

MEMORANDUM

February 9, 2017

TO: MEMBERS, PORT COMMISSION
Hon. Willie Adams, President
Hon. Kimberly Brandon, Vice President
Hon. Leslie Katz
Hon. Eleni Kounalakis
Hon. Doreen Woo Ho

FROM: Elaine Forbes
Executive Director

SUBJECT: Request authorization to advertise for competitive bids for Construction Contract No. 2783, Pier 31 Utility & Restroom Project

DIRECTOR'S RECOMMENDATION: Approve Attached Resolution

Executive Summary

Port staff requests the Port Commission's authorization to advertise for competitive bids for Contract No. 2783, Pier 31 Utility & Restroom Project ("Project"). Project base bid scope includes door repairs for egress, utility upgrades in Piers 29½ and 31 and bulkhead office restroom upgrades in Pier 29½. The Project is part of a continued effort to bring the facility up to code and to restore a historic finger pier for leasing. Additive alternate bid items include scope to repair shed windows and walls, installation of dedicated ship water supply and shed restroom upgrades. The facility location is illustrated in Attachment A: Area of Work Location Map.

Strategic Objectives

This Project supports the Port's strategic plan objectives as follows:

- **Renewal:** The Project will rehabilitate an important historic resource in the Embarcadero Historic District. Pier 31 is a contributing resource within the San Francisco Embarcadero Historic District, which is listed in the National Register of Historic Places. Pier 31 bulkhead and shed was built in 1918 in the neoclassical architectural style together with Pier 29½ and Pier 29 bulkheads.
- **Livability:** The Project promotes living wage jobs by providing opportunity for local business enterprises (LBE's) and by meeting mandates for Local Hire in construction projects.

THIS ITEM COVERS CALENDAR ITEM NO. 10A

- Sustainability: The Project will include best practices for construction.
- Economic Vitality: The Project will contribute to the Port's ability to develop a long-term lease with the National Park Service supporting the Alcatraz Tour operations.

Background

The Port Commission approved funding totaling \$6,000,000 for rehabilitation of Pier 31, which was red-tagged in 2009, with Port Revenue Bond funds through Resolution 13-19 on May 14, 2013, and Resolution 13-53 on December 12, 2013.

The Port Commission, at its meeting on May 26, 2015, authorized staff to advertise for construction bids for Contract No. 2762, Pier 31 Building & Roof Repair Project (Port Commission Resolution 15-18). The Project was initially bid as a larger project with a broad scope of work, which included architectural, structural, mechanical, electrical plumbing, and roofing work in Pier 31 and additive alternate bid items for additional similar work and security work scope in Pier 29½. However, the bids exceeded the construction budget amount available at that time.

With direction from the Executive Director, staff placed priority on stabilization of the building and the initial project was rebid with narrower scope of roofing and structural repairs. Additional funds were designated to the project site through the Northern Waterfront Historic Pier Structures Repair Project Fund. The Port Commission authorized Contract 2762R for structural and roof repairs at the January 12, 2016 meeting (Resolution 16-02) which, upon substantial completion, removed the Pier 31 red-tag status. The Contract 2762R was awarded for \$5,765,000 with a 10% contingency of \$576,500. An additional \$262,200 in funds were necessary and used to complete the work for a total amount of \$6,603,700. The Port Commission was updated on the progress of this contract at the meeting on December 13, 2016. The final staff report requesting Port Commission authorization for additional time and funding will be forthcoming.

Due to FEMA grant funding requirements, the security enhancements scope of fencing and exterior work in the initial project as an alternate bid, was rebid and awarded as a separate project. On July 19, 2016, the Port's Executive Director authorized the contract amount of \$316,891, under her delegated authority. The substantial completion date for this contract was January 31, 2017.

The proposed project will implement utility and restroom improvements as the final portion of the initial scope through a separately bid contract. Utility services in the building are currently non-operational or inadequate for ongoing use and are in need of repair and upgrades. Additional funding for the utility and restroom improvements were provided in FY 2016-17 through CPO930, the Northern Waterfront Historic Pier Structures Repair Project.

Port Maintenance staff performed the North apron repairs, funded in part by a Fish & Wildlife Grant and the Revenue Bond dedicated to Pier 31 repairs. The final paving of

the North apron is underway and is being performed by a Department of Public Works Job Order Contract.

Building Uses and Tenants

The original uses for the building were office and retail in the bulkhead area and storage in the shed. These uses remain the same now that the structural repairs and roofing are substantially complete. The south end of the Pier 29½ bulkhead building currently contains a historic two-story office, and the remainder of the area is used for public parking. Opportunities for additional office and retail build outs within the Pier 29½ bulkhead will be available upon investment of subsequent improvements, either by the Port or in conjunction with development partners. The Pier 31 bulkhead and shed are the subject of current lease negotiations between the Port and the National Park Service for Alcatraz Tour operations, and San Francisco Department of Elections.

Because the building was red-tagged and the structural repair and roofing project displaced the prior tenants, the only current tenant is the public parking operator in Pier 29½. It is anticipated that while the work is under way for this contract, the public parking tenant will not be impacted.

