

Earthquake Safety & Emergency Response Bond Program

Fireboat Station 35 at Pier 22½

Presentation to
San Francisco Fire Commission
October 13, 2021

Agenda

1. ESER Bond Program Overview
2. Fireboat Station 35 Project Overview
3. Budget Status
4. Schedule Status
5. Remaining Activities



ESER BACKGROUND – 2010 ESER BOND

\$412.3M General Obligation (G.O.) Bond authorized in June 2010 with approval by 79% of voters

- Public Safety Building¹ \$243M
- Emergency Firefighting Water System \$102.4M
- **Neighborhood Fire Stations** **\$64M**

¹ Includes SFPD Headquarters, Southern Station, Fire Station 4, and Historic Fire Station 30 (Arson Task Force)



ESER BACKGROUND – 2014 ESER BOND

\$400M General Obligation (G.O.) 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**



ESER BOND PROGRAM TRANSPARENCY AND ACCOUNTABILITY



ESER

Earthquake Safety and Emergency Response Bond

#safeguardingSF



Home

ESER 2020

ESER 2014

ESER 2010

More Information

Earthquake Safety and Emergency Response (ESER) is San Francisco's bond program to strategically address critical public safety needs in the City. The program identifies seismic improvements and upgrades to City-owned facilities that are needed to help safeguard San Francisco.

The third phase of the ESER bond program was approved by voters with 82 percent approval during the March 2020 election. ESER 2020 will continue the work of the previous two ESER bonds that were overwhelmingly approved by voters in 2010 and 2014.

ESER 2010 and 2014 funded improvements to neighborhood fire stations, district police stations and the Emergency Firefighting Water System. They also funded construction of new facilities such as the Office of the Chief Medical Examiner (Hunter's Point), the Public Safety Building (Mission Bay), Fire Station No. 16 (Marina District), and Fire Station No. 5 (Fillmore District).



Status Reports

<https://www.sfearthquakesafety.org/eser-reports.html>

- Monthly: 12/2010 – 6/2014
- Quarterly (CGOBOC & Client Departments): Jan-March 2011 – April-June 2021
- Accountability Reports: ALL ESER Bond Sales
- Presentations:
 - Board of Supervisors
 - Capital Planning Committee
 - Fire Commission

ESER NEIGHBORHOOD FIRE STATIONS COMPONENT

2010 and 2014 ESER G.O. Bonds have provided \$149M in funding for capital improvements at all 43¹ Fire Stations in San Francisco.

- Seismic Improvement² – Stations 5 and 16, Fireboat Station 35, Pier 26 Interim Fireboat Berths
- Comprehensive Renovations – Stations 36 and 44
- Focused Scope Program
 - Roof Replacement – 23 Stations
 - Exterior Envelope Improvements – 20 Stations
 - Shower Restorations – 14 Stations
 - Emergency Generator Replacements – 10 Stations
 - Apparatus Bay Door Replacements – 35 Stations
 - Security Access Control Upgrades – 38 Stations
- Emergency Project – Station 48 (Treasure Island)

¹ Excludes Station 49 (EMS) and Station 51 (Presidio)



ESER BACKGROUND – 2020 ESER BOND

\$628.5M General Obligation (G.O.) Bond authorized in March 2020 with approval by 81% of voters

- **Neighborhood Fire Stations and Support Facilities** **\$275M**
- Emergency Firefighting Water System **\$153.5M**
- District Police Stations and Support Facilities **\$121M**
- Disaster Response Facilities **\$70M**
- DEM 9-1-1 Call Center **\$9M**



FIREBOAT STATION 35 AT PIER 22 1/2



PIER 22½ AND FORMER FINGER PIERS



KEY PROJECT CHARACTERISTICS

- **Regulatory Agencies Having Jurisdiction**
 - **Bay Conservation and Development Commission (BCDC)**
 - **Design Review Board (DRB)**
 - **US Army Corps of Engineers**
 - **SF Bay Regional Water Quality Control Board**
 - **US Fish & Wildlife Services**
 - **National Marine Fisheries Service**
 - **State Historic Preservation Officer**
 - SF Planning
 - Port Building
- **Community Advisory Groups & Committees**
 - Fire Commission
 - Port Commission
 - Central Waterfront Advisory Group (CWAG)
 - Waterfront Design Advisory Committee (WDAC)
- **National Register-listed Embarcadero Historic District and City Landmark #225**



PROJECT DELIVERY MODEL – DESIGN-BUILD

Design Criteria Package: 2015-2017

Participants in development of design criteria package:

- SFFD ADC Ken Lombardi
- Public Works
- Port of San Francisco
- Mary McGrath Architects (Fireboat Station Specialty Architect)
- GHD Inc. (Civil, Mechanical, Electrical, Plumbing Engineering)
- Mott MacDonald (Marine & Coastal Engineering)

RFQ: Aug 2016 – Nov 2016

Submittals received:

1. Nibbi Brothers | Perkins+Will
2. Overaa/Dutra, JV
3. Plant and TEF+Kuth Ranieri
4. Swinerton-Power, JV
5. Turner

RFP: Feb 2017 – May 2017

- **Shortlisted Teams Invited to Participate in RFP Step 1 – Design Competition**
 1. Overaa/Dutra, JV
 2. Plant and TEF+Kuth Ranieri, JV
 3. Swinerton-Power, JV
- **One submittal received during RFP Step 2 – Technical & Price Proposal**
 1. Swinerton-Power, JV

NTP to Swinerton-Power, JV: Oct. 10, 2017

CURRENT PROJECT BUDGET OVERVIEW

	<i>Budget</i>	Appropriation	Expenditures ¹	Encumbrance	Balance
Design-Build Contract ²	<i>44,073,274</i>	44,073,274	41,005,395	2,224,879	843,000
SFAC Art Enrichment ³	<i>1,046,131</i>	1,006,839	417,068	231,616	358,155
RPD Green Infrastructure	<i>217,215</i>	217,215	39,431	0	177,784
Project Controls	<i>5,134,362</i>	5,173,654	4,405,131	593,722	174,802
Total	<i>50,470,982</i>	50,470,982	45,867,024	3,050,217	1,553,741

¹ Expenditures per PeopleSoft as of 09-30-2021

² Design-Build Contract inclusive of Change Order #15, currently being executed

³ \$39K of Art Enrichment included in D-B Contract

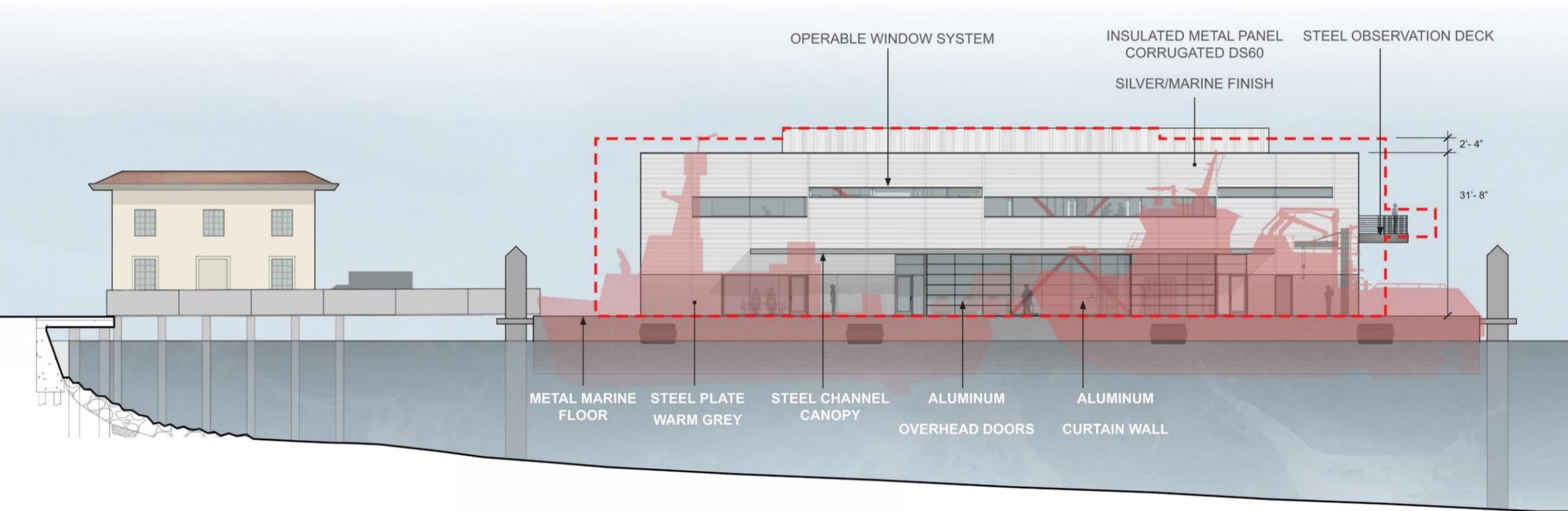
TOTAL PROJECT BUDGET STATUS

Date of Approval	Budget	Notes
December 8, 2016	\$37,848,277	Per MOU signed by Fire Chief and PW Director in December 2016
August 2017	\$39,949,643 (+\$2,101,366)	Budget increase to ensure bidder solicitation during Design-Builder procurement
July 23, 2018	\$40,540,460 (+590,816)	Additional Public Art Funds
May 21, 2020	\$43,740,460 (+\$3,200,000)	BCDC <ul style="list-style-type: none"> • Building Design Changes – \$500K • Structural Repairs to North & South Aprons – \$1M • Bay Fill Mitigation at Pier 70, Wharf 8 – \$1.3M • Green Infrastructure Project at Marina Green Parking Lot – \$400K
