

# Memorandum

**To:** Cost Review Committee

**From:** Ron Alameida, Director of Design & Construction for the Transbay Transit Center, SF Public Works  
Dennis Turchon, Senior Construction Manager, TJPA  
Sara DeBord, Chief Financial Officer, TJPA

**Date:** For the Committee Meeting of November 18, 2016

**Re:** Agenda Items

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## **Agenda Item 7: Professional Services Contracts and Amendments**

The Transit Center Project Team anticipates executing or recommending approval by the TJPA Board of the following professional services contract awards/amendments requiring CRC action (over \$250,000 or funded with City Financing) between December 2016 – February 2017:

- Master Lessee:  
The only new contract planned for award in this time period is potentially the Master Lessee contract for the Transbay Transit Center. TJPA is negotiating with three parties at this time, and anticipates entering into exclusive negotiations with one respondent in December. Further detail will be provided at the CRC meeting.
- Program Management/Program Controls (Agreement No. 13-02-PMPC-000):  
In September 2013, URS (now AECOM) responded to the TJPA's RFP 13-02 for Program Management/Program Controls (PMPC) Services and was selected to continue in their current role as the TJPA's PMPC consultant, with a very lean focused scope beginning July 2014 (PMPC serves as an extension of the very small TJPA staff). While the contract has a formal end date of June 2018, the scope of work and associated fee were assumed and calculated to run until only December 2017. However, it has become apparent that the services will be required until the date originally identified in the contract, June 2018. This six month extension of fee is approximately \$2.1 million. In addition, other scope that was not anticipated during the negotiation of the agreement yet is necessary for the successful delivery of the program has been provided by PMPC, including the following major items:
  - O&M Revenue Enhancing and Master Lessee Procurement Consulting (~\$325k)
  - Additional Quality Assurance/Quality Control Services beyond original scope (~\$540k)
  - Additional Archeological Investigations (~\$600k)
  - Handling procurement scope in lieu of CM/GC handling (physical security information management and emergency communication/mass communication systems) (~\$325k; it is anticipated that there will be CM/GC pre-construction savings of more than \$350k, and a corresponding de-obligation of MTC-provided AB1171 funds)
  - Miscellaneous credits on various base scope line items have been identified and are also accounted for in the request (~\$250k)

The total projected increase including the six month extension, unanticipated scope along with miscellaneous credits is \$3.6 million; TJPA had allocated \$4.4 million of contingency for this scope in the current Phase 1 Program budget.

PMPC also provides services for Phase 2, and an additional \$1.75 million would be added to the contract for Phase 2 work. Approximately \$460k is for ongoing Phase 2 coordination (PMPC provides a Phase 2 project manager), and \$1.3 million for scope related to the TJPA Board's June 2016 direction to proceed with completing the Phase 2 30% Preliminary Engineering. These tasks include updating engineering to reflect the scope in the Supplemental Environmental Impact Statement/Environmental Impact Report, updating the right-of-way cost estimate, producing a new independent Phase 2 cost estimate, performing a risk assessment, and updating the ridership study as inputs to the development of a delivery plan and a funding plan for Phase 2. Phase 2 work is and will be funded by SFCTA Prop K funds.

The total requested amendment value for the PMPC contract is \$5.4M.

No other Phase 1 contracts or amendments in excess of \$250,000, or anticipated to be funded with the City Financing, are anticipated during this time period. As follow up to the August CRC meeting request, TJPA staff did meet with City and County of San Francisco staff regarding shared lobbying services. City staff agreed that TJPA should move forward with award of this contract and that City representatives would increase advocacy coordination moving forward in order to maximize opportunities for success. Award is on the agenda of the November 10 TJPA Board meeting.

