

MEMORANDUM

March 17, 2016

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
Interim Executive Director

SUBJECT: Request authorization to advertise for competitive bids for Construction Contract No. 2771, Port Modular 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. 2771, Port Modular Restroom Project ("Project"). Project base bid scope includes construction of modular restrooms for tenants in Piers 26 and 28, and public restrooms in Pier 45 Shed A and at Islais Park Landing. Additive alternate bid items include modular restrooms for tenants in Pier 50 Sheds A and B. The Project will provide functional code compliant restrooms to those facilities which will improve existing Port real estate assets. The facility locations are illustrated in Attachment A: Areas of Work Location Map.

Strategic Objective

This Project supports the Port Strategic Plan Renewal objective by enhancing Port's maritime and economic purpose through infrastructure that supports ongoing business operations.

Background

The historic Piers 26, 28, 50 Sheds A and B have out of date, men only restroom facilities which originally served the stevedore workers in the early 1900's. The stevedore restrooms are located mid-way in the shed and were eventually shuttered

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due to aged infrastructure and lack of code compliance. Existing sanitary sewer and plumbing lines originally installed under the deck on piers over water have been routinely damaged due to floating debris in the Bay. The California Building Code requires that restrooms be provided for tenants in office and storage facilities. Piers 26, 28, 50 Sheds A and B are occupied by multiple storage tenants in the sheds. The Port has provided portable toilets through rental contracts as a temporary measure until permanent code compliant restrooms can be installed.

The multi-user, public restrooms serving the Fisherman's Wharf area located in Boudin's Octagon Building are heavily used and too small to adequately serve the visiting crowds during peak tourism seasons. Port Real Estate staff is seeking to install additional multi-user Men's and Women's public restrooms nearby, in Pier 45 Shed A, to augment the existing public restrooms.

With multiple storage tenants and public users of these restrooms, Port Staff requested that the new restrooms be constructed with durable and easy to maintain materials. It has been demonstrated in many recent construction projects in San Francisco and on Port of San Francisco property that recycled modular steel shipping containers can be easily modified and repurposed to a variety of new uses. Port staff is using this concept at the sites listed above to provide durable, modular, sustainable designs that can be efficiently fabricated off-site, reusing materials.

At its meeting on July 14, 2015, the Port Commission heard an Informational presentation on the Association of Bay Area Governments and the California Coastal Conservancy Bay Area Water Trail and the designation of Water Trail Landings. At this meeting, three Port water landing sites were presented, 1) Islais Park Landing; 2) Pier 52 Public Boat Launch; and 3) the South Beach Harbor. The Port Commission expressed support for designating these three sites.

The San Francisco Bay Water Trail Advisory Committee designated Islais Park Landing as a site on the San Francisco Bay Water Trail at the September 11, 2015 meeting. The Islais Park Landing site is located in the Southern Waterfront. The site offers a floating pier with a code compliant gangway, and an informal beach launch. It is an active site used by Kayaks Unlimited and members of the public. Currently, the site does not have public restrooms. When Kayaks Unlimited hosts educational programs for youth in the area, they must travel across Third Street to use the restrooms in the Fire Station. In the process of designating the Islais Park Landing site, the Water Trail agencies requested that public restrooms be provided to improve the site. Port staff recommend that a public restroom be provided to benefit the users of the site. While this site was not included in the capital request or approvals for the modular restrooms, Port staff can include this additional restroom because the public restroom at the Pier 27 site was constructed for under the project budget amount. The initial engineers estimate for the restroom at Islais Park falls in the budget amount of the surplus from the Pier 27 work.

Building Uses and Tenants

Piers 26, 28, 50 Sheds A and B are occupied by multiple storage and office tenants. The restrooms at these four sites will be located in vacant areas mid-way down the shed. In Piers 26 and 28, the new restrooms will be installed adjacent to existing sump pumps which can be repurposed. Pier 50 Sheds A and B will require new pumps be installed. With the limited funding and the challenges related to the lack of infrastructure in the Pier 50 Sheds, Port Real Estate staff requested that tenant restroom improvements be prioritized at the Pier 26 and 28 sites. In both cases, the utilities will be installed overhead in the drive aisle to minimize impact on tenants. The area in Pier 45 Shed A where the restrooms will be installed is occupied by a public parking tenant. The modular restrooms will be installed over three existing disabled accessible parking spaces, which will be relocated to an adjacent area. The building uses at all sites will remain the same once the Project is complete. The Project impact to the users will be very limited.

