



MEMORANDUM

August 7, 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. 2831, SFPD Marine Unit Dock Replacement.

DIRECTOR'S RECOMMENDATION: Approve Attached Resolution No. 20-36

EXECUTIVE SUMMARY

Port staff requests that the Port Commission authorize the advertisement for competitive bids for Construction Contract No. 2831, San Francisco Police Department (SFPD) Marine Unit Dock Replacement (the "Project"). The SFPD Marine Unit dock is located on the Hyde Street Pier. See Exhibit "A" for Area of Work Location Map.

The proposed scope of work includes the installation of 10 concrete piles, procurement and installation of a new floating dock, salvaging and reinstallation of SFPD's existing jet docks, installation of a security gate, and construction of all on-dock appurtenances.

The Project is sponsored through Port Maintenance. In April 2016, the Port submitted a grant application to FEMA for their Port Security Grant Program (PSGP). This grant provides funding to state, local and private-sector partners to help protect critical port infrastructure from terrorism, enhance maritime domain awareness, improve port-wide maritime security risk management, and maintain or reestablish maritime security mitigation protocols that support port recovery and resiliency capabilities.

THIS PRINT COVERS CALENDAR ITEM NO. 8B

This grant-funded project will provide upgrades to the safety and resiliency of the SFPD Marine Unit's dock, who provide critical security services to all the Port's waterside facilities. The Project will also provide future cost savings from the recurring repairs of

the existing SFPD docks, which were not designed to berth the SFPD fleet. The new location of the dock will be subject to reduced wave action compared to the current location which will reduce maintenance costs over the lifespan of the dock. Once the SFPD vacates their current location, the finger piers will revert to commercial fishing use, generating revenue for the Port. The Port Maintenance division sponsored this project in collaboration with the SFPD and Port security because the project will significantly reduce maintenance needs, freeing up Port staff for other maintenance projects.

The Engineer's construction cost estimate for this proposed contract is \$1.09 million. Funding is from multiple sources, including a FEMA grant and required 25% grant match from SFPD and the Port. Because this Project will be partially funded by a federal grant through FEMA, the Port cannot use the San Francisco Local Business Enterprise (LBE) requirements. Instead, the Port will use of Disadvantaged Business Enterprise program (DBE), with a (DBE) goal of 20% following requirements for federally funded projects.

STRATEGIC OBJECTIVE

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

Equity: The Project promotes living wage jobs by encouraging contractor participation with federal Disadvantage Business Enterprises (DBE's) goals.

Sustainability: The Project will salvage the existing SFPD Jet docks and reinstall them onto the new floating dock. The new location of the dock will also be subject to reduced wave action compared to the current location. This will reduce maintenance costs over the lifespan of the dock.

Productivity: The three finger piers currently occupied by the SFPD will revert to commercial fishing use and help generate revenue once the Project is complete.

Stability: This Project uses Port capital, a FEMA grant, and a match from the SFPD.

This project also supports an important safety goal. The existing SFPD Marine Unit's fleet is moored at a publicly accessible commercial fishing dock on Hyde St. Harbor, which makes their fleet vulnerable to vandalism and theft. This Project will install a new security gate which will separate the new dock from public access, as well as install new concrete piles, and a new floating dock.

PROJECT DESCRIPTION

The scope of work for Construction Contract No. 2831 SFPD Marine Unit Dock Replacement includes the procurement and installation of 10 concrete piles, procurement and installation of a new floating dock system and all appurtenances, including a security gate, utilities, and the salvage and reuse of existing SFPD jet docks on the Hyde Street Pier.

BACKGROUND

The SFPD Marine Unit’s fleet of waterborne assets, consisting of multiple vessels and personal watercraft (PWC), has expanded to keep up with the safety demands of tenants and visitors along the waterfront, and the regional Maritime Transportation System. However, their vessels are still moored at the publicly accessible commercial fishing dock in Hyde Street Harbor. Except for a vessel in one slip, which is fenced off from the public, the Marine Unit vessels and PWC are accessible to the public, and therefore vulnerable to theft and vandalism. The Marine Unit has suffered multiple incursions into their dock space and onto their vessels in the past few years.

In addition, over the past few years the SFPD Marine Unit’s docking system at Hyde Street Harbor has experienced multiple failures due to wave action, tidal surges, and the stresses placed upon the Hyde Street Harbor’s dock configuration, which was not engineered or built to support attaching the SFPD Marine Unit’s multiple submersible docking systems to its piles and support structures.

The FEMA Grant has a deadline of May 31, 2021 after which unused funds must be returned. As these funds constitute the major portion of funding for the Project, a permitting effort has been undertaken to extend the typical in-water work window, which ordinarily begins June 1st, to have an early start in April and May of 2021. Assuming the in-water work window extension is granted by the regulatory agencies, substantial completion of the Project is targeted for the end of May 2021. The docks and piles required for the Project are long-lead items with durations of four to six months from order to delivery, requiring the contract to be in place by November 2020.

