

Pier 80 M&R Roof Replacement



Pre-Bid Meeting
October 27, 2025
10:30am

Sourcing Event ID No: 0000011101



www.sfdpw.org

Agenda

1. Project Description
2. Contract Details
3. Available Project Information
4. City Requirements
 - Contract Monitoring Division (CMD)
 - Office of Economic Workforce Development (OEWD)
 - Office of Labor Standards Enforcement (OLSE)
5. Contractor and Subcontractor Qualifications
6. Bid Items – Schedule of Bid Prices / Alternates
7. Allowances
8. Temporary Facilities and Controls
9. Partnering Procedures
10. Material Reduction and Recovery Plan
11. Bidding Forms Checklist
12. Bid/Quotation Submission
13. Reminder / Site Walk

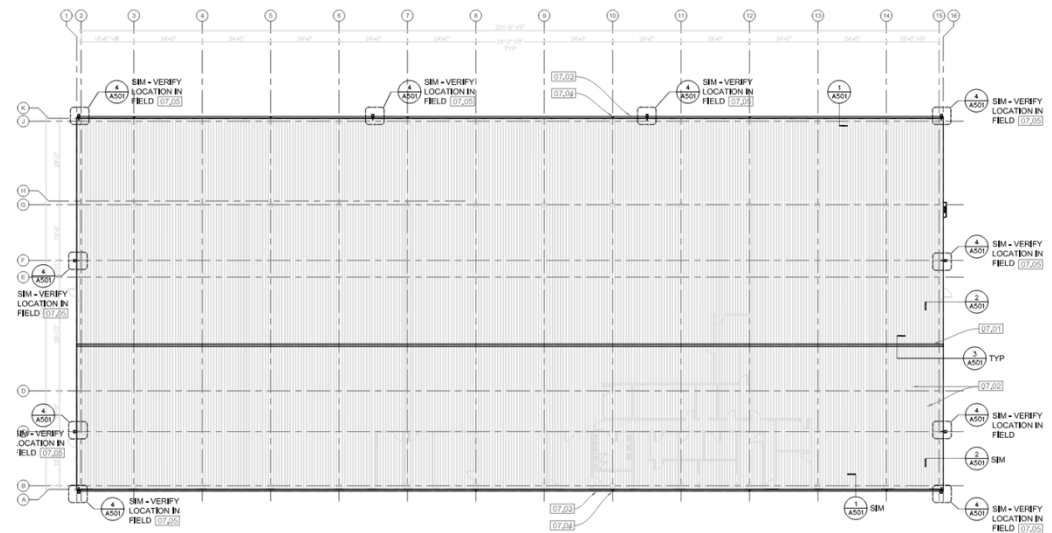


Project Description

Pier 80 M&R Building is an existing industrial building located at Pier 80. The building is owned and managed by the Port of San Francisco, with several tenants currently occupying the space. The building is single story, approximately 30 feet tall with a low-sloped gable roof. The existing 40,000 sq. ft. roof is a standing seam metal panel roof with intermediate, inlaid translucent panels acting as skylights. The project involves removal and replacement of the existing metal roofing and translucent panels with new standing seam metal roof panels, flashings, and vented ridge cap. The project will require some hazardous materials abatement. The project also includes the following alternates:

Alternate #1: Remove & replace all existing gutters and downspouts.
Alternate #2: Short term column repair for 14 (E) exterior structural columns. Remove and replace damaged grout; add new grout and epoxy anchor bolts. Paint base plates and provide new polyethylene column protectors.

Refer to Contract Drawings and Spec Section 01 11 00 Summary of Work of the Project Manual for more information.



Contract Details

Sourcing Event ID: 0000011101

Project Title: Pier 80 M&R Roof Replacement

Project Site Address: Pier 80 – M&R Building, San Francisco, CA 94124

BID Submission Date: Wednesday, November 12, 2025 until 2:30:00 PM, PST.

Bids shall be submitted online via ShareFile. See Project Manual Section 00 21 13 for specific bid submission instructions.

ShareFile URL: <https://sanfranciscopublicworks.sharefile.com/i/i3f1258e5dd54c77b>

BID Opening: 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.

Contract Duration: 150 consecutive calendar days from NTP to Substantial Completion.
30 consecutive calendar days from Substantial Completion to Final Completion.

