

## MEMORANDUM

March 22, 2018

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

**FROM:** Elaine Forbes  
Executive Director

**SUBJECT:** Request authorization to advertise for competitive bids for Construction Contract No. 2797, Pier 29 Utility Upgrade and Beltline Building Sewer Re-routing Project

**DIRECTOR'S RECOMMENDATION:** Approve Attached Resolution

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### **Executive Summary**

Port staff requests the Port Commission's authorization to advertise for competitive bids for Contract No. 2797, Pier 29 Utility Upgrade and Beltline Building Sewer Re-routing Project (the "Project"). The Project base scope of work contains plumbing work including water supply piping, sewer piping, and gas piping installation above deck in the high ceiling in Pier 29, and re-routing of gravity sewer pipes under the Beltline Building (the Pier 29 Annex Building) to the Embarcadero Street Sewer. The Project scope also includes various electrical upgrades at the site and lighting fixture replacement inside Pier 29.

### **Strategic Objectives**

This Project supports the Port's Strategic Plan objectives as follows:

- **Livability:** Replacing aging under-pier sewer pipes and water supply pipes with new pipes installed above deck will provide reliable sewer and water service to future tenants and protect the environment. Existing under-pier sewer pipes have leaked sewage to the Bay on many occasions, requiring emergency repairs to mitigate environmental concerns.

Also, the Project promotes living wage jobs by providing an opportunity for local business enterprises (LBE's) and by meeting mandates for local hiring in construction projects.

**This Print Covers Calendar Item No. 10A**

- **Sustainability:** The Project will include best practices for construction consistent with the Port's Leadership in Energy and Environmental Design (LEED) objective.
- **Economic Vitality:** The Project will help to attract business, make leasing of the buildings easier, and increase the economic activities in the Waterfront area.
- **Stability:** The Project will increase the useful life of the utility infrastructure supporting the public access at Pier 29 and Beltline Building and increase Port revenue.

## **Background**

Pier 29 and the Beltline Building are at a prime location for public access and business in the northern waterfront, next to the new Pier 27 cruise terminal. Presently, both Pier 29 and the Beltline Building are vacant and the Port is looking forward to leasing both buildings once the utilities and infrastructure are renovated and upgraded. The renovations are necessary for the Port regardless of tenant occupancy. At the Beltline Building, the Project will reroute the under-pier gravity sewer to the street.

As part of the Port's Livability Strategic Plan Objectives, one of the Project goals is to eliminate under-pier utility piping as much as possible and bring them above deck to increase the working lifespan of Port's plumbing system, reducing the chance of water and sewage leaking to the Bay due to piping breakdowns.

The electrical upgrades include providing a backup generator connection and other power connections outside of the bulkhead space to provide Port-accessible backup power outside of potential leaseholder areas in the event of transformer failure or other power failure. These upgrades are vital for operation of electrical facilities at Pier 29, 29.5, 31 and 33. All of the existing lighting fixtures in the Pier 29 shed building are old and possess low energy efficiency and should be replaced to make the shed spaces more attractive to potential leaseholders.

## **Project Description**

The Project technical drawings and specifications were prepared by the Port Engineering staff and a San Francisco Public Works (SFPW) As-Needed Engineering consultant. The Project base bid scope includes:

### **Pier 29 Utility Upgrade:**

- **Plumbing:** The existing city water and natural gas supply lines are located above pier at the front of Pier 29, and a gravity sewer stub-out is located below pier on the water side of the sea wall. The Port wishes to extend the current utilities beyond the bulkhead portion of the building so that the remainder of the pier shed building can access the utility services with little or no interruption to potential tenants in the bulkhead area. The Project team has developed this utility upgrade project to install a new above-deck water service line, a new gas service line from the front manifolds, and a new gravity main sewer riser connecting to the existing under deck pipe running to a manhole in The Embarcadero. All three main service pipe lines will be extended above deck under the ceiling to pass the bulkhead tenant area and to serve future tenant

spaces in the back of the pier shed. The Project scope will also include an allowance bid item for new underground piping work (if needed) to extend the existing sewer pipe line under the sidewalk to the sewer main under The Embarcadero.

- Electrical Distribution and Lighting: The Project will provide a Backup Generator connection point outside the Bulkhead tenant area, and all necessary upgrades to the switchgear.

#### Beltline Building Gravity Sewer Re-routing to the Embarcadero Roadway:

- The Project also calls for cutting and capping the existing Beltline Building under-pier gravity sewer pipe currently connected to the pump station in the Pier 29 bulkhead, and re-routing with a new gravity sewer line with code-required slope and connection directly to the City sewer system through the manhole in The Embarcadero.

### **Regulatory Approvals and Permits**

The planned improvements have been reviewed for consistency with the historic features of the pier and Beltline Railroad buildings and Port Commission Resolution 04-89, which requires all constructions and alterations within the Embarcadero Historic District to be consistent with the Secretary of the Interior Standards for Historic Rehabilitation. The Project scope in Pier 29 and the Beltline Building are considered ordinary maintenance and repair required to keep these historic resources in good repair.

