$12,893,519



Scope of Work



- Façade Access Equipment (window washing hoisting system only) located at the west end Stair Tower (Stair 201)
- Fall Arrest Protection on various elevator/stair penthouse roofs at the Rooftop Park
- 2 year warranty



TG15.2: Façade Access Equipment Bid Summary

Bid Date:	October 15, 2014
Budget:	\$334,458
CM/GC Estimate:	\$387,220
SBE Goal:	5%
Prequalified Bidders:	4
Bids Received:	2
Bid Range:	\$313,000-\$481,785

Bidder	Shimmick	Tractel, Inc.	CM/GC Estimate	Budget
Bid Amount	\$481,785	\$313,000	\$387,220	\$334,458

- Tractel's bid included several material qualifications contrary to the terms of the bid documents
- Shimmick submitted the lowest responsive bid based. Shimmick's bid also included 6.86% SBE participation, exceeding the 5% SBE goal on the package.
- Balance between the budget and recommended award amount (\$147,327) will be funded from the program reserves



TG10.4 –Electrical, Communications, Security and Integrated Networks Scope of Work

- Interior and exterior lighting and controls
- Communications infrastructure (conduits, ducts, raceways, panels, boxes, cabinets, fiber optics, cabling, support structures, etc.)
- Emergency power and communications systems
- Fire and life-safety systems
- Security systems
- Audio-video systems; public information, public address and paging systems
- Building management and control systems
- Energy management and monitoring
- Switchgear, power distribution, equipment connections, meters, wire & cable, raceways & boxes, grounding, vibration isolation, seismic restraints
- Construction temporary lighting and power.

Above Scope does not include work on Rooftop Park



Bid Summary

Budget:	\$54.3M
CM/GC Estimate:	\$68.2M
SBE Goal:	15%
Prequalified Bidders:	6
Bids Received:	2
Bid Range:	\$86.6M-\$151.7M



Bid Results

Bidder Name	Fisk Electric Company	Shimmick Construction
Base Bid	\$87,770,000	\$152,728,000
Deduct Alternate No. 4: Delete Beale Street Lobby	-\$73,600	-\$98,000
Deduct Alternate No. 9: Delete TDD	-\$273,900	-\$71,000
Deduct Alternate No. 10: Delete W-7 Channel Glass	-\$10,800	-\$22,000
Deduct Alternate No. 12: Delete LED Lighting at First & Fremont Streets	-\$400,900	-\$355,000
Deduct Alternate No. 13: Defer Service Elevator SE201	-\$1,800	-\$9,800
Deduct Alternate No. 15: Eliminate Grand Hall Radiant Floor System	-\$39,100	-\$8,600
Deduct Alternate No. 16: Delete Greywater System serving Wetlands Area on the Rooftop Park	-\$11,200	-\$6,000
Deduct Alternate No. 23: Eliminate Electrical Serving Security Guard Booth	-\$22,300	-\$32,600
Deduct Alternate No. 37: Defer Train Box VSS Cameras	-\$310,800	-\$460,000
Total Bid Price (Base Bid Less Deductive Alternates)	\$86,625,600	\$151,665,000
Additive Alternate No. 18: Beale Street Lobby LED Screens Rough-in	\$7,000	\$246,000
Additive Alternate No. 21: Grand Hall LED Screens Rough-in	\$20,600	\$280,000



Trade Package Awards (direct cost) since July 2013 (\$ millions)

Trade Package	Budget	CM/GC Estimate*	Awarded	Budget vs Award (Over)/Under	CMGC vs Award (Over)/Under
Awarded July 2013-October 2014	\$152.31	\$207.55	\$197.82	(45.51)	\$9.73
Recommended for Award November 2014					
TG10.4 – Electrical	\$54.33	\$69.17	\$86.80	(32.47)	(\$17.63)
TG15.2 – Façade Access Equipment	\$0.33	\$0.39	\$0.48	(0.15)	(\$0.09)
TG08.2R – Exterior Awning Design	\$1.75	\$1.75	\$1.75	\$0.0	\$0.0
TOTAL	\$208.72	\$278.86	\$286.85	(78.13)	(\$7.99)

Status of Contingencies & Reserves (millions)

	Board Approved Budget July 2013	Current* Balance Nov. 2014	Mitigation** Plan (Nov. 2014)	Projected Balance after Final Award
Design Contingency	\$8.2	\$2.7		\$0.0
Construction Contingency	\$62.5	\$54.5	-\$22.7	\$31.8
CM/GC Contingency	\$36.4	\$32.9	\$5.5	\$38.4
Program Reserve	\$87.5	\$15.0		\$15.0
Escalation	\$30.3	\$18.7		\$0.0
TOTAL	\$224.9	\$123.8		\$85.2

*Assumes Board award of November 2014 trade packages

**Assumes \$26M in funding from additional proceeds from Block 5



Transbay Transit Center

Questions?

