



MEMORANDUM

July 9, 2020

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

FROM: Elaine Forbes 
Executive Director

SUBJECT: Request authorization to advertise for competitive bids for Construction Contract No. 2795, Heron's Head Park Improvements

DIRECTOR'S RECOMMENDATION: Approve the Attached Resolution

Executive Summary

Port staff requests that the Port Commission authorize the advertisement for competitive bids for Construction Contract No. 2795, Heron's Head Park Improvements (the "Project"). Heron's Head Park is located in the Southern Waterfront at Pier 98 (see Exhibit "A" for Area of Work Location Map). The project makes improvements to Port open spaces at the park and provides needed upgrades to amenities at the EcoCenter. Funding is provided from the 2012 Clean and Safe Parks General Obligation Bonds.

The proposed scope of work includes: construction of an ADA compliant pathway from Heron's Head Park to the adjacent PG&E shoreline area; repaving a portion of the main path with asphalt; a new habitat protection fence to protect the southern shoreline; electrical upgrades at the EcoCenter (solar panels and path lighting); and irrigation. The scope also includes a bid alternate that consists of stairs connecting the southeast door of the EcoCenter to the picnic area, a ramp on the north side of the picnic area, and additional irrigation. The Engineer's Construction Cost Estimate, including a 10% contingency, is \$965,000 with the bid alternate estimate of \$350,000.

THIS PRINT COVERS CALENDAR ITEM NO. 9A

Strategic Objective

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

Evolution: This Project will make improvements to Port open spaces at Heron's Head Park by providing more amenities at the EcoCenter and the pathways in the Park. It will provide an ADA-compliant pathway connecting the PG&E shoreline, which will provide a connection for access to more of the Southern Waterfront.

Engagement: By performing upgrades to the EcoCenter's solar panels, the Project provides more amenities to the EcoCenter's tenant, which is currently the San Francisco Recreation & Parks Department ("Rec & Park"). This will allow the tenant to more effectively provide public programming for the EcoCenter.

Equity: This contract promotes living wage jobs by providing opportunity for local business enterprises (LBE), which includes contractors from historically disadvantaged communities, and by meeting mandates for Local Hire in construction projects.

Sustainability: The EcoCenter at Heron's Head Park is considered "off the grid," and powered by the solar panel system. By upgrading the solar panel system, the Port will improve Heron's Head Park's self-sufficient energy supply.

Project Description

Heron's Head Park is the Port's largest park. The funding source for this project is the 2012 Clean and Safe Parks General Obligation Bonds ("GO Bond"). The funds were originally intended for a new pathways on the northern shore of Islais Creek, however due to some complications with that project, the funds were approved to be used for Heron's Head Park by the GO Bond Oversight Committee. The overall objective of the 2012 GO Bonds was rehabilitation of the City's parks. The expansion of Heron's Head Park made possible by 2008 Waterfront Parks General Obligation Bond funds resulted in increased use of the park. The increased use resulted in Port staff's awareness of increased needs. This Project will make making further improvements that provide additional benefits to the Public.

Port staff determined and prioritized areas of improvement at the Park based on the GO Bond funding and discussions with the tenant at the EcoCenter, Rec & Park.

Improvements include the following items. The contract will construct an ADA compliant pathway from Heron's Head Park to the adjacent PG&E shoreline area and resurfacing of a portion of the main path with asphalt. Because of the significant use of the Park, the previous decomposed granite surface of the main pathway is beginning to unravel. The contract will also include construction of a new habitat protection fence to protect the southern shoreline; there is an existing fence consisting of wood posts with a single rope connecting them. The new fence will be taller and made of wire mesh to better restrict people and pets from entering the protected shoreline area. The contract includes electrical upgrades at the EcoCenter, including a new solar panel system and path lighting from the parking lot. The current solar panel system has not had enough

capacity for the tenants at certain times. The contract also includes irrigation along the path up to the EcoCenter.

There will be a bid alternate to construct stairs connecting the southeast door of the EcoCenter to the picnic area, along with a ramp on the north side of the picnic area, and additional irrigation. Port staff included this as a bid alternate to ensure that the contract can move forward; the bidding climate is uncertain and in the past, bids have come in higher than the budget. The stairs and ramp will provide direct access for people inside the EcoCenter down to the adjacent picnic area. Currently, to get to the picnic area from the EcoCenter, a person has to backtrack and walk about 400 feet. Port staff and Rec & Park hope this will facilitate use of the picnic area.