Project Description

Port engineering staff prepared the required construction documents for this Project. Port consultant, MHC Engineers, prepared the mechanical, electrical and plumbing portions of the Project. The Project base bid scope includes repair and installation of egress doors, refurbishment of utilities including interior lighting, electrical, gas and water services, and sanitary sewer upgrades throughout Piers 29½ and 31, rehabilitation of existing restrooms and stairs and installation of an accessibility (ADA compliant) lift located in the Pier 29½ bulkhead office.

Additive alternate bid items include scope to repair Pier 31 shed windows and walls, installation of dedicated ship water supply to the South apron and rehabilitation of the Pier 31 shed restrooms.

Regulatory Approvals

The planned repairs and maintenance work have been reviewed for consistency with the historic features of the pier building and the Embarcadero Historic District, which must be consistent with the Secretary of the Interior Standards for Historic Rehabilitation. The Project scope in Piers 29½ and 31 is primarily ordinary maintenance and repair that will not result in the removal of distinctive materials, alteration of features or spatial relationships. Proposed repairs and improvements are designed to be in-kind or to use substitute materials that would maintain the overall character and appearance of the resource.

Planning and Development staff have reviewed the scope of work for Piers 29½ and 31 as part of the initial project and determined that the basic repair and maintenance work of the base bid and additive alternates bid items would not result in any change or intensification of use and, therefore the proposed work is not a project subject to the California Environmental Quality Act. Pursuant to an existing BCDC Permit M77-17 that provides for Port repair and maintenance work to its facilities, staff submitted the scope

of work for review to the San Francisco Bay Conservation and Development Commission (BCDC) and is deemed approved. An Army Corps of Engineers' permit is not needed for this work.

A third party Certified Lead Professional and/or Certified Asbestos Consultant oversight during the removal of any hazardous material abatement will be provided.

Climate Action

Sea Level Rise is not expected to cause any major issue during the design life of this Project. The design life of this Project is projected to be approximately 30 years.

Local Business Enterprise (LBE)

The Contract Monitoring Division (CMD) enforces the City's Administrative Code Chapter 14B, the Local Business Enterprise and Non-Discrimination in Contracting Ordinance. The ordinance establishes 10% bid discounts for LBE prime contractors and empowers CMD to set LBE subcontractor participation requirements based upon availability of LBE firms to complete the type of work included in the contract. CMD staff have reviewed the Project scope and funding sources for this contract, and determined a 21% Local Business Enterprise subcontractor participation requirement based on the bid amount of the base bid scope of work.

Under the proposed bid solicitation, qualified bidders must possess a Class B Contractor's License with at least five (5) years of experience working on historic public work construction. Port staff will work with CMD for small business outreach to encourage bidding from local construction contractors. Bids will be advertised to reach contractors through the following methods:

- Port Internet
- Direct targeted emails based on location and trade
- Chambers of Commerce and Merchant Associations – Postings and alerts within the traditional and ethnic Chambers
 - Hispanic Chamber of Commerce
 - San Francisco African Chamber of Commerce
 - Chinese Chamber of Commerce
 - LGBT Chamber of Commerce
- Minority/Women Business Enterprise Agencies
- Direct phone calls to targeted individuals and businesses to promote joint ventures
- Contract Monitoring Division list of contractors
- Office of Contract Administration Internet Site
- SFPUC Contractor Assistance Center
- San Francisco Public Library
- Plan Rooms (Builders Exchange, Contractors Information Network, etc.) 18 total
- San Francisco Chronicle (or Examiner)
- Community Newspapers:
 - Bay Area Reporter
 - Central City Extra

- El Mensajero
- EL Reportero
- Marina Times/Northside Publications
- Potrero View
- San Francisco Bayview
- Sing Tao Daily
- Small Business Exchange
- The Western Edition
- World Journal
- Sun Reporter

After the solicitation and receipt of bids, Port staff will report to the Commission and propose award of the contract to the lowest responsive, responsible bidder.

Funding

The total estimated construction cost for this Project, which includes a 10% contingency, is \$1,682,817.

The engineer’s estimate and funding source for this Project are noted below:

Project Scope	Engineer’s Estimate
Utility & Restroom Repairs	\$1,529,834
10% Contingency	\$152,983
Total Estimated Cost with contingency	\$1,682,817

The current estimated Project cost, including the 10% contingency is fully funded by CPO 930, the Northern Waterfront Historic Pier Repair Fund and CPO 680, the Port ADA Fund.

The estimated Project cost, and the 10% contingency are fully funded by the sources identified in the table above. Bid solicitation documents will include additive alternate bid items to include shed window and wall repairs, ship water supply and rehabilitation of Pier 31 shed restrooms should bid amounts allow for inclusion of the work in the Project.

Schedule

The following is the anticipated Project schedule:

Commission Approval to Advertise	February 14, 2017
Advertise for Bids	February 17, 2017
Award of Contract	April 2017
Notice to Proceed	May 2017
Substantial Completion	November 2017

Summary

The Project will rehabilitate an important historic resource to a leasable condition with scope that includes repairs to doors, utilities, restrooms, and stairs and installation of a lift to bring the facility up to compliance with the Americans with Disability Act (ADA) and life safety codes and regulations. The Project will enable this asset to be returned to a revenue-generating light industrial use. Additionally, this is a good project for LBE participation.

