

# San Francisco Public Library 190 9<sup>th</sup> St Support Services Building **HVAC Upgrades, PVs & Batteries**

[bidopportunities.apps.sfdpw.org](https://bidopportunities.apps.sfdpw.org)

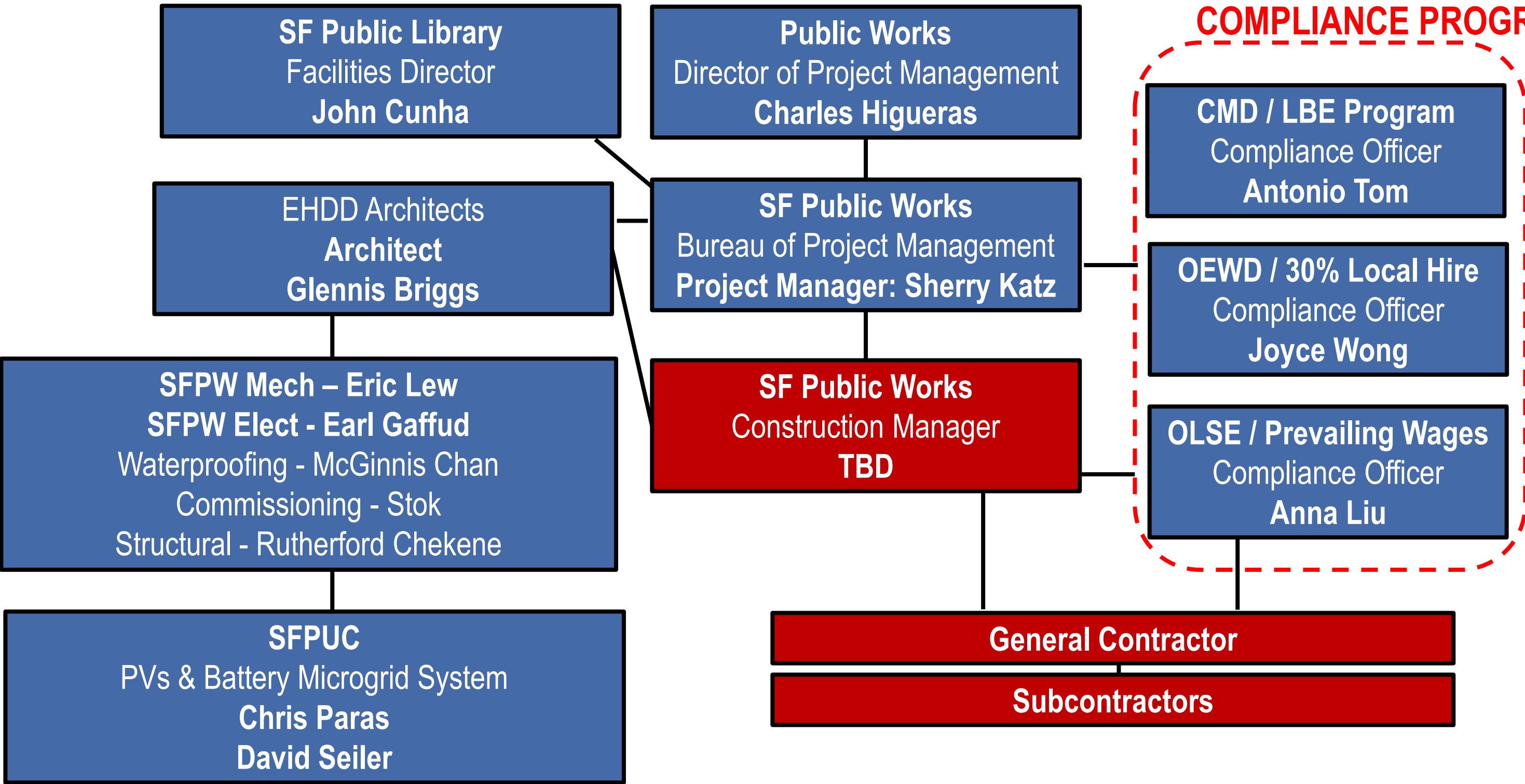


# Agenda

- **Today's Schedule:**
  - **Virtual Pre bid Conference** **930-1030 am**
  - **Site walk with sign in sheet** **1130-12:30 pm**
- **Introductions**
  - Project Organization
- **City Compliance Programs:**
  - Contract Monitoring Division (CMD) -**LBE Contract Compliance**
  - Office of Economic and Workforce Development (OEWD) – 30% **Local Hiring Policy**
  - Office of Labor Standards Enforcements (OLSE) – **Prevailing Wages & D.I.R.**
- **Vicinity Map & sequence of today's site visit**
- **Anticipated Project Schedule**
- **Project Bid Information**
- **Project Description and Scope**
- **Questions?**

# Project Organization & Team

## CITY OF SAN FRANCISCO COMPLIANCE PROGRAMS



**Bureau of Project Management  
EHDD Architects  
& SFPW Bureau of Architecture**

**SF Public Library – 190 9<sup>th</sup> Support Services Bldg.  
HVAC Upgrades, PVs & Batteries  
December 8, 2022**

# City of San Francisco Compliance Programs

Please contact compliance officers for assistance

**Go to: [Bidopportunities.apps.sfdpw.org/caseload/details](https://bidopportunities.apps.sfdpw.org/caseload/details)**

**for today's handouts**

Office of Labor Standards  
Enforcements (OLSE)  
**Certified Payroll, Prevailing  
Wages, LCP Tracker Training**

**Anna Liu**

**Compliance Officer**

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Office of Economic & Workforce  
Development (OEWD)  
**30% Local Hire Policy and  
50% Local Apprentice Hiring**

**Joyce Wong**

**Compliance Officer**

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Contract Management  
Division (CMD)  
**LBE Policies &  
Requirements**

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**Compliance Officer**

