



**PUBLIC WORKS COMMISSION**  
CITY AND COUNTY OF SAN FRANCISCO

**London N. Breed, Mayor**

***Correspondence Log***

***December 3 through December 29, 2022***

<b>Date Received</b>	<b>From</b>	<b>Subject</b>
December 15, 2022	Project Manager Rafael Gutierrez	Response through the Chair – Hunters Point Building 101 Renovation
December 15, 2022	Project Manager Arun Bhatia	Response through the Chair – Page Street Neighborway Project



**Date:** December 15, 2022

**To:** Public Works Commission  
Lauren Post  
Lynne Newhouse Segal  
Paul Woolford  
Fady Zoubi

**Through:** Carla Short, Interim Public Works Director

**From:** Rafael Gutierrez, Public Works Project Manager

**Subject:** Response Through Chair Regarding Hunters Point Building 101 Renovation

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**Date of Request of Department Staff:** Date of Meeting

**Request of Department Staff:** Commissioner Post requested an explanation of the high change order percentage.

**Response:** The majority of the 27% of changes orders are attributed to existing unforeseen site conditions and compensable time extension. The project encountered existing site conditions that did not match the existing drawings that were provided to the design team and could not be verified until demolition started and revealed the discrepancies. The existing unforeseen site conditions included the following:

- Existing structural framing and foundation conditions did not match the existing drawings. The project team had to redesign several of details during construction.
- Existing utilities encountered not in the correct location per the existing drawings, some not showing in any drawing. For example, the stair foundations had to be modified because a 12" water supply line was discovered that was not shown in any drawing or survey.
- Existing soil conditions varied throughout the site. We encountered several of boulders while trenching for the new footings and they required extensive work to remove.
- Faulty existing electrical wiring required additional equipment and redesign of the electrical scope of work.

There are 6 categories of change orders, Design Errors and Omissions, Site conditions, Client Requests, Code Issues, Quantity Adjustments and Alternates. The breakdown of the 27% in change order is as follows:

- Design Errors – .7%
- Design Omissions – 4.1%
- Site Conditions – 15%
- Client Requests – 1.9%
- Code Issues - .3%
- Quantity Adjustments – 5.8%
- Alternates – 0%



**Date:** December 15, 2022

**To:** Public Works Commission  
Lauren Post  
Lynne Newhouse Segal  
Paul Woolford  
Fady Zoubi

**Through:** Carla Short, Interim Public Works Director

**From:** Arun Bhatia, Project Manager

**Subject:** Response Through Chair Regarding Page Street Neighborway Project – Contract Modification

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**Date of Request of Department Staff:** December 14, 2022

**Request of Department Staff:** Commissioner Post requested: What was the unknown facility described as a utility conflict? And what's the location of it? Buchanan and Laguna do not intersect. Also, shouldn't the resolution state the three reasons the contract is being increased and extended (water board delays, plus the utility issue, plus Fern Alley)?

**Response:** The unknown utility in question was at the intersection of Page St and Buchanan St – this was a typo in the Staff Report that will be corrected. Please see Attachment 1 for a drawing and photo of the location of the unknown utility and proposed sewer alignment. The utility was not shown on the drawings provided by the utility owners, likely a result of the utility being very old. San Francisco is a historic city, and the streets are congested with utilities. Sometimes the as-builts we receive are diagrammatic and may not reflect actual conditions. Potholing everywhere to verify each utility is sometimes infeasible due to design budget and personnel restrictions, and our project team makes regular judgement calls to minimize conflict. When the unknown utility was discovered in construction, it was decided that it would be significantly more efficient to redesign the sewer alignment than work through the process of determining ownership, especially since we had a quick redesign option available. The downstream slope of the new sewer was increased to clear the utilities. This unknown conflict was just one of a few unknown conflicts we encountered within the project limits.