#### **Agenda Item 8: Construction Contract Amendments and Change Orders**

The Transit Center Project Team anticipates executing or recommending the following construction contract awards/amendments/change orders requiring CRC action (over \$250,000 or funded with City Financing) between December 2016 – February 2017:

- RFP 17-04 (formerly RFP 17-03) Physical Security Information Management (PSIM) System and Emergency Communication System/Mass Notification System (ECS/MNS) Integration Services: This procurement was described at the August CRC meeting as the award was anticipated in November or December. At the potential proposers' request, the schedule was extended, and proposals are due November 10. There have been no changes to scope or budget. An evaluation committee, consisting of staff from the SF Sheriff's Department, SFMTA, SFO, TJPA, PMPC, and the Transit Center design team, was established and will review the submissions. TJPA anticipates recommending approval of a contract in January 2017, within the approved budget of \$6.0 million (\$3.0 million for the PSIM and \$3.0 million for the ECS/MNS).
- Jenny Holzer Art Piece: The Jenny Holzer art piece is located in the Grand Hall at the Bus Deck level and is comprised of an LED array that will present scrolling text chosen by the artist. Per a previous action by the San Francisco Arts Commission (SFAC), SFAC staff have the authority to manage a vendor to fabricate the LED array under Ms. Holzer's direction. SFAC has subsequently identified KiboWorks as the fabricator and is negotiating an agreement for engineering, fabrication, transportation and installation, estimated not to exceed \$740,000. KiboWorks will work in coordination with TJPA's Construction Manager/General Contractor to install this art piece in mid- to late 2017. The agreement will be taken to the SFAC Visual Arts committee as early as November 16, 2016 and presented to the full Commission as early as December 5, 2016.

To certify the agreement, TJPA understands that the City Controller will expect SFAC to demonstrate it has funds sufficient to cover the agreement, and that SFAC will require the full

amount of compensation be transferred from the TJPA to the SFAC before the agreement is presented to the full Commission. This amount is included in the Phase 1 art budget (a subset of the design and construction budgets), and funds may come from the City Financing.

- Anticipated change orders that require CRC review are described below.

<b>Trade Package</b>	<b>No.</b>	<b>NTE Amt</b>	<b>Category</b>
TG07.2 Superstructure Concrete	COR311361	750,000	Owner Request
TG07.2 Superstructure Concrete	COR311087	445,000	Scope Procurement
TG07.6 Concrete Topping Slabs/Crash Rails/Expansion Joints	COR311367	\$ 260,000	Owner Request
TG10.4 Electrical, Communications	RFI T-3669	2,300,000	Errors/Omissions
TG10.4 Electrical, Communications	CR T-248	1,330,000	Scope Procurement
<b>Total</b>		<b>\$5,085,000</b>	

**TG07.2 – Superstructure Concrete**

**COR 311361 - Additional Wall Plates at Lower Concourse Walls - \$750,000**

This Change Order Request (COR) is for the addition of steel plates on concrete walls at the Lower Concourse level in two different conditions. In one condition, plates are being added to walls that already had plates installed on one side, creating a more difficult installation than originally scoped. The other condition adds plates to walls that didn't have any plates previously designed. The design team added these modifications through Architect's Supplemental Instructions (ASIs) and Request For Information (RFIs) due to risk and vulnerability assessment (RVA) requirements implemented after the original design was provided. The costs have not been fully vetted at this time; this request to the CRC is for a Not To Exceed (NTE) amount of \$750,000

**COR 311087 - West Throat Vent Shaft Concrete - \$445,000**

The scope related to this COR is part of the scope procurement/original buyout and not added work. It is included in the budget, but was not included in any previously awarded trade package. The vent shaft concrete walls at Ground Level between gridlines 3 and 6 (west end-parcel F) are for venting the entire Train Box to the exterior of the building until Phase 2 is constructed. There are two additional vents planned for construction during Phase 2 at the east end. These west end vent shafts were not bought out in any concrete package and the CM/GC has requested the work be performed by the TG 7.2 Trade Subcontractor. This will be a CM/GC Contingency change order as it has been deemed a scope gap item. This request to the CRC is for an NTE amount of \$445,000.

**TG07.6 – Topping Slabs/Bus Crash Rails/Expansion Joints**

**COR 311167 – Seismic Joints revisions on GL 35 - \$260,000**

This COR is for modifications to the seismic joint at the east sidewalk of Beale Street at the Natoma Street extension. During coordination of the seismic joint, it was discovered that the adjacent property conditions differ from the contract documents. As a result, modifications were made to the seismic joint cover and curb geometry at the street level through RFI's and design-supplied sketches. The costs have not been fully vetted at this time; this request to the CRC is for an NTE amount of \$260,000.