The proposed utility improvements are consistent with Port Engineering and Facilities Maintenance Directive 2016-01 (Port Maintenance Directive), issued in March 2016. A California Environmental Quality Act (CEQA) Categorical Exemption for the Port Maintenance Directive was secured from the San Francisco Planning Department on March 18, 2016 (No. 2016-003866ENV). Because the proposed Pier 29 utility improvements are consistent with the Port Maintenance Directive, no further CEQA environmental review is required. The Project scope also falls within San Francisco Bay Conservation and Development Commission (BCDC) Permit M1977.017 and Regional Water Quality Control Board (RWQCB) Order No. R2-2016-0039 for Port-wide general maintenance and repair activities.

The project team will secure all necessary permits including Port building permits before the start of construction. The design and construction of the project will comply with Building Code, Plumbing Code, Electrical Code and other relevant codes' requirements.

### **Climate Action**

Sea Level Rise is not expected to impact the Project during its projected design life, which is anticipated 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 established a **24%** Local Business Enterprise subcontractor participation requirement based on the base bid scope of work.

### **San Francisco Local Hiring Ordinance**

The Project contracting requirements will comply with the City's Local Hiring Ordinance which went into effect on March 25, 2011. The ordinance specifies for this Project a 30% mandatory participation level 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.

### **Advertisement**

Under the proposed Project bid solicitation, qualified bidders must possess a Class A or B Contractor's License with at least five (5) years of experience working on roadway and sidewalk excavation and pavement, street sewer piping, plumbing and electrical systems. 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 for this Project, 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 \$1,040,390. The engineer’s estimate and funding sources for this Project are noted below:

Project Scope	Engineer’s Estimate
Pier 29 Utility Upgrade & Beltline Building Sewer Re-routing to Street	\$880,809
Allowance for Trenching & Extending 12” VCP	\$50,000
Partnering Allowance	\$15,000
Sub-Total (Advertise):	\$945,809
10% Contingency	\$94,581
Total Estimated Cost with contingency	\$1,040,390

Available Funding-The project is fully funded from the following Port Capital Accounts:

Utilities Project (Pier 29 Utility Upgrade and Improvements): CPO-761/01
Beltline Building Project: CPO-930/03

The bid documents will include the additive allowance bid item mentioned above, should bid amounts allow for inclusion of the allowance work in the Project scope.

**Schedule**

The following is the anticipated Project schedule and is subject to change:

Port Commission Approval to Advertise	March 27, 2018
Advertise for Bids	April 2018
Award of Contract	May 2018
Notice to Proceed	July 2018
Substantial Completion	January 2019

**Summary**

The Project will provide upgraded utilities including city water supply pipes, natural gas pipes, sewer main connection, electrical power, emergency power connection, and efficient lighting systems to both the Pier 29 bulkhead and shed areas and the Beltline Building.

**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. 2797, Pier 29 Utility Upgrade & Beltline Building Sewer Re-routing to Street Project.

