Earthquake Safety and Emergency Response Bond

Public Safety Building

*Construction Contractors’ Outreach Town Hall*

June 30, 2011
Welcome
Fuad Sweiss, Deputy Director, Dept. of Public Works

Introduction of Project
Charles Higueras, Project Manager, Dept. of Public Works
Steve Slosek, Project Architect, HOK/Cavagnero

Main Presentation on Upcoming Work, Dates for Bidding
Bret Firebaugh, Project Sponsor, Charles Pankow Builders

Human Rights Commission and Small Business Participation
Selormey, Dzikunu, Contract Compliance Officer, HRC

Office of Economic & Workforce Development/ CityBuild Requirements
Ken Nim, Workforce Compliance Officer, OEWD/ CityBuild

Prevailing Wage Requirements
Ardis Graham, Contract Compliance Officer, OLSE

Questions & Answers
INTRODUCTION OF PROJECT

- Project Team
- Building Information
- Project and Trade Package Bid Schedule
- LBE Goals, Local Hiring, and Prevailing Wage Requirements
Public Safety Building

PROJECT TEAM

• Charles Higueras, FAIA – DPW Project Manager
• Steve Slosek - HOK/ Cavagnero Project Architect
• Bret Firebaugh, Charles Pankow Builders, Ltd.
• Capt. John Goldberg, SFPD Project Liaison
• Capt. John Hanley, SFFD Project Liaison
PSB Functional Areas:
- Police Headquarters - 110,000 SF
- Police Station - 20,000 SF
- Fire Station - 17,000 SF
- Shared - 25,000 SF
- Parking Structure - 128,000 SF

TOTAL AREA: 300,000 SF

Budgets:
- Art Enrichment: $3.3M
- Construction Cost: $164M
**Safety:** Controlled Access & Security

**Sustainability:** LEED Gold - Integrated Hi-Perf./Low Maint.

**Civic:** Mission Bay Development Standards, Historic Building Rehabilitation Standards

**Essential Seismic Safety:** 50% increase in structural strength

**96 Hours Resiliency:**
- Emergency Generator capacity to provide for key operational areas of Police Head Quarter, Police and Fire Stations
- Fire Water Storage
- Potable Water
- Sewage Storage
- Surface Discharge of Storm Water
HOK/ Cavagnero contacts:

Laura Blake AIA, Project Manager
P: 415/ 252- 2539
E: laura@cavagnero.com

Steve Slosek, Project Architect
P: 415/ 356- 8581
E: steve.slosek@hok.com
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TYPICAL TOWER PLAN (FLOORS 3-6)
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MISSION ROCK STREET
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PUBLIC ENTRY ON THIRD STREET
Public Safety Building

SOUTH PLAZA ON CHINA BASIN STREET
Charles Pankow Builders, Ltd. Contact:

Bret Firebaugh, DBIA, LEED AP - Project Sponsor
P: 510-379-1509
E: bfirebaugh@pankow.com
Role:

Selected through a competitive process and awarded contract September 2009

Construction Manager
  • Constructability
  • Prequalification
  • Procurement

General Contractor
  • Construction
Project Schedule

- Design 7/2010 – 8/2012
- Cons. Start 11/2011
- Exterior Skin 9/2012 – 11/2013
- Interiors 12/2012 – 11/2013
- Commissioning 8/2013 – 2/2014
- Cons. Comp 2/2014
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PROJECT STATUS/ OPPORTUNITIES

Current

• Design Development Phase completing
• Test pile program under development
• Site investigation and staging development

Upcoming

• Vacate and secure site
• Site utility investigation
• Alternative pile testing
• RFQ’s for piles, shoring

Future

• Trade package bid schedule - by CM/ GC
# Public Safety Building

## TRADE PACKAGE BID SCHEDULE

<table>
<thead>
<tr>
<th>Group #</th>
<th>Trade Package</th>
<th>RFQ Start</th>
<th>RFP Start</th>
<th>Dollar Amount</th>
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<tr>
<td>1</td>
<td>Potholing, Fencing</td>
<td>May 2011</td>
<td>May 2011</td>
<td>$40k</td>
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<td>2</td>
<td>Shoring, Surveying</td>
<td>May 2011</td>
<td>July 2011</td>
<td>$2M</td>
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<td>3</td>
<td>Alternative Pile Testing</td>
<td>June 2011</td>
<td>July 2011</td>
<td>$100k</td>
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<td>Dewatering</td>
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<td>4</td>
<td>Curtain Wall/ Glazing</td>
<td>June 2011</td>
<td>July 2011</td>
<td>$23M</td>
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<td>Site Security System</td>
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<td>Construction Trailers</td>
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<td>5</td>
<td>Clear &amp; Grub, Excavation</td>
<td>July 2011</td>
<td>Sept. 2011</td>
<td>$4M</td>
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<td>Window Washing Equipment</td>
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<td>Construction Site Signage</td>
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<td>Site Utilities – Safe Off</td>
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<td>Temp Electric/ water/ U.G. Electric</td>
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<td>RFQ Start</td>
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<td>7</td>
<td>Waterproofing Below Grade MEP Concrete Rebar Structural Steel Manhoist Elevator</td>
<td>Dec. 2011</td>
<td>Jan. 2012</td>
<td>$29M</td>
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<tr>
<td>Group #</td>
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Bidding Process