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# Office of Labor Standards Enforcements (OLSE) Certified Payroll, Prevailing Wages, LCP Tracker Training

## Labor Standards Fact Sheet

Information and requirements for contractors and subcontractors bidding on public works contracts in the City and County of San Francisco:

- Pay workers the correct prevailing wage rates for each craft, classification and type of work performed. *SF Administrative Code 6.22(e)(1); CA State Labor Code Section 1773 and 1774*
- Submit certified payroll reports and fringe benefit statements into the City's electronic payroll reporting system (LCPtracker). *SF Administrative Code 6.22(e)(6); CA State LC Section 1776*
- Maintain Office of Labor Standards Enforcement (OLSE) daily sign in sheets documenting all hours worked and the classifications of work performed. *SF Administrative Code 6.22(e)(7)(C)*
- Display OLSE provided posters at the jobsite, informing workers of Prevailing Wage requirements. *SF Administrative Code 6.22(e)(7)(D)*
- Furnish employees with itemized pay stubs and retain payroll records. *CA State Labor Code Section 226*
- Employ apprentices registered in a state-approved apprenticeship program and make apprenticeship training contributions. *CA State Labor Code Section 1777.5*
- Register with the California Department of Industrial Relations (DIR). *CA State Labor Code Section 1725.5*
- Comply with local labor laws including the *Minimum Compensation Ordinance, Health Care Accountability Ordinance, Health Care Security Ordinance, Fair Chance Ordinance and miscellaneous Prevailing Wage Ordinances* where applicable. *SF Administrative Code Ch. 14, 12P, 12Q, 12T and 21C*

All Contractor & Sub Contractor CPRs must be uploaded to the City's LCP Tracker and must be current prior to release of payment

**Anna Liu**

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# Office of Economic & Workforce Development (OEWD)