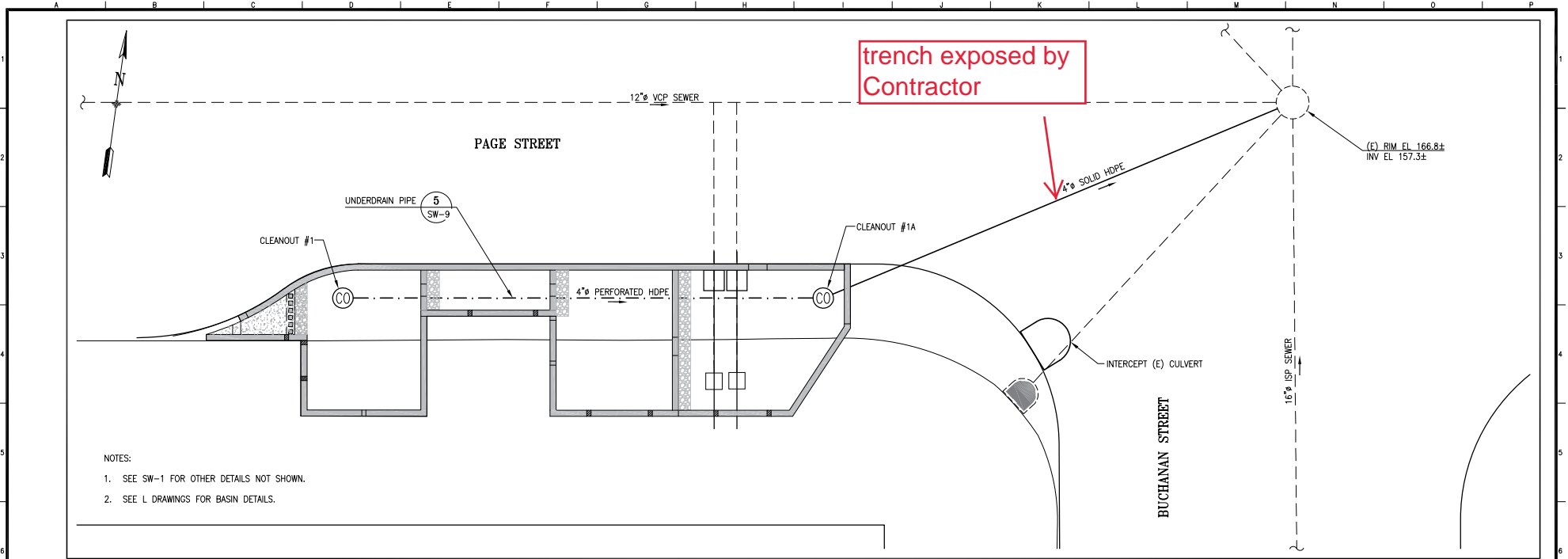
The Resolution should state the three reasons the contract is being increased and extended and will be corrected to include this information.

**Additional Actions:** The Staff Report and Resolution will be updated with the above corrections and information.

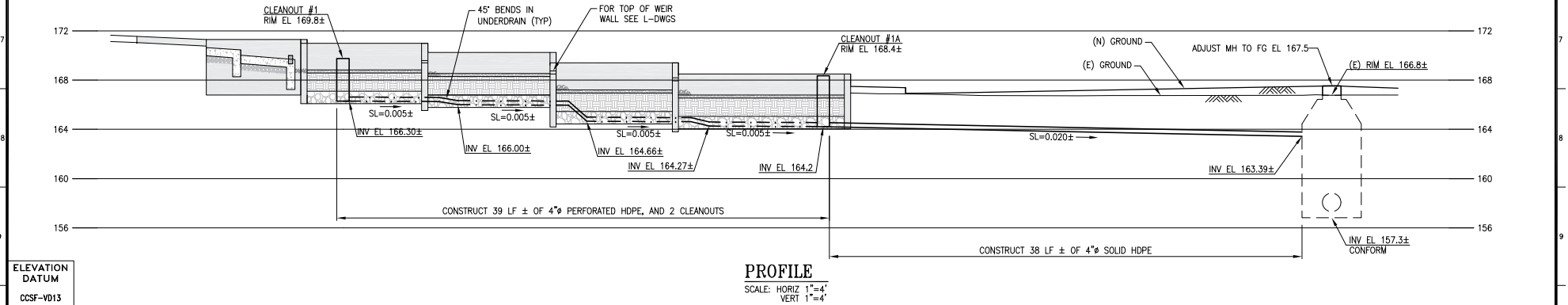
**Attachments:**

1. Commission Response Page St Neighborway 2022-12-16

# Attachment 1 - Commission Response Page St Neighborway 2022-12-16



**PLAN - SOUTHWEST CORNER**  
SCALE: 1"=4'



**PROFILE**  
SCALE: HORIZ 1"=4'  
VERT 1"=4'

ELEVATION DATUM	
CCSF-YD13	
NO.	DATE
DESCRIPTION	
TABLE OF REVISIONS	

REFERENCE INFORMATION & FILE NO. OF SURVEYS



**BUREAU OF ENGINEERING**  
CITY & COUNTY OF SAN FRANCISCO  
**SAN FRANCISCO PUBLIC WORKS**  
49 SOUTH VAN NESS AVENUE, SUITE 800  
SAN FRANCISCO, CA 94118

Section Mgr: <i>Lesley Wong</i>	Date: 11/06/2020
Deputy Bureau Mgr: <i>Fernando Cisneros</i>	Date: 02/17/2021
Acting Bureau Mgr: <i>Doral Delpa</i>	Date: 02/17/2021

DESIGNED: H.BAKER	DATE: 11/20/20
DRAWN: S.LIM	DATE: 11/20/20
CHECKED: C.LINH	DATE: 11/20/20



SCALE: AS NOTED
SHEET OF SHEETS: 56 OF 75

**PAGE STREET NEIGHBORWAY**  
**PAGE STREET AND BUCHANAN STREET SOUTHWEST CORNER PLANTER UNDERDRAIN PLAN AND PROFILE**

CONTRACT NO. 1000017138
DRAWING NO. SW-4
FILE NO. 115.628
REV. NO. 0

unknown pipe, possibly 12" dia  
approx 37ft from MH center  
top approx 163.93

2" plastic gas near  
planter area

possibly abandoned gas;  
approx 34ft from MH center  
top = 163.83

IL of 4" connection  
to cleanout 164.2

AT&T conduit under  
concrete  
approx 33ft from MH center  
top conduit = 164.77

