

LEGISLATIVE DIGEST

[Alternative Bid Process to Award Contracts to Certain Core Trade Subcontractors to Perform Pre-Construction Design-Assist Services - Moscone Expansion Project]

Ordinance authorizing the San Francisco Department of Public Works to implement an alternative bid process to award contracts to certain Core Trade Subcontractors to provide pre-construction design-assist services for the proposed Moscone Expansion Project.

Existing Law

Under Administrative Code section 6.68, the Construction Manager/General Contractor (“CM/GC”) for a public work project reviews and provides comments on the constructability of the architect/engineer’s design during the design phase of the project. Trade Subcontractors who will actually perform the construction work are selected after the design is complete through a pre-qualification and competitive bid process.

Amendments to Current Law

This Ordinance authorizes the Department of Public Works (“DPW”) to award contracts to a specified group of Trade Subcontractors during the design phase of the project, through a combined Request for Qualifications/Request for Proposals process. These Trade Subcontractors, referred to in the Ordinance as the “Core Trade Subcontractors”, will review and comment on the constructability of the architect/engineer’s design within each of their respective trades, during the design phase of the proposed Moscone Expansion Project.

This Ordinance also authorizes the Department of Public Works to award a construction contract to a Core Trade Subcontractor if that Trade Subcontractor’s bid price to perform the work does not exceed a specified percentage of the City’s own independent estimate of the cost to perform that work, otherwise, the City will bid out all trade packages for the work to be performed to pre-qualified subcontractors.

Background Information

In Resolution No. 26-13, the Board of Supervisors established a business-based business improvement district designated as the Moscone Expansion District (“MED”) and approved the MED’s Management Plan (the “Plan”). The Plan provides that a portion of the assessment revenues collected by the MED will be used to help fund the design, engineering, planning, entitlements, and construction of the proposed expansion of the Moscone Convention Center.

In the Resolution, the Board also declared that the City will issue or execute City Obligations in an aggregate principal amount not to exceed \$507,880,000 to finance a portion of the proposed expansion plan.

Because of the size and complexity of the proposed expansion and the challenges created by the project because work on the Convention Center will be performed while the Center is in continuous revenue generating operation, the DPW, in conjunction with the MED, devised an approach that is intended to augment the design-assist role that the CM/GC plays during the design phase of the project. This approach, referred to as "Core Trade Subcontractor Design Assist", allows the DPW to retain, through a competitive process, subcontractors from selected core trades early in the design phase of the project to review and provide design assist including comments as to the constructability, completeness, and accuracy of the architect's design. DPW believes that this will promote better coordination and collaboration between the design and construction teams and help to reduce the overall project delivery schedule and cost by, among other things, substantially reducing field and/or implementation errors, conflicts, and duplication; identifying opportunities to relocate, expand, salvage or reuse building systems and materials; allowing the design-assist work to take place concurrent with the project design work; and, making design recommendations for cost effective electrical, lighting, heating, cooling, plumbing, audio visual, security, fire protection, structural and curtain wall coordination, sizing, routing and other logistics.