Project Description

Construction documents required for this Project have been prepared by Port Engineering staff with the mechanical electrical and plumbing portions prepared by San Francisco Public Works. The Project scope includes construction of single user Men's and Women's restrooms for tenants in the shed portions of Piers 26, 28, 50 Sheds A and B; multi-user Men's and Women's restrooms for public use in the Fisherman's Wharf area in Pier 45 Shed A; and a single user Unisex restroom for the public in Islais Park Landing. The restrooms located inside the Pier buildings will be constructed in repurposed modular steel shipping containers and the restroom located outside will be a modular prefabricated composting toilet building, similar to the public restroom installed in Heron's Head Park. The utility work will include lighting, electrical, water and sanitary sewer. Piers 26, 28, 50 Sheds A and B, all utilities will be installed above deck as a measure to mitigate damage as mentioned above.

Regulatory Approvals

The proposed project has been reviewed by Planning staff and determined to be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Port's urban design policies contained in the Waterfront Plan Design and Access Element.

The modular restrooms proposed on the interior of Piers 26, 28 and 50 Shed A, all contributing or eligible historic resources, have been designed and located within the pier sheds so that the construction will not impact historic features, materials or important spatial relationships. Because the modular restrooms would be constructed within repurposed cargo containers they would be compatible with the industrial character of the pier sheds and their modular construction.

The modular restroom proposed for Islais Park Landing would replace an existing temporary restroom facility within the park. The modular restroom facility proposed for this location will be compatible with the existing park design and consistent with other park facilities.

Based on the project review findings above Planning staff determined this proposal to be a “non-project” and exempt from the California Environmental Quality Act (CEQA). Additionally, Planning staff found that the scope of work is within the parameters of the Port’s existing BCDC Permit M77-17 and does not rise to the level of requiring BCDC review or a permit from the Army Corps of Engineers.

The project will require review and approval of a Port Building Permit under the Port’s Building Code which will be obtained once the project bid is completed.

Climate Action

Sea Level Rise is not expected to cause any major issue during the design life of this Project. However, the modular restrooms can potentially be relocated to another site if the Pier building is impacted by sea level rise. Further, the design at Piers 26, 28, 50 Sheds A and B is to move plumbing above deck as mentioned above to mitigate damage from debris in the water.

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 Local Business Enterprise (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. CMD staff have reviewed the Project scope and funding sources for this contract, and determined a 21% LBE subcontractor participation goal based on engineers estimate and the percentage of the anticipated bid amounts in the 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 of construction work.

Port staff will work with CMD staff to outreach to construction contractors located in San Francisco to encourage bidding by LBE contractors. Port staff plan to advertise the bids to reach contractors through the following methods:

- Direct targeted emails based on location and trade
- Direct phone calls to targeted individuals and businesses to promote joint ventures
- Contract Monitoring Division list of contractors
- Port Internet
- Office of Contract Administration Internet Site
- Plan Rooms (Builders Exchange, Contractors Information Network, etc.) 18 total
- Ethnic Builders Exchanges:
 - Hispanic Builders Exchange
 - San Francisco African Builders Exchange
 - Chinese Builders Exchange

- San Francisco Chronicle (or Examiner)
- SFPUC Contractor Assistance Center

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

Funding

The total estimated construction cost for the base bid portion of this Project, which includes a 10% contingency, is \$1,350,107.