**TG10.4 – Electrical, Communications, Security & Integrated Network**

**CR T-248 – Phase 1.5 ASI 144 - \$1,330,000**

The Trade Package 10.4 subcontractor is providing labor and materials to install the radio distributed antenna system for the Emergency Radio Response Communication System issued in ASI-144. The system includes antennas, coaxial cable, connectors, splitters, fiber optic cable, and amplifiers. This Change Request (CR) has been categorized as scope procurement/buy out, since adding this work via change order to the electrical trade contract was the most efficient avenue as that subcontractor would be installing the infrastructure. Having the same subcontractor install this work was the best option in lieu of bidding it out with the other Information Technology packages; this request to the CRC is for an NTE amount of \$1,330,000.

**Hardened Conduit RFI T-3669 - \$2,300,000**

The Trade Package 10.4 subcontractor is providing labor and materials to install a wrap around conduit that will allow it to survive two hours in case of a fire. The drawings showed that some conduit pathways were to have “hardened feeder protection”. This meant that the conduit was to survive a blast and two hours of a fire. The electrical contractor understood the “hardened” label as rigid conduit. They asked for clarification through RFI T-4022 and it was decided that rigid conduit with 3M wrap was acceptable. This change order is the cost for the electrical subcontractor to provide the two hour rating as they are already providing rigid conduit. This work impacts the Lower Concourse and the train platform of the Transit Center and will be performed in 2017. This change has been categorized as Errors & Omissions since the scope was not completely defined in the contract documents. The contingency and fund source have not been finalized yet since multiple parties are responsible for these costs. The costs have not been fully vetted at this time; this request to the CRC is for a NTE amount of \$2,300,000.

- The following is a list of the upcoming trade package commitments (notices to proceed or change orders) that are anticipated to utilize City Financing during the timing period noted in the table (not to exceed amounts):

Scope/Trade Package	Type	Amount	Timing
TG07.6 Concrete Topping Slabs/Crash Rails/Expansion Joints	NTP	\$ 9,800,000	1Q17
TG08.2 Exterior Awning	NTP	9,650,000	1Q17
TG08.6 Metal Ceilings	NTP	4,600,000	1Q17
TG08.11 Glass Curtain Walls/Skylights	NTP	18,530,000	4Q16
TG10.3 Heating Ventilation Air Conditioning	NTP	500,000	1Q17
TG12.1 Civil/Site Work at Grade	NTP	6,800,000	1Q17
TG13.2 Roofing/Waterproofing	NTP	4,300,000	1Q17
TG16.0 Interiors/Finishes	NTP	13,200,000	1Q17
TG18.1 Bus Ramp	NTP	5,300,000	1Q17
Various Logistics Packages	NTPs	18,115,000	1Q17
<b>Total</b>		<b>\$ 90,795,000</b>	

