NEW FIRE BOAT STATION 35 AT PIER 22 ½

AGENDA

• ESER 2014 Background
• Design-Build Procurement
• Design-Build - Builder’s Perspective
• Project Approach
ESER 2014 BACKGROUND

$400M General Obligation Bond authorized in June 2014 with approval by 79% of voters

- Neighborhood Fire Stations $85M
- Emergency Firefighting Water System $55M
- District Police Stations and Infrastructure $30M
- Motorcycle Police and Crime Lab $165M
- Medical Examiner Facility $65M
EXISTING PROJECT SITE
PROJECT SPECIAL CHARACTERISTICS

• Site along the waterfront and adjacent to Bay Bridge
• National Register-listed Embarcadero Historic District
• Over water → regulatory agencies
• Engine No. 35 to remain operational during construction
• SFFD marine operations & program
## Permitting Agencies

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<th>City Agency (Approval)</th>
<th>City Agency (Advisory)</th>
<th>Regulatory Agency Approvals</th>
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<td>SF Port Building Permit Division</td>
<td>San Francisco Fire Commission</td>
<td>San Francisco Bay Conservation and Development Commission (BCDC)</td>
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<td>SF City Planning Environmental Planning Division</td>
<td>San Francisco Port Commission</td>
<td>US Army Corps of Engineers (USACE)</td>
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<td>San Francisco Fire Department (SFFD) Administration</td>
<td>Central Waterfront Advisory Group (CWAG)</td>
<td>National Marine Fisheries Service (NMFS)</td>
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<td>Citizen Advisory Committees (CAC)</td>
<td>San Francisco Bay Regional Water Quality Control Board (RWQCB)</td>
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<td>Waterfront Design Advisory Committee (WDAC)</td>
<td>CA Department of Fish and Wildlife (CDFW)</td>
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<td>State Historic Preservation Officer</td>
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<td>Regulatory Agency Consultation</td>
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### Agency Type of Application

| SF Port Building Permit Division | Port Building Permit |
| SF City Planning Environmental Planning Division | CEQA Review and Determination including procedures for historical resources |
| San Francisco Fire Department (SFFD) Administration | Design Review |
| San Francisco Fire Commission | |
| San Francisco Port Commission | |
| Central Waterfront Advisory Group (CWAG) | |
| Citizen Advisory Committees (CAC) | Public Design Review |
| Waterfront Design Advisory Committee (WDAC) | Public Design Review |
| San Francisco Bay Conservation and Development Commission (BCDC) | 1) BCDC Permit; Design-Build team to confirm whether Major or Administrative 2) Engineering Criteria Review Board (ECRB) 3) Design Review Board (DRB) |
| US Army Corps of Engineers (USACE) | Sec. 10 (RHA) / Sec. 404 (CWA) Permit for discharge of dredged or fill material (33 CFR 323) |
| National Marine Fisheries Service (NMFS) | 1) Consultation under Sec. 7 (FESA) 2) Incidental Take Authorization under Marine Mammal Protection Act (MMPA) |
| San Francisco Bay Regional Water Quality Control Board (RWQCB) | Sec. 401 (CWA) Water Quality Certification |
| CA Department of Fish and Wildlife (CDFW) | Incidental Take Permit Sec. 2081 (FGC) |
| US Coast Guard | Maritime Transportation Security Act of 2002 (33 CFR) |
| US Fish and Wildlife Services (FWS) | Consultation under Sec. 7 (FESA) |
| CA State Lands Commission | Use plan consultation |
| State Historic Preservation Officer | Sec. 106 (NHPA) consultation |
NEW FIRE BOAT STATION 35 AT PIER 22 ½

DBIA: DESIGN-BUILD PROGRESS AND SUCCESS IN SF | AUGUST 14, 2018

PROJECT ORGANIZATION CHART

- **Public Works, Director**
  - **Mohammed Nuru**

- **Deputy Director and City Architect**
  - **Edgar Lopez**

- **JFIP / ESER Program Manager**
  - **Charles Higueras**

- **Project Manager**
  - **M. Magdalena Ryor**

- **Design-Build Project**
  - **Swinerton-Power, a Joint Venture**

  - **Design-Build Team**
    - **Project Architect**
      - **Shah Kawasaki Architects**
    - **Subcontractors**
      - **TBD**

- **Client / Property Owner**
  - **Port of San Francisco**

- **Client / Tenant**
  - **San Francisco Fire Department**
WHY DESIGN-BUILD?