- Bidder Outreach
  - Advertise
  - Lists
- RFQ
  - Distribute
  - Analyze/ Short List
- RFP
  - Distribute
  - Analyze/ Award
Public Safety Building

PREQUALIFICATION PROCESS

- Licensing
- Bonding
- Insurance
- Environmental Matters
- Disputes, Arbitration, Litigation & Claims
- Financial Information
- Safety
- Prevailing Wage & Apprentice Compliance
- LBE/ Local Hiring
Chapter 14B: Local Business Enterprise and Non-Discrimination Ordinance Requirements

Selormey Dzikunu, Contract Compliance Officer
P: 415/558-4059
E: selormey.dzikunu@sfgov.org
LBE Subcontracting Requirements

• The requirements of Chapter 14B ("LBE Ordinance") shall apply.
• Prime must comply with Chapter 14B and their implementing Rules and Regulations.
• The Overall LBE Subcontracting goal:
  • 10% of the total value of the entire contract.
  • LBE goal must be met by the cumulative participation by LBEs in the two phases for this project:
    • (1) the Pre-Construction Services phase
    • (2) the Construction Phase.
• Prime will work with HRC on procurement plan to meet/exceed the requisite LBE subcontracting goal.
• Trade Package LBE Subcontractor/Subconsultant Participation Goal
San Francisco Local Hiring Policy for Construction

Ken Nim, Workforce Compliance Officer, CityBuild
P: 415/ 581- 2303
E: ken.nim@sfgov.org
Summary of Local Hiring Policy

• Covering All Construction Public Works or Improvement Projects with Engineer Estimate in excess of $400k

• Effective for Construction Bids First Advertised on or after March 25, 2011

• Work Hours by Trade Performed by San Francisco residents with 10% from Disadvantaged Workers
Summary of Local Hiring Policy (continued)

• Not Applicable to existing Project Labor Agreements or Projects already Awarded (e.g. PUC Water System Improvement Program projects, SF General Hospital, SFO Project Stabilization Agreement)

• For Federal and State Funded Projects, the rules of the funding source will determine whether a project will include a local hiring component (Federal or State Funding Alone does not rule out this use of Local Hiring)

• Non-Covered Projects: Chapter 6 Departments are to continue to use Document 00820 CITYBUILD/ FIRST SOURCE REFERRAL PROGRAM for all construction projects not “covered” by the new San Francisco Local Hiring Policy
Key Definitions

Question: What is the definition of a San Francisco resident?
Answer: A Resident is Defined as someone who is “Domiciled” at least 7 days prior to commence of work as defined by the State Election Code.

Question: What is the definition of a Disadvantaged Worker?
Answer:

a. A local resident who resides in the census tract in the City with a rate of unemployment in excess of 150% of City Unemployment according to the State’s Employment Department
b. At commencement of work, the local resident’s household income is less than 80% of Area Median Income derived from the Department of Housing and Urban Development (i.e.: A Family of 4 making below $90,500 a year)
c. Barriers to Employment: Homeless, a custodial single parent, receiving public assistance, lacking GED/HS diploma, participating in a Vocational English as second language program, or having a criminal background or involved in a criminal justice system.
Contractor Responsibilities

1. All contractors on covered projects submit required Forms in order for Awarding Departments to issue Notice to Proceed
2. Attend Preconstruction Meeting with CityBuild.
3. When collecting employment forms and documents, be mindful of the threshold to demonstrate domicile in San Francisco
4. Utilizing CityBuild as Referral Source
5. Record Keeping: All contractors on covered project keep records for 4 years from date of substantial completion. Records include: CPR, daily logs, completed forms. These records are subject to audits by OEWD
**Monitoring and Assistance**

1. Consistent Website Updates for Questions, Answers, Presentation, and Suggestions
2. Training of New System for Contractors
3. CityBuild Attending Pre-bids and Preconstruction Meetings
4. Timely Automated Reports to Monitor Performance
5. Jobsite Visits
6. Progress Reports listed by Contractor Will be Posted on OEWD Website
Information Resources

OEWD LOCAL HIRE WEBSITE:  
http://www.oewd.org/Workforce_Development-SF_Mandatory_Local_Hire.aspx

LOCAL HIRE HOTLINE: 415-581-2363

EMAIL: Local.Hire.Ordinance@sfgov.org

Ken Nim 415-581-2303 ken.nim@sfgov.org
Ian Fernando 415-581-2301 ian.fernando@sfgov.org
Ronnie Rhoe 415-581-2354 ronnie.rhoe@sfgov.org
Public Safety Building

OFFICE OF LABOR STANDARDS ENFORCEMENT (OLSE)

Ardis Graham, Contract Compliance Officer, OLSE
P: 415/554-6272
E: ardis.graham@sfgov.org
City’s Prevailing Wage Requirements
Office of Labor Standards Enforcement

• Pay employees the correct prevailing wage rates for each craft, classification and type of work performed
• Comply with the San Francisco Healthcare Security and Paid Sick Leave Ordinances
• Submit certified payroll records and fringe benefit information using the Elation Systems website

Questions? – Contact OLSE!

OLSE Website: www.sfgov.org/OLSE
Elation Systems Website: www.elationsys.com
OLSE Telephone: (415) 554-6235