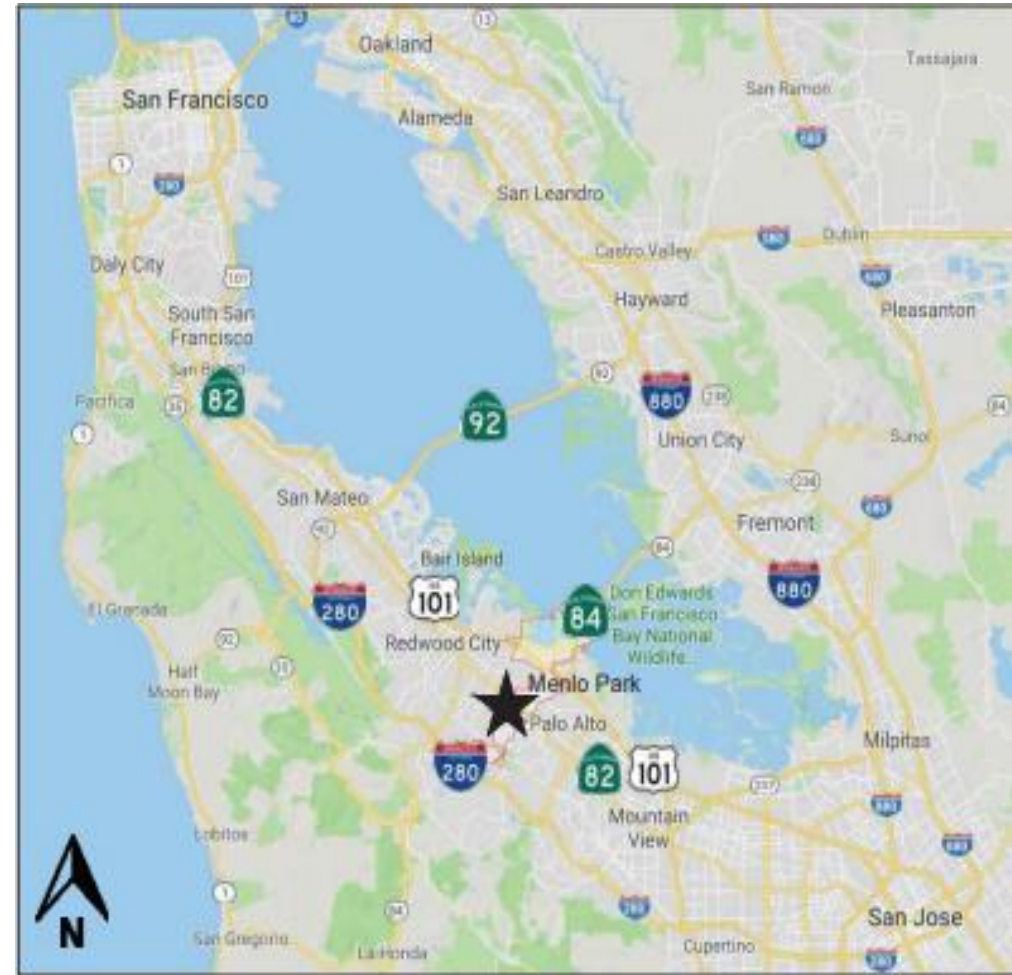


***Award a Contract to
Myers & Sons
Construction, LLC for
Construction Manager
General Contractor Pre-
Construction Services
for Middle Avenue
Pedestrian and Bicycle
Rail Undercrossing
Project for \$594,415.98***

**JPB TOPS Committee
March 26, 2025**



Project Location: Menlo Park



Project Elements



A rendering showing what the Middle Avenue Undercrossing project will look like. View is from El Camino Real looking toward Alma Street. Courtesy city of Menlo Park.

