



PUBLIC WORKS COMMISSION
CITY AND COUNTY OF SAN FRANCISCO

London N. Breed, Mayor

Correspondence Log

January 28, 2023, through February 10, 2023

Date Received	From	Subject
February 2, 2023	Project Manager Ivan Romero	Response through the Chair – County Jail 2 Kitchen Renovation – contract modification



Date: Feb 2, 2023

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

Through: Carla Short, Interim Public Works Director

From: Ivan Romero, Project Lead

Subject: Questions from Commission Chair Regarding Agenda Item #72 for the County Jail #2 Kitchen Renovation

Date of Request of Department Staff: Feb 3, 2023

Request of Department Staff: Commission Chair Lauren Post requested Feb 1, 2023

1. What is the expected Final Completion date if this extension is approved? The memo says 2.16.22, but that must be a typo.
2. Please elaborate/provide more detail on why the project is expected to cost 40% more than when the contract was awarded, and take nearly three times as long to complete.

Response:

1. The date cited by the Commission Chair is indeed a typo. The correct date should have been "2.16.23." However, we have re-checked the date to accord with the time extension and the requested date is actually 2.25.23.
2. The increase in cost due to change orders came primarily to two sources: A) Unforeseen field conditions and B) Project scope expansion requested by the Sheriff's Department.
 - A) Unforeseen field conditions are to be expected when altering an existing building that is 30 years old. The kitchen itself had been in disuse for 10 years. Unforeseen field conditions comprised roughly 1/3 of the total change order amount. Examples of such unanticipated costs are: 1. Additional repairs due to long hidden moisture damage, 2. More extensive replacement of plumbing due to excessive corrosion, 3) Seismic supports for existing conduits above the ceiling that had been left unsupported from the original construction.
 - B) Project scope increases requested by the Sheriff's Department were primarily the improvements to the Officers' Dining Room (OFD) on the 3rd floor and the Jail's medical unit on the 2nd floor. The OFD improvements included replacement of food service equipment, new window treatment to mitigate the solar heat gain, and replacement of the

flooring and wall finishes. The wall and flooring finishes were largely due to the SF Health Department requirements for room finishes for food service areas. The improvements to the 2nd floor medical unit were partially triggered by the remote location of kitchen equipment, and included new cabinets, plumbing and electrical work, plumbing fixtures, and finishes plus new finishes to nearby storage rooms used by the medical unit. The improvements to the 2nd floor in turn triggered code required accessibility improvements to an employee restroom on that same floor. These code required improvements necessitated the demolition of a wall and partial demolition of the ceiling, new plumbing fixtures, rerouting of existing plumbing and electrical plus new accessories.

It's important to note that the Sheriff's Department's scope expansion request was made close to the anticipated date for Substantial Completion. The Sheriff's request plus the triggered improvement to the staff restroom had to go through design, change order negotiations, permitting and procurement. Procurement occurred during the middle of supply chain issues and inflationary pressures triggered by the Pandemic.