

MEMORANDUM

February 23, 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 award Construction Contract No. 2784, Pier 23 Roof Repair Project, to Pioneer Contractors, Inc. in the amount of \$2,269,800, and authorization for a contract contingency fund of 10% of the contract amount (or \$226,980) for unanticipated contingencies, for a total authorization not to exceed \$2,496,780

DIRECTOR'S RECOMMENDATION: Approve Attached Resolution

Executive Summary

Port staff requests that the Port Commission authorize the award of construction Contract No. 2784, Pier 23 Roof Repair Project ("Project"), to Pioneer Contractors, Inc. (Pioneer), the lowest responsive, responsible bidder, in the amount of \$2,269,800, and authorize a contract contingency fund of 10% of the contract amount (or \$226,980) for unanticipated contingencies, for a total authorization not to exceed \$2,496,780. This Project will provide a new roof for Pier 23. The Project scope includes removal and replacement of existing roofing materials and flashing, hazardous material abatement, and restoration of historic rooftop monitor windows. The Project is funded from the Port's capital budget.

Strategic Objective

This Project supports the Port's Strategic Plan strategies of Renewal, Livability, and Sustainability.

Renewal: The Project will rehabilitate an important historic resource in the Embarcadero Historic District.

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 PRINT COVERS CALENDAR ITEM NO. 12A

Sustainability: The Project will include best practices for construction.

Background

The Port Commission, at its meeting on December 13, 2016, authorized staff to advertise for construction bids for Contract No. 2784, Pier 23 Roof Repair Project (Port Commission Resolution 16-47). Port staff published the advertisement for bids on December 14, 2016, conducted an optional Pre-Bid Meeting on January 10, 2017, and opened bids on January 26, 2017, six weeks after advertisement.

The Project was bid with a lump sum base bid scope to include removal of existing roofing materials, hazardous material abatement, minor dry rot repair to the roof deck, concrete parapet repairs, repair of existing drains and installation of new code required overflow drainage and installation of a new built-up membrane roof and flashing, with three allowances for spall repair, dry rot repair, mobilization and partnering. The bid solicitation included two additive alternate items to refurbish existing historic light monitor windows and the addition of gutters at the light monitor. The construction budget for the base bid roofing work was \$3,740,000 based on the engineer's estimate.

Staff received five bids with base bids ranging from \$1.9 million to \$3.7 million. The base bids of the four lowest bidders allowed for inclusion of the two additive alternate bid items, with resulting bid prices ranging from \$2.2 million to \$3.0 million. The five base bids were evaluated for compliance with the Local Business Enterprise (LBE) subcontracting participation requirement and the Contract Monitoring Division (CMD) applied discounts for LBEs and adjusted bid discount price for local contractors. Based upon this evaluation, Port and CMD staff found that the lowest responsive bid was submitted by Pioneer Contractors, Inc., for the total amount of \$2,269,800. Staff also determined that Pioneer and its subcontractors are responsible contractors that meet the minimum qualifications for the Project (See attachments "B" and "C").

Pioneer Contractors, Inc. is a San Francisco Local Business Enterprise that recently completed the roofing portion of the work at Pier 31. Pioneer has also provided roofing work at the James R. Herman Cruise Terminal at Pier 27 and other large scale City buildings.

Local Business Enterprise

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 goals based upon availability of LBE firms to complete the type of work included in the contract. For this contract, CMD staff established a Local Business Enterprise ("LBE") subcontractor participation requirement of 10% of the bid amount.

Of the five bidders, Pioneer is the only certified LBE prime contractor. On February 6, 2017, CMD staff determined that Pioneer's bid satisfied the LBE subcontracting goal and is eligible for the award of the contract (see Exhibit "B"). Pioneer's LBE subcontractor participation for this contract is 22.77% which includes D&S Leong Associates, Inc., and Western Gravel & Roofing Supply, Inc. In addition, because Pioneer is a LBE contractor

who will self-perform approximately 46% of the contract work, nearly 69% of the work will be performed by certified LBE firms. It is also worth noting that the subcontractor for the window repairs in the additional additive alternate work is also a certified LBE firm.

