



Meeting Date: December 1, 2023

To: Public Works Commission

Through: Carla Short, Public Works Director
Albert Ko, City Engineer and Deputy Director for Public Works

From: Flora Law, Public Works Project Manager

Subject: Safer Taylor Street Project, Contract No. 1000015751 – Contract Modification

Director’s Recommendation: Approve an increase of 210 calendar days to the contract duration for Safer Taylor Street Project, Contract No. 1000015751 with Construction Contractