

## MEMORANDUM

May 5, 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. 2740, Crane Cove Park Surcharge and Site Preparation Project

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

---

### **Executive Summary**

Port staff requests Port Commission authorization to advertise for competitive bids for Contract No. 2740, Crane Cove Park Surcharge and Site Preparation Project (the "Project"). This Project will prepare the site for Crane Cove Park and a subsequent construction contract will complete Phase 1 of the Park (Exhibit A – Crane Cove Park Masterplan). This Project scope includes debris removal, building demolition, crane relocation and disassembly, crane foundation work, rough grading, and surcharging in order to pre-consolidate soil for purposes of mitigating post construction settlement. Funding is from the 2008 Clean & Safe Neighborhood Parks General Obligation Bond.

### **Strategic Objective**

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

**Renewal:** The Park will be a major new public open space that preserves historic maritime resources, provides public access and recreation opportunities to the Bay, contributes to a vibrant new Pier 70 neighborhood, and expands the Port's necklace of public open spaces.

**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. 12B**

Resiliency: The Park is designed for 50 years of predicted Sea Level Rise and safety in major earthquakes.

Sustainability: Park design and construction include best management practices for storm water management, water efficient landscaping, and energy efficient lighting.

### **Background**

Crane Cove Park (called “the Park” above) is one of the Port’s Blue Greenway projects and will be a major new open space in the Union Iron Works National Historic District located at Pier 70. Details of the Park were provided when the Port Commission approved the Park design and CEQA Community Plan Exemption at the October 13, 2015 Commission Meeting<sup>1</sup>.

### **Project Description**

This Project is the initial and necessary first step toward construction of Phase 1 of Crane Cove Park. Staff chose to deliver the Park using multiple construction contracts to shorten the overall schedule and to allow more opportunity for LBE construction firms to participate in the work. The previously stated initial contract will prepare the site and one or more subsequent contracts will construct the improvements.

This Project includes the following scope:

- Demolition of buildings 671 Illinois Street, 699 Illinois Street, and buildings 30 and 40 of the former Shipyard;
- Site cleanup and miscellaneous demolition;
- Utility shutoff and decommissioning;
- Rough grading the area of the future 19<sup>th</sup> Street and lawn adjacent to Illinois Street;
- Surcharging the area of the future 19<sup>th</sup> Street and Plaza adjacent to the Slipway in order to pre-consolidate the soil prior to construction of final improvements under a separate contract;
- Crane 14 dismantling and storage onsite;
- Crane 30 relocation; and
- Foundation construction for Crane 14 and 30.

### **Climate Change**

The Park is designed to remain functional for up to 28 inches of Sea Level Rise. This amount is based on a 50 year project life and SLR projections of 16 inches at year 2050 and 55 inches at year 2100 which were recommended by the State of California and BCDC at the time of design. These SLR predictions are higher than the current City most likely recommendations of 12 inches at year 2050 and 36 inches at year 2100, but lower than the high projections of 24 inches at year 2050 and 66 inches at year 2100.

Adaptation measures will be needed after 28 inches of SLR. The historic resource of the slipway and crane runways represents a fixed elevation that may need to be re-interpreted if SLR increases beyond 36 inches. To some extent, improvements at Crane

---

<sup>1</sup> <http://sfport.com/sites/default/files/FileCenter/Documents/10531-Item%20%2010C%20Crane%20Cove%20Park%20Project%20approvalF%20%28clean%20copy%29.pdf>

Cove Park will also help protect against flooding of other City assets including Illinois Street and properties to the west.

**Regulatory Approvals and Permits**

All necessary approvals and permits for the Project will be secured by staff prior to physical construction. The major approvals and current status are:

<b><u>Major Permit</u></b>	<b><u>Status</u></b>
California Environmental Quality Act (CEQA)	Community Plan Exemption (2015-001314ENV) to the <i>Eastern Neighborhoods Rezoning and Area Plans Final EIR</i> (Planning Department Case No. 2004.0160E) approved by Planning Department on October 5, 2015, adopted by Port Commission on October 13, 2015.
Bay Conservation and Development Commission (BCDC) Major Permit	Permit application complete, Design Review Board complete, Major Permit expected October 2016.
Port of San Francisco Encroachment Permit	Permit to be secured early July, 2016, prior to start of work
Port of San Francisco Building Permit	Permit to be secured early July, 2016, prior to start of work

**Compliance with San Francisco Contract Monitoring Division**

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 established a 26% LBE subcontractor participation goal.