Requirements: Class "B" license is required to bid. Pursuant to San Francisco Administrative Code ("Administrative Code") Section 6.25 and Chapter 25 of the Environment Code, "Clean Construction" is required for the performance of all work. Bid discounts may be applied as per San Francisco Administrative Code Chapter 14B. LBE Subcontracting Participation Requirement is 20% LBE. This Project shall incorporate the required partnering elements for Partnering Level 2.

Estimate: The estimated construction cost is approximately \$2,100,000.

Liquidated Damages: \$2,000.00 for each calendar day that transpires with the Work not Substantially Completed after the time limit for achieving Substantial Completion. \$500.00 for each calendar day that transpires with the Project not Finally Completed after the time limit for achieving Final Completion. Refer to Project Manual 00 73 02.

Refer to Project Manual Section 00 21 13 for specific bid submission instructions.



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Contract Details

Question on Bid Documents:

Send to Tony Abuyaghi at tony.abuyaghi@sfdpw.org

Potential Bidders must complete a QBD form and submit no later than 10 calendar days before the bid submission due date date.

Refer to Project Manual Section 00 21 14

SECTION 00 21 14
QUESTION ON BID DOCUMENTS (QBD) FORM

Potential Bidders must complete this QBD Form and submit to the address or email below no later than 10 calendar days before the Bid Submission Due Date.

Project: PIER 80 M&R ROOF REPLACEMENT
Sourcing Event No. 0000011101
To: Bureau of Project Management
49 South Van Ness Avenue, Suite 1100
San Francisco, CA 94103
Phone: (628) 271-2876
Attention: **Tony Abuyaghi**
Email: Tony.Abuyaghi@sfdpw.org

City Use Only	
QBD No.	
Received by:	
Date Received:	
Addendum Issued?	☐ Yes ☐ No
Date Sent Response:	

BIDDER'S QUESTION	
Company Name:	Date
Contact Name:	Tel:
Title:	Fax:
Check One Only (Use separate form for each specification and drawing question.)	
☐ Spec. Section:	Paragraph(s):
☐ Drawing Sheet:	Detail(s):
Question:	

CITY'S REPLY	
☐ Mark this box if the QBD can be answered by Bidder's review of the documents. Reply with location(s) where the information can be obtained.	
Reply:	
By:	Bureau/Firm: Date:

The reply is an answer to a Bidder's question. The reply does not change the Bid Documents unless the information contained therein is issued in an Addendum. At the sole discretion of the City, the question and reply may be returned to the questioner and distributed to all bidding general contractors for informational purposes.



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Available Project Information

Spec. § 00 31 00

HAZARDOUS MATERIALS REPORTS

The City's environmental consultant has surveyed the facility for the presence of various hazardous materials. Materials investigated may include asbestos, lead, PCB ballasts, mercury containing lamps, and other hazardous materials. The survey findings are documented in the following:

1. Roof Repair Project, Pre-Construction Hazardous Material Survey for Asbestos Containing Material and Lead Based Paint, Port of San Francisco, Pier 80, M; dated April 10, 2025 (Revised); by North Tower Environmental.

B. The Contractor shall use qualified hazardous materials abatement subcontractors for the hazardous materials abatement at the site. The hazardous materials abatement information for this work is documented in the following Sections: 1. Section 01 35 44 - Building Related Hazardous Materials

ENVIRONMENTAL REPORTS

A CEQA Exemption Determination has been made for this project, Case No. 2021-003773ENV.

The project has been determined exempt under the California Environmental Quality Act (CEQA) per Exemption Type Class 1 – Existing Facilities



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City Requirements

Contract Monitoring Division (CMD)

Contact: Melinda Kanios
Melinda.kanios@sfgov.org
(415) 554-0657

Bid Discounts

- 10% bid discount for Small and Micro-LBEs.
- 5% bid discount eligible for SBA-LBEs if does not negatively impact Small or Micro-LBE bidder.
- Neighborhood and Zip Code discounts do not apply since the project is over water.

Refer to CMD Attachment 1 for Construction Contracts

CMD ATTACHMENT 1 - 07.01.24

Requirements

- CMD certified in SF LBE in Class B – General Building Contracting (CN-031) LBE category.
- All LBE subcontractors need to be listed on 00 43 36 regardless of dollar amount – even less than ½ of 1%.