September 28, 2020	\$48,117,858 (+\$4,377,398)	Former President Steel Tariffs – \$3.5M BCDC <ul style="list-style-type: none"> • Unforeseen Conditions during North & South Apron Work – \$900K
September 28, 2020	\$48,298,474 (+\$180,616)	FIR Transfer FF&E Funds for Additional Department of Technology Items
April 20, 2021	\$49,477,339 (+\$1,178,865)	Permanent Power <ul style="list-style-type: none"> • Construction for PG&E Redesign at 3 Locations – \$1.2M
Emerging Costs	\$50,470,982 (+\$993,644)	Pending Change Orders and Project Controls

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BCDC BUILDING DESIGN CHANGES



SOUTH ELEVATION

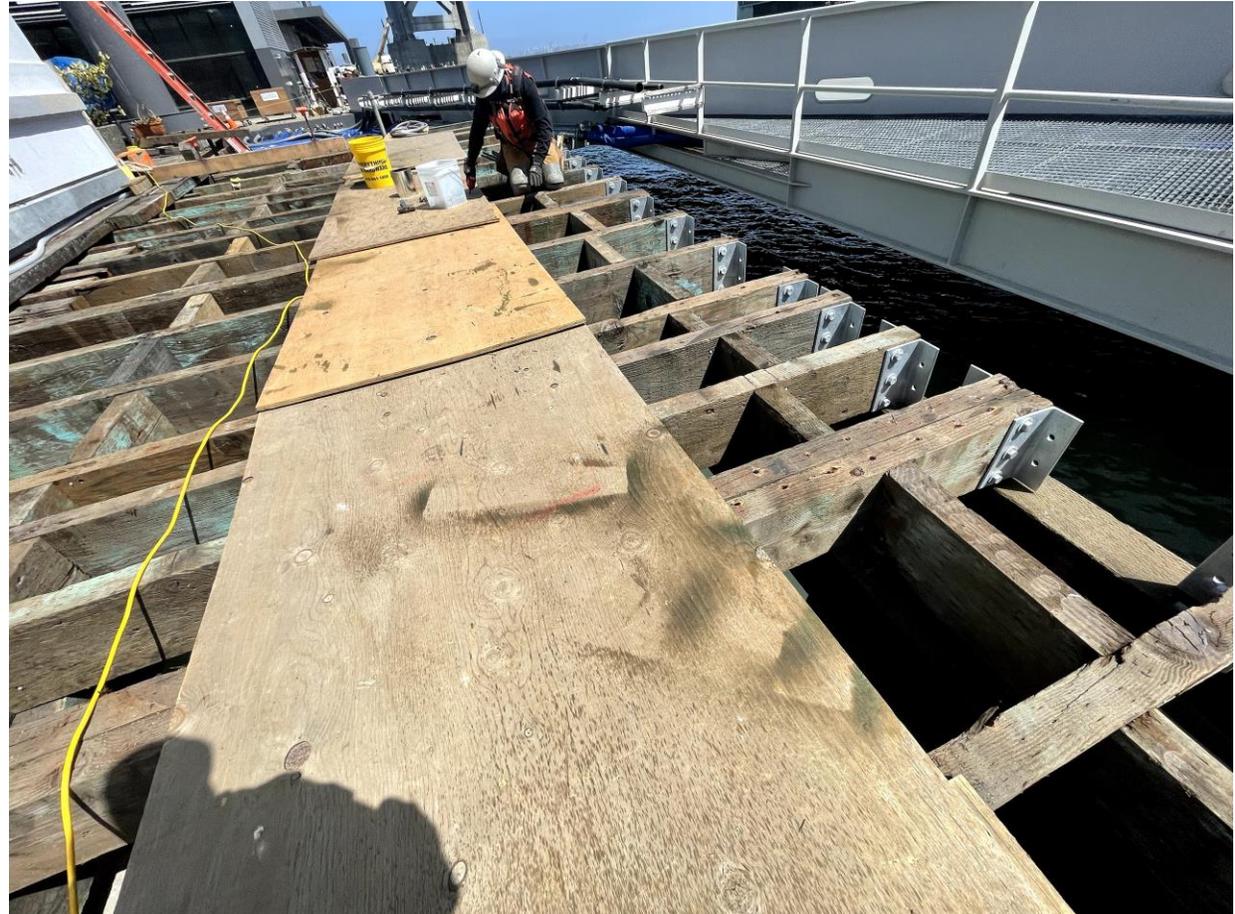
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BCDC PUBLIC ACCESS IMPROVEMENTS – STRUCTURAL REPAIRS TO NORTH AND SOUTH APRONS