Budget and Cost Estimate

The FEMA-approved total project budget is \$1,330,000. Based on this budget, FEMA will fund 75% of the cost (\$997,500) and requires a Port match of 25%. Of this 25% match, SFPD will fund 17.7% of the cost (\$250,000), and the Port will fund 7.3% of the cost (\$82,500) as shown in Table 1. This budget includes all soft costs and construction costs.

Table 1: Funding Sources

| Amount | Source |
|------------------------|---------------------------------------|
| \$997,500 | FEMA Grant |
| \$250,000 | San Francisco Police Department match |
| \$82,500 | Port Capital |
| TOTAL = \$1.33 million | |

The Engineer’s construction cost estimate for the Project contract to be advertised is \$1.09 million. To provide some margin against exceeding the available funds for the Project, the Port will bid out the salvage and reuse of the existing SFPD jet dock as a deductive alternative work item. If bids for the Project come in higher than the Engineer’s construction cost estimate, the Port can remove this item from the contract and Port maintenance will perform the work instead. The removal of this item has an estimated potential savings of \$62,000. Estimates for soft cost including construction support by the design engineer, contingency, and special inspections is \$110,000, for a total overall estimate of \$1.33 million.

Local Business Enterprise Role/Opportunities

This proposed Project will receive funding from a federal grant and therefore is subject to federal Disadvantaged Business Enterprise (DBE) requirements instead of Local Business Enterprise (LBE) requirements of the City Administrative Code Chapter 14B. CMD is currently establishing the DBE subcontracting goal for this Project and is estimated at 20% for this proposed contract.

Regulatory Permits & Approvals

All necessary approvals and permits will be secured by staff prior to physical start of construction. The major regulatory approvals and status are shown in Table 2.

Due to the expiration date of the FEMA grant in May 30, 2021, The Port is currently seeking an in-water work window extension from the regulatory agencies to allow pile driving work in April, 2021, which should allow enough time for substantial completion before the FEMA grant reimbursement window closes¹.

Table 2: Permitting & Approvals Summary

| <u>Major Permit</u> | <u>Status</u> |
|--|---|
| FEMA | Approved |
| San Francisco Bay Conservation and Development Commission (BCDC) | Approved (Currently requesting In-water work window extension) |

¹ If the Port does not complete the project, the Port would return the FEMA grant funds including the \$144,683 of the FEMA funds that have already been spent.

¹ The Port is confident that the in-water work window extension will be granted. However, in the unlikely scenario that the extension is not granted by November 2020, the Port will not award the contract and will not move forward with the project. If the Port does not complete the project, the Port would return the FEMA grant funds including the \$144,683 of the FEMA funds that have already been spent.

| | |
|--|---|
| San Francisco Bay Regional Water Quality Board (RWQCB) | Approved (Currently requesting In-water work window extension) |
| U.S. Army Core of Engineers | Approved (Currently requesting In-water work window extension) |
| Port of San Francisco Encroachment Permit | Permit to be secured prior to start of work |

Schedule

The anticipated contract schedule is as follows:

| | |
|---|---------------|
| Port Commission Authorization to Advertise Contract | August 2020 |
| Advertise for Bids | August 2020 |
| Port Commission Approval to Award Contract | November 2020 |
| Substantial Completion | May 2021 |
| Final Completion | July 2021 |

Summary

Port staff is prepared to seek bids for this contract and therefore respectfully asks the Port Commission for authorization to advertise for competitive bids for Construction Contract No. 2831, SFPD Marine Unit Dock Replacement.

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Project Manager

For: Rod K. Iwashita
Chief Harbor Engineer

- Exhibits:
A. Area of Work Location Map

**PORT COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
RESOLUTION NO. 20-36**

WHEREAS, Port staff seeks Port Commission authorization to solicit competitive bids for construction Contract No. 2831, SFPD Marine Unit Dock Replacement (the "Contract"); and

WHEREAS, the scope of work for Contract No. 2831 includes procurement and installation of 10 concrete piles and floating dock, installation of a security gate, and salvage and reuse of existing SFPD jet docks.

WHEREAS, The Engineer's construction cost estimate for this proposed Contract is \$1.09 million; and

WHEREAS, the estimated Contract cost for the full bid package, will be funded by a federal grant, SFPD match, and Port Capital funds; and

WHEREAS, Port staff has received the required permits with the exception of an In-Water Work Window extension approval, which is expected to be secured in November 2020, and a Port Encroachment Permit, which staff will secure prior to commencement of construction; and

WHEREAS, Port staff will incorporate a Disadvantaged Business Enterprise subcontracting goal, currently estimated at 20%, into the Contract; now, therefore be it

RESOLVED, that the Port Commission hereby authorizes Port staff to advertise for and accept competitive bids for construction Contract No. 2831, SFPD Marine Unit Dock Replacement

I hereby certify that the foregoing resolution was adopted by the San Francisco Port Commission at its meeting of August 11, 2020.

Secretary

EXHIBIT A
AREA OF WORK LOCATION MAP