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City Requirements

Office of Economic Workforce Development (OEWD)

Contact: Joyce Wong
joyce.s.wong@sfgov.org

Contractors will need to work in good faith with OEWD to fill 50% of new hiring opportunities with local disadvantaged workers.



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CityBuild
Office of Economic and Workforce Development

FOR QUESTIONS, CONTACT CITYBUILD:
415.701.4848 (P)
CITYBUILD@SFGOV.ORG
WWW.OEWD.ORG

FIRST SOURCE HIRING PROGRAM FOR PUBLIC WORKS CONSTRUCTION PROJECTS

OVERVIEW

- Applies to publicly funded projects with an estimate in excess of \$350,000
- Contractors are required to work in good faith with the CityBuild unit within the San Francisco Office of Economic and Workforce Development (OEWD) to employ economically disadvantaged individuals in 50% of all new hiring opportunities.
- Contractors must provide CityBuild with a list of Core Employees who will be working on the project, and must notify CityBuild of all **new hiring opportunities**.
- Core Employees are defined as workers who are documented on contractor's active payroll 60 of the previous 100 working days prior to award of contract. New hiring opportunities are work that will not be performed by a contractor's Core Employees. CityBuild has the discretion to require contractors to submit payroll records to verify that employees listed meet the definition of Core Employees.

GUIDELINES

- Prior to starting work on a project, a CityBuild Workforce Meeting is scheduled to discuss construction schedule and labor needs.
- **Form 1: Workforce Projection.** Must be submitted to CityBuild by the Prime Contractor for approval within 30 days of contract award. Contractors are required to list work projections and provide a list of Core Employees who will work on the project.
- **City's Electronic Certified Payroll System:** All contractors will be required to submit certified payroll for all workers through the City's Electronic Certified Payroll System. An account is required to access the system.
- **Form 3: Job Notice** should be submitted to CityBuild at least 3 business days in advance of a *new hire* start date.

PENALTIES

- Liquidated Damages may be assessed for each instance of non-compliance: \$5,000 for the first "New Hire" not properly noticed and \$10,000 for each subsequent violation.
- Failure to comply may lead to delay in release of permits by the Department of Building Inspections.
- A Corrective Action Plan may be negotiated to avoid penalties.

City Requirements

Office of Labor Standards Enforcement (OLSE)

Contact: Anna Liu
anna.liu@sfgov.org
(415) 554-5404

This project is subject to prevailing wage requirements and that the applicable wage determination is 2025-2.



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CITY AND COUNTY OF SAN FRANCISCO	DANIEL LURIE, MAYOR
OFFICE OF LABOR STANDARDS ENFORCEMENT	
PATRICK MULLIGAN, DIRECTOR	
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. <i>SF Labor & Employment Code 101.1, 103.1; CA State Labor Code Section 1773 and 1774</i> • Submit certified payroll reports and fringe benefit statements into the City's electronic payroll reporting system (LCPtracker). <i>SF Labor & Employment Code 103(e)(2)(A); CA State LC Section 1776</i> • Maintain Office of Labor Standards Enforcement (OLSE) daily sign in sheets documenting all hours worked and the classifications of work performed. <i>SF Labor & Employment Code 103.3(c)(3)</i> • Display OLSE provided posters at the jobsite, informing workers of Prevailing Wage requirements. <i>SF Labor & Employment Code 103.3(c)(4)</i> • Furnish employees with itemized pay stubs and retain payroll records. <i>SF Labor & Employment Code 103.3(e)(1) and (2); CA State Labor Code Section 226</i> • Employ apprentices registered in a state-approved apprenticeship program and make apprenticeship training contributions. <i>SF Labor & Employment Code 104.2; CA State Labor Code Section 1777.5</i> • Register with the California Department of Industrial Relations (DIR). <i>CA State Labor Code Section 1725.5</i> • Comply with local labor laws including the <i>Minimum Compensation Ordinance, Health Care Accountability Ordinance, Health Care Security Ordinance, Fair Chance Ordinance and miscellaneous Prevailing Wage Ordinances</i> where applicable. <i>Labor and Employment Code Articles 111, 121, 142 and 102.</i> • All work is subject to compliance monitoring and enforcement by the San Francisco Office of Labor Standards Enforcement (OLSE). <i>SF Labor & Employment Code 103.3(c)(1)</i> • OLSE Compliance Officers have the right to engage in random inspections of job sites and to have access to the employees of the contractor, employee time sheets, inspection logs, payroll records and employee paychecks. <i>SF Labor & Employment Code 103.3(c)(2)</i> • Failure to comply with prevailing wage requirements shall result in a forfeiture of back wages due plus penalties of not less than \$50 per day per worker, and may result in disqualification as a contractor or subcontractor on any public work or improvement for the City and County of San Francisco for a period of up to five years. <i>SF Labor & Employment Code 103.3(c)(5) and 106; CA State Labor Code Section 1776(h)</i>	
City Hall, Room 430 1 Dr. Carlton B. Goodlett Place Tel. (415) 554-6573 Fax (415) 554-6291 San Francisco CA 94102-4685 Revised 4/20	

