



Meeting Date: 12/16/2022

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

Through: Carla Short, Interim Public Works Director

From: Rafael Gutierrez, Public Works Project Manager

Subject: Hunters Point Building 101 Renovation Project- Contract Modification.

Director’s Recommendation: Approve an increase of \$324,925.63 to the contract cost contingency and an increase of 233 calendar days to the contract duration contingency to Contract No. 1000015270, Hunters Point Building 101 Renovation Project with the Arana Group Inc.; authorize the Director of Public Works to approve modifications to the contract for a total contract amount of up to \$4,224,033.20 and a total contract duration of up to 699 calendar days; and adopt findings of a Categorical Exemption to the California Environmental Quality Act (“CEQA”) pursuant to Title 14 of the California Code of Regulations Section 15301 per MOU between Public Works and the Office of Community Investment and Infrastructure.

Contract Background: Built in 1947, Building 101 is a two-story office building located at the former Hunters Point Naval Shipyard (“Shipyard”). For decades, the building has been used as studios for local artists, an activity which local, state and federal stakeholders have collectively agreed to preserve and incorporate.

The Office of Community Investment and Infrastructure (“OCII”) acquired Building 101 in August 2009. OCII has prepared, and the State of California Department of Finance has approved, a Long-Range Property Management Plan, under which Building 101 is planned for transfer to the City of San Francisco (“City”) after completion of the surrounding infrastructure.

The former San Francisco Redevelopment Agency (“SFRA”) received, and OCII in its role as the Successor Agency to the San Francisco Redevelopment Agency now administers, grant funding (the “Grants”) from the U.S. Department of Commerce’s Economic Development Administration (“EDA”). The objective of the grant is to support economic development through planning, design and construction activities at the Shipyard. Public Works and OCII entered into the Memorandum of Understanding (“MOU”) for the Second Phase of the Hunters Point Shipyard Project on February 19, 2019, with the purpose of engaging Public Works to provide design, bidding, construction management and final completion services for improvements to Building 101 within the Hunters Point Shipyard Redevelopment Project Area.

The total project budget is \$5,581,677. Of this budget, \$4,330,478 is allocated for construction; \$1,152,999 is allocated for project delivery, including design, bidding, and construction management.

The Improvements to Building 101 include the following:

- a. Modification of existing auditorium area into a shared art gallery.
- b. Code-required path of travel upgrades triggered by art gallery construction.
- c. Renovation of one set of existing restrooms, to be determined by OCII, for ADA compliance and to provide one accessible all-gender facility.
- d. Installation of new egress stairways for emergency egress.
- e. Replace existing sliding fire separation doors with accessible swinging fire separation doors.
- f. Fire service or fire sprinkler riser work as budget allows.

The City selected the Design/Bid/Build project delivery method to deliver this project. Through a competitive bidding solicitation, the general contractor Arana Group, Inc together with a group of core trade subcontractors (subcontractors for steel, concrete, electrical and HVAC) was awarded the project in July 2020. Notice to Proceed (“NTP”) was issued on February 1, 2021 with contract duration of 273 consecutive calendar days to substantial completion. The project achieved substantial completion on June 24, 2022.

Explanation of Requested Contract Cost and Duration: The Building 101 Improvements are now complete, and we are in the financial closeout phase of the project. Due to the ongoing effects of the COVID-19 pandemic and unforeseen conditions of Building 101, Public Works’ construction contractor experienced shortages of contractor-supplied labor and materials and construction delays. This shortage resulted in change orders totaling \$904,968 (27% of contract amount) and 233 consecutive calendar day increase to the contract duration to final completion. The Office of Contract Administration previously approved modifications to the cost and duration contingencies in the amount of \$324,925.63 and 100 days, respectively. The pending final change order will exceed the current authorized contract contingency and financial closeout anticipated December 31, 2022, will exceed the current authorized contract duration.

Contract Details:

| | |
|--|------------------------------|
| Contract Title: | PW OCII Bldg. 101 Hunters Pt |
| Contract Original Award Amount: | \$3,249,256.31 |
| Contract Original Duration: | 333 |
| Contractor Name: | Arana Group, Inc. |

Summary of Contract Value:

| Contract Cost Amount | Amounts |
|---|-----------------------|
| Original Contract Amount: | \$3,249,256.31 |
| Original Contingency Amount: | \$324,925.63 |
| Previously Approved Contingency Reserve: | \$324,925.63 |
| Additional Contingency Reserve Requested: | \$324,925.63 |
| Authorized Contract Cost Limit: | \$4,224,033.20 |

| Contract Duration | Days |
|--|-------------|
| Original Contract Duration: | 333 |
| Original Contingency Duration: | 33 |
| Previously Approved Contingency Reserve: | 100 |
| Additional Contingency Reserve Requested: | 233 |
| Authorized Contract Duration Limit: | 699 |

| | |
|----------------------------------|--|
| Contract Funding Sources: | U.S. Department of Commerce’s Economic Development Administration (EDA) grant and 10% local match. |
| Compliance Information: | The design and construction activities under this MOU are categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to Title 14 of the California Code of Regulations Section 15301, because they consist of repair, maintenance, and minor alteration of an existing structure, and will not directly cause any change in the physical environment. (see Attachment B) |
| Related Approval Actions: | <p>September 21, 2006, EDA Grant Award date - On behalf of the Office of Economic Adjustment (“OEA”) within the U.S. Department of Defense, the EDA awarded the Grants to the Redevelopment Agency of the City and County of San Francisco (“SFRA”) which was authorized under the California Community Redevelopment Law (Cal. Health and Safety Code §§ 33000 et seq.). The Grants were two financial assistance awards under EDA’s Economic Adjustment Assistance Program authorized under Section 209 of the Public Works and Economic Development Assistance Act of 1965 (PWEDA) (42 U.S.C. § 3149). The EDA Awards supported the redevelopment of the Shipyard located along the southeastern waterfront of San Francisco.</p> <p>February 19, 2019, OCII Commission Adopted Resolution No. 02-2019 Authorizing a Memorandum of understanding with the City and County of San Francisco, acting through its Department of Public Works, in an amount not to exceed \$5,581,677 including project construction, and for a term of four years, for design, bidding and construction management</p> |

| | |
|--------------------------------|--|
| | <p>services, for the Building 101 Improvements Project; Hunters Point Shipyard Project Area. (see Attachment B).</p> <p>December 29, 2021, EDA Grant Time Extension Amendment 07-49-05947 extending the Grant close-out to January 28, 2023. (see Attachment C).</p> <p>June 27, 2022, 1000015270 - Mayor Designee Change Order Request for Increase Amount Executed (see Attachment D).</p> |
| Additional Information: | N/A |
| Attachments: | <p>Attachment A: Resolution</p> <p>Attachment B: RESO 02-2019_Building 101 DPW second MOU Adopted</p> <p>Attachment C: 07-49-05947, Amend 9 - Cover Letter</p> <p>Attachment D: 1000015270 - Mayor Designee Change Order Request for Increase Amount Executed 6.27.2022</p> |

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

RESOLUTION NO. 2022 - _____

WHEREAS, Hunters Point Building 101 is located within the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area, and because Redevelopment Plan Areas are established under California Community Redevelopment Law, development is controlled by the respective Redevelopment Plan, rather than the Planning Code, and the Office of Community Investment and Infrastructure (“OCII”), the successor agency to the San Francisco Redevelopment Agency, has land use control within and is the lead agency responsible for compliance with the California Environmental Quality Act for the Hunters Point Shipyard Redevelopment Project Area; and

WHEREAS, Per OCII Commission Resolution RESO 02-2019, adopted February 19, 2019 (“RESO 02-2019”) which approved a Memorandum Of Understanding (“MOU”) between OCII and the Department of Public Works (“Department”) for design, securing of a construction permit, advertisement and bidding of a construction contract, and construction management through final closeout regarding Hunters Point Building 101 (“Project”), for a term of four years, with the full cost of construction and Public Works services not to exceed \$5,581,677, the OCII Commission has determined the Project is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to Title 14 of the California Code of Regulations Section 15301, because the Project consists of repair, maintenance, and minor alteration of an existing structure, and will not directly cause any change in the physical environment; and

WHEREAS, The City and County of San Francisco, including the Board of Supervisors, Mayor, the Public Works Commission (“Commission”), and the Department, has taken and will take a variety of actions related to the Project, acting in the City’s capacity as a responsible agency as such term is defined in CEQA, Public Resources Code, Section 21069, and CEQA Guidelines Section 15381; and

WHEREAS, RESO 02-2019 has been made available for review by this Commission and the public, and those files are part of the record before this Commission; and

WHEREAS, On July 1, 2020, San Francisco Public Works awarded the contract for construction services for the Project to Arana Group Inc. (Contract No. 1000015270) and issued the notice to proceed for construction for the Project on February 1, 2021; and

WHEREAS, The original contract amount was \$3,249,256.31 and the original contract duration was 333 consecutive calendar days; and

WHEREAS, On December 29, 2021, the U.S. Department of Commerce’s Economic Development Administration (EDA) approved Time Extension Amendment No. 9, 07-49-05947, Amend 9 - Cover Letter (“Cover Letter,” attachment C) to extend the project close-out schedule to January 28, 2023; and

WHEREAS, The Cover Letter has been made available for review by this Commission and the public, and those files are part of the record before this Commission; and

WHEREAS, On June 27, 2022, the San Francisco Office of Contract Administration approved a contract cost contingency increase of \$324,925.63 and approved an extension to the contract duration of 100 consecutive calendar days per 1000015270 - Mayor Designee Change Order Request for Increase Amount Executed 6.27.2022 (“Change Order Request,” attachment D); and

WHEREAS, The Change Order Request has been made available for review by this Commission and the public, and those files are part of the record before this Commission; and

WHEREAS, Due to the ongoing effects of the COVID-19 pandemic and unforeseen conditions of Building 101, Public Works’ construction contractor experienced shortages of contractor-supplied labor and materials and construction delays, therefore an increase of contract cost contingency of \$324,925.63 has been requested to enable the Project to execute a pending construction change order; and

WHEREAS, In addition, an increase of 233 consecutive calendar days to the contract duration has been requested to enable the Project to extend the construction duration until the end of 2022 to close out the Project; now, therefore, be it

RESOLVED, The Commission, acting as the responsible agency under CEQA, has reviewed and considered RESO 02-2019, and hereby finds that since RESO 02-2019 was finalized, there have been no substantial project changes and no substantial changes in project circumstances that would require major revisions to RESO 02-2019 due to the involvement of new significant impacts, and there is no new information of substantial importance that would change the conclusion set forth in RESO 02-2019 pursuant to CEQA; and be it further

RESOLVED, That this Commission hereby approves an increase of \$324,925.63 to the contract cost contingency and an increase of 233 calendar days to the contract duration contingency to Contract No. 1000015270, Hunters Point Building 101 Renovation Project with the Arana Group Inc.; and be it further

RESOLVED, That this Commission hereby authorizes the Director of Public Works to approve modifications to the contract for a total contract amount of up to \$4,224,033.20 and a total contract duration of up to 699 calendar day.

I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of _____, 20__.

Commission Affairs Manager
Public Works Commission

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

RESOLUTION NO. 02-2019

Adopted February 19, 2019

AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH THE CITY AND COUNTY OF SAN FRANCISCO, ACTING THROUGH ITS DEPARTMENT OF PUBLIC WORKS, IN AN AMOUNT NOT TO EXCEED \$5,581,677 INCLUDING PROJECT CONSTRUCTION, AND FOR A TERM OF FOUR YEARS, FOR DESIGN, BIDDING AND CONSTRUCTION MANAGEMENT SERVICES, FOR THE BUILDING 101 IMPROVEMENTS PROJECT; HUNTERS POINT SHIPYARD PROJECT AREA

WHEREAS, The Successor Agency to the Redevelopment Agency of the City and County of San Francisco (commonly known as the Office of Community Investment and Infrastructure) (the “Successor Agency” or “OCII”) is completing the enforceable obligations of the Redevelopment Agency of the City and County of San Francisco (the “Former Agency”) in the Hunters Point Shipyard Redevelopment Project Area (“Project Area” or “Shipyard”) under the authority of the California Community Redevelopment Law, Cal. Health & Safety Code §§ 33000 et seq., as amended by the Redevelopment Dissolution Law (Cal. Health & Safety Code §§ 34170 et seq.), and under San Francisco Ordinance No. 215-12 (Oct. 4, 2012) (establishing the Successor Agency Commission and delegating to it state authority under the Redevelopment Dissolution Law) (collectively “Dissolution Law”); and,

WHEREAS, The Former Agency received grant funding from the U.S. Department of Commerce’s Economic Development Administration (“EDA”) for design and construction activities in the Project Area through Grant Agreement No. 07-49-05947 (“EDA Grant #4”) in 2006 and Grant Agreement No. 07-49-06113 (“EDA Grant #5”) in 2007 (collectively, the “Grants”), with a primary objective of economic development and job creation; and,

WHEREAS, Pursuant to letters issued by the California Department of Finance on December 14, 2012 and March 11, 2016, the Grants are enforceable obligations that OCII is responsible for implementing and completing, and upon dissolution of the Former Agency, pursuant to the Dissolution Law, OCII assumed all obligations of the Grants; and,

WHEREAS, The Grants, and three previous grants from the EDA, have been used for the following within the Project Area: (a) for demolition and deconstruction of buildings preceding development at Shipyard Phase 1; (b) for improvements to Building 101, a public facility; (c) for design and construction of the Shipyard Site Office Building; (d) for design studies of Building 813; and (e) for the installation of public art works under the Shipyard Cultural and Historical Recognition Program; and,

WHEREAS, Remaining funds in the Grants now total \$5,581,677, including \$5,023,478 in federal funds and \$558,199 in local match funds required pursuant to the terms of the Grants; and,

WHEREAS, Building 101, a public facility currently owned by OCII, has been used as artists' studios since the mid-1970's; the studios and associated creative enterprises play a critical role in the Shipyard redevelopment and in catalyzing jobs and economic growth in the arts and creative industries; and over decades of planning efforts for the Shipyard, local, state and federal stakeholders have prioritized a continuing role for the Shipyard artists; and,

WHEREAS, OCII has proposed, and the EDA has approved, use of the remaining Grants funds to construct improvements to Building 101, including the conversion of a lecture hall to gallery space; conversion of primary first-floor restrooms to wheelchair-accessible restrooms; other accessibility improvements to common areas; and improvements to emergency exits (the "Project"), with scope modifications to be made as needed based on variations in bid amounts received; and,

WHEREAS, To implement the Project, OCII must engage a contractor to produce schematic designs and construction documents; to obtain construction permits; to advertise and bid out a contract for construction; and to perform construction management; and,

WHEREAS, San Francisco Public Works ("Public Works") has extensive experience in coordinating the design, bidding, and construction of public facilities, including experience in obtaining required permits and approvals from City agencies; and consequently Public Works is a suitable partner for OCII to engage and collaborate with to ensure timely delivery of the Project with a high standard of quality; and,

WHEREAS, OCII and San Francisco Public Works ("Public Works") on March 6, 2017 entered into a Memorandum of Understanding for a planning phase of work on the Building 101 improvements, including site investigations, review of existing documents, and determination of code requirements in collaboration with the San Francisco Fire Department and the San Francisco Department of Building Inspection; which work has now been completed; and,

WHEREAS, OCII now proposes to enter into a further Memorandum of Understanding with Public Works for the implementation phase of work, to consist of Project design, securing of a construction permit, advertisement and bidding of a construction contract, and management of Project construction through final closeout; for a term of four years; with the full cost of construction and Public Works services not to exceed \$5,581,677, with \$4,330,478 allocated to construction, \$1,152,999 allocated to fees for Public Works services, and \$98,200 allocated to Project Delivery Contingency, with line item costs to be revised as needed with the authorization of OCII's Executive Director; and,

WHEREAS, The Project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15301(a) and 15301(d) because

it consists of repair and maintenance of an existing structure and will not directly cause changes in the physical environment; now therefore, be it

RESOLVED, That the Commission approves, and authorizes the Executive Director to enter into, a Memorandum of Understanding (the "MOU") between OCII and the City and County of San Francisco, acting through Public Works, that is substantially in the form of the document approved by legal counsel for OCII and lodged with the Secretary of the Commission, authorizing expenditure of up to \$5,581,677 for the Project, and to enter into any and all ancillary documents or to take any additional actions necessary to consummate the transaction contemplated by this Resolution.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of February 19, 2019.



Commission Secretary



U.S. DEPARTMENT OF COMMERCE
Economic Development Administration
915 Second Avenue, Room 1890
Seattle, Washington 98174
Fax: 206.220.7669
Voice: 206.220.7660

December 29, 2021

Ms. Tiffany Bohee
Executive Director
Redevelopment Agency of the
City and County of San Francisco (SFRA)
One South Van Ness Avenue, Fifth floor
San Francisco, California 94103

RE: EDA Award No. 07-49-05947, Arts District Improvements, Time Extension Amendment No. 09

Dear Ms. Bohee;

Special Condition No. 1, Project Development Time Schedule, of Attachment "A" of the Financial Assistance Award is being amended by the attached to read as follows:

"The Recipient agrees to the following project development time schedule:

| | |
|-----------------------------------|--------------------|
| Completion of Construction Period | September 30, 2022 |
| Submittal of Close-out Documents | January 28, 2023 |

Except as amended herein, all other terms and conditions of the Financial Assistance Award remain in full force and effect.

Your agreement to Amendment No. 9, should be indicated by the signature of the grantee principal official on the attached CD-451 "Amendment to Financial Assistance Award". The attached CD-451 can be electronically signed in either of the following ways: (i) using a certified signature through Adobe or some other software, (ii) signing in ink and scanning the documents. The fully executed document should be returned electronically to Tobey Clarkin at TClarkin@eda.gov, with a copy to SPerson@eda.gov. If not signed and returned within 30 days of receipt, EDA may declare the award amendment null and void. Please retain a copy of the executed award amendment for your records.

Sincerely,

Sheba Person-Whitley
Digitally signed by Sheba Person-Whitley
Date: 2021.12.29
07:10:50 -08'00'

Sheba Person-Whitley
Regional Director

Attachment: CD-451 Amendment to Financial Assistance Award

Copy to: Malinda Matson, Economic Development Representative



Carla Short, Interim Director | Director's Office

carla.short@sfdpw.org | T. 628.271.3078 | 49 South Van Ness Ave. Suite 1600, San Francisco, CA 94103

Public Works Request to Increase Contract Amount in Excess of 10%

Director's Recommendation: Office of Contract Administration approve San Francisco Public Works increasing the authorized contract amount to the next 10% threshold, from \$3,553,960.03 to \$3,899,107.57 to execute a pending construction change order and create additional construction contingency for the contract with Arana Group, Inc. for Hunter Point Shipyard Building 101 Upgrades.

Public Works Division/Section: Building Design and Construction, Project Management

Project Manager/Project Lead: Rafael Gutierrez

Contract Title: Hunter Point Shipyard Building 101 Upgrades

Contract Original Award Amount: \$3,249,256.31

Original Contract Substantial Completion Duration: 273 days

Original Contract Final Completion Duration: 60 days

Supplier Name: Arana Group, Inc.

Contract Background: The Work to be done under this contract is located at the Hunter's Point Shipyard Building 101 – 101 Horn Ave in San Francisco. Building 101 was built as a Navy Administration Building in 1941. It is a 2 story, 119, 865 sf wood framed building and is located on Horn Ave., within Parcel A of the Shipyard. The work includes but not limited; New ADA ramp at main entry courtyard; Modification of existing auditorium area into a shared art gallery; Code required path of travel upgrades triggered by art gallery construction; Renovation of one set of existing restrooms for ADA compliance and to provide one (1) accessible all-gender facility; Installation of new steel egress stairways and associated foundations for emergency egress; add alternate to replace existing sliding fire separation doors with accessible swinging fire separation doors; add alternate for fire service and fire sprinkler riser for art gallery; hazardous materials abatement and demolition; and all related utility work.

Summary of Contract Value:

| Contract Amounts | Amount | Percentage Increase from Original Award Amount: |
|------------------------------------|-----------------------|--|
| Original Contract Amount: | \$3,249,256.31 | |
| Previously Approved Change Order: | \$304,703.72 | 9.38% |
| Proposed Change Order: | \$248,438.17 | 7.65% |
| Construction Contingency: | \$96,709.37 | 2.98% |
| Authorized Contract Amount: | \$3,899,107.57 | 20% |

| Contract Durations | Days | Percentage Increase from Original Duration: |
|--|-----------------|--|
| Original Contract Substantial Completion Duration: | 273 | |
| Original Contract Final Completion Duration: | 60 | |
| Previously Approved Substantial Completion Duration Extension: | 105 | 31.53% |
| Proposed Substantial Completion Duration Extension: | 25 | 7.51% |
| Construction Contingency Duration: | 3 | 0.96% |
| Authorized Contract Duration: | 466 Days | 40% |

Change Order Funding Sources:

| Source | Amount |
|---|---------------------|
| U.S. Department of Commerce's Economic Development Administration (EDA) includes a 10% local match. | \$248,438.17 |
| Total: | \$248,438.17 |

Summary of Proposed Change Order:

| PCO Title | Amount | Extension(days) | Type |
|--|---------------|------------------------|------------------------------|
| PCO 081 - Fire Door Obstruction | \$3,587.65 | 0 | 1B-Omissions |
| PCO 060R2 - Arana - Restroom Walls | \$4,074.99 | 0 | 1B-Omissions |
| PCO 059 - Arana - Utility Room Soffit | \$4,366.22 | 0 | 1B-Omissions |
| PCO 077R2 - North Side Existing Sidewalk ADA Slope | \$5,345.13 | 0 | 2-Unforeseen Site Conditions |

| PCO Title | Amount | Extension(days) | Type |
|---|---------------------|------------------------|------------------------------|
| PCO 075R2 - North Walkway - Fire Line Sidewalk Work | \$5,273.44 | 0 | 2-Unforeseen Site Conditions |
| PCO 033R2 - AMG - Hallway Drywall and Ceiling Tile | \$6,206.96 | 0 | 2-Unforeseen Site Conditions |
| PCO 045R3 - Arana - Remove Reinstall Gallery Corridor Ceiling Tiles | \$8,891.13 | 0 | 2-Unforeseen Site Conditions |
| PCO 83 - North Stair Footing Excavation | \$139,496.28 | 25 | 2-Unforeseen Site Conditions |
| PCO 086 - Remove Ceiling Tiles | \$590.87 | 0 | 2-Unforeseen Site Conditions |
| PCO 078 - AMG - North Stair Footings Additional Excavation | \$2,549.25 | 0 | 2-Unforeseen Site Conditions |
| PCO 057R1 - Arana - Restroom Uneven Floor | \$18,653.09 | 0 | 2-Unforeseen Site Conditions |
| PCO 062 - AMG - Work at Rooms 2322 and 2323 | \$3,842.94 | 0 | 2-Unforeseen Site Conditions |
| PCO 061 - Arana - Gallery Flat Blocking | \$23,526.80 | 0 | 2-Unforeseen Site Conditions |
| PCO 064 - Hallway Drywall | \$6,711.52 | 0 | 4-Code Interpretations |
| PCO 053.1 - Magnum Drywall - RR Partition Subcontractor Subst | \$15,321.90 | 0 | 5-Quantity Adjustments |
| Total: | \$248,438.17 | 25 Days | |

Summary of Previously Approved Change Orders:

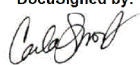
| PCO Title | Amount | Extension(days) | Type |
|--|---------------|------------------------|-------------|
| PCO 007R1 - IBS - Welding Rails to Base Plates at Ramp | \$5,467.00 | 0 | 1A-Errors |
| PCO 011R1 - De Lao - Install Panel VB5 at Boiler Room | \$3,578.75 | 0 | 1A-Errors |
| PCO 018 - De Lao - Hallway Electrical Outlet Relocation | \$2,097.12 | 0 | 1A-Errors |
| PCO 050 - IBS Handrail Adjustment | \$1,383.80 | 0 | 1A-Errors |
| PCO 069 - Signs of Success - Remake Exit Signs per ASI 016 | \$2,207.52 | 0 | 1A-Errors |
| PCO 058 - Arana - Gallery Beam 6x12 per RFI 82 | \$1,472.40 | 0 | 1A-Errors |

| PCO Title | Amount | Extension(days) | Type |
|--|---------------|------------------------|------------------------------|
| PCO 070 - Nor Cal Doors - Exterior Doors Hardware | \$3,426.59 | 0 | 1A-Errors |
| PCO 014 - De Lao - Type A Light Fixtures at Ramp | \$3,343.96 | 0 | 1B-Omissions |
| PCO 021 - 2040 - Modification of Structural Details at Footings | \$4,450.70 | 0 | 1B-Omissions |
| PCO 015 - AMG - Excavation to Footing Trench at Gallery | \$2,118.88 | 0 | 1B-Omissions |
| PCO 048 - De Lao - FA Flow and Tamper Switch | \$7,596.77 | 0 | 1B-Omissions |
| PCO 049 - S&R - Fire Blocking and Fire Rated Boxes | \$8,748.20 | 0 | 1B-Omissions |
| PCO 067 - De Lao - Fire Alarm/Ventilation Inquiry per RFI 164 | \$4,211.90 | 0 | 1B-Omissions |
| PCO 055 - Arana - Restroom Opening Detail per RFI 123 | \$4,982.80 | 0 | 1B-Omissions |
| PCO 038R1 - Nor Cal Doors - Door Schedule per RFI 107 | \$5,170.00 | 0 | 1B-Omissions |
| PCO 051 - De Lao - Exhaust Fan Control and Misc. Electrical Revisions per RFI 138 & ASI 13 | \$11,085.81 | 0 | 1B-Omissions |
| PCO 002 - AMG Boiler Room with Arana Cover Sheet | \$5,776.11 | 0 | 2-Unforeseen Site Conditions |
| PCO 003R1 - 2040 Unforeseen Foundation - Over Pour | \$5,113.14 | 0 | 2-Unforeseen Site Conditions |
| PCO 008 - AMG - Cleanup Gallery Crawlspace | \$5,688.38 | 0 | 2-Unforeseen Site Conditions |
| PCO 024 - 2040 - Excavation for Revised Dimension to Footing | \$3,510.74 | 0 | 2-Unforeseen Site Conditions |
| PCO 030 - AMG - Restroom Drain Pipe Obstruction | \$2,458.59 | 0 | 2-Unforeseen Site Conditions |
| PCO 035 - AMG - South Exterior Stairs Over Pour Demo | \$2,742.67 | 0 | 2-Unforeseen Site Conditions |