San Francisco Local Hiring Ordinance

The Project contract will require contractor compliance with the mandatory participation level of the City's Local Hiring Ordinance. The mandatory participation level currently in effect and applicable for this Project is 30% of all project hours within each trade performed by local residents, with no less than 15% of all project work hours within each trade performed by disadvantaged workers.

Regulatory Approvals and Permits

Based on the Project scope, Port Planning division staff determined this proposal to be a “non-project” under the California Environmental Quality Act (CEQA) and therefore exempt from CEQA. Additionally, Port Planning division staff found that the scope of work is within the parameters of the Port’s existing Permit M77-17 issued by the San Francisco Bay Conservation and Development Commission (BCDC) and does not rise to the level of requiring BCDC review or a permit from the U.S. Army Corps of Engineers.

Western Gulls commonly nest on roofs along the Port. Environmental regulations under the federal Migratory Bird Treaty Act (MBTA) protect the Western Gull during their nesting season. The nesting season occurs from mid-April through early September. The construction period of the project is temperature sensitive and requires dry weather. As the time period of the dry season and bird nesting season coincide, the Port plans to commence work prior to the nesting season to prevent Western Gulls from establishing active nests.

A Port Building Permit has been submitted and will be secured prior to commencement of the Project. The historic status of the building exempts the building from meeting the requirements of the Title 24 Energy Code.

Climate Change

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

Funding

The base bid, the additive alternate bids for the construction contract, and the 10% contingency will be funded as shown in the table below.

Project Scope		Amount
Roofing repairs	Base Bid	\$ 1,917,700
Window Repairs	Alternate 1	\$ 307,100
Gutters	Alternate 2	\$ 65,600
Total Base Bid + Additive Alternate		\$ 2,269,800
10% Construction Contingency		\$ 226,980

Total Cost with Contingency		\$ 2,496,780
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The Project and the contingency is fully funded by the Port Capital CPO 759-03 Roofing Fund.

Schedule

The total duration of the proposed Project is 210 days. The anticipated Project schedule is noted below:

Commission Authorization to Award	February 28, 2017
Estimated Notice to Proceed (NTP)	March, 2017
Estimated Substantial Completion (210 Days)	October, 2017
Estimated Final Completion (60 Days)	December, 2017

Recommendation

Port staff recommends that the Port Commission authorize the award of Construction Contract No. 2784, Pier 23 Roof Repair Project. to Pioneer Contractors, Inc., the lowest responsive, responsible bidder in the amount of \$2,269,800. Port staff also recommends that the Port Commission authorize staff to increase the contract amount if needed for unanticipated contingencies by an additional \$226,980 (10% of the proposed contract amount), to a total not to exceed amount of \$2,496,780. Pioneer is an LBE contractor. CMD has determined that Pioneer’s bid, which includes 22.77% LBE subcontractor participation, meets the requirements of Administrative Code Chapter 14B. Pioneer has committed to meet the requirements of the City’s Local Hiring Policy for Construction. Port staff also recommends that the Port Commission authorize the Executive Director to accept the work once it is complete.

Prepared by: Wendy Proctor
Senior Architect, Engineering

For: Uday Prasad
Acting Chief Harbor Engineer

EXHIBITS:

- Exhibit A – Pier 23 Location Plan
- Exhibit B – Pier 23 CMD Contract Award Memo
- Exhibit C – Pier 23 Roof Repair Bid Summary