Contractor and Subcontractor Qualifications

Spec. § 00 21 13

Bidder shall submit with its Bid:

- (i) a completed Bidder's Qualifications form (§ 00 45 13)
- (ii) a completed Bidder's Safety Record form (§ 00 45 14)

Bidder's Qualifications Statement: Prime Contractor

B. Bidder's Qualification Statement

1. Submit sufficient information on the Bidder's Qualifications form (Section 00 45 13), and additional sheets as necessary, to demonstrate to the satisfaction of the City that the Prime Contractor has successfully completed a minimum 3 building renovation or new building construction projects involving roof replacement or new roofing during the last 5 years with a minimum contract value of \$1,500,000 each.
 - a. At least one of these projects shall have a minimum contract value of \$2,000,000 with a minimum of 3 subcontracted trades.
 - b. At least one of these projects shall involve installing at least 10,000 s.f. of new roofing or reroofing
2. 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.



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Contractor and Subcontractor Qualifications

Spec. § 00 21 13

Experience Statements *(submit within 10 working days after the date of the City's notification of the lowest bidder):*

1. **Project Manager:** The "Project Manager" is the individual responsible for managing the overall contract for the work to be performed. The Project Manager shall demonstrate a minimum of 8 years of experience managing construction projects and have successfully completed at least 3 building renovation or new building construction projects of similar scope and complexity in the last 8 years with a minimum contract value of \$1,500,000 each.
 - a. At least one of these project shall involve construction on a public building owned or leased by a local city, county or state.
 - b. Management experience shall include but not limited to managing project schedule, budget and subcontractors
2. **Superintendent:** The "Superintendent" is the individual responsible for supervising the construction work to be performed. The Project Superintendent shall demonstrate a minimum of 8 years of experience serving as the superintendent for building construction and have successfully completed at least 3 building renovation or new building construction projects that include similar scope and complexity in the last 8 years with a minimum contract value of \$1,000,000 each.
 - a. At least one of these projects shall have a minimum contract value of \$2,000,000 with a minimum of 3 subcontracted trades.
 - b. At least one of these project shall involve construction on a public building owned or leased by a local city, county or state.



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Contractor and Subcontractor Qualifications

Spec. § 00 21 13

Experience Statements *(submit within 10 working days after the date of the City's notification of the lowest bidder):*

3. **Roofing Subcontractor:** The Roofing Subcontractor that will be performing the roofing work per specification Section 07 41 13 - Standing Seam Metal Roof Panels shall demonstrate possession of a California C-39 Roofing Contractor license, installer certification from the specified roofing manufacturers and that is eligible to receive manufacturer's special warranty, and have successfully completed 5 roofing projects in the last 5 years each with a minimum contract value of \$1,000,000 each. For products required to be installed by workers approved by product manufacturers, include letters of acceptance by product manufacturers certifying that installers are approved to apply their products.
 - a. If the Prime Contractor intends to self-perform the roofing work on this project, then the Prime Contractor shall demonstrate meeting all of the requirements of the Roofing Subcontractor above. The same projects used to meet the Prime Contractor requirements can also be-reused to meet the Roofing Subcontractor requirements.
4. **Project Safety Representative (PSR):** Refer to Section 01 35 45 – Health and Safety Criteria, paragraph 1.3B.
5. **Asbestos Competent Person (ACP):** Refer to Section 01 35 45 – Health and Safety Criteria, paragraph 1.3B.



