



London N. Breed, Mayor
Philip A. Ginsburg, General Manager

Japantown Peace Plaza Renovation Project

Sourcing Event ID is **0000008378**

Pre-Bid Conference

September 6, 2023; 10AM

AGENDA

Information written in this agenda is intended for ease of reference and is non-binding. Please refer to Bid Documents for all contractual project information.

1. **Introductions**
2. **Sign in Sheet**
3. **Overview**

This project involves the renovation of the Japantown Peace Plaza located at 1610 Geary Boulevard, San Francisco between Geary Boulevard and Post Street. The plaza is a major cultural landmark in San Francisco and onsite structures like the Peace Pagoda monument are historic. The outdoor plaza is over 30,000 square feet in area and built over a parking garage. The scope of work includes demolition of the existing plaza down to the structural roof slab, seismic retrofit of structural concrete, installation of new below grade drainage and waterproofing. The plaza will be completed with new pavers, landscape planters and irrigation, decorative walls, curbs and railings, lighting and electrical systems. Architectural work includes the construction of a new storage building. The existing buildings at the Japan Center Mall that front the edge of Peace Plaza as well as the parking garage below shall be occupied and used by the public during construction.

4. Partial Payment for Undelivered Long Lead Items is covered in the Agreement Form, 00 52 00.
5. Bird and Bat Protection measures are covered in Minimum Environmental Procedures, 01 35 49.
6. Hazardous Materials Procedures
7. Project includes 2020 Bond Funding, State Funding and Federal Funding.
8. Bid Items:
 - Bid Item 1: Base Bid: Work as Indicated on the Plans and Specifications (excluding bid items listed below)

- Bid Item 2: Hazardous Material Abatement Work
- Bid Item 3: Allowance for Unforeseen Environmental Work (\$15,000)
- Bid Item 4: Allowance for Partnering Facilitation (\$41,000)

a. Alternates:

- Bid Alternate 1: Additional Pagoda Work

b. Warranty:

- Contractor shall provide a warranty against defects in materials and workmanship for 24 months from the date of the Substantial Completion; and
- It is the contractor's responsibility to secure all product manufacturer's warranties.

9. Design Overview

- Site Access and ongoing operations**
- Waterproofing**
- Structural Reinforcement**
- Historic Preservation**

10. City Compliance

- Contract Monitoring Division requirements 20% corrected at Bid Walk
Small Business Enterprise (SBE) subtracting goals (~~25%~~) Selormey Dzikunu
628-271-2094 Selormey.Dzikunu@sfdpw.org
- Office of Economic Workforce Development; Joyce Wong, 415-701-4891
joyce.wong@sfgov.org;
- Office of Labor Standards Enforcement- Prevailing wage rate and Project Labor Agreement - Lucio Sanchez Garfias 415-554-4108;
lucio.sanchezgarfias@sfgov.org
- Certified City Vendor

5. Contract Requirements

- Submittal Requirements: Review Specification Section 00 40 13 for Bidding Forms Checklist
 - Executed Bid Form (Section 00 41 00), with contractor's license number and exp. date
 - Bid security equal to 10% of the Bid (Section 00 43 13)
 - Acknowledgment of Receipt of Addenda (Section 00 43 20)
 - Proposed Subcontractors Form (Section 00 43 36)
 - Proposed Subcontractors Form for Alternate Bid Items (Section 00 43 37)
 - Bidder's Qualifications (Section 00 45 13)
 - See checklist for complete list
- Bids submitted digitally: Review Section 00 21 13 Appendix A.

- c. Insurance: Worker’s Compensation, Commercial General Liability and Commercial Automobile Liability, Professional Liability Insurance, Builder’s Risk Insurance
- d. See specification Section 00 73 16 for complete list of insurance requirements
- e. Engineer’s Estimated Cost: \$16,500,000.
- f. License Requirement: Class B
- g. Bidder’s Qualifications- Prime Contractor has successfully completed a minimum of three (3) building and/or site construction projects that include similar scope and complexity during the last 10 years with a minimum contract value of \$5,000,000 each. At least 1 of these projects shall have:
 - i. minimum contract value of \$15,000,000 with a minimum of 3 subcontracted trades.
 - ii. the construction of at least 1,000 sq. ft. of roof top plaza that includes roof waterproofing, pavers, irrigation and drainage.
 - iii. construction work on a historic concrete building.
 - iv. seismic retrofit of existing concrete structures.
 - v. construction in an existing building or facility that is occupied and open to the public during construction with limited or restricted site access.
- h. Submit sufficient information on the Safety Prequalification Form and additional documentation as necessary (per Section 00 45 14 Bidder’s Safety Record) to demonstrate to the satisfaction of the City that the Prime Contractor substantiates its record of safe performance on construction projects.
- i. Submit sufficient information on the Bidder's Qualifications form (Section 00 45 13),
- j. Experience statement requirements for key staff, additional qualifications for the sub-contractors and equipment suppliers can be found in Specification Section 00 21 13 Instructions to Bidders.
- k. Anticipated Commencement of the Work: Spring 2024.
- l. Construction Duration: 500 consecutive calendar days to Substantial Completion, and 60 consecutive calendar days to Final Completion. See General Requirements Specifications section 00 72 00 for more information.
- m. Liquidated Damages: \$4,000/day after time limit for Substantial Completion; and \$1,000/day after time limit for Final Completion
- n. Partnering Element: Level 3, see specifications section 01 31 33
- o. Clean Construction Site: Pursuant to SF Admin. Code Section 6.25, “Clean Construction” is required.
- p. Surety Bond: For information about the Surety Bond Program contact bond@imwis.com 415-986-3999

5. Submission Requirements

- a. Schedule
 - **Submit questions by: Sunday, September 17, 2023**
 - Questions on Bid Documents: Use QBD form (Section 00 21 14) and e-mail to marien.coss@sfgov.org.
- b. Bids Due: Wednesday, September 27th, at 2:30 PM submitted online via ShareFile.
- c. Evaluation Criteria & Selection Process
 - Statement of Qualifications
 - Competitive Low Bid Contract