• Project Elements:
  • Complex scope
  • Prominent location
  • Highly specialized
  • New fill in the Bay
  • Schedule

• Risk Allocation and Management:
  • Single point of accountability
  • Reduced delivery time
  • Potential savings due to reduced delivery time

• Enhances integration of Designer and Builder:
  • High level of teamwork
  • Early detection/correction of design problems
  • Fostering innovative solutions
PROJECT DELIVERY

• Design-Build Project Delivery Method
• Fixed Budget Limit (FBL): $29.9M
• The City set aside the following allowances:
  1. Hazardous Materials allowance: $750K
  2. Better Streets/Curb cut allowance: $250K
  3. New utility services connections: $500K
  4. Permits and specified fees: $350K
  5. Partnering allowance: $50K
SCOPE OF SERVICES

- Completion of design and construction of:
  - New single floating pier to replace existing fingers piers at Pier 22 ½
  - New fire boat station building
  - Coordination with utilities
  - Compliance with all required design and construction reviews, approvals, and permitting agencies
  - Compliance with all energy and sustainability requirements
IMPLEMENTING THE DESIGN-BUILD DELIVERY METHOD

- Review of past and current City design-build projects
- Establish fair and balanced evaluation/selection process
- Secure City’s Senior Management participation and approval
- Procurement Plan
  - City Team Technical Design Criteria Authorship
    - Performance vs. prescriptive requirements
  - RFQ: Qualifications of the design-build entity
  - RFP: Focus on design solution, technical approach & price
    - 65% schedule and technical approach
    - 35% cost
PROJECT SCHEDULE AND PHASES

• Contract Duration
  • 1,290 calendar days from NTP to Substantial Completion
  • 90 calendar days from Substantial to Final Completion

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NTP

Concept

Design

Construction Permits

CEQA (if Neg. Dec.)

Regulatory Process

Regulatory Approvals

Construction

Closeout

SFFD Occupancy

Early Subcontractor

EEA Submitted July '16

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DESIGN-BUILD PROCUREMENT TIMELINE

APPROVAL OF DB DELIVERY
APR 5, 2016

RFQ ISSUED
AUG 23, 2016

RFP ISSUED
FEB 2, 2017

RFP STEP 2 DUE
MAY 24, 2017

AWARD
AUG 2, 2017

Q1 | Q2 | Q3 | Q4

BEGIN DB CRITERIA
APR 20, 2016

RFQ DUE
SEPT 30, 2016

RFP STEP 1 DUE
MAR 22, 2017

INTERVIEWS
MAY 31, 2017

NTP
OCT 10, 2017

2016

2017

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NEW FIRE BOAT STATION 35 AT PIER 22 ½

DESIGN-BUILD PROCUREMENT

Panel 1: 4 members (1 SFFD & 1 PORT)

Step 1
Minimum Qualification Application (MQA)
Technical Submittal

Panel 1

Step 2
Creative Interpretation Exercise
(Design Competition)

Panel 2: 5 members (1 SFFD)

Panel 1: 4 members (1 SFFD & 1 PORT)

Step 3
Price Proposal (35%)
to be responsive price proposal must be <= $29.9M FBL
Schedule, Project Approach
Technical Level Design,
Oral Interview (65%)

RFQ
5 teams submitted and 5 shortlisted:
• Overaa/Dutra, JV
• Nibbi Brothers
• Plant Construction and TEF/KRA, JV
• Swinerton/Power, JV
• Turner/Pfau Long, JV

RFP Step 1
3 teams submitted and 2 shortlisted:
• Overaa/Dutra, JV
• Plant Construction and TEF/KRA, JV
• Swinerton/Power, JV

RFP Step 2
1 responsive proposal submitted:
• Swinerton/Power, JV

Total Project Budget: $39.9M
Design-Build Budget: $29.9M
Design-Build Proposal: $29.82M
RFP STEP 1 – CREATIVE INTERPRETATION EXERCISE – EVALUATION PROCESS AND CRITERIA

Five (5) unique Architectural Rendering Boards (max. 500 points)