# Construction Amendments and Changes Log

11/1/2016

Trade Package	CCO/CR No.	Total Value	Date submitted to CRC	Date No Exceptions Taken by CRC	Amount No Exceptions Taken by CRC	CCO Final Approved Amount	CCO Category	Contingency Source	Fund Source	CCO Issue
7.6	COR 311367	\$260,000	11/7/2016				Owner Requested	TJPA	Land Sales	Changes to the GL 35 Seismic Joints due to the OCS footing interrupting the joints and replacing the SJ cover with 1" steel plate.
7.2	COR 311361	\$750,000	11/7/2016				Owner Requested	TJPA	Land Sales	Additional Wall Plates at Lower Concourse Walls
7.2	CCO 0231	\$325,000	8/22/2016	8/24/2016	\$325,000		Owner Requested	TJPA	Land Sales	Added plate to short curbs to support deformed bars per RFI T-3184 and added plates for tall curbs between Gridlines 10-20.
	COR 310608	\$400,000	8/22/2016	8/24/2016	\$400,000		Owner Requested	TJPA	Land Sales	Added embeds, blockouts and pour backs for cubs related to W2 system.
	CR T-128/185	\$368,000	8/22/2016	8/24/2016	\$368,000		Owner Requested	TJPA	Land Sales	Install additional rebar, formwork and concrete for Partition walls at Lower Concourse per ASI 128/138.
	COR	\$1,000,000	8/22/2016	8/24/2016	\$1,000,000		Owner Requested	TJPA	Land Sales	Curb modifications due to W System interfaces to meet RVA and design build criteria.
7.6	CR T-172	\$694,000	8/22/2016	8/24/2016	\$694,000		Owner Requested	TJPA/Reimbursable	Saleforce Tower	Added seismic joint at Salesforce Tower Pedestrian Bridge per ASI 137.
10.4		\$2,300,000	11/7/2016				Errors & Omissions	TJPA/CMGC	TIFIA	Hardened Conduit RFI T-3669
18.1	CR B-043	\$736,000	8/22/2016	8/24/2016	\$736,000		Errors & Omissions	TJPA	Bridge Loan	Revisions to the Bus Ramp Cable Stay Hinge 8 Expansion Joint per ASI
	CR B-046	\$475,000	8/22/2016	8/24/2016	\$475,000		Errors & Omissions	TJPA	Bridge Loan	Revisions to the Bus Ramp Cable Stay Hinge 9 Expansion Joint per ASI
7.2	CR T-242	\$800,000	8/22/2016	8/24/2016	\$800,000		Schedule Mitigation	CMGC	Land Sales	Schedule Recovery for TG 7.2 scope, premium time only, using CM/GC
7.1	COR 310296.1	\$672,750	8/22/2016	8/24/2016	\$672,750		BBII Settlement	TJPA	Land Sales	Removal of Sand Inclusions in Bus Deck level cast node pads embedded beyond the typical depth of normal steel fabrication and deemed additional
10.4	CR T-248	\$1,330,000	11/7/2016				Scope Procurement	TJPA	TIFIA	Phase 1.5 ASI 144
7.2	COR 311087	\$445,000	11/7/2016				Scope Procurement	CMGC	TIFIA	West Throat Vent Shaft Concrete
7.6	COR 311157	\$330,000	8/22/2016	8/24/2016	\$350,000		Scope Procurement	TJPA	TIFIA	Installation of Mat Slab walls at water storage tank previously not procured.
8.11R	CR T-273	\$450,000	8/22/2016	8/24/2016	\$450,000		Scope Procurement	TJPA	Land Sales	Procurement of Glazing Door Hardware Package previously not procured.
10.2	CCO 0186	\$1,486,000	8/22/2016	8/24/2016	\$1,486,000	\$1,232,298	Scope Procurement	TJPA	Land Sales	Revisions and additions to plumbing system per ASI 128.
10.4	CR T-155	\$1,100,000	8/22/2016	8/24/2016	\$1,100,000		Scope Procurement	TJPA	TIFIA	Procurement of the pathway that supports the Emergency Response System
13.2	CCO 0277	\$435,000	8/22/2016	8/24/2016	\$435,000		Scope Procurement	TJPA	TIFIA	Procurement and installation of the W2 Roof Trellis and Outriggers per ASI
16.8	CR T-128	\$261,000	8/22/2016	8/24/2016	\$261,000		Scope Procurement	TJPA	TIFIA	Installation of the Rooftop Restaurant Fireproofing per ASI 128.
<b>Totals</b>		<b>\$14,617,750</b>								

New Construction Changes	
In Process (Presented to CRC)	
Approved	

MODS and amounts paid directly by WOJV (not thru TJPA) are not included in this estimate  
 Executed CCO's will be included in WOJV's Cash Flow and are not included in this estimate

## Contingency Tracking through October 2016 (\$millions)

	Construction Contingency	CM/GC Contingency	Program Reserve	Total Contingency & Reserve
<b>Baseline Budget Amounts</b>	\$61.8	\$32.5	\$116.9	\$211.3
<b>Contingency Usage Through Sep 2016</b>	(\$11.6)	(\$0.8)	\$8.0	(\$4.4)
<b>Remaining Baseline Budget Amounts (Sep 2016)</b>	\$50.2	\$31.7	\$124.9	\$206.9
<b>Total Draws/Adds Oct 2016</b>	(\$0.1)	\$0.0	\$1.5	\$1.4
<b>Remaining Balances</b>	\$50.1	\$31.7	\$126.4	\$208.3