## 30% Local Hiring Policy, 50% Local Apprentices

- San Francisco Administrative Code Chapter 6.22(G)
- Local Hiring Requirements (Section 00 73 30)
  - **30% of total work hours, by trade, must be performed by San Francisco residents**
  - **Where apprentices are utilized, 50% of total apprentice hours, by trade, must be performed by San Francisco residents**
- The City will not issue NTP until Contractor completes and submits the following:
  - Form 1: Local Hiring Workforce Projection
  - Form 2: Local Hiring Plan

**Joyce Wong**

**Compliance Officer**

(415) 701-4880

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# Contract Management Division (CMD)

## LBE Policies and Requirements

- LBE Subcontracting Goal: **20%**
  - Only LBE contractors certified by the SF Contract Monitoring Division are eligible to meet that goal.
  - Form 2B “Good Faith Outreach” is required to be submitted with Bid.
- LBE Subcontracting Goal:
  - To meet the LBE % goal, search for City of San Francisco LBE Certified Firms on the CMD website page:
    - GoTo: [http://mission.sfgov/hrc\\_certification/search.aspx](http://mission.sfgov/hrc_certification/search.aspx)
    - Scroll down to “General & Special Construction Contractors” to find trades and click on the trade you are searching for, then scroll down to bottom of page and “click here to search by criteria”.
    - On the Directory of Certified Firms page, click “All Vendors” at the top of the page to find City of San Francisco Micro LBE Certified Firms to meet the Micro LBE % requirement.
  - If the general contractor’s or prime contractor’s firm is a certified LBE, then a 10% bid discount is applied at the bid, but the general or prime’s certification as an LBE does not apply to the LBE % goal. The prime must still meet LBE % goal with subcontractors chosen from the City’s LBE Certified Firms.
- CMD Forms (see Section 00 22 11, Paragraph 1.6 CMD BIDDING FORMS)

# Project Information

**Bid Advertisement**

**Bid Conference/ Bid Walk**

**Last Day for Questions on Bid Docs (rfi's)**

**Final Addendum published**

**Bids are Due**

Bids shall be submitted online via ShareFile until 2:30:00 p.m. on January 4, 2023, after which the bid opening will be conducted live online via Microsoft Teams. Contract Administration will email the Microsoft Teams meeting information to all Plan Holders approximately 24 hours prior to Bid opening.

**Bid Protest Period – 7 calendar days following the bid**

**CMD forms / Supplementary Docs due – 5 days**

**Public Works Commission Mtg – Consent to Award**

**Notice of Award, Contract Agreement sent to GC**

**GC delivery of bonds & insurances, City's review**

**NTP**

**Contact Time from NTP to Substantial Completion**

**Complete Submittals due or Liquidated Damages apply**

# Summary of Project Schedule

Nov 10, 2022 – Jan 4, 2023

December 8, 2022

**10 calendar days prior to bid date – 12/21**

December 28, 2022

**January 4, 2023; 2:30 PM**

By January 11, 2023

By January 9, 2023

**(target) March 3, 2023**

by mid - March 2023

~ 6 to 8 week process from Notice of Award

Target – early May 2023

**455 calendar days**

21 days from NTP



Bureau of Project Management  
EHDD Architects  
& SFPW Bureau of Architecture

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# Project Information

# Bid Information

- **Please sign in at today's Bid Walk** – sign in sheets will be provided at the walk
- **Submit written questions on the QBD form by December 21<sup>st</sup> to:**
  - [sherry.katz@SFDPW.org](mailto:sherry.katz@SFDPW.org)
  - [g.briggs@EHDD.com](mailto:g.briggs@EHDD.com) (Glennis Briggs)
- **No abatement work is anticipated – we have conducted a hazmat survey and all areas came up clean.**
- **On the Bid Form:**
  - Partnering Program Requirements for Conflict Resolution: The partnering allowance will be used by the GC for meetings between the Owner, the Contractor, the design team and the City's Partnering facilitator – see Section 01 31 33.
- **There are 3 LDs in contract that the City will enforce – see bid section 00 73 02:**
  - Submittals are due 21 days from NTP or LDs of \$200 per day apply
  - Substantial Completion LDs - \$2500 per day
  - Final Completion LDs - \$500 per day
- **The cost estimate for this project: \$6,310,112**
  - PV microgrid estimated at \$2,276,869
  - All other Work estimated at \$4,033,243
- **This project has a 20% certified LBE goal - Antonio Tom is the compliance officer**
- **This work is taking place in an occupied facility; The Library Support Services personnel have returned to the building to work. GC's Regular Work Hours: 7:30 am to 4:30 pm**