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Bid Items – Schedule of Bid Prices / Alternates

Spec. § 00 41 00

SCHEDULE OF BID PRICES

Bid Item No.	Bid Item	Amount
1	The Work per Plans and Specifications (Excluding bid items listed below)	\$ _____
2	Hazardous Materials Abatement Work	\$ _____
3	Allowance for Partnering Facilitation and Related Costs	\$15,000
4	Allowance for Unforeseen Federal Tariffs	\$72,500
TOTAL BID PRICE (Summation of All Bid Items): \$ _____		

Bid Alternate No.	Alternate	Amount
1	New Roof Gutter and Downspouts. ADD Lump Sum:	\$ _____
2	Column Repair and Protection Work. ADD Lump Sum:	\$ _____



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Allowances

Spec. § 01 21 00

2.01 BID ITEM NO. 3: ALLOWANCE FOR PARTNERING FACILITATION AND RELATED COSTS

- A. An allowance in the amount of \$15,000 as shown in the Schedule of Bid prices will be used to reimburse the Contractor for the costs associated with the partnering process in accordance with Section 01 31 33 - Partnering Procedures and as directed by the City Representative. No mark-up, overhead or other fees shall be added to the partnering costs.

2.02 Bid Item No. 4: Allowance for Unforeseen Federal Tariffs

- A. An allowance of \$72,500 as shown in the Schedule of Bid Prices will be used to reimburse the Contractor for the incremental additional cost associated with federal tariffs imposed after the date of Bid opening.
- B. No mark ups for overhead, profit, or administrative costs will be allowed as part of this allowance.
- C. Allowance shall only be authorized upon submittal of sufficient and satisfactory documentation as determined by the City Representative, at the City Representative's sole discretion. Required documentation may include, but is not limited to, bills of sale, receipts, and/or invoices for specific items or materials showing date of payment, evidence the materials were incorporated into the Work, and evidence that no other alternatives, domestic or otherwise, are available at a lower price.
- D. Refer to the following sections:
 - 1. Section 00 73 00 – *Supplementary Conditions*, paragraph 1.4C.
 - 2. Section 00 73 73 – *Statutory Requirements*, Article 1.19: *Submitting False Claims; Remedies*



Temporary Facilities and Controls

Spec. § 01 50 00

CONSTRUCTION SEQUENCING

After award and certification of the Contract, a pre-construction meeting will be scheduled with the Contractor to determine the official date for commencement of the Work. No fieldwork can begin prior to the Contractor's receipt of written permission from the City Representative. The City shall have full jurisdiction and responsibility of the property until the commencement date for the Work.

WORK RESRICTIONS

The building will be occupied and operational during the Work of this Contract. The Contractor shall take all necessary precautions and implement mitigation controls to minimize disruption to occupied areas. Contractor shall maintain access to these areas at all times during construction including entrances, accessible path of travel, and egress.

1. If access to occupied areas is required at any time during construction, the Contractor shall notify the City Representative at least 3 business days in advance to allow proper coordination with affected tenant(s).
2. Contractors will need to sign in on a log as directed by the City Representative every day prior to start of work. The number of personnel on site each day shall be documented.

If vehicular or pedestrian access is limited at any time during construction including access to properties adjacent to the limit of work, the Contractor shall notify the City Representative in writing and obtain approval prior to closing vehicular or pedestrian access.



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Temporary Facilities and Controls

Spec. § 01 50 00

CONSTRUCTION NOISE AND VIBRATION CONTROL

See Section 01 35 43 – Environmental Procedures for construction noise control best management practices.

WORK SCHEDULING RESTRICTIONS

The Contractor shall coordinate its operations with the City and shall incorporate in its Progress Schedule activities for all special events that will require the Contractor to suspend its operations at the project site.

The Contractor's working hours shall be Monday – Friday, between 7:00 AM and 6:00 PM, except as specified otherwise in these Specifications or approved in writing by the City Representative.

VEHICULAR [ACCESS AND] PARKING

See plans for Proposed Construction Staging Area. No on-site parking will be provided to the Contractor.

CONSTRUCTION ACCESS AND STAGING PLAN

The Contractor shall submit a Construction Access and Staging Plan for construction staging and access for review and approval prior to commencement of the Work.

Refer to 01 50 00 for additional project requirements.