Prepared by: David Hu  
Mechanical Engineer

and

Mongkol Mahavongtrakul  
Utility Section Manager

For: Rod Iwashita  
Deputy Director  
Chief Harbor Engineer

**Attachments**

A: Area of Work Location Map

B: CMD Review Memorandum

**PORT COMMISSION  
CITY AND COUNTY OF SAN FRANCISCO  
RESOLUTION NO. 18-23**

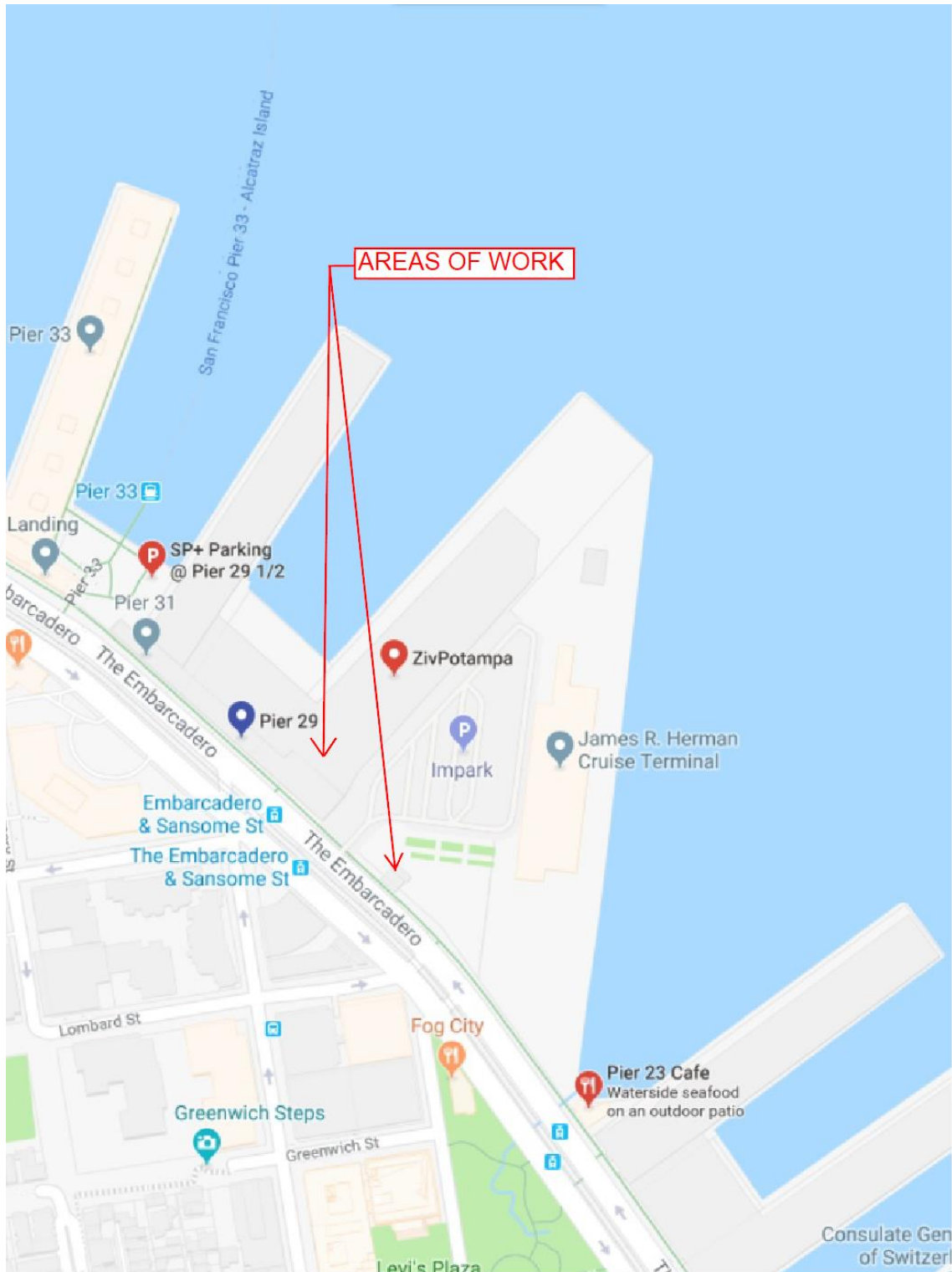
- WHEREAS, Port staff seeks authorization to obtain competitive bids for Construction Contract No. 2797, Pier 29 Utility Upgrade and Beltline Building Sewer Re-routing Project (the "Project"); and
- WHEREAS, the Project base scope of work entails the construction of plumbing and electrical system upgrades at Pier 29, and rerouting of gravity sewer piping from under-pier to underground at the Beltline Building, and
- WHEREAS, the Project bid documents will include an additive allowance bid item for new underground piping work if needed to extend the existing sewer line, and
- WHEREAS, the current estimated cost for the Project is \$945,809, the recommended contingency fund of 10% is \$94,581, for a total estimated Project cost of \$1,040,390; and
- WHEREAS, the current estimated Project cost, including the 10% contingency is fully funded from the Port's Capital Funds, and
- WHEREAS, the Project scope is consistent with the Port Repair and Maintenance Directive issued March 2016, and exempt under California Environmental Quality Act (CEQA) pursuant to the Categorical Exemption issued by the S.F. Planning Department on March 18, 2016 (N. 2016-003966ENV); and
- WHEREAS, the Project scope is within the parameters of the Port's permit M1977.019.17 issued by the San Francisco Bay Conservation and Development Commission (BCDC) and Board Order R2-2016-0039 issued by the San Francisco Regional Water Quality Control Board (RWQCB); and
- WHEREAS, Port staff will incorporate the subcontracting requirement of 24% for Local Business Enterprises (LBEs) as established 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. 2797, Pier 29 Utility Upgrade and Beltline Building Sewer Re-routing Project.

***I hereby certify that the foregoing resolution was adopted by the San Francisco Port Commission at its meeting of March 27, 2018.***

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Secretary

**ATTACHMENT A**  
**AREA OF WORK LOCATION MAP**





**ATTACHMENT B**  
**CMD Goal Approval Memo**



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



Mark E. Farrell, Mayor  
Naomi M. Kelly, City Administrator

Romulus Asenloo, Director

**MEMORANDUM**

Date: March 5, 2018  
To: Tim Leung, Port of San Francisco  
From: Finbarr Jewell, CMD  
Subject: Goal Approval Memo  
Pier 29 Utility Upgrade & Beltline Building Contract # 2797

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The Contract Monitoring Division (CMD) has evaluated 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 requirement for the project is 24%. Small and Micro-LBEs certified by CMD can be used to meet the subcontracting goal.

Also, the following availability information should be listed in the bid specifications.

The LBE subcontracting participation requirement for this contract is 24%. 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: 7.5% MBE, 4.1% WBE, and 12.4% 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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