

MEMORANDUM

April 4, 2019

TO: MEMBERS, PORT COMMISSION
Hon. Kimberly Brandon, President
Hon. Willie Adams, Vice President
Hon. Gail Gilman
Hon. Victor Makras
Hon. Doreen Woo Ho

FROM: Elaine Forbes
Executive Director

SUBJECT: Request authorization to advertise for competitive bids for Construction Contract No. 2796, South Beach Marina Repairs

DIRECTOR'S RECOMMENDATION: Approve Attached Resolution

Executive Summary

Port staff requests the Port Commission's authorization to advertise for competitive bids for construction Contract No. 2796, South Beach Marina Repairs ("Project"). The Project base bid scope includes replacing the Pier 40 North Guest Dock. The additive alternate bid items specify repairs to the South Beach Harbor docks and end ties, should bid amounts allow these repairs to be funded within budget. Refer to Attachment A for the area of work location map.

Strategic Objectives

This Project supports the Port's Strategic Plan "Stability" objectives by replacing an important maritime berthing amenity: the Pier 40 North Guest Dock. In doing so the project will contribute to maintaining the Port's financial strength by addressing deferred maintenance, maximizing the value of Port property, and increasing revenue.

Background

The South Beach Marina was designed and constructed approximately 33 years ago and the adjacent Pier 40 North Guest Dock was designed and constructed approximately 14 years ago. Both facilities were developed by the San Francisco Redevelopment Agency which previously managed and operated the facilities under Port lease. In 2012, after dissolution of the Redevelopment Agency under state law, the Port of San Francisco assumed management of the entire South Beach Harbor facility.

South Beach Harbor is a full-service marina, consisting of 700 boat slips with concrete docks, South Guest Dock, Pier 40 North Guest Dock, Pier 40 Maritime Center, South Beach Park, and other facilities. The Port collects rental revenues from parties who occupy or use the boat slips, the Guest Docks, and the Maritime Center.

Because of the corrosive marine environment in which the North Guest Dock and the South Beach Marina slips and concrete docks reside, these facilities have incurred substantial damage over the years. In particular the North Guest Dock is exposed to storm-driven swells on its north and east sides. In 2017 the Port contracted with its as-needed architectural and engineering consultant, COWI / OLMM, to develop repair plans for the South Beach Marina end-ties and docks and to provide recommendations for repairing or replacing the North Guest Dock. Recently the Port removed and demolished the entire North Guest Dock due to irreparable damage.

Project Description

In February 2019, COWI /OLMM completed the Project technical plans, specifications, and an engineer's construction cost estimate needed for competitive bidding. The Project base bid scope includes the replacement of the North Guest Dock with the installation of seven (7) pre-engineered, pre-manufactured concrete float units structurally connected in series to create a 10'-wide x 350'-long dock.

The proposed contract solicitation will include additive alternate bid items for the following repairs to the South Beach Harbor end-tie floats and docks:

- Increase end-tie float buoyancy by installing additional buoyancy
- Repair concrete spalls and cracks
- Repair and replace dock bumpers and walers
- Replace corroded through rods
- Replace significantly damaged end-tie floats

The Project improvements will repair and/or replace the respective berthing facilities, and ensure the continuing rental revenue income.

Regulatory Approvals and Permits

The proposed project repairs and improvements are consistent with the Port Chief Harbor Engineer Engineering and Facilities Maintenance Directive 2016-01, issued in March 18, 2016 which describes routine repairs and maintenance improvements that the Port may administer for the period from March 2016 to March 2021. 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), and no further CEQA environmental review is required for the project.

The Project scope falls within: (1) the San Francisco Bay Conservation and Development Commission (BCDC) Permit M1977.017, for Port repair and maintenance work to its facilities; (2) the Regional Water Quality Control Board Order No. R2-2016-0039, Waste Discharge Requirements and Water Quality Certification for the Port of San Francisco Maintenance Program (issued September 14, 2016); and (3) the U.S.

Army Corps of Engineers Regional General Permit 22, Permit No. 2015-00016S, for Port of San Francisco maintenance, repair, and replacement activities (issued July 25, 2017).

The Project team will also secure a Port Building Permit before the start of construction.

Climate Action

The Project will utilize floats and docks designed to rise and fall with the changing tides, and their performance will not be negatively impacted by Sea Level Rise.

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 Local Business Enterprise (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 has reviewed the Project scope and funding sources for this contract, and determined a 6% LBE subcontractor participation requirement based on the Project scope of work. Refer to Attachment B.

Port staff will work with CMD staff to conduct outreach to construction contractors located in San Francisco to encourage LBE contractors to bid. Outreach will include email notifications to LBE contractors, posting the bid opportunity at the San Francisco Contractor's Assistance Center, and facilitating introductions at the pre-bid meeting.