Partnering Procedures

Spec. § 01 31 33

This Project shall incorporate the required partnering elements for Partnering Level 2

The City Representative, after award of Contract but in no case longer than 30 days following Notice to Proceed (NTP), shall send the Contractor a written invitation to enter into a partnering relationship.

B. For Level 2 Projects, the required partnering elements are:

1. **Internal or External Facilitator.** The City and Contractor shall retain either an internal or external facilitator according to the process listed in subparagraph 3.3 below for the partnering sessions or workshops. The facilitator shall be mutually agreed to by the City and Contractor.
2. **Kick-off Partnering Workshop.** The City, Contractor, and facilitator, if any, shall meet to mutually develop a strategy for a successful partnering process and create their initial partnering charter.
3. **Partnering Charter and/or mission statement.** The City and Contractor shall agree to create a partnering charter that includes:
 - a. Mutual goals, including core project goals that relate to project schedule, budget, quality, and safety, and possibly project-specific goals and mutually-supported individual goals.
 - b. Partnering maintenance and close-out plan, including partnering session attendees and frequency of meetings.
 - c. Dispute resolution plan that includes an Issue Resolution Ladder.
 - d. Team commitment statement and signatures.
4. **Minimum Two Partnering Workshops or Sessions** (including kick-off workshop). The partnering team may participate in additional workshops or sessions during the life of the project that they mutually agree is necessary and appropriate.
5. **Executive Sponsorship.** Commitment to, and support of, the partnering process from the most senior levels of the City and Contractor organizations.
6. **Issue Resolution Ladder.** The City and Contractor shall mutually develop an IRL.



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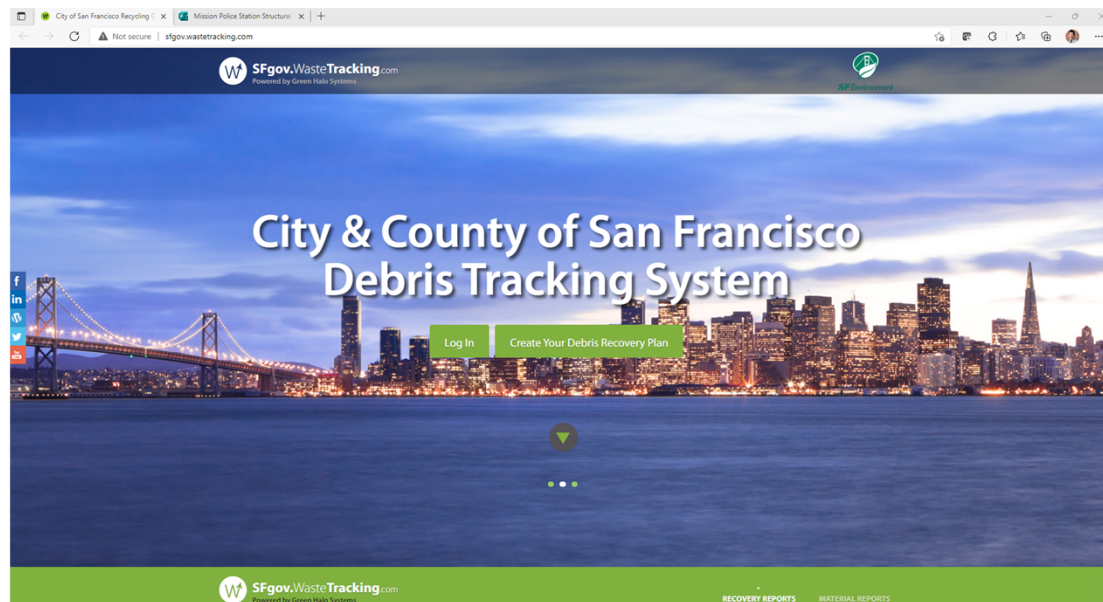
Material Reduction and Recovery Plan

Spec. § 01 74 50

Contractor shall submit MRRP, monthly summaries, supporting documentation and final report in electronic format (Green Halo Systems Platform): <http://sfgov.wastetracking.com/>

Green Halo Tracking Number:

GH934-999-3569



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Bidding Forms Checklist

Spec. § 00 40 13

SECTION 00 40 13

BIDDING FORMS CHECKLIST

To be submitted with Bid for:

PIER 80 M&R ROOF REPLACEMENT

(San Francisco Public Works Sourcing Event ID No. 0000011101)

