



Board Report

File #: 2020-0318, File Type: Contract

Agenda Number: 31.

CONSTRUCTION COMMITTEE AUGUST 20, 2020

SUBJECT: DIVISION 11 AND 22 HVAC AND ROOF REPLACEMENT

ACTION: APPROVE CONTRACT MODIFICATION

RECOMMENDATION

AUTHORIZE the Chief Executive Officer to execute Contract Modification No. 3 to Contract No. C56872C1142 with Archico Design Build Inc. to provide Heating, Ventilation and Air Conditioning (HVAC) replacement and additional roofing replacement and increase the contract price by \$1,820,450.00 from \$6,570,294.00 to \$8,390,744.00.

ISSUE

Archico Design Build Inc. is contracted to provide roof replacement at Metro Operating Divisions 11 and 22. During the project, a need for the replacement of the HVAC equipment at these locations was identified. Due to Archico Design Build Inc. removing the existing HVAC equipment as part of the scope of work for the roof replacement, it has been identified that replacement equipment can be added as part of the new scope of work. Maintenance of Way Engineering seeks board approval to modify the current contract.

BACKGROUND

In May 2019, Metro awarded Contract No. C56872C1142 to Archico Design Build Inc. to perform a complete design, roofing system tear off and replacement at the Division 11 Ancillary Shop and Vehicle Shop Buildings and the Division 22 Maintenance Shop Building.

In January 2020, the HVAC equipment at Divisions 11 and 22 were identified to be at their end-of-Life, beyond repair, having significant environmental risks and leaking significant amounts of non-compliant refrigerants when the units fail, a violation that can result in fines. Due to Archico Design Build Inc. removing the existing HVAC equipment as part of the roof replacement scope, it has been determined that Archico Design Build Inc. could replace the equipment with new energy efficient equipment.

DISCUSSION

Under this contract, Archico Design Build Inc. provides design, construction and project management services. The design includes heat load analysis, structural and seismic analysis, sustainability

assessment, and system controls and integration. The construction includes the acquisition of the replacement HVAC equipment, installation, and necessary refurbishment, electrical and commissioning services.

DETERMINATION OF SAFETY IMPACT

The approval of this item will ensure providing safe work environment for staff.

FINANCIAL IMPACT

Funding for the HVAC replacement contract modification is in the Board approved Life of Project (LOP) budget for Capital Project 204801 - Rail Facilities HVAC/Light Retrofit in the amount \$4,205,100.

Impact to Budget

The funding source for the HVAC replacement at the two rail divisions will be a mix of eligible and available local funds such as Proposition A 35%, Green Fund, or other funds appropriate for state of good repair given approved funding provisions and guidelines.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

This board action supports Strategic Goal 5; Provide responsive, accountable, and trustworthy governance within the Metro organization.

ALTERNATIVES CONSIDERED

The Board may decline to approve the contract modification. This alternative is not recommended as it will result in End-of-Life HVAC equipment being put back in service during the summer months while continuing to have significant environmental risks.

NEXT STEPS

Upon Board approval, staff will execute Modification No. 3 to Contract No. C56872C1142 with Archico Design Build Inc. to begin construction to replace the HVAC equipment at Divisions 11 and 22.

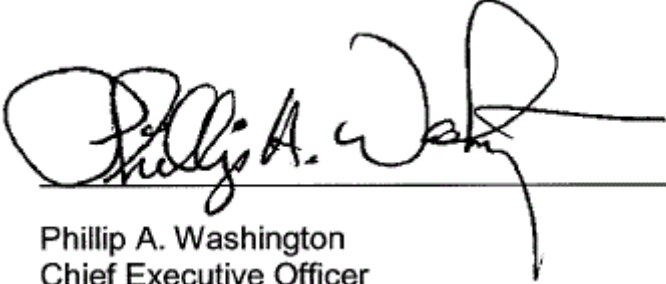
ATTACHMENTS

Attachment A - Procurement Summary
Attachment B - Contract Modification/Change Order Log
Attachment C - DEOD Summary

Prepared by: Emmanuel Liban, Chief Sustainability Officer, Transit Project Delivery, (213)922-2471
Errol Taylor, Senior Executive Officer, Maintenance and Engineering, (213) 922-3227

Marshall Epler, DEO, Systems Engineering, (213) 617-6232

Reviewed by: James T. Gallagher, Chief Operations Officer, (213) 418-3108
Debra Avila, Chief Vendor/Contract Management Officer, (213) 418-3051



Phillip A. Washington
Chief Executive Officer

PROCUREMENT SUMMARY

Roof Replacement Project at Metro Divisions 11 and 22

C56872C1142

1.	Contract Number: C56872C1142		
2.	Contractor: Archico Design Build, Inc.		
3.	Mod. Work Description: HVAC equipment replacement for Divisions 11 and 22		
4.	Contract Work Description: Roof Replacement for Divisions 11 and 22		
5.	The following data is current as of: July 9, 2020		
6.	Contract Completion Status:		
	Bids/Proposals Opened:	3	% Completion \$s: 95%
	Contract Awarded:	May 14, 2019	% Completion time: 69%
	NTP:	August 16, 2019	Original Contract Days: 365
	Original Complete Date:	August 14, 2020	Change Order Days: 112
	Current Est. Complete Date:	December 04, 2020	Suspended Days: 0
		Total Revised Days:	477
7.	Financial Status:		
	Contract Award:	\$6,381,000.00	
	Total Contract Modifications Approved:	\$189,294.00	
	Current Contract Value:	\$6,570,294.00	
	Contract Administrator: Josie Mellen	Telephone Number: 213-922-1105	
8.	Project Manager: Raul Pedroza	Telephone Number: 213-922-4797	

A. Contract Action Summary

This Board Action is to approve Contract Modification No. 03, supply and install HVAC units located at Metro Divisions 11 and 22. The contractor will purchase and install the HVAC units based on the design submitted and issued in support of Roof Replacement Project at Metro Divisions 11 and 22.

This Contract Modification will be processed in accordance with Metro's Acquisition Policy and the contract type is a Firm Fixed Price.

On May 31, 2019, the CEO approved the Firm Fixed Price award for Contract C56872C1142 for the Roof Replacement Project at Metro Divisions 11 and 22 to Archico Design Build, Inc. in the amount of \$6,381,000. The period of performance awarded was 365 calendar days. Two Contract modifications have been issued to date, including one no cost modification correcting the contract documents to reflect the period of performance of 365 days.

Please refer to Attachment B – show modifications issued to date to add/delete work, and the proposed modification currently pending authorization.

B. Cost/Price Analysis

The recommended price has been determined to be fair and reasonable based upon an independent cost estimate, cost analysis, technical evaluation, fact finding, and negotiations. The contractor's and Metro separate cost elements were found to be reasonably consistent. Additionally, the cost analysis determined the contractor's proposal was .0035 lower than the Metro estimate. Therefore, the contractor's proposal did not exceed more than 5% of the Metro estimate.

Item No.	Changes	Proposal amount	Metro ICE	Negotiated or NTE amount
03	Supply and Install HVAC units for Divisions 11 and 22.	\$1,820,450.00	\$1,826,090.00	\$1,820,450.00

CONTRACT MODIFICATION/CHANGE ORDER LOG

Roof Replacement Project at Metro Divisions 11 and 22

C56872C1142

Mod. no.	Description	Status (approved or pending)	Cost		
			Contract Value	Mods.	Board Approved CMA
1	No Cost, period of performance changed to 365 calendar days from NTP	Approved	\$6,381,000	\$ 0.00	\$ 0.00
2	Design the installation of HVAC units for Division 11 and Division 22 buildings	Approved	\$6,381,000	\$189,294	\$ 0.00
3	Supply and Install HVAC units for Division 11 and 22 buildings	Pending	\$6,570,294	\$1,820,450	\$ 0.00
Subtotal – Approved Modifications			\$6,570,294	\$189,294	\$ 0.00
Subtotal – Pending Changes/Modifications			\$6,570,294	\$ 2,009,744	\$1,820,450
Subtotal Totals: Mods. + Pending Changes/Modifications			\$8,390,744	\$6,570,294	\$1,820,450
Subtotal – Pending Claims			\$ 0.00	\$ 0.00	\$ 0.00
Total: Mods + Pending Changes/Mods + Possible Claims			\$8,390,744	\$6,570,294	\$1,820,450
Previous Authorized CMA			\$ 0.00	\$ 0.00	\$ 638,100
CMA Necessary to Execute Pending Changes/Mods + Possible Claims			\$ 0.00	\$0.00	\$1,820,450
Total CMA including this Action			\$ 0.00	\$ 2,009,744	\$2,009,744
CMA Remaining for Future Changes/Mods after this Action			\$ 0.00	\$ 0.00	\$ 448,806

DEOD SUMMARY

**Emergency Immediate Remedial Roofing Rail Operations Center (ROC) Building
C56872C1142**

A. Small Business Participation

Archico Design Build, Inc., an SBE Prime, made a 54.10% SBE commitment and a 3.01% DVBE commitment. The project is 74% complete and Archico Design Build, Inc. is exceeding its commitments with 55.48% SBE participation and 5.06% DVBE participation.

Small Business Commitment	SBE 54.10%	Small Business Participation	SBE 55.48%
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	SBE Contractors	% Committed	Current Participation¹
1.	Archico Design Build, Inc. (Prime)	45.56%	49.16%
2.	ICI Inc.	3.17%	2.75%
3.	Onyx Architects, Inc.	0.68%	0.46%
4.	Reyes and Sons	3.78%	2.28%
5.	VCA Engineers	0.91%	0.83%
	Total	54.10%	55.48%

¹Current Participation = Total Actual amount Paid-to-Date to SBE firms ÷ Total Actual Amount Paid-to-date to Prime.

Small Business Commitment	DVBE 3.01%	Small Business Participation	DVBE 5.06%
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	DBE Subcontractors	% Committed	Current Participation¹
1.	G&C Equipment Corp.	3.01%	5.06%
	Total	3.01%	5.06%

¹Current Participation = Total Actual amount Paid-to-Date to DVBE firms ÷ Total Actual Amount Paid-to-date to Prime.

B. Living Wage and Service Contract Worker Retention Policy Applicability

The Living Wage / Service Contract Worker Retention Policy (LW/SCWRP) is not applicable to this modification.

C. Prevailing Wage Applicability

Prevailing Wage requirements are applicable to this project. DEOD will continue to monitor contractors' compliance with the State of California Department of Industrial Relations (DIR), California Labor Code, and, if federally funded, the U S Department of Labor (DOL) Davis Bacon and Related Acts (DBRA).

D. Project Labor Agreement / Construction Careers Policy (PLA/CCP)

The Contractor has committed to complying with PLA/CCP requirements for this project. This project is 41.93% complete (based on total construction labor hours expended, divided by the total estimated construction labor hours in the approved Employment Hiring Plan) and the contractor is achieving the 40% Targeted Worker Goal at 49.31%, achieving the 20% Apprentice Worker Goal at 39.45%. and achieving the 10% Disadvantaged Worker Goal at 12.24%. Prime Contractor has met the PLA/CCP workforce goals as stated above. Staff will continue to monitor and report the contractor's progress performance.