Structural Repairs at North Apron
Reconstructed Pile Caps & New Steel Beams & Girders

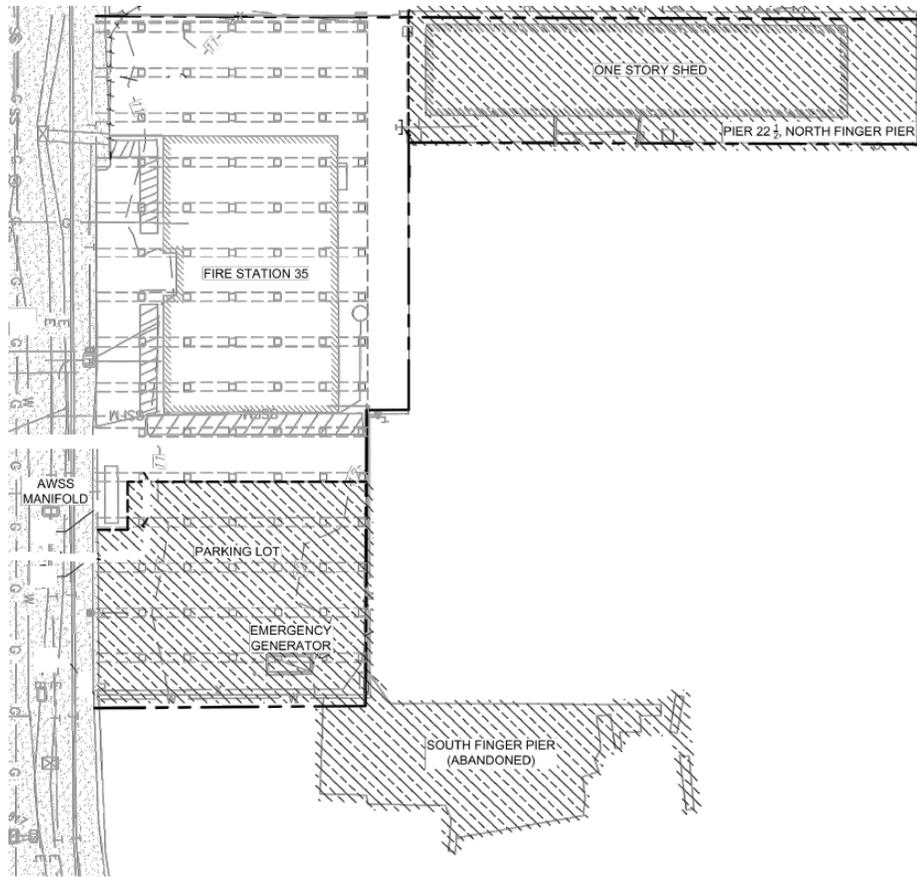


Structural Repairs at South Apron
New & Reconstructed Pile Caps, Deck & Girders

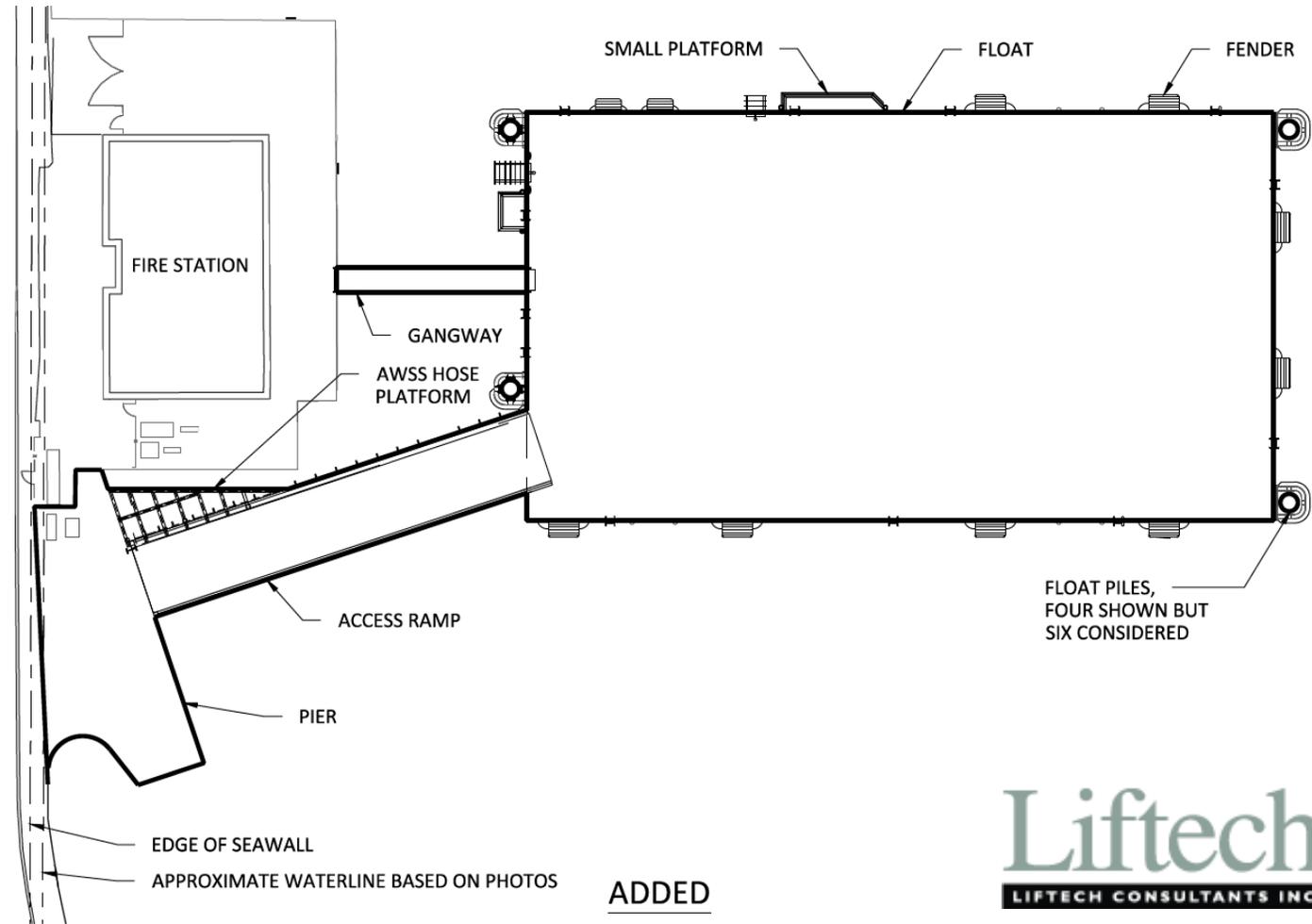
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BCDC MITIGATION MEASURE – BAY FILL