CONCEPTUAL RENDERING

The project, currently at 30% design, includes:

- A tunneled pedestrian and bicycle pathway under Caltrain's tracks
- Ramps at both ends of the tunnel to provide accessibility and a cycle friendly path
- Crosswalks to improve pedestrian circulation and enhanced safety
- Incidental work including utility relocations and tree removals

Previous Caltrain Board and City Actions

- On **May 4, 2023**, in **Resolution 2023-33**, the JPB authorized the Executive Director to execute an Agreement Regarding Reimbursement for Activities Undertaken in Support of the Middle Avenue Undercrossing Project, with the City of Menlo Park for **\$571,940.60** of reimbursable Caltrain expenses, and to take any other action necessary to implement the Agreement.
- On **November 2, 2023**, in **Resolution 2023-71**, the JPB authorized staff to proceed with using the **Construction Manager General Contractor** (CMGC) project delivery method pursuant to Public Utilities Code Section 103395, et seq.
- On **May 7, 2024**, Menlo Park City Council authorized the city manager to execute MOU with Caltrain for **\$2M** to develop design and environmental clearance documents for Middle Avenue Caltrain Crossing Project.

Use of Independent Cost Estimates

The evolving market climate has driven the need to onboard industry professionals to develop contractor-style cost estimates, construction schedules, and constructability reviews, ensuring project budgets align with current commercial conditions for accuracy and validation.



Validate project budget based on current market costs



Apply contractor-level estimates at key milestones



Ensure project aligns with the schedule



Reduce risk and identify potential issues at milestones

Benefits of CMGC Procurement Approach

- **CMGC Procurement Phase Benefits:**
 - Competitive Pricing – Ensures cost efficiency
 - Open-Book Cost Evaluation – Full transparency in pricing
 - Risk Allocation – Balanced distribution of project risks
 - Diversity Contracting – Supports DBE participation
 - Early Bid Packages
 - Enables early utility relocation
- **Bid Proposal Insights**
 - Early contractor input
 - Enhances collaboration
 - Fewer conflicts

Procurement Background

- On **September 19, 2024**, the JPB issued **Request for Proposals** number 24-J-C-107 to solicit **Construction Manager General Contractor (CMGC) Pre-Construction Services**, including:
 - Performing **design reviews** for constructability, staging, and sequencing
 - Providing input on **long-lead material** procurement times, pricing, and alternatives
 - Conduct Value engineering
 - Optimizing **construction packaging** to expedite construction; and
 - Providing other **construction inputs** during design to promote a sound project approach
- On **December 5, 2024**, the following **five firms** and joint ventures submitted Proposals:
 - ***Atkinson/Clark, a joint venture***
 - ***Granite Construction Co.***
 - ***Halmar International***
 - ***Myers & Sons Construction, LLC***
 - ***Stacy Witbeck, Inc***

Procurement Outcome

- **Myers & Sons Construction was determined to be the highest-ranked Proposer** by the selection committee (including city of Menlo Park) composed of qualified staff from the JPB's Capital Program Delivery and Engineering Departments, and from the City of Menlo Park
- The Myers & Sons Construction team was found to **possess the requisite qualifications** and experience completing similar projects in a variety of conditions, such as:
 - Long Island Railroad Grade Separation and Expansion Projects
 - Brightline Goldenrod Road and SR-528 Underpasses Project
 - South San Francisco Station Improvement Project
 - Ironhorse Trail Pedestrian Overcrossing Project
- Staff successfully negotiated the Pre-Construction Phase fee with Myers & Sons to **\$594,415.98**

Budget Impact

- The Board approved the initial budget of \$572K in FY2023 for the project, funded by City of Menlo Park on March 9, 2022.
- The City of Menlo Park approved an additional budget of \$2M on May 7, 2024. The JPB Board approved an amendment to the project's budget to \$2,572,000 in FY2025.
- The budget has approximately \$1.48 million remaining.
- This contract is fully covered by the approved project budget.