1) Site / Place / Context
2) Functional Program
3) Architectural Design
4) Marine Engineering / Floating Pier Design
5) Other element(s) of design that the Proposer would like to highlight

and

Five (5) unique Written Descriptions (max. 40 points each for total of max. 200 points)

Total maximum score = 700 points
Proposal by Plant Construction with TEF Design and Kuth Ranieri Architects, a Joint Venture
RFP STEP 1 – CREATIVE INTERPRETATION EXERCISE

Proposal by Plant Construction with TEF Design and Kuth Ranieri Architects, a Joint Venture
RFP STEP 1 – CREATIVE INTERPRETATION EXERCISE

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RFP STEP 1 – CREATIVE INTERPRETATION EXERCISE

Proposal by Plant Construction with TEF Design and Kuth Ranieri Architects, a Joint Venture
RFP STEP 1 – CREATIVE INTERPRETATION EXERCISE

Proposal by Overaa/Dutra, a Joint Venture with RIM Architects
Proposal by Overaa/Dutra, a Joint Venture with RIM Architects
RFP STEP 1 – CREATIVE INTERPRETATION EXERCISE

Proposal by Overaa/Dutra, a Joint Venture with RIM Architects
Proposal by Overaa/Dutra, a Joint Venture with RIM Architects
Proposal by Swinerton-Power, a Joint Venture with Shah Kawasaki Architects
Proposal by Swinerton-Power, a Joint Venture with Shah Kawasaki Architects
Proposal by Swinerton-Power, a Joint Venture with Shah Kawasaki Architects
Proposal by Swinerton-Power, a Joint Venture with Shah Kawasaki Architects
### Price Proposal (max. 350 points)
- Evaluated by City staff
- Lowest price proposal will receive 100% of the 350 points
- The other price proposals will be scored by dividing the amount of the lowest price by the amount of the proposer’s price and multiplying the result by 350 points
- Includes:
  - Bond Premium, Programming Fee, Management Fee, Design-Build Fee, Design Fee

### RFP STEP 2 – PRICE PROPOSAL, PROJECT APPROACH, ORAL INTERVIEW

**Project Title:** New Fire Boat Station 35 at Pier 22.5

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<tr>
<th>A</th>
<th>Total Cost, Design and Construction</th>
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**Total Amount for Line A may not exceed $29.9M**

Proposer acknowledges and agrees that this Proposal, if not withdrawn prior to the scheduled time for receipt of Proposals, shall not be withdrawn for a period of 120 days thereafter.

Department of Industrial Relations Registration: The undersigned further declares that the Proposer is compliant with the registration requirements of the California Department of Industrial Relations ("DIR") under California Labor Code section 1725.5, and that its registration with the DIR will be current as of the Price Proposal due date.

Time allowed for completion of all Work shall be as specified in Section 00 73 02, beginning with and including the official date of Notice to Proceed as established by the Director of the San Francisco Public Works.

Executed on __________ 20 ______

Name of Firm, Corporation, Partnership or Joint Venture: ____________________________
RFP STEP 2 – PRICE PROPOSAL, PROJECT APPROACH, ORAL INTERVIEW

Project Approach Technical Level Design (max. 500 points)

- Maximum submission set of 10 pages
- Evaluated by Evaluation Panel #1 (with the exception of the Schedule)
- Five Components:
  1) Schedule (max. 360 points) – Evaluated by City Staff
     - 10 points for each 7 calendar days that the Proposer improves upon the 1,380 calendar day maximum duration
  2) Permits and regulatory approvals (max. 35 points)
  3) Work plan for best collaborative problem solving (max. 35 points)
  4) Cost control and change management (max. 35 points)
  5) QA/QC methodology (max. 35 points)
RFP STEP 2 – PRICE PROPOSAL, PROJECT APPROACH, ORAL INTERVIEW

**Oral Interview** (max. 150 points) [max. 90 minutes]

- Conducted by Evaluation Panel #1
- City reserved the right to select a Design-Build team without conducting oral interviews
- Proposed Project Manager and key team personnel assigned to Project had to be present
- No more than 8 representatives for each Proposer were allowed to be present and participate
- Public Works had the architectural rendering boards available from RFP Step 1
- Proposers were to:
  - Prepare brief presentation to introduce the team members and their applicable qualifications (max. 5 points) [max. 5 minutes]
  - Present their Creative Interpretation Exercise boards (max. 45 points) [max. 20 minutes]
  - Present their Project Approach Technical Level Design (max. 45 points [max. 30 minutes]
  - Answer questions from Evaluation Panel #1 (max. 50 points) [max. 30 minutes]
  - Present their presentation wrap-up (max. 5 points) [max. 5 minutes]
NEW FIRE BOAT STATION 35 AT PIER 22 ½
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DESIGN-BUILD ENTITY – TEAM ORGANIZATION