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

RESOLUTION NO. 17-11

- WHEREAS, Pier 23 is a historic pier building that was built in 1936, and is listed on the National Register of Historic Places, and preserving this resource requires capital investment, the most urgent is roof repairs; and
- WHEREAS, The Port Commission, on December 13, 2016, authorized the advertisement of construction bids for Contract No. 2784, Pier 23 Roof Repair Project (Port Commission Resolution 16-47); and
- WHEREAS, Port staff have received responsive bids and now seek Port Commission authorization to award Construction Contract No. 2784, Pier 23 Roof Repair Project (the “Project”); and
- WHEREAS, the Project scope will implement repairs to the roof of an important historic resource and real estate asset of the Port; and
- WHEREAS, the base bid of the Project scope will provide a new roof assembly for Pier 23, and the additive alternate bid work will refurbish light monitor windows and provide installation of gutters and downspouts; and
- WHEREAS, the Project scope was determined to be a “non-project” and exempt under the California Environmental Quality Act (CEQA); and within the parameters of the Port’s existing Permit M77-17 issued by the San Francisco Bay Conservation and Development Commission (BCDC) and does not rise to the level of requiring BCDC review or a permit from the U.S. Army Corps of Engineers; and
- WHEREAS, Port staff will secure the Building Permit prior to commencement of the Project; and
- WHEREAS, Port staff received five (5) bids on January 26, 2017 for the Project; and
- WHEREAS, Port Engineering staff and Contract Monitoring Division staff reviewed the bids and determined that Pioneer Contractors, Inc. (“Pioneer”) is the lowest responsive, responsible bidder for the Project; and
- WHEREAS, Pioneer’s total base bid price plus the additive alternate bid prices for the Project is \$2,269,800 which is fully funded with the Port Capital Roof Repair fund; and

- WHEREAS, Pioneer's bid satisfies the Contract Monitoring Division's LBE subcontracting requirement of 10% participation and Pioneer has agreed to comply with the City's Local Hiring Policy for Construction Ordinance (Administrative Code Section 6.22(G); now, therefore, be it
- RESOLVED, that the Port Commission hereby authorizes the award of Construction Contract No. 2784, Pier 23 Roof Repair Project, to Pioneer Contractors, Inc., the lowest responsive and responsible bidder, for the not-to-exceed amount of \$2,269,800; and be it further
- RESOLVED, that the Port Commission authorizes Port staff to increase the contract amount, as necessary for unanticipated contingencies, by an additional \$226,980 (10% of \$2,269,800) through contract modification or change order; and be it further
- RESOLVED, that the Port Commission hereby authorizes the Executive Director to accept the work once it is complete.

I hereby certify that the foregoing resolution was adopted by the San Francisco Port Commission at its meeting of February 28, 2017.

Secretary

Exhibit A – Pier 23 Location Plan



Construction Contract No. 2784 - Pier 23 Roof Repair Project

Exhibit B – Pier 23 CMD Contract Award Memo



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

GENERAL SERVICES AGENCY CONTRACT MONITORING DIVISION



Romulus Asenloo, Acting Director

Date: February 6, 2017
 To: Wendy Proctor, PE, The Port Of San Francisco
 From: Finbarr Jewell, CMD
 Subject: Contract Award: Contract # 2784, Pier 23 Roof Repair

The Contract Monitoring Division ("CMD") reviewed the bids submitted for the above-referenced project and determined responsiveness to Chapter 14B pre-award requirements. Below is a summary of CMD's review.

LBE Bid Discount

Due to the dollar value of the engineer's estimate, a 10% bid discount applies to any bids submitted by CMD –certified Small or Micro-LBEs.