Recommendation

Port staff is prepared to seek competitive bids for this Project. Therefore, Port staff requests Port Commission authorization to advertise for competitive bids for Contract No. 2783, Pier 31 Utility & Restroom Project.

Prepared by: Wendy Proctor
Project Architect

For: Uday Prasad
Acting Chief Harbor Engineer

Attachments

- A: Area of Work Location Map
- B: CMD Review Memorandum

**PORT COMMISSION
CITY AND COUNTY OF SAN FRANCISCO**

RESOLUTION NO. 17-06

- WHEREAS, Port staff seeks authorization to obtain competitive bids for construction Contract No. 2783, Pier 31 Utility & Restroom Project (the “Project”); and
- WHEREAS, the construction Project base bid will provide door repairs for egress, utility upgrades in Piers 29½ and 31 and restroom and stair upgrades and a new accessibility lift in Pier 29½ bulkhead office; and
- WHEREAS, the bid documents will include additive alternate bid items for repair shed windows and walls, installation of dedicated ship water supply and shed restroom upgrades in Pier 31 should the bid amounts allow for inclusion of this alternate scope of work in the contract; and
- WHEREAS, Piers 31 and 29½ are contributing resources to the Embarcadero Historic District and the proposed Project work has been reviewed and determined to comply with Secretary of Interior Standards for Historic Rehabilitation; and
- WHEREAS, Port staff, along with a mechanical, electrical and plumbing engineering consultant have completed design drawings and specifications for the Project; and
- WHEREAS, the current estimated Project cost for work in Piers 29½ and 31 is \$1,529,834, and the corresponding 10% contingency is \$152,983 for a total estimate of \$1,682,817; and
- WHEREAS, the current estimated Project cost, including the 10% contingency is fully funded by CPO 930, the Northern Waterfront Historic Pier Repair Fund and CPO 680, the Port ADA fund; and
- WHEREAS, the Project scope for Piers 29½ and 31 entails basic repair and maintenance work that would not result in any change or intensification of use and is not a project subject to the California Environmental Quality Act, and has been submitted for review and deemed approved by the San Francisco Bay Conservation and Development Commission (BCDC) pursuant to an existing BCDC Permit M77-17 that provides for Port repair and maintenance work to its facilities, and needs no permit from the U.S. Army Corps of Engineers; and
- WHEREAS, Port staff will incorporate the subcontracting requirement of 21% for Local Business Enterprises (LBEs) as recommended by the City’s Contract Monitoring Division (CMD) and requirements of the San Francisco Local

Hiring Ordinance including the mandatory participation level for each qualifying trade, in the solicitation of bids for this Project; now, therefore be it

RESOLVED, that the San Francisco Port Commission hereby authorizes Port staff to advertise for and accept competitive bids for Construction Contract No. 2783, Pier 31 Utility & Restroom Project.

I hereby certify that the foregoing resolution was adopted by the San Francisco Port Commission at its meeting of February 14, 2017.

Secretary

ATTACHMENT A
AREA OF WORK LOCATION MAP



Area of work

CONTRACT 2783 Pier 31 Utility & Restroom Project

ATTACHMENT A
CMD Goal Approval Memo



**OFFICE OF THE CITY ADMINISTRATOR
CONTRACT MONITORING DIVISION**



Edwin M. Lee, Mayor
Naomi M. Kelly, City Administrator

Romulus Asenlou, Acting Director

MEMORANDUM

Date: February 6, 2017
To: Wendy Proctor
From: Finbarr Jewell, Contracting Monitoring Division
Subject: Goal Approval Memo
Port Utility & Restroom Project, Contract # 2783.

The Contract Monitoring Division (CMD) has reevaluated the Engineer's Estimate for the subcontractor opportunities for the above referenced project, as well as LBE availability data. Based upon this review, the LBE subcontractor goal for the project is now 21%. Small and Micro-LBEs certified by CMD can be used to meet the subcontracting goal.

In addition, the following availability information should be conveyed in the bid specifications.

The LBE subcontracting participation goal for this contract is 21%. Small and Micro-LBEs certified by CMD can be used to meet this subcontracting goal.

Pursuant to Sec. 14B.9 of the San Francisco Administrative Code, bidders are hereby advised that the availability of Minority Business Enterprise ("MBE"), Women Business Enterprise ("WBE"), and Other Business Enterprises ("OBE") to perform subcontracting work on this project is as follows: 10.1% MBE, 1.7% WBE, and 9.2% OBE.

Bidders are further advised that they may not discriminate in the selection of subcontractors on the basis of race, gender, or other basis prohibited by law, and that they shall undertake all required good faith outreach steps in such a manner as to ensure that neither MBEs nor WBEs nor OBEs are unfairly or arbitrarily excluded from the required outreach.

Should you have any questions please do not hesitate to contact me at 415 274 0511

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CONTRACT 2783 Pier 31 Utility & Restroom Project