| PCO Title | Amount | Extension(days) | Type |
|--|---------------|------------------------|------------------------------|
| PCO 036 - 2040 - Exterior Stairs Footing Emerging Water | \$3,682.50 | 0 | 2-Unforeseen Site Conditions |
| PCO 026 - PAS - Cut New Openings for Exhaust Louvers | \$663.86 | 0 | 2-Unforeseen Site Conditions |
| PCO 072 - Plazo - Fireline Hot Tap per RFI 170 | \$4,098.63 | 0 | 2-Unforeseen Site Conditions |
| PCO 073 - 2040 - North Stair Footings Adjustment per ASI 017 | \$6,447.73 | 0 | 2-Unforeseen Site Conditions |
| PCO 025 - California Tile Installers - Levelling Restroom Uneven Floor | \$3,138.30 | 0 | 2-Unforeseen Site Conditions |
| PCO 037R3 - 2040 - South Exterior Stair - Elevations and Obstructions per RFI 122 & ASI 11 | \$18,304.32 | 0 | 2-Unforeseen Site Conditions |
| PCO 063 - AMG - Courtyard Trenching/Unforeseen Conditions per RFI 150 | \$2,147.46 | 0 | 2-Unforeseen Site Conditions |
| PCO 066 - Plazo - Underground Pipe Reroute per RFI 153 | \$3,815.59 | 0 | 2-Unforeseen Site Conditions |
| PCO 041R2 - S&R - Restroom Lavatory Wall Extension per ASI 12 | \$2,412.74 | 0 | 2-Unforeseen Site Conditions |
| PCO 023R2 - 2040- Extended Concrete Steps per ASI 2.2 | \$35,012.29 | 0 | 2-Unforeseen Site Conditions |
| PCO 019R1 - Arana - Gallery Plywood Floor per RFI 78 | \$6,519.51 | 0 | 2-Unforeseen Site Conditions |
| PCO 005R5 - Arana - Gallery South Wall Demo & Rebuild per RFI 47 | \$6,087.90 | 0 | 2-Unforeseen Site Conditions |
| PCO 009 - 2040 - Added Xypex to ADA Ramp Footing | \$1,826.95 | 0 | 3-Client Requests |
| PCO 010 - 2040 - Demo Repour Concrete Section at Sidewalk | \$1,650.00 | 0 | 3-Client Requests |

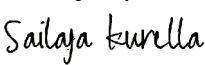
| PCO Title | Amount | Extension(days) | Type |
|--|---------------------|------------------------|------------------------|
| PCO 016R2 - De Lao - GFCI Floor Outlet In Gallery | \$1,935.26 | 0 | 3-Client Requests |
| PCO 031 - De Lao - Exterior Lights Photo Switching | \$6,769.05 | 0 | 3-Client Requests |
| PCO 044 - Signs of Success - Added Signage | \$1,769.30 | 0 | 3-Client Requests |
| PCO 052 - AMG - Additional Excavation for UDG Fireline | \$2,925.30 | 0 | 3-Client Requests |
| PCO 027 - Arana - Temporary Exit Reroute | \$1,483.03 | 0 | 3-Client Requests |
| PCO 028R1 - De Lao - Additional emergency Exit Light | \$16,907.67 | 0 | 3-Client Requests |
| PCO 054 - Arana - Courtyard Items to be Salvaged | \$793.37 | 0 | 3-Client Requests |
| PCO 056 - Arana - Open Studio Preparation | \$1,915.60 | 0 | 3-Client Requests |
| PCO 040R2 - Plazo - Fire Sprinkler Underground Modification per RFI 63 and ASI 1 | \$14,149.95 | 0 | 3-Client Requests |
| PCO 029 - PAS - Restroom Exhaust Venting | \$825.24 | 0 | 3-Client Requests |
| PCO 013 - De Lao - Additional Light Fixtures | \$12,496.78 | 0 | 5-Quantity Adjustments |
| PCO 017 - Nor Cal Doors - Door Material Cost Increased | \$658.90 | 0 | 5-Quantity Adjustments |
| PCO 068 - Credit for Reduction in Interior Fireline due to ASI 1 & RFI 63 | -\$2,013.60 | 0 | 5-Quantity Adjustments |
| PCO 074 - Time Extension # 1 | \$43,200.00 | 105 | 5-Quantity Adjustments |
| PCO 071 - Nor Cal Doors - Changing Specified Door Closer | \$8,448.26 | 0 | 6-Alternatives |
| Total: | \$304,703.72 | 105 Days | |

Recommended by:

DocuSigned by:

6/20/2022 | 7:56:55 AM
073CF73A4EA6486...

Carla Short
Interim Director of Public Works

Approved by:

DocuSigned by:

6/24/2022 | 4:57:16 PM PDT
78EAEA4AB01C4E0...

Sailaja Kurella
Office of Contract Administration
Mayor's Designee

Attachments: Construction Change Order Checklist, Award of Contract

Public Works Approved Change Order Report



Contract Information

Contract Title: PW HP Shpyrd BLDG 101 UP
Contract Vendor: ARANA GROUP INC
Contract Scope:
Total Contract Amount: \$3,249,256.31

Change Order Information

Unilateral Change Order: No
Emergency Change Order: No
FRF Required: No
Total Change Order Amount: \$248,438.17
Total # of Days(s): 25

CO Description:

This change order contains the following PCO's: PCO 060R2 - Arana - Restroom Walls, PCO 061 - Arana - Gallery Flat Blocking, PCO 062 - AMG - Work at Rooms 2322 and 2323, PCO 064 - Hallway Drywall, PCO 075R2 - North Walkway - Fire Line Sidewalk Work, PCO 077R2 - North Side Existing Sidewalk ADA Slope, PCO 078 - AMG -North Stair Footings, PCO 081 - Fire Door Obstruction, PCO 83 - North Stair Footing Excavation, PCO 086 - Remove Ceiling Tiles, PCO 033R2 - AMG - Hallway Drywall and Ceiling Tile, PCO 045R3 - Arana - Remove Reinstall Gallery Corridor Ceiling Tiles, PCO 053.1 - Magnum Drywall - RR Partition Subcontractor Subst, PCO 057R1 - Arana - Restroom Uneven Floor, PCO 059 - Arana - Utility Room Soffit.