Advertisement

Under the proposed bid solicitation, qualified bidders must possess a Class A California General Contractor License with at least 10 years of continuous experience in the design, manufacturing and installation of concrete floating docks. 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
- Minority/Women Business Enterprise Agencies
- Contract Monitoring Division list of contractors
- Office of Contract Administration Internet Site
- SFPUC Contractor Assistance Center
- 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 Engineer’s estimated total construction cost for the Base Bid scope of this Project, which includes a 10% contingency, is \$2,541,000. The engineer’s estimate and funding source for this Project are noted below:

Project Scope	Engineer’s Estimate	Funding Source
South Beach Marina Repairs Project	\$2,310,000	Marina Repairs and Upgrades Project
10% Contingency	\$231,000	Marina Repairs and Upgrades Project
Total	\$2,541,000	

The estimated Base Bid contract construction cost, and the 10% contingency, will be fully funded from the Marina Repairs and Upgrades Project fund by mid-August 2019, at which time this project funding will be increased \$1,100,000 for total project funding of \$3,200,000. The proposed bid solicitation will include nine (9) additive alternate bid items for the end-tie and dock repairs, should bid amounts allow for inclusion of this alternate work in the Project. The estimated cost of all the alternate bid items, including 10% contingency, totals \$2,060,000. The estimated cost of the combined base bid and all alternate bid items totals \$4,601,000.

Schedule

The following is the anticipated Project schedule, which is subject to change:

Port Commission Approval to Advertise	April 9, 2019
Advertise for Bids	May 2019
Bids Due	June 2019
Award of Contract	September 2019
Notice to Proceed	November 2019
Substantial Completion	October 2020
Final Completion	December 2020

Summary

The Project will replace the Pier 40 North Guest Dock which is an important maritime berthing amenity and a revenue-generating facility; and depending upon bid prices, the alternate bid items will implement repairs to the South Beach Harbor docks and end-ties.

Recommendation

Port staff is prepared to seek competitive bids for this proposed Project. Therefore, Port staff requests Port Commission authorization to advertise for competitive bids for Construction Contract No. 2796, South Beach Marina Repairs.

Prepared by:	Joe Monroe South Beach Harbormaster
	Joe Roger Project Engineer
For:	Rod Iwashita Chief Harbor Engineer

Attachments

A: Area of Work Location Map

B: CMD Review Memorandum

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

RESOLUTION NO. 19-11

- WHEREAS, Port staff seeks authorization to advertise for competitive bids for Construction Contract No. 2796, South Beach Marina Repairs (the “Project”); and
- WHEREAS, the construction Project base bid scope of work will replace the Pier 40 North Guest Dock that was recently demolished and removed due to irreparable damage; and
- WHEREAS, the Project bid documents will include additive alternate bid items for repairs to the South Beach Marina end-ties and docks; and
- WHEREAS, Port’s architectural and engineering Consultant, COWI / OLMM, has completed design drawings, specifications, and an engineer’s construction cost estimate for the Project; and
- WHEREAS, the estimated base bid construction cost for the work is \$2,310,000 and with a corresponding 10% contingency of \$231,000, the total estimated Project construction cost is \$2,541,000; and
- WHEREAS, the total estimated base bid construction cost of the Project will be fully funded from the Marina Repairs and Upgrades Project by mid-August, 2019, for the South Beach Marina Repairs; and
- WHEREAS, the project is consistent with the Port Chief Harbor Engineer Engineering and Facilities Maintenance Directive 2016-01, for which a California Environmental Quality Act (CEQA) Categorical Exemption was secured from the San Francisco Planning Department on March 18, 2016 (N. 2016-003866ENV); 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), Order R2-2016-0039 issued by the San Francisco Regional Water Quality Control Board (RWQCB), and the Regional General Permit No. 2015-00016S issued by the U.S. Army Corps of Engineers, (USACE) for the Port’s General Maintenance Program; and
- WHEREAS, the Project bid requirements will incorporate the subcontracting requirement of 6% for Local Business Enterprises (LBEs) as recommended by the City’s Contract Monitoring Division (CMD) and, pursuant to the San Francisco Local Hiring Ordinance, will include the mandatory participation level for each qualifying trade; now, therefore, be it

RESOLVED, that the San Francisco Port Commission hereby authorizes Port staff to advertise and accept competitive bids for Construction Contract No. 2796, South Beach Marina Repairs Project as described in the staff report accompanying this resolution.

I hereby certify that the foregoing resolution was adopted by the San Francisco Port Commission at its meeting of April 9, 2019.

Secretary

Attachment "B"
CMD Review Memorandum



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



London N. Breed, Mayor
Naomi M. Kelly, City Administrator

Romulus Asenloo, Director

MEMORANDUM

Date: February 13, 2019

To: Joe Roger, Port of San Francisco
Tim Leung, Port of San Francisco

From: Finbarr Jewell, CMD
[Signature]

Subject: LBE Participation Requirement Approval Memo
South Beach Marina Repairs, Contract # 2796

The Contract Monitoring Division (CMD) has evaluated the Engineer's Estimate for the subcontracting opportunities for the project, as well as LBE availability data. The Port's Engineers Estimate only identified two subcontracting scopes of work and the prime needs to have experience designing/building concrete floats and performing structural repairs to Marinas. Based on this assessment, CMD has determined the LBE subcontractor requirement for the project is 6%.

Only certified Small and Micro-LBEs can be used to meet the subcontracting requirement.

The following availability information is required to be listed in the bid specifications.

The LBE subcontractor participation requirement for this contract is 6%. Small and Micro-LBEs certified by CMD can be used to meet the subcontracting participation requirement.

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: 3.6% MBE, 0.5% WBE, and 1.9% 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 necessary outreach.

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

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