

## **LEGISLATIVE DIGEST**

[Contracting Process for the Police Department Traffic Company and Forensic Services Division Project]

**Ordinance modifying the requirements of Administrative Code, Section 6.68(H) to authorize the Director of Public Works to issue Requests for Proposals to pre-qualified Construction Managers/General Contractors (CM/GC) and their teams of pre-qualified core trade subcontractors to design-build the mechanical, electrical, plumbing, and exterior building envelope scopes of work for the Traffic Company and Forensic Services Division Project; use cost and non-cost criteria to evaluate the design-build proposals for the core trade work; and award a prime contract to the CM/GC based in part on an evaluation of cost and non-cost criteria for the core trade work; and making environmental findings.**

### **Existing Law**

Administrative Code, Section 6.68 authorizes the City to procure construction services for public work projects by a process known as “integrated project delivery” (“IPD”) whereby the City retains a construction manager/general contractor (“CM/GC”) during the design phase to review and comment on the constructability of the architect/engineer’s design. Pre-qualified CM/GCs submit competitive proposals to construct the project. Each proposal is ranked to determine which proposal provides the overall best value to the City with respect to cost and non-cost criteria, with the cost criteria constituting not less than 65% of the overall evaluation.

After the design is complete, the CM/GC procures subcontracts for the trade work under Administrative Code section 6.68(H) by inviting pre-qualified trade subcontractors to submit competitive bids. Those bids are evaluated on price alone, and the CM/GC awards the subcontract to the lowest responsive bidder.

### **Amendments to Current Law**

This Ordinance authorizes the Department of Public Works (“DPW”) to procure the subcontractors for the mechanical, electrical, plumbing (“MEP”) and exterior building envelope scopes of work (collectively referred to as the “core trade work”) for the Traffic Company and Forensic Services Division (“TC&FSD”) Project at the same time that it procures the CM/GC, and to procure that core trade work on a design-build basis.

The City will invite pre-qualified CM/GCs (including their teams of pre-qualified core trade subcontractors) to submit proposals. The CM/GC’s would submit a proposal to construct the entire project as they normally would under Administrative Code section 6.68, except that the proposals would split out the core trade work portion of the project and submit that on a design-build basis, where the prospective core trade subcontractors submit their proposed

design and cost to build based on a 100% schematic design/criteria package developed by the owner's architect and engineering teams. The City will evaluate the proposals qualitatively and quantitatively, based on cost (65% of the total score) and non-cost (35% of the total score) factors, and award a contract to the CM/GC whose proposal receives the highest overall score.

Background Information

With the passage of Proposition A, "Earthquake Safety and Emergency Response Bond," at the last election on June 3, 2014, the City is authorized to incur bonded debt to finance the construction of a new building to house the Police Department's TC&FSD. The Ordinance would authorize DPW to procure the core trade work for this project on a design-build basis, consistent with the current industry standard for delivering laboratories in the San Francisco Bay Area.