PCO Summary

| | | | |
|--|---------------------|---------------------------------------|---|
| PCO 059 - Arana - Utility Room Soffit | \$4,366.22 | 0 day 1B-Omissions (s) | Contractor to provide labor, equipment, and materials to install additional soffit in the utility room per RFI # 137. |
| Total: | \$248,438.17 | 25 day (s) | |

| | | | | |
|---------------|-------------|-----|-----------------|---|
| PCO 060R2 | \$4,074.99 | 0 | 1B-Omissions | Contractor to provide labor, equipment, and materials to add 2 x |
| - Arana - | | day | | 4 furring strips, remove studs in adjoining wall, and disposal of |
| Restroom | | (s) | | material in All Gender Restroom per RFI # 64. |
| Walls | | | | |
| PCO 061 - | | 0 | 2-Unforeseen | Contractor to provide labor, equipment, and materials to add |
| Arana - | | day | Site | additional flat blocking per RFI # 80. |
| Gallery Flat | \$23,526.80 | (s) | Conditions | |
| Blocking | | | | |
| PCO 057R1 | | 0 | 2-Unforeseen | Contractor to provide labor, equipment, and materials to remove |
| - Arana - | | day | Site | and replace (E) diagonal lumber floor sheathing with (N) |
| Restroom | \$18,653.09 | (s) | Conditions | plywood floor sheathing per RFI # 66. |
| Uneven | | | | |
| Floor | | | | |
| PCO 062 - | | 0 | 2-Unforeseen | Contractor to provide labor, equipment, and materials |
| AMG - | | day | Site | remove and rebuild a portion of drywall in rooms 2322 and 2323 |
| Work at | \$3,842.94 | (s) | Conditions | and contain the area. |
| Rooms 2322 | | | | |
| and 2323 | | | | |
| PCO 064 - | | 0 | 4-Code | Contractor to provide labor, equipment, and materials to remove |
| Hallway | \$6,711.52 | day | Interpretations | drywall and relocate J Box to meet ADA clearances in All |
| Drywall | | (s) | | Gender Restroom per RFI # 165. |
| PCO 053.1 - | | 0 | 5-Quantity | Contractor to provide labor, equipment, and material to install |
| Magnum | | day | Adjustments | toilet partition and accessories. |
| Drywall - | \$15,321.90 | (s) | | |
| RR Partition | | | | |
| Subcontractor | | | | |
| Subst | | | | |
| PCO 075R2 | | 0 | 2-Unforeseen | Contractor to provide labor, material, and equipment to repour |
| - North | | day | Site | demolished sidewalk section per RFI # 174. |
| Walkway - | \$5,273.44 | (s) | Conditions | |
| Fire Line | | | | |
| Sidewalk | | | | |
| Work | | | | |
| PCO 077R2 | | 0 | 2-Unforeseen | Contractor to provide labor, materials and equipment to remove |
| - North Side | | day | Site | and replace sidewalk to meet ADA requirements. |
| Existing | \$5,345.13 | (s) | Conditions | |
| Sidewalk | | | | |
| ADA Slope | | | | |
| PCO 033R2 | | 0 | 2-Unforeseen | Contractor to provide labor , materials and equipment to remove |
| - AMG - | | day | Site | and replace portion of corridor side wall and ceiling per RFI # |
| Hallway | \$6,206.96 | (s) | Conditions | 119. |
| Drywall and | | | | |
| Ceiling Tile | | | | |
| PCO 045R3 | \$8,891.13 | 0 | 2-Unforeseen | Contractor to provide labor, materials, and equipment to remove |
| - Arana - | | day | Site | and reinstall ceiling tiles . |
| Remove | | (s) | Conditions | |
| Reinstall | | | | |
| Gallery | | | | |

25

Total: \$248,438.17
(s)

| | | | |
|---------------|---------------------|------------|--------------|
| Corridor | | | |
| Ceiling Tiles | | | |
| PCO 83 - | | 25 | 2-Unforeseen |
| North Stair | \$139,496.28 | day | Site |
| Footing | | (s) | Conditions |
| Excavation | | | |
| PCO 081 - | | 0 | |
| Fire Door | \$3,587.65 | day | 1B-Omissions |
| Obstruction | | (s) | |
| PCO 086 - | | 0 | 2-Unforeseen |
| Remove | \$590.87 | day | Site |
| Ceiling Tiles | | (s) | Conditions |
| PCO 078 - | | | |
| AMG - | | | |
| North Stair | \$2,549.25 | day | 2-Unforeseen |
| Footings | | (s) | Conditions |
| Additional | | | |
| Excavation | | | |
| Total: | \$248,438.17 | day | (s) |

Approval Summary

Approver1 : Chau, Brian Approved On: Approved On Monday, June 13, 2022 11:06:40 AM PST
 Approver2 : Oates, Dennis Approved On: Approved On Tuesday, June 14, 2022 10:26:29 AM PST
 Approver3 : Tanigawa, Laura Approved On: Approved On Wednesday, June 15, 2022 9:49:47 AM PST

Contract Administration - Construction Change Order Review Checklist

| Contract Information (PeopleSoft) | | | |
|-----------------------------------|---|---------------------|--|
| Contract ID No.: | 1000015270 | Awarding Authority: | BDC |
| Contract Name: | Hunter Point Shipyard Building 101 Upgrades | | |
| NTP Date: | 02/1/2021 | | |
| Project Manager/Lead: | Rafael Gutierrez | PM Email: | Rafael.Gutierrez@sfdpw.org ; |
| Contractor ("Supplier"): | Arana Group, Inc. | | |

| Change Order Information | | | |
|-----------------------------------|--------------|---|----------------|
| Change Order No.: | 3 | Request Date: | 3/23/2022 |
| Change Order Request Duration: | 25 Days | Authorized Contract Duration: | 466 Days |
| Change Order Request Amount (\$): | \$248,438.17 | Contract Total Amount (As-Modified) (\$): | \$3,802,398.20 |
| Construction Contingency: | \$96,709.37 | Authorized Contract Amount (\$): | \$3,899,107.57 |