The City received the following bids:

Bidder	Base Bid	LBE Bid Discount	Adjusted Bid
Andy's' Roofing	\$2,364,300	0%	\$2,364,300
Best Contracting Services, INC.	\$3,740,000	0%	\$3,740,000
Exbon Development, INC.	\$2,148,700	0%	\$2,148,700
Pioneer Contractors, INC.	\$1,917,700	10%	\$1,725,930
Western Roofing Services	\$2,813,147	0%	\$2,813,147

Pioneer Contractors, Inc. submitted a base bid of \$1,917,700 and met the 10% LBE subcontractor participation goal by listing the following firms:



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

**GENERAL SERVICES AGENCY
CONTRACT MONITORING DIVISION**



Romulus Asenloo, Acting Director

Subcontractor	Scope of Work Listed	Status	Listed Amount	Amount Credited	Participation (based on credited amount)
D&S Leong Associates, INC.	Plumbing	LBE	\$256,600	\$256,600	13.39%
Western Gravel & Roofing Supply, INC.	Materials/Roofing	LBE	\$300,000	\$180,000	9.38%
Total		LBE	\$556,600	\$436,660	22.77%

Based on the foregoing, CMD has determined that Pioneer Construction, Inc. is the lowest responsive bidder, and complied with the Chapter 14B pre-award requirements. Should you have any questions, or if I can be of further assistance, please contact me at (415) 274 0511

Finbarr Jewell
Contract Compliance Officer
Contract Monitoring Division

30 VAN NESS AVENUE, SUITE 200, SAN FRANCISCO, CA 94102 • TELEPHONE 415.581.2310 • FAX 415.581.2351

Construction Contract No. 2784 - Pier 23 Roof Repair Project

Exhibit C – Pier 23 Roof Repair Bid Summary



B I D T A B U L A T I O N

BID OPENING DATE		01/26/2017, PIER 1, SAN FRANCISCO			
CONTRACT NUMBER		2784			
PROJECT NAME		Pier 23 Roof Repair			
ALTERNATE PRIORITIES:		A1, A2 (IN DESCENDING ORDER)			
LBE GOAL:	10%	TOTAL NUMBER OF CALENDAR DAYS:	210	ANNOUNCED CONSTRUCTION BUDGET:	\$ 3,400,000
NUMBER OF BIDDERS:	05	ESTIMATE:	3,400,000	APPARENT LOW TOTAL BID PRICE:	\$ 2,269,800

BIDDER ID #	01	02	03	04	05
BID ITEM #	PIONEER CONTRACTORS, INC. HERBERT LI, PRESIDENT 1485 ARMSTRONG AVE SAN FRANCISCO, CA 94124 415-671-1070 HERBERT-LI@PIONEERCONTRACTORS.COM	BEST CONTRACTING SERVICES, INC. SEAN TABAZADEH, CEO/SECRETARY 19027 S. HAMILTON AVE. GARDENA, CA 90248 310-328-6969 IRYAN@BESTCONTRACTING.COM	EXBON DEVELOPMENT, INC. JANET H. LEE, PRESIDENT 13831 NEWHOPE STREET GARDEN GROVE, CA 92843 MIN.JE@EXBON.COM	ANDY'S ROOFING CO. INC. THERESE ENGQUIST, FINANCIAL OFFICER 2161 ADAMS AVENUE SAN LEANDRO, CA 94577 510-777-1100 THERESE@ANDYSROOFING.COM	WESTERN ROOFING SERVICE 15002 WICKS BLVD SAN LEANDRO, CA 94577 510-686-4951 MBLEDSOE@WESTROOF.COM
1	1,812,700	3,530,000	2,088,700	2,251,300	2,748,147
2	30,000	30,000	30,000	30,000	30,000
3	15,000	15,000	15,000	15,000	15,000
4	15,000	15,000	15,000	15,000	15,000
5	45,000	150,000	0	53,000	5,000
Base Bid Total	\$1,917,700.00	\$3,740,000.00	\$2,148,700.00	\$2,364,300.00	\$2,813,147.00
Alternate A1	307,100	364,500	525,700	288,640	270,000
Alternate A2	65,600	185,000	111,500	167,961	55,000
TOTAL	\$2,269,800.00	\$4,254,500.00	\$2,674,400.00	\$2,705,940.00	\$3,088,147.00
APPARENT BID RANK	1	5	2	3	4

Construction Contract No. 2784 - Pier 23 Roof Repair Project