



STAFF REPORT

Date: Tuesday, May 24, 2016
To: Bryan H. Montgomery, City Manager
From: Kevin Rohani, Public Works Director/City Engineer

Approved and Forwarded to City Council:

A handwritten signature in blue ink, appearing to read 'B. Montgomery'.

Bryan H. Montgomery, City Manager

SUBJECT: Award of Contract to St. Francis Electric, Inc. for Traffic Signal, Street Light, Park Light and Parking Lot Light Maintenance for the City of Oakley

Background and Analysis

The City of Oakley is responsible for the maintenance and operation of 35 traffic signals, approximately 1,370 street lights, and 111 park parking lot lights. This electrical infrastructure system must be maintained in a safe and efficient manner to ensure the proper operation of the City's transportation system, and most importantly the safety of the public who use the City transportation infrastructure each day. The City of Oakley does not currently have the in-house staffing, facility, or equipment necessary to maintain these electrical infrastructure systems. This maintenance work has been performed by electrical maintenance firm, Bear Electrical Solutions, Inc. for the past two years.

The professional duty of the Staff is to review such maintenance contracts annually to ensure the services provided are satisfactory and meet the City's expectations, contracts terms, and service requirements.

To address the deficiencies in the existing maintenance service and to better align the maintenance services with funding resources, staff prepared a Request for Proposal (RFP) for Traffic Signal, Street Light, Park Light and Parking Lot Lights for maintenance services. The scope of work provides the City with a robust maintenance program that performs monthly maintenance services (including night time inspections of the street lights) to the City's electrical infrastructure and to keep it in the best operational condition.

The scope of the Preventative Maintenance activities that are performed as a routine each month will help in reducing malfunctions of the electrical infrastructure, reduce public complaints, and extend the useful life of the City owned and operated electrical infrastructure. An example of routine maintenance activities include checking the functionality of all traffic signal equipment, checking

the signal timing and phasing operations, checking for worn-out electrical cables and lamps, cleaning of controller cabinets, and checking the street light poles and light heads. Emergency response work are operations that are typically not covered by preventive maintenance due to their unknown nature and circumstances, and could entail repairs resulting from traffic accidents that damage traffic signals or street lights or natural disaster, such as storms and earthquakes. The overall scope of work accommodates resources needed to address any such emergencies. Repair and replacement of electrical infrastructure caused by accidents are ultimately cost recovered through the City's insurance recovery firm that follows up on such cases after Police reports are furnished.

In response to this RFP, the City received two (2) proposals from the following contractors:

Bear Electrical Solutions, Inc.	\$83,358.00
St. Francis Electric, Inc.	\$85,701.00

Contra Costa County also submitted a proposal letter that they could perform the maintenance work at an hourly rate of \$133 + equipment + material cost. This proposal letter from Contra Costa County did not meet the requirements of the RFP, in addition to being without any limits and defined scope of work, and was not qualified for consideration.

Staff reviewed the proposals in detail and determined that St. Francis Electric, Inc. is best responsive to the City's RFP and could better provide the maintenance services needed with their broad range of resources that they have available. Staff performed extensive reference checking and analysis of the proposals from St. Francis Electric, Inc. and Bear Electrical Solutions, Inc. and has determined that the overall maintenance services that are proposed by St. Francis Electric, Inc. is superior to the service proposed by Bear Electrical Solutions, Inc. Reference checks from other municipalities that are currently using St. Francis Electric, Inc. as their service provider indicated a very positive and competent company. Those municipalities highly recommend St. Francis Electric, Inc. and plan to continue to use them for their municipal traffic signal and street light maintenance service needs.

St. Francis Electric, Inc. is currently providing similar service to a number of municipalities in Contra Costa and Alameda counties. The annual cost of service by St. Francis Electric, Inc. is slightly more than the cost proposed by Bear Electrical Solutions, Inc., however staff believes the quality and value that is provided by St. Francis Electric, Inc. is worth this small added cost.

St. Francis Electric, Inc. can provide a wide range of electrical infrastructure maintenance services to the City; during normal operations, emergencies and after-hours services; and would be available 24/7 as needed by the City.

Fiscal Impact

Approval of the resolution will authorize the City Manager to execute the Traffic Signal, Street Light, Park Light and Parking Lot Light Services agreement with St. Francis Electric, Inc. in an amount of \$85,701.00 annually for Fiscal Year 2016/17 and 2017/18 respectively. This contract will begin on July 1, 2016, at the beginning of the Fiscal Year.

Recommendation

Staff recommends that the City Council adopt the resolution approving the Traffic Signal, Street Light, Park Light and Parking Lot Light Maintenance Services Agreement with St. Francis Electric, Inc. for a two year period and authorizing the City Manager to execute the agreement.

Attachments

1. Proposal from St. Francis Electric, Inc.
2. Resolution

Letter of Transmittal

March 25, 2016

Kevin Rohani, P.E., Director of Public Works
City of Oakley
Public Works Department
3231 Main Street
Oakley, CA 94561



RE: Proposal for RFP – Traffic Signal, Street Light, Park & Parking Lot Lighting Maintenance Services

Dear Mr. Rohani,

St. Francis Electric (aka SFE) is pleased to respond to the Request for Proposal to provide Street Lighting, Park & Parking Lot Lighting, and Traffic Signal Maintenance Services to the City of Oakley. SFE agrees to provide services outlined in this RFP in providing maintenance services for 1370 City owned Street Lights, 35 Traffic Signals, 111 Lights in Parks and Parking Lots.

Headquartered in San Leandro, CA, SFE is a California licensed and bonded Class **“A-General Engineering”** and **“C-10 Electrical”** contractor (CA license #1003811). SFE has a long history of servicing Northern California’s transportation and electrical needs, proving to be a beneficial resource when dealing with everyday maintenance and operations. Having a core business of traffic signal installation and maintenance, SFE has established itself as one of the top electrical service providers in Northern California, with satellite office locations in Sacramento, Napa, San Francisco, and San Jose.

Our company currently has 250+ employees including a solid team of skilled IMSA certified traffic signal technicians, electricians, CA licensed traffic and civil engineers, project managers, and project engineers. SFE is well-established in the industry and having vast amounts of inventory allows us to serve maintenance and construction projects effectively. In addition, SFE specializes in installing, programming, and maintaining Intelligent Transportation Systems (ITS). We also offer transportation engineering services to the City of Oakley as part of the maintenance program outlined in this proposal.

We thank you for giving SFE the opportunity to present this proposal and look forward to establishing a working partnership with the City of Oakley. The assigned project manager for servicing the City of Oakley will be Allen Chen and will be the main point of contact in response to this RFP. (Email – achen@sfe-inc.com and cellular phone 510-695-0582).

The revised Cost Proposal will address the concerns for the inclusive regular Preventative Maintenance of Traffic Signal System and USA (Underground Service Alert) Locating and Marking Flat Rates. The details and new proposed rates are included in this letter.

Sincerely,



Guy Smith
Vice President
975 Carden Street,
San Leandro, CA 94577
guy@sfe-inc.com
(510) 750-8271

PROPOSAL FORM

	Proposal Item No.	Quantity	Unit	Unit Price	Total Monthly Amount
A.	Regular Preventative Maintenance of Traffic Signal System	35	Per Intersection Per Month	130.00	4,550.00
B.	Regular Preventative Maintenance of Streetlights	1370	Per Light Per Month	1.75	2,397.50
C.	Regular Preventative Maintenance of Parking Lot / Park Lights	111	Per Light Per Month	1.75	194.25
	Total Proposal Items A, B, C Per Month				\$ 7,141.75

The undersigned proposer hereby offers to perform the required services for the following price(s) in strict compliance with the specifications, terms and conditions set forth in this Request for Proposals.

D. USA (Underground Service Alert) Locating and Marking Flat Rates

Per Ticket Rates \$70.00 Per Ticket * If USA takes longer than 1/2 hr SFE will track under T&M above initial 1/2 hr.

E. Labor Rates for Extra Work, As Required

Labor costs must reflect prevailing wages.

Labor Category	Straight Time (\$ per hour)	Overtime (\$ per hour)
Journeyman Electrician	90.00	165.00
Foreman Electrician	100.00	185.00
Laborer	65.00	95.00
Night Checker	50.00	75.00
Engineer	185.00	185.00

F. Equipment Rates for Extra Work, as Required

Equipment Category	\$ Per Hour
Bucket Truck	30.00
Crane	65.00
Dump Truck	25.00
Service Truck	25.00
Compressor	0.00

RESOLUTION NO. ____-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING AN AWARD OF CONTRACT WITH ST. FRANCIS ELECTRIC, INC. FOR TRAFFIC SIGNAL, STREET LIGHT, PARK LIGHT AND PARKING LOT LIGHT MAINTENANCE AND REPAIR SERVICES AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT

WHEREAS, the City of Oakley Public Works and Engineering Department frequently seeks repair, modification and maintenance services for City owned facilities such as traffic signals, street lights, park lights and parking lot lights; and

WHEREAS, the City of Oakley has previously outsourced these services between different contractors; and

WHEREAS, in an effort to provide cost effective and responsive service to complete the repairs, modifications and maintenance work, the City desires to retain a professional qualified electrical contracting firm to provide proactive maintenance services for all of the City's electrical infrastructure; and

WHEREAS, the City prepared a Request for Proposals for this maintenance work and after detail review and reference checking, it was determined that St. Francis Electric, Inc. will be best suited to perform the Traffic Signal, Street Light, Park Light and Parking Lot Light maintenance services for the City.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the City Council of the City of Oakley that the Maintenance Services agreement with St. Francis Electric, Inc. for Traffic Signal, Street Light, Park Light and Parking Lot Light Maintenance and Repair Services for an amount not to exceed \$85,701 annually for Fiscal Year 2016/17 and 2017/18 is hereby approved and the City Manager is authorized to execute said agreement.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 24th of May, 2016 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

Kevin Romick, Mayor

ATTEST:

Libby Vreonis, City Clerk

Date