| Contract Administration Review | | | |
|--|-----|------|-----|
| 1) Contract Insurance Current? (Yes / No / N/A) | GL | Auto | WC |
| | Yes | Yes | Yes |
| 2) Contractor's License Valid? (Yes / No) | | | Yes |
| 3) Does Cumulative Change Order Total exceed 10% of Original Contract Value/Duration? (Yes/No) | | | Yes |
| <ul style="list-style-type: none"> ➤ If YES, the Awarding Authority Approval is Required: ➤ Awarding Authority: <ul style="list-style-type: none"> • Mayor's Designee, Office of Contract Administration | | | |
| 4) Does Cumulative Change Order Total exceed <u>20%</u> of Original Contract Value? (Yes/No) | | | No |
| <ul style="list-style-type: none"> ➤ If YES, the Contractor ("Supplier") must submit a Bond Rider and CMD Form 10 for CMD approval. | | | No |
| a) CMD FORM 10 | | | |
| <ul style="list-style-type: none"> ➤ The Contract CMD Compliance Officer has approved the CMD Form 10 and a copy of the Approved Form is saved in the project folder. (Yes / No / N/A) ➤ CMD Form 10 Approval Date: _____ | | | No |
| b) BOND RIDER | | | |
| <ul style="list-style-type: none"> ➤ Two (2) original, wet-signed copies of the Bond Rider have been submitted by the project's Contractor. (Yes / No / N/A) ➤ The City Attorney's Office has reviewed and signed the two (2) copies of the Bond Rider. (Yes / No / N/A) | | | No |

Additional Notes:

Home



CONTRACTORS STATE LICENSE BOARD



Contractor's License Detail for License # 840473

DISCLAIMER: A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.

- ▶ CSLB complaint disclosure is restricted by law ([B&P 7124.6](#)) If this entity is subject to public complaint disclosure click on link that will appear below for more information. Click [here](#) for a definition of disclosable actions.
- ▶ Only construction related civil judgments reported to CSLB are disclosed ([B&P 7071.17](#)).
- ▶ Arbitrations are not listed unless the contractor fails to comply with the terms.
- ▶ Due to workload, there may be relevant information that has not yet been entered into the board's license database.

Data current as of 3/24/2022 2:08:01 PM

Business Information

ARANA GROUP INC
1168 JAMESTOWN AVE
SAN FRANCISCO, CA 94124
Business Phone Number:(415) 656-0129

Entity Corporation
Issue Date 06/10/2004
Expire Date 06/30/2022

License Status

This license is current and active.

All information below should be reviewed.

Classifications

- ▶ [A - GENERAL ENGINEERING](#)
- ▶ [B - GENERAL BUILDING](#)

Bonding Information

Contractor's Bond

This license filed a Contractor's Bond with [SURETEC INSURANCE COMPANY](#).

Bond Number: 458864

Bond Amount: \$15,000

Effective Date: 07/01/2020

[Contractor's Bond History](#)

Bond of Qualifying Individual

The qualifying individual RONALD ALBERTO ARANA certified that he/she owns 10 percent or more of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.

Effective Date: 06/10/2004

Workers' Compensation

This license has workers compensation insurance with the [STATE COMPENSATION INSURANCE FUND](#)

Policy Number:9112119

Effective Date: 09/15/2015

Expire Date: 09/15/2022

[Workers' Compensation History](#)

Other

- ▶ Personnel listed on this license (current or disassociated) are listed on other licenses.



San Francisco Public Works
 General – Director’s Office
 City Hall, Room 348
 1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
 (415) 554-6920 www.SFPublicWorks.org

Public Works Order No: 203740

CITY AND COUNTY OF SAN FRANCISCO
 SAN FRANCISCO PUBLIC WORKS
 AWARD OF FORMAL CONTRACT

| | |
|------------------------------|---|
| ID No.: | 1000015270 |
| Contract Title: | PW HP SHPYRD BLDG 101 |
| Full Contract Title: | Hunter Point Shipyard Building 101 Upgrades |
| Receipt of Bids: | July 1, 2020 |
| Contract Estimate: | \$3,432,355.00 |
| Time Allowed for Completion: | 273 Calendar Days |
| Required Approvals: | SF Public Works |

| | |
|----------|---|
| AWARDEE: | Arana Group, Inc. 1168 Jamestown Ave. San Francisco, CA 94124 |
|----------|---|

| | |
|--|------------|
| Supplier ID: | 0000025198 |
| Business Tax Registration Certificate No.: | 0379082 |
| Contractor's License Number: | 840473 |
| DIR Registration Number: | 1000032470 |

Total Contract: \$3,249,256.31

ENVIRONMENTAL STATEMENT: Categorically exempt, CEQA Guidelines Sections 15301(a) and 15301(d)

DISTRIBUTION:

PM: Rafael.Gutierrez@sfdpw.org

BDC: Julia.Laue@sfdpw.org; Jennifer.Cooper-sabo@sfdpw.org; Ronald.Alameida@sfdpw.org;

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Public Works eSystems: K2systems@sfdpw.org;

Contract Prep: Severino.Caranto@sfdpw.org; Pansy.Lam@sfdpw.org; Jason.Chin@sfdpw.org;

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Other City Depts: ThNguyen@sfwater.org; TKyger@sfwater.org; ACP@sfwater.org; sfdocs@sfpl.org;

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Contract Admin: ContractAdmin.Staff@sfdpw.org;
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plans@bxsc.co; Dodge.Docs@construction.com;

X DocuSigned by:
Ronald Alameida
Alameida, Ronald
Acting Deputy Director

X DocuSigned by:
Bruce Robertson
Dawson, Julia
Deputy Director, Finance and Administration

X DocuSigned by:
Julia Dawson
Degrafinried, Alaric
Acting Director of Public Works