



County of San Mateo

Inter-Departmental Correspondence

Department: PUBLIC WORKS

File #: 23-156

Board Meeting Date: 3/14/2023

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: Ann M. Stillman, Director of Public Works
Subject: San Mateo County Hall of Justice Elevator 3 & 7 Modernization Project
(Project No. PF02R)

RECOMMENDATION:

Adopt a resolution:

- A) Adopting plans and specifications, including conformance with prevailing wage scale requirements for the San Mateo County Hall of Justice Elevator 3 & 7 Modernization Project; and
- B) Authorizing the President of the Board of Supervisors to execute an agreement with, San Francisco Elevators Services, LLC, for a not to exceed amount of \$2,201,000; and
- C) Authorizing the Director of Public Works, or designee, to:
 - 1. Execute subsequent change orders to grant time extensions for project completion and payment up to a maximum aggregate amount not to exceed \$220,100, or 10 percent of the agreement amount; and
 - 2. Approve payment up to the not to exceed amount of \$2,421,100.

BACKGROUND:

In 2017 and 2019, an elevator vertical maintenance and performance audit was performed on the County of San Mateo's Hall of Justice (HOJ) building. The audit assessed the adequacy of maintenance and repair; appearance of the equipment; and measured and evaluated the performance of the elevators for comparison to original equipment operating requirements with established industry standards for equipment of this type, age, and usage. The audit determined that Elevators 3 and 7 were operating beyond their designed service life and performing below industry standards.

After the audit, the County's consultant, Vertical Transportation Excellence (VTX), performed a

design survey for the development of construction documents for the modernization of these two elevators. VTX designed and prepared construction documents for the San Mateo County Hall of Justice Elevator 3 & 7 Modernization Project (Project) for public bidding and construction. The proposed Project consists of the renovation and modernization of two traction elevators with related electrical and mechanical system upgrades and other specified work. The construction documents were reviewed by the County's Planning and Building Department and the necessary permits have been issued.

On December 5, 2022, the Department of Public Works issued a Notice to Contractors publication twice in a weekly local newspaper of general circulation in the County, with the availability of bid set plans and specifications conforming to prevailing wage requirements and calling for sealed bids to be delivered and publicly opened on January 24, 2023, for construction of the proposed Project.

DISCUSSION:

On Tuesday, January 24, 2023, four (4) sealed bids were received and opened in public by the Clerk of Board of Supervisors in the Hall of Justice for the Project. Per the bid documents, (Section 00 21 13 - Instructions to Bidders, Section 2. Bid Proposals - 2.2) which states: "No bid will be considered which makes exceptions, changes, or in any manner makes reservations to the terms of the Contract Documents".

Upon review of the proposals, two bidders altered the bid documents and included clarifications which resulted in those two bids being deemed non-responsive.

The bid of:

San Francisco Elevator Services, LLC
6509 Sierra Lane
Dublin, CA 94568

at \$2,201,000 was the lowest responsible bid received. The summary of the bids received is attached as "Exhibit A".

County Attorney has reviewed and approved the resolution and agreement as to form.

FISCAL IMPACT:

The Department of Public Works has sufficient appropriations in the FY 2022-23 Adopted Budget to cover this Project. The total estimated cost for construction of this Project is estimated to be \$2,725,000, which includes construction, consultant, and staff costs. There is no additional impact to the General Fund.