As-Needed Construction Contracting

November 3, 2016
Agenda

✓ Why we are here

✓ Introductions

✓ Methods of getting construction work in San Francisco

✓ New As-Needed Construction Contracting

✓ What’s the process?

✓ How does this differ from a Job Order Contract

✓ Questions?

✓ Hang around and network
You’re a California licensed Contractor

AND you are interested in doing work for the City of San Francisco
1. Name
2. Company
3. Area of specialty/license(s)
Methods for Getting Paid for Construction Work in San Francisco

- Direct low bid as a result of design – bid – build
- Design – Build
- Job Order Contract
- Subconsultant work under a prime who wins a contract
- Trade Package under a Construction Management / General Contractor (CM/GC) Project
- Sole Source
- Emergency
- Hazardous Materials Abatement
- Elevator, Escalator, Security, Fire Protection Inspection/Maintenance and Repair

• Section 6.64 As-Needed Construction Contracts
  o General As-Needed Contracts – construction services with one contractor on an as-needed basis for specific trade (estimated quantities)
  
  o Master As-Needed Agreements – multiple contractors who are qualified under a specific scope
AS-NEEDED CONCRETE SIDEWALK REPAIR PROJECT [MASTER AGREEMENT]

DPW ID NO:       ACF17027

CONTRACT NO:        

CONTRACT TYPE: CONSTRUCTION

DISCLAIMER: The information provided below is a summary of the project. Addenda and other bid changes will be distributed by email only to Plan Holders with email addresses, and will be posted on the DPW Electronic Bid Documents Download Site. DPW is not liable for damages or costs incurred in connection with the use of, or any reliance upon, any information contained on this website. The bid information is subject to typographical error.

Project Scope

Project Description

The City and County of San Francisco (City) seeks responses to a Request for Qualifications (RFQ) from General Engineering Contractors (A License) and Concrete Contractors (C-8 License) interested in performing repairs of concrete sidewalk at various locations in San Francisco, California.

The work will involve concrete sidewalk repairs at various locations in San Francisco, California.

Request for Bids or Qualifications/Proposals

<table>
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<th>ESTIMATED CONTRACT AMOUNT</th>
<th>In excess of $1,000,000.00</th>
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Overview of the As-Needed Master Service Agreement Process

• Contractors submit a completed Request for Qualifications (RFQ) submittal
• Panel will evaluate
• Qualified Contractors will enter into a contract (Master Services Agreement) with the City for a term not to exceed 5 years
• Competition of at least 3 contractors on a specific contract service order (≤$600K)
• Low bid wins
• Bonding on at least 25% of overall contract value (only if awarded a CSO)
Fill out and Submit the packet materials
Note on Local Business Enterprise Participation

All Contractors must comply with whatever LBE participation percentage is advertised on the project.

The goal might need to be met at the time of the package submittal or at the Contract Service Order competition level depending on what is outlined in the RFQ.

While the scopes are not solidified until the Contract Service Orders are issued, Contractors should be able to determine what subcontractors may be needed to perform the work.

Contact the Contract Monitoring Compliance Officer listed in the advertisement or go to 30 Van Ness Avenue, Suite 200; (415) 581-2310. 

http://sfgov.org/cmd/welcome-contract-monitoring-division
How will I know that I am eligible for a Master Services Agreement?

• You will be notified by the City that you are eligible for an agreement

• Contractors who meet the “doing business with San Francisco” contracting requirements will be awarded agreements

• Current agreements will have a not-to-exceed value of $1M

• Public Works will keep an updated list of contractors who have Master Service Agreements on www.sfpublicworks.org
Working for the City and County of San Francisco

For your agreement to be certified, you need the following:

1. Current valid and appropriate license for the applicable trade
2. Current registration with the Department of Industrial Relations
3. Current City business tax and vendor profile
4. Compliance with the City’s Equal Benefits Ordinance (SFAC 12B)
5. Obtain proper insurance coverage
I have an agreement, how do I get work?

- On a rolling basis, eligible contractors with agreements will be given a scope of work on which to provide a quote (i.e. the Division 2-49 specifications with a quotation form to fill out)
- At least 3 eligible contractors per process will be asked to submit a quote
- Not a public “bid opening” but prevailing contractors will be posted online
- Contractor with the lowest bid gets that CSO and will be asked to submit a Payment and Performance Bond for at least $250,000 which needs to be increased when more than $250K is issued under the MSA
- Contract Service Orders do not exceed $600K per task to be completed
- City will issue a Notice to Proceed for the CSO
- Changes or additions of subcontractors from the Master Services Agreement may need to comply with Public Contracting Code 4107
Additional Notes on the As-Needed Pool

- No guarantee of work
- Contracts are for a maximum of 5 years and on those, no CSOs issued after the 4th year
- Public Works is posting these opportunities on a continuous basis
- If your contract expires or you use up the full authority on your base agreement you have to reapply
Isn’t this just like a Job Order Contract?

How they are similar:

- As-needed construction work
- Service Order/Task Order Cannot exceed $600K
- Bonds can be 100% of all task/contract service orders but at least 25% of the value of the agreement
- Can either create subcontractor list at time of original bid or at the Contract Service Order phase
- Substitutions or additions of subcontractors that were approved at the outset are subject to Public Contracting Code 4107
Isn’t this just like a Job Order Contract?

How they are different:
- Predefined set of bid items with unit prices from a book
- Bid is for an adjustment factor as against the unit prices set forth in the bid (Gordian Group book) that applies to all tasks
- No guarantee of ANY work
- Contractors can hold multiple Master Service Agreements, as long as eligible
- Bid opening on the base agreement in JOC
Public Works Is Seeking Multiple Trades for As-Needed Construction Master Services Agreements

- Concrete Sidewalk Repair (advertised on 10/7)
- Electrical Services Micro-LBE Project (advertised on 10/13)
- Tree Service
- Fencing
- Roofing
- Scaffolding
- Heating Ventilation and Air Conditioning (HVAC)
- Fire Protection
Questions?
Thank you!