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

Project Scope	Engineer’s Estimate	Funding Source
Modular Restrooms for Tenant use in Piers 26 and 28	\$686,864	CPO 776 Real Estate Leasing Fund
Modular Restrooms for Public Use serving Fisherman’s Wharf in Pier 45 Shed A, and Public Restroom located at Islais Park Landing Water Trail Site	\$540,506	CPO 932 Public Restroom Fund
Subtotal Engineer’s Estimate:	\$1,227,370	
Add in 10% Contingency for Tenant Restrooms:	\$68,686	CPO 776 Real Estate Leasing Fund
Add in 10% Contingency for Public Restrooms:	\$54,051	CPO 932 Public Restroom Fund
Subtotal 10% Contingency	\$122,737	

Total Estimated Cost with contingency: \$1,350,107

The estimated Project cost, and the 10% contingency are fully funded by the sources identified in the table above.

Bid documents will include additive alternate bid items for additional modular restrooms for tenants in Pier 50 Sheds A and B should bid amounts allow for inclusion of the work in the Project. Pier 50 Sheds A and B will be funded by CPO 776 Real Estate Leasing Fund.

Schedule

The Project is scheduled to start in the summer of 2016, and the anticipated substantial completion date is early 2017.

The following is the anticipated Project schedule:

Commission Approval to Advertise	March 22, 2016
Advertise for Bids	April, 2016
Award of Contract	June, 2016

Notice to Proceed
Substantial Completion

July, 2016
February, 2017

Summary

The base bid of the Project will provide operational and code compliant restrooms for tenants in Piers 26 and 28, public restrooms in Pier 45 Shed A, and at Islais Park Landing which will improve existing Port real estate assets. Additional modular restrooms for tenants in Pier 50 Sheds A and B will be provided should the additive alternate bid amounts allow for inclusion of the work in the Project.

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. 2771, Port Modular Restroom Project.

Prepared by: Wendy Proctor
Project Architect

For: Eunejune Kim
Chief Harbor Engineer

Attachments

A: Areas of Work Location Map
B: CMD Review Memorandum

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

RESOLUTION NO. 16-11

WHEREAS, Port staff seeks authorization to obtain competitive bids for construction Contract No. 2771, Port Modular Restrooms Repair Project (the "Project"); and

WHEREAS, the Project base bid scope includes construction of modular tenant restrooms in Piers 26 and 28, a modular public restrooms in Pier 45 Shed A and a prefabricated composting toilet building at Islais Park Landing site; and

WHEREAS, the bid documents will include additive alternate bid items for additional modular tenant restrooms in Pier 50 Sheds A and B should bid amounts allow for inclusion of the work in the Project; and

WHEREAS, Port staff, along with mechanical, electrical and plumbing engineering staff with San Francisco Public Works have completed design drawings and specifications for the Project; and

WHEREAS, the current estimated Project base bid cost for the modular and prefabricated restrooms at the sites listed above is \$1,227,370, and the corresponding 10% contingency is \$122,737 for a total of \$1,350,107; and

WHEREAS, the current estimated base bid Project cost, including the 10% contingency is fully funded by CPO 776 Real Estate Leasing Fund and CPO 932 Public Restroom Fund; and

WHEREAS, should bid amounts allow for inclusion of the additive alternate work for modular tenant restrooms in Pier 50 Sheds A and B, that work will be funded by CPO 776 Real Estate Leasing Fund; and

WHEREAS, Planning staff determined this proposal to be a "non-project" and exempt from the California Environmental Quality Act (CEQA). Additionally, Planning staff found that the scope of work is within the parameters of the Port's existing BCDC Permit M77-17 and does not rise to the level of requiring BCDC review or a permit from the Army Corps of Engineers.

; and

WHEREAS, the Project will be submitted to Port Building Permit staff for review and approval under the Port Building Code once the Project bid is completed; and

WHEREAS, Port staff will incorporate the established subcontracting goal 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. The 21% LBE subcontractor participation goal is based on the engineers estimate and the percentages of the anticipated bid amounts in the scope of work.; now, therefore be it

RESOLVED, that the San Francisco Port Commission hereby authorizes Port staff to advertise for and accept competitive bids for Contract No. 2771, Port Modular Restrooms Project.

I hereby certify that the foregoing resolution was adopted by the San Francisco Port Commission at its meeting of March 22, 2016.

Secretary

ATTACHMENT A
AREA OF WORK LOCATION MAP



CONTRACT 2771
Port Modular Restrooms Project