# Project Information

# Bid Information

- **Total contract time from NTP to Substantial Completion is 455 days** (due to long lead equipment delivery times)

Activity	Estimated Duration
At NTP, Submittals for long lead equipment (HVAC, Temp HVAC, PVs & Batteries) due from GC	By 3 wks from NTP or LDs apply
Submittal review by the AE	6 weeks
<p>Lag time prior to mobilization –</p> <ul style="list-style-type: none"> <li>• <i>GOAL – To keep window of disruption to occupants as short as possible</i></li> <li>• <i>Mobilization will take place about 30+/- days prior to delivery of HVAC equipment (for demo and temporary hvac set up)</i></li> <li>• <i>GC will provide manufacturer’s letterhead delivery date for PVs and Batteries prior to mobilization.</i></li> </ul>	26 +/- weeks depending on lead times to delivery
<b>Mobilization to Substantial Completion</b>	<b>26 +/- weeks</b>

- **Permits that need to be obtained by General Contractor**
  - The contractor provides all SFMTA related permits for temp parking, traffic control and street lane closures

# Project Information

# Architectural Project Description

## ARCHITECTURAL

### Roofing:

- Demolish existing roofing down to the structural slab.
- New roofing assembly, including rigid insulation, crickets, flashing, and walk pads.
- New gutter, scupper, rain water leaders and splash blocks at penthouse roofs.
- New waterproofing at the inner face and top of the guardrail.
- New strainers and clamping rings at existing roof drains.
- New flashing at joint to adjacent building.

### Other work:

- New cable guardrail (CalOSHA) where the existing parapet is not guardrail height.
- New door thresholds at new roof penthouses
- Paint at new conduit and conduit supports, exposed on the south side of the building.
- Support for new AHU's, if and where they extend beyond the existing mechanical platforms.

## DEFERRED APPROVAL

- STRUCTURAL DESIGN FOR MEP ANCHORS AND SUPPORTS INCLUDING BUT NOT LIMITED TO CANTILEVERED AHU SUPPORTS, IF ANY

- FIRE ALARM SYSTEM (DSD'S) REQUIRED BY NEW MECHANICAL WORK

DEFERRED SUBMITTALS FOR DESIGN BUILD PERMITS SHALL BE SUBMITTED BY OTHERS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING LICENSED PROFESSIONALS AS REQUIRED TO DESIGN AND BUILD THE SYSTEM AS WELL AS PROVIDE SERVICES TO INCLUDE THE PREPARATION OF DRAWINGS AS REQUIRED FOR PERMIT. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED.

# Project Information

## MECHANICAL

### 1<sup>st</sup> Floor

- Demolish, furnish, and install a packaged AC unit for the Telecom Room with associated ductwork and appurtenances
- Demolish, furnish, and install one (1) VAV box and associated appurtenances

### 2<sup>nd</sup> Floor

- Demolish two (2) VAV boxes, ductwork, hydronic piping, and associated appurtenances. Furnish and install four (4) VAV boxes ductwork, hydronic piping, and associated appurtenances.
- Furnish and install eight (8) transfer air ducts

### 3<sup>rd</sup> Floor

- Demolish two (2) VAV boxes, ductwork, hydronic piping, and associated appurtenances. Furnish and install four (4) VAV boxes ductwork, hydronic piping, and associated appurtenances.
- Furnish and install eight (8) transfer air ducts
- Demolish existing Trane Tracer BMS. Furnish and install new BMS Panel in the same room.