Task Descriptions for CMGC

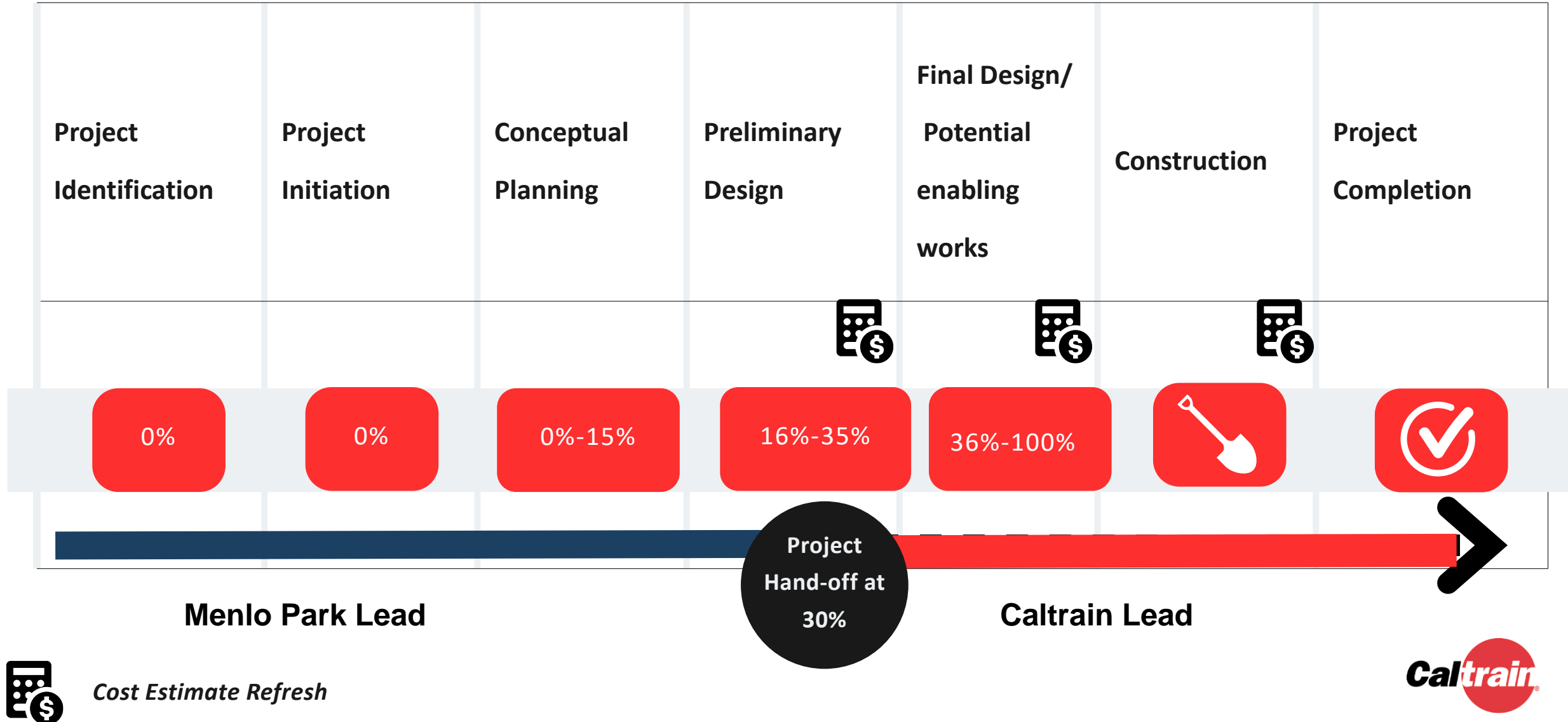
REQUIRED SERVICES:

- Task 1: Enhanced Preliminary Engineering
- Task 2: Pre-Construction Phase Designer Collaboration

OPTIONAL SERVICES (Not included in the award)

- Task 3: Prepare for and complete early utility work
- Task 4: Construction Phase Work

Middle Ave Undercrossing Project Timeline



Overall Project Schedule

Dates	Activity
September 2024 – February 2025 March 2025 April 2025	Selection of CMGC Contractor – Completed JPB TOPS approval Board approval of the CM/GC contract
May 2025 – November 2025	Phase 1 - Enhanced Preliminary Engineering (Updated cost and schedule)
December 2025 - April 2026	Phase 2 - 65% Undercrossing Design and 100% Utility Relocation Design (Update cost and schedule)
May 2026 – February 2027	Phase 3 - 100% Undercrossing Design and Utility Relocation Construction (Update cost and schedule)
March 2027 – August 2028	Phase 4 - Undercrossing Construction

Staff Recommendation

- **Award** a Contract to Myers & Sons Construction to provide Services for the Project for an amount of \$594,415.98.
- **Authorize** the Executive Director or designee to execute a contract with Myers & Sons Construction in full conformity with the terms and conditions set forth in the solicitation documents and negotiated agreement, and in a form approved by legal counsel.

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