Budget and Funding

The Engineer's construction cost estimate, including a 10% contingency for this proposed Project, is \$965,000. The bid alternate estimate is \$350,000 (including contingency). Including the bid alternate, the total anticipated budget is \$1,315,000. The funding will come from the 2012 Clean and Safe Parks General Obligation Bonds. All necessary approvals have been received for use of these funds, and the GO Bond Oversight Committee is eager to see the funds spent.

Local Business Enterprise Role/Opportunities

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 Contract scope and funding sources for this Contract, and established a 20% LBE subcontractor participation goal. (Refer to Exhibit B – CMD Memorandum).

Port staff will work with CMD staff on outreach to construction contractors located in San Francisco to encourage bidding by LBE contractors, with a particular focus on contractors located in the Bayview neighborhood adjacent to the project site. Staff's outreach will include phone calls and emails to LBE contractors, newspaper advertisements, posting the bid opportunity at the San Francisco Contractor's Assistance Center, and facilitating introductions at the pre-bid meeting.

Regulatory Permits & Approvals

There are two permits required for this work. The Port encroachment permit will be secured by staff prior to start of physical construction. Additionally, Heron's Head Park is under the jurisdiction of San Francisco Bay Conservation and Development Commission (BCDC). This construction is pending the approval of BCDC, through an already existing permit. This approval will also be secured prior to start of physical construction. The major regulatory approvals and current status are shown in Table 1.

Table 1: Permitting & Approval Summary

| <u>Major Permit</u> | <u>Status</u> |
|---|--|
| Port of San Francisco Encroachment Permit | Permit to be secured prior to start of work |
| BCDC Permit Amendment | Currently under review by BCDC and to be secured prior to start of work. |

Schedule

The anticipated contract schedule is as follows:

| | |
|---|----------------|
| Port Commission Authorization to Advertise Contract | July 2020 |
| Advertise for Bids | August 2020 |
| Port Commission Approval of Award of Contract | October 2020 |
| Substantial Completion | July 2021 |
| Final Completion | September 2021 |

Summary

Port staff is prepared to seek bids for the Heron’s Head Park Improvements contract and therefore respectfully asks the Port Commission for authorization to advertise for competitive bids for Construction Contract No. 2795, Heron’s Head Park Improvements.

Prepared by: Erica Petersen
Project Manager

Prepared for: Rod K. Iwashita
Chief Harbor Engineer

Exhibits:

- A. Area of Work Location Map
- B. CMD Memorandum

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

RESOLUTION NO. 20-32

WHEREAS, Port staff seeks Port Commission authorization to solicit competitive bids for construction Contract No. 2795, Heron's Head Park Improvements (the "Contract"); and

WHEREAS, the scope of work for Contract No. 2795 includes construction of an ADA compliant pathway from Heron's Head Park to the adjacent PG&E shoreline area, repaving a portion of the main path with asphalt, a new habitat protection fence to protect the southern shoreline, electrical upgrades at the EcoCenter (solar panels and path lighting), and irrigation; and

WHEREAS, the scope of work also includes a bid alternate consisting of stairs connecting the southeast door of the EcoCenter to the picnic area, along with a ramp on the north side of the picnic area, and additional irrigation; and

WHEREAS, the Engineer's construction cost estimate, including a 10% contingency, is \$965,000,

WHEREAS, the Engineer's construction cost estimate, including a 10% contingency, for the bid alternate is \$350,000; and

WHEREAS, the estimated Contract cost for the full bid package, including a 10% contingency, will be funded by the 2012 Clean and Safe Parks General Obligation Bonds; and

WHEREAS, Port staff will secure the Port Encroachment Permit and BCDC Permit Amendment prior to construction; and

WHEREAS, CMD staff have reviewed the Contract scope and funding sources for this Contract, and established a 20% LBE subcontractor participation goal; now, therefore be it

RESOLVED, that the Port Commission hereby authorizes Port staff to advertise for and accept competitive bids for construction Contract No. 2795, Heron's Head Park Improvements.

I hereby certify that the foregoing resolution was adopted by the San Francisco Port Commission at its meeting of July 14, 2020.

Secretary

EXHIBIT A
AREA OF WORK LOCATION MAP



EXHIBIT B
CMD Memorandum