A. Each Bidder shall submit with its Bid the following forms, properly completed and executed:

- ☐ Executed Bid Form (Section 00 41 00) with contractor's license number and expiration 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).
- ☐ Bidder's Safety Record (Section 00 45 14).
- ☐ Release and Waiver Agreement (Section 00 45 16).
- ☐ Highest Prevailing Wage Rate Certification (Section 00 45 60).
- ☐ Certificate of Bidder Regarding Apprenticeship Training Program (Section 00 45 65).
- ☐ Certificate of Bidder Regarding Nondiscrimination in Contracts and Benefits (Section 00 45 70).
- ☐ Non-collusion Affidavit (Section 00 45 80).
- ☐ Certification of Bidder Regarding Debarment and Suspension (Section 00 45 82).
- ☐ FORM 2B: "Good Faith Efforts" Requirement Form and any required supporting documentation.

B. Digital file of the Bid shall be submitted by following the instructions in Section 00 21 13 Appendix A. Submitted Bid shall be a single file in PDF format containing all pages of the Bid and named as "**Bid for Sourcing Event ID No. 0000011101 by <Bidder Name>.pdf**". Unreadable files or pages may result in a Bid being found non-responsive.

C. The Director of the San Francisco Public Works reserves the right after opening Bids to reject any or all Bids, and to waive any minor irregularity in a Bid.

D. Bids must be submitted no later than the date and time specified in the Advertisement for Bids, or as subsequently specified if changed by Addendum by following the instructions provided in Section 00 21 13 Instructions to Bidders.



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Bid/ Quotation Submission

Spec. § 00 21 13 Appendix A

Responses to the RFQ for the project shall be submitted online via ShareFile at the following URL:

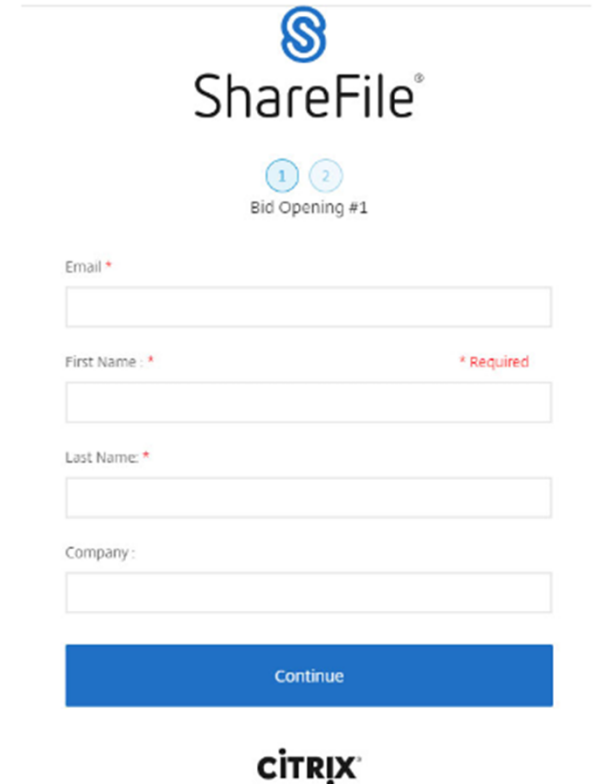
<https://sanfranciscopublicworks.sharefile.com/i/i3f1258e5dd54c77b>

Submit as a single file in PDF format containing all pages of the Bid and named as “Bid for Sourcing Event ID No. 0000011101 by <Bidder Name>.pdf” by **November 12, 2025 until 2:30PM, PST**

Late submissions will not be considered

(please leave sufficient time for the document to upload)

Any questions please email: contractadmin.staff@sfdpw.org



The image shows a ShareFile login page for a bid opening. At the top is the ShareFile logo. Below it, two blue circles with numbers 1 and 2 are shown, with the text "Bid Opening #1" underneath. The form contains four input fields: "Email *" (required), "First Name : *" (required), "Last Name: *" (required), and "Company:". Each field has a red asterisk indicating it is required. Below the fields is a blue "Continue" button. At the bottom right is the Citrix logo.



Pier 80 M&R
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Reminder

Bid Submission Date: **Wednesday, November 12, 2025 until 2:30:00 PM, PST**

Electronic Submission ONLY



Pier 80 M&R
Roof Replacement