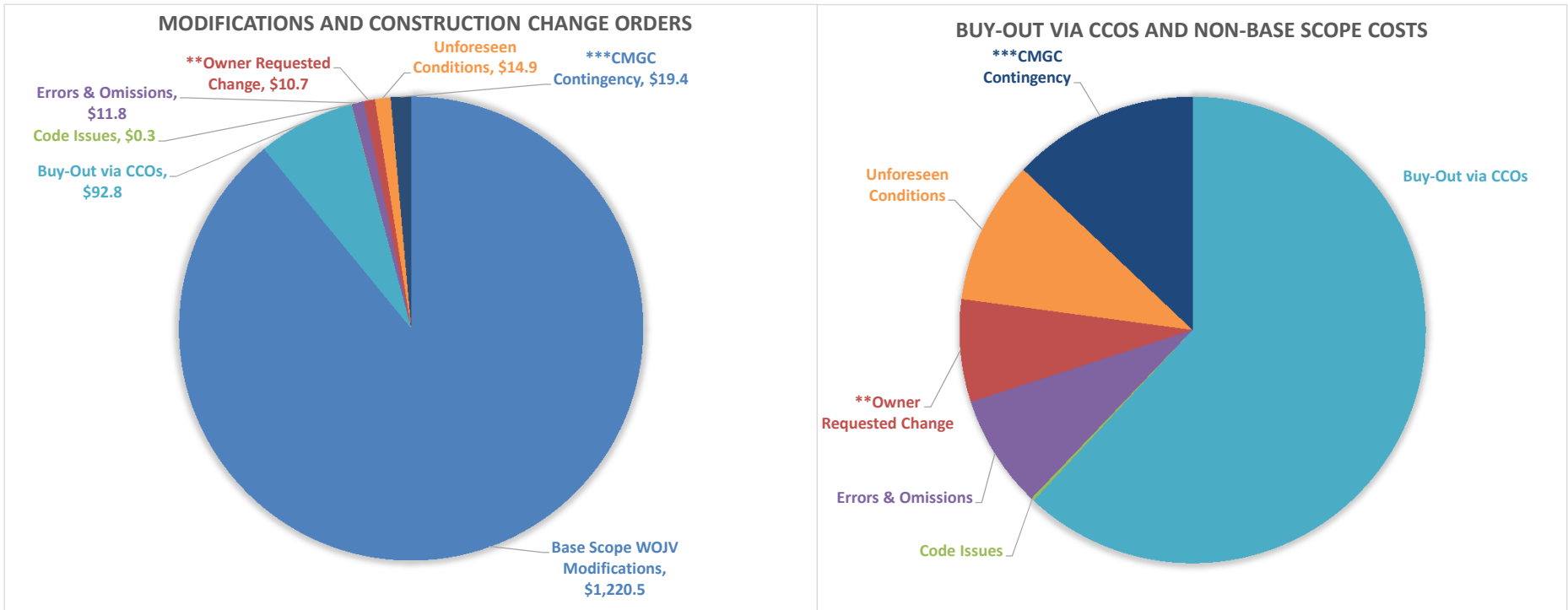
Trade Packages:	
7.1	Structural Steel
7.2	Structural Concrete
7.6	Topping Slabs, Bus Crash Rail and Expansion Joints
8.11R	Glass Curtain Wall/Skylights
10.2	Plumbing
10.4	Electrical
13.2	Roofing/Waterproofing
16.8	Fireproofing/Intumescent Spray
18.1	Bus Ramp



TRANSBAY JOINT POWERS AUTHORITY

### Modifications and Construction Change Orders as of November 2016 (In Millions)

*Contract Sum to date (in Millions)	Base Scope WOJV Modifications	Buy-Out via CCOs	Code Issues	Errors & Omissions	**Owner Requested Change	Unforeseen Conditions	***CMGC Contingency	Total of Non-Base Scope Costs
\$1,370.3	\$1,220.5	\$92.8	\$0.3	\$11.8	\$10.7	\$14.9	\$19.4	\$57.0
	89.07%	6.77%	0.02%	0.86%	0.78%	1.09%	1.41%	4.16%



- \* Contract Sum does not include General Contractor Reimbursable Expenses
- \*\* Includes Third Party Reimbursable CCOs and Owner Directed Schedule Mitigation
- \*\*\* Includes Coordination Issues, Settlement Items, and Schedule Mitigation

Executed CCOs as of 11/1/16