Port staff will work with CMD staff to outreach to construction contractors located in San Francisco to encourage bidding by LBE contractors. 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.

**San Francisco Local Hiring Ordinance**

The Project will comply with the City's Local Hiring Ordinance which went into effect on March 25, 2011. The mandatory participation level that is 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.

### **Advertisement**

Bids will be advertised to reach contractors through the following methods:

- Direct targeted emails based on location and trade
- Chambers of Commerce – Postings and alerts within the traditional and ethnic Chambers
- Merchant Associations - Postings and alerts within the traditional and ethnic Chambers
- Minority/Women Business Enterprise Agencies
- 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
- San Francisco Public Library
- Plan Rooms (Builders Exchange, Contractors Information Network, etc.) 18 total
- Chambers of Commerce:
  - Hispanic Chamber of Commerce
  - San Francisco African Chamber of Commerce
  - Chinese Chamber of Commerce
- 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
- 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 & Budget**

The Project is funded entirely by the 2008 Clean & Safe Neighborhood Parks General Obligation Bond.

The Engineer's cost estimate for the Construction Contract is:

Engineer's Estimate:	\$ 5,500,000
10% Contingency:	<u>\$ 550,000</u>
Total Estimated Construction Cost:	<b>\$ 6,050,000</b>

**Schedule**

The anticipated Project schedule is noted below:

Commission Approval to Advertise	May 10, 2016
Advertise for Bids	May, 2016
Commission Approval of Award of Contract	July, 2016
Substantial Completion	March, 2017
Final Completion	May, 2017

**Summary**

Port staff is prepared to seek competitive bids for this Project and therefore respectfully asks the Port Commission for authorization to advertise for competitive bids for Construction Contract No. 2740, Crane Cove Park, Surcharge and Site Preparation Project.

Prepared by: Steven Reel  
Project Manager, Engineering

For: Eunejune Kim  
Chief Harbor Engineer

EXHIBITS:  
Exhibit A – Crane Cove Park Masterplan

**Exhibit A – Crane Cove Park Masterplan – Phase 1**



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

**RESOLUTION NO. 16-20**

WHEREAS, Port staff seeks Commission authorization to solicit competitive bids for construction Contract No. 2740, Crane Cove Park Surcharge and Site Preparation Project (the “Project”); and

WHEREAS, the Project will be implemented through the first of multiple contracts for construction of Phase 1 of Crane Cove Park, a major new public open space located within the Union Iron Works National Historic District at Pier 70; and

WHEREAS, the Project scope includes preparation the site by demolishing buildings, clearing debris, grading a portion of the site, moving historic cranes, constructing new crane foundations, and surcharging portions of the site to pre-consolidate soils prior to final Park construction; and

WHEREAS, a private consulting team lead by AECOM has completed design drawings and specifications for the Project under the direction of Port staff; and

WHEREAS, the engineer’s construction cost estimate is \$5,500,000 with a 10% contingency of \$550,000, for a total estimated cost of \$6,050,000; and

WHEREAS, the estimated Project cost, including 10% contingency, is fully funded by the 2008 Clean and Safe Neighborhood Parks General Obligation Bond; and

WHEREAS, the Project is within the Eastern Neighborhoods Community Plan Area, for which the San Francisco Planning Commission certified the Eastern Neighborhoods Rezoning and Area Plans Final EIR (EN FEIR) (Planning Department Case No. 2004.0160E); and

WHEREAS, The San Francisco Planning Department prepared a Community Plan Exemption (2015-001314ENV) for the proposed Project, which was approved on October 5, 2015, and the Port Commission approved on October 13, 2015; and

WHEREAS, Port staff have applied for a major permit from the San Francisco Bay Conservation and Development Commission (BCDC) for Crane Cove Park, and portions of this Project cannot be constructed until the permit is approved; 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 26% 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 Port Commission hereby authorizes Port staff to advertise for and accept competitive bids for Contract No. 2740, Crane Cove Park Surcharge and Site Preparation Project.

***I hereby certify that the foregoing resolution was adopted by the San Francisco Port Commission at its meeting of May 10, 2016.***

---

Secretary