REMOVED



ADDED

BCDC MITIGATION MEASURE – DEMOLITION OF PIER 70, WHARF 8



Dilapidated Pier 70, Wharf 8

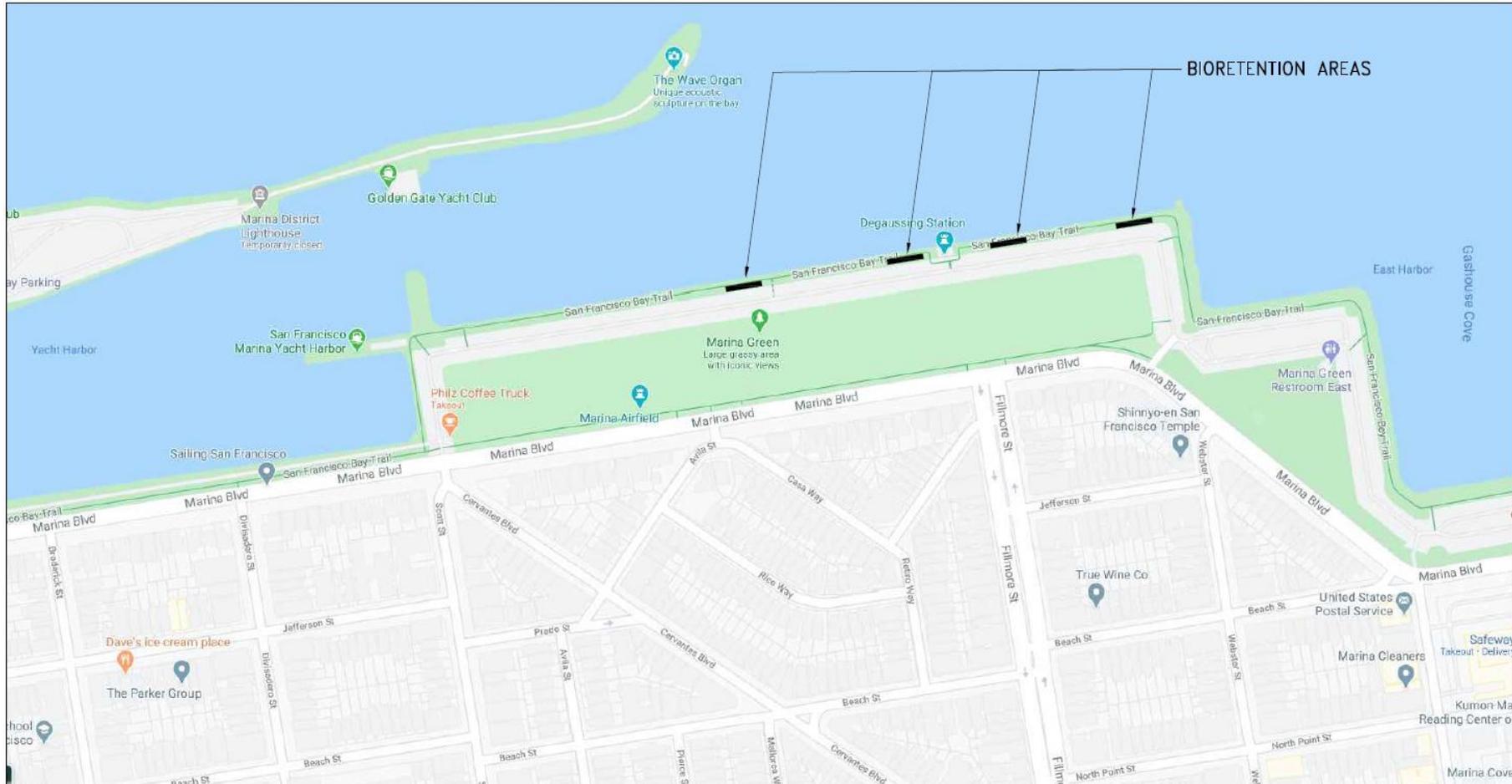


Demolition of Pier 70, Wharf 8

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WATER BOARD MITIGATION MEASURE – OFF-SITE STORMWATER TREATMENT – MARINA GREEN BIOSWALE



LOCATION MAP

**MARINA GREEN
MARINA GREEN DR., SAN FRANCISCO, CA 94123**

NOT TO SCALE



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FORMER PRESIDENT STEEL TARIFF

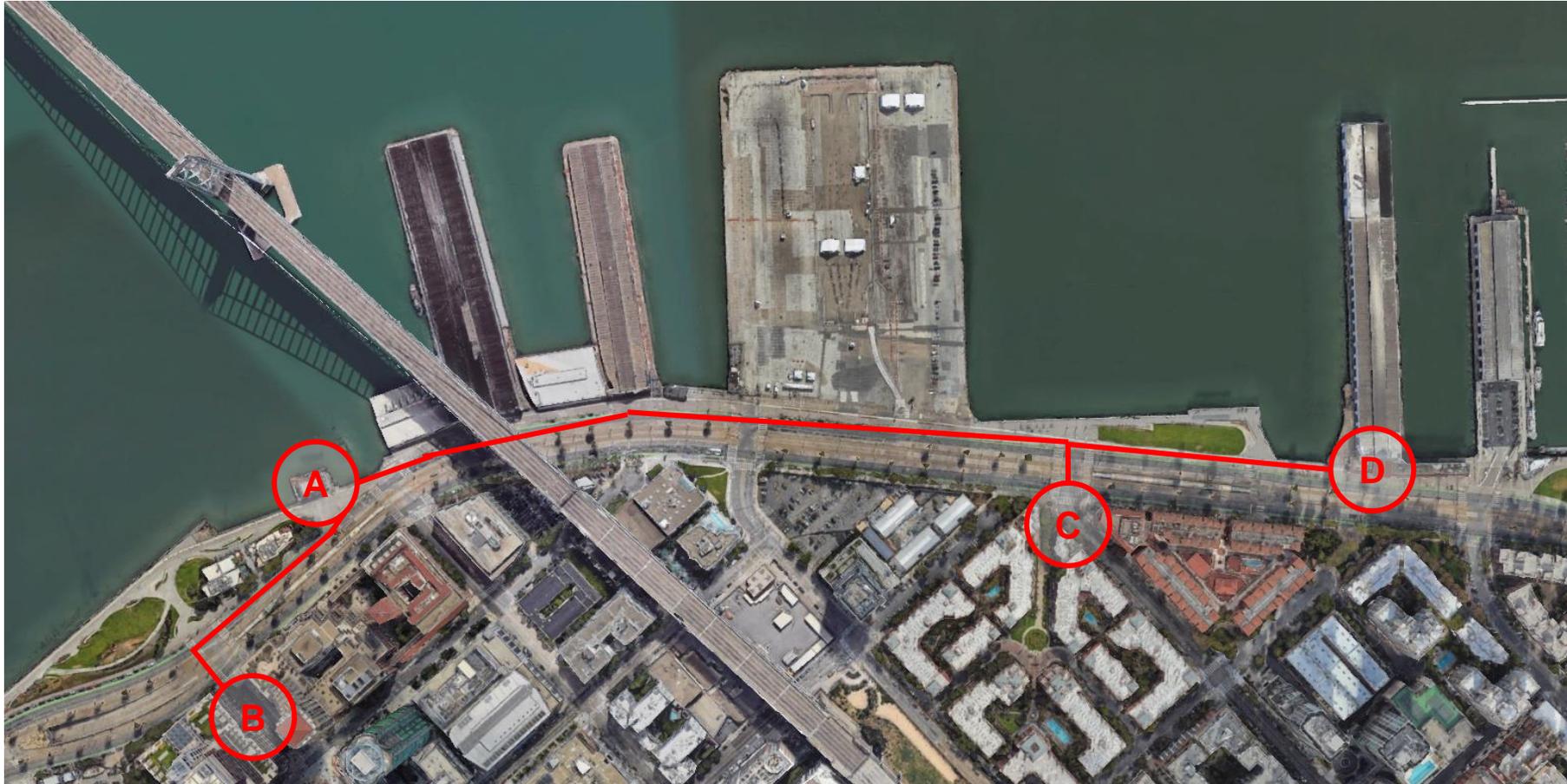
- **Steel Tariff enacted March 18, 2018, imposed a \$3.5 MILLION cost impact to project – the single largest cost impact**



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PG&E RE-DESIGN – POINT-OF-CONNECTION FOR PERMANENT POWER



A: Pier 22½

- Two (2) new vaults

B: Folsom St. at the Embarcadero

- One (1) new vault

C: Delancey St. at the Embarcadero

- One (1) new vault

D: Pier 38 on Embarcadero Promenade

- One (1) new vault



PG&E RE-DESIGN – POINT-OF-CONNECTION FOR PERMANENT POWER



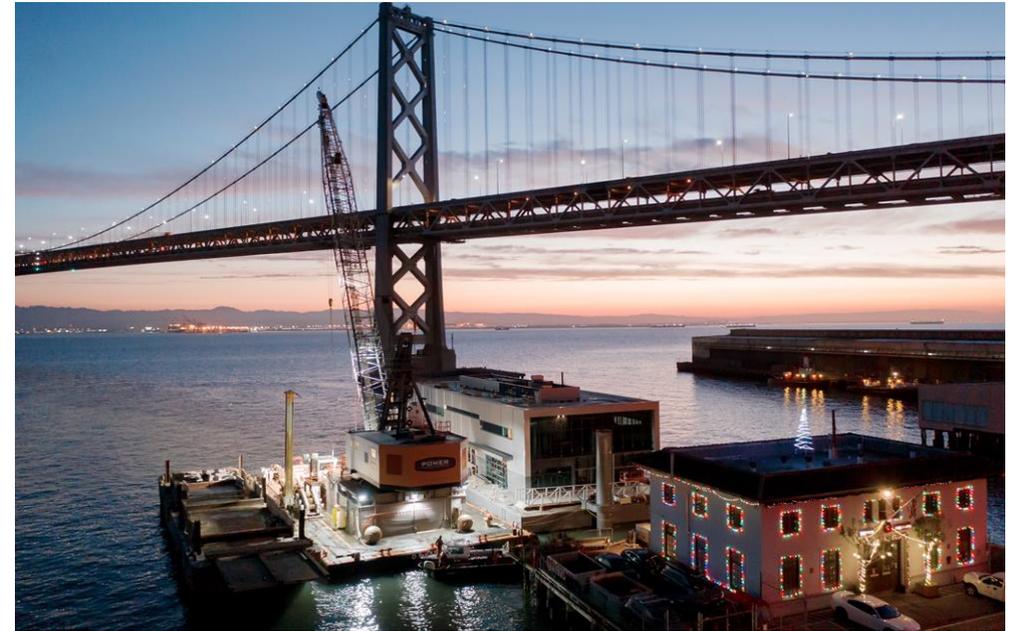
New PG&E Electrical Vault at Pier 22½



Trenching, Backfill, and Street Restoration at Folsom Street Location

DESIGN-BUILDER'S CONTRACT SUMMARY

• Original Contract Amount:	\$31,816,204
• <u>Approved Change Orders:</u>	<u>\$11,414,070</u>
• Revised Contract Amount:	\$43,230,274
• Pending Change Order:	\$843,000
• Projected Final Contract Amount:	\$44,073,274



Extraordinary Change Orders:

- Steel Tariffs, AHJ Mitigation Measures, PG&E Re-Design \$8,777,398

Conventional Change Orders:

- Remaining approved

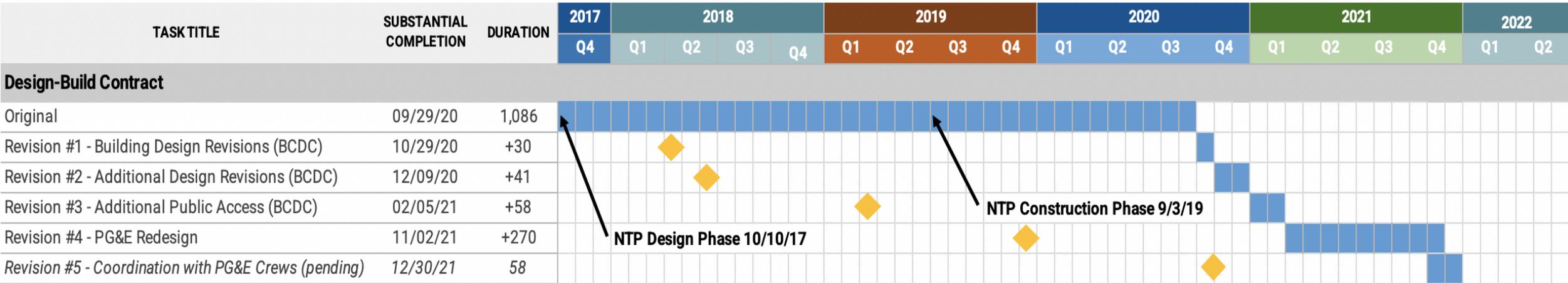
\$2,636,672 or 8% of Original Contract Amount¹

¹ Industry standard range for Change Orders is 10-14% (source: Associated General Contractors of America)

NEGOTIATED DESIGN-BUILD CONTRACT CHANGE ORDERS

CO#	Amount Submitted by Design-Build Entity (DBE)	Amount Approved	Savings
01	\$174,087	\$79,626	\$(94,461)
02	\$448,164	\$408,334	\$(39,830)
03	\$95,010	\$95,010	\$0
04	\$1,383,435	\$1,375,054	\$(8,381)
05	\$126,680	\$0	\$(126,680)
06	\$71,387	\$22,169	\$(49,218)
07	\$3,228,131	\$3,228,131	\$0
08	\$2,804,178	\$1,420,629	\$(1,383,549)
09	\$3,094,272	\$2,659,642	\$(434,630)
10	\$329,157	\$301,975	\$(27,182)
11	\$546,203	\$402,319	\$(143,884)
12	\$590,305	\$570,855	\$(19,450)
13	\$2,621,667	\$1,165,711	\$(1,455,956)
14	\$0	\$0	\$0
15	\$(34,418)	\$ (315,384)	\$(280,966)
	\$15,478,257	\$11,414,070	\$(4,064,187)

IMPACTS TO SCHEDULE



BALANCE OF ACTIVITIES TO ACHIEVE SUBSTANTIAL COMPLETION / MOVE-IN

(Source: Swinerton-Power schedule update, October 7, 2021)

Activity	Completion Date
Permanent Power (PG&E)	October 21
Elevators (State Inspection)	November 8
Embarcadero Utilities • Gas (PG&E)	November 9
Building Systems (Final Connections)	November 29
Building Commissioning	December 6
Final Inspections	December 30
Substantial Completion / Move-In (TBD)	December 30
Final Completion	February 9

FIREBOAT STATION 35 AT PIER 22½



View of Floating Fireboat Station 35
from Embarcadero (South Perspective)



Rescue Bay and Bosun's Bay on Level 1

FIREBOAT STATION 35 AT PIER 22½



Kitchen and Dining Area on Level 2



View from Day Room on Level 2



Project website: www.sfearthquakesafety.org/fireboatstation35

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Magdalena.Ryor@sfdpw.org