San Francisco Public Works
M. Magdalena Ryor
Project Manager

Swinerton-Power JBV
Management Committee

Swinerton-Power JBV
Bill Kill
Project Executive

Swinerton Builders
Matthew Knapton
Senior Project Manager

Swinerton Builders
Project Engineer, TBD

Shah Kawasaki Architects
Nate Kawasaki
Principal/Port Station Architect

Shah Kawasaki Architects
Fred Marzinger
Project Mgr./Architect

Power Engineering Construction Co.
David Mik. President/Project Executive

Power Engineering Construction Co.
Marc Service. Marine Project Manager

Power Engineering Construction Co.
Joe Nace. Marine Superintendent

Liltech Consultants Inc.
Erik Soderberg
Principal

Engineer

Subcontractor

Ponnu Lusen
McCartney
Jeppe Lusen
Principal

NEW FIRE BOAT STATION 35 AT PIER 22 ½
DBIA: DESIGN-BUILD PROGRESS AND SUCCESS IN SF | AUGUST 14, 2018
WHERE WE'VE WORKED
SAN FRANCISCO WATERFRONT
USA
NEW FIRE BOAT STATION 35 AT PIER 22 ½

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Liftech – Marine Design

Swinerton-Power
a joint venture
SHAH KAWASAKI • ARCHITECTS

Preliminary
Not for Construction
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DRY TOW DELIVERY OF FLOAT

NEW FIRE BOAT STATION 35 AT PIER 22 1/2

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SWINERTON-POWER
a joint venture
SHAH KAWASAKI • ARCHITECTS
Why Design-Build?

• **High Design Risk – Unique Product Type**
  – Floating Structure
  – Marine Emergency Operation Center

• **Best Value**
  – Fixed Budget Limit with detailed Program Requirements
  – Award based on “Best Value” – cost + quals + design

• **Performance**
  – Design-Build Team Responsible & Accountable
  – Case Study – Jet Ski Lfts
Jet Ski Case Study

Criteria:

- Safe Operation
- Quick deployment
- Sled capable
- Jib Crane Access
- Redundancy
Jet Ski Case Study

RFP PRESCRIBED LIFT

Issues
- Durability / Strength
- Reliability
- Unsafe - Docking in rough water
- Jib Crane obstructed by guide pile
- Fatigue
Jet Ski Case Study

DECK LIFTS

GOLDEN DECK LIFT OPTIONS

- Anti-Slip Decking
- Available in Various Colors
- Decks can be custom built to fit all Golden Boat Lift Capacities
- Adds convenience for complete access to your personal watercraft or boat
- Eco-Friendly; does not block sunlight which allows the sea-grass to grow
- The Sea-Drive is warranted for 10 years and has 8,000 inch pounds of torque so we can use a 3.5” winder vs. a 2.375” winder
Jet Ski Case Study
Jet Ski Case Study

Moose Boat temporarily repositioned for loading purposes?

20' Swing/Reach Jib Crane

FOR FLOAT OUT AND DECK RATIONS

NEW FIRE BOAT STATION 35 AT PIER 22 ½
Why Design-Build?

• High Design Risk – Unique Product Type
  – Floating Structure
  – Marine Emergency Operation Center

• Best Value
  – Fixed Budget Limit with detailed Program Requirements
  – Award based on “Best Value” – cost + quals + design

• Performance
  – Design-Build Team Responsible & Accountable
  – Case Study – Jet Ski Lfts

• Partnership
  – Must meet or exceed all SFFD/PORT Operational requirements
  – CEQA / Permitting and Regulatory Efficiencies
M. Magdalena Ryor, Project Manager
Magdalena.Ryor@sfdpw.org
(415) 557-4659

Bill Krill, Project Executive
BKrill@swinerton.org
(415) 286-6333

For more information:
www.sfearthquakesafety.org/fireboatstation35