### Roof

- Demolish, furnish, and install three (3) AHU with associated ductwork, hydronic piping, and appurtenances
  - Note replacement of existing plenum
- Demolish, furnish, and install a heating hot water pump in-kind and associated appurtenances
- Temporarily remove exhaust fan and vent duct curb for new roof installation. Reinstall on new curbs to accommodate change in insulated roof elevation

# MEP Project Description

## GENERAL

- Demolish all thermostats and pressure sensors. Furnish and install thermostats and pressure sensors that are compatible with new Building Management System
- Reuse existing BMS conduits and utilize existing cable tray.
- Furnish and install Building Management System with BacNET communication protocol.

## SPECIAL CONSTRUCTION CONSIDERATIONS

- The building will be occupied during the duration of construction.
- Temporary heating and cooling shall be provided by the contractor for the duration of the contract until the HVAC system has been installed, tested, and fully functional.

## ELECTRICAL

- Remove power connections to mechanical equipment to be demolished. Verify circuits to demolished mechanical equipment and potentially use as circuits for new mechanical equipment.
- Provide power connections, new conduits, and wiring to new mechanical equipment as needed.
- Coordination with SFPUC for the PV system connection.

# Project Information Solar PV & Battery Microgrid Project Description

## SOLAR PV & BATTERY MICROGRID

### Summary of Basis of design

- 95kWp system with 120kW/220kWh battery Microgrid
- PV Module: Sunpower SPR-A440-COM
- Inverter: SMA Sunny Tripower Core1 33 and 50KW
- PV Racking: Unirac Gridflex 5 degree
- Rapid Shutdown Device: Tigo TS4-A-F
- BESS: ELM Microgrid 125 125kW/220kWh
- BMS/Microgrid Controller: ELM Autonomous Microgrid Site Control System including 5 years of service
- PV Monitoring System: Inverter manufacturer web-based monitoring including Verizon compatible cellular router

### Changes to Basis of Design

- Changes to the basis of design must be approved by SFPUC and will be required to include updated drawings (stamped by a California licensed engineer), calculations, permits, and utility interconnection.

### Coordination with Roofing and HVAC/Mechanical

- Coordinate with project management team and the other contractors working on this project throughout the entire overall project.

### Timing

- It is expected the scope of this work will occur after the new roof and new HVAC scopes have been completed.

### Solar Racking

- Install the fully ballasted solar PV module racking system with slip sheeting, and coordinate with roofer to ensure integrity of roof warranty.

### Solar PV

- Mount the PV modules to the racking system, include rapid shutdown devices, solar PV inverters, electrical panels, electrical cables and conduit, solar PV monitoring system and commissioning.

### Battery Energy Storage System (BESS)

- Coordinate with roofer for the penetrations for the BESS mounting structure, install BESS mounting structure, install BESS, and install the Battery management system. The BESS will be mounted on roof and the selected vendor will coordinate all installation logistics, including crane lift.
- Include Self Generation Incentive Program (SGIP) reporting services for the Performance Based Incentive. Include coordination for final SGIP approval.

### Microgrid

- Relocate server room load panel and secondary HVAC feeder circuits to a new critical load panel which will be energized during an outage. Microgrid system commissioning with functional testing for self consumption, energy arbitrage, and outage/islanding functionality.

### Utility Interconnection

- The selected vendor will be required to coordinate and achieve PTO for the existing PG&E WDT interconnection application.

### Other scope includes, but is not limited to:

- Load side connection to existing 1600A 480Vac utility service
- Additional Electrical panels
- Additional Energy Meters
- Disconnects
- Conduits and conductors

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**December 8, 2022**

# Project Information

# Vicinity Map for 190 9<sup>th</sup> St

**Site Visit:**  
**The building is located @**  
**corner of 9<sup>th</sup> and Howard;**  
**Meet at front door on 9<sup>th</sup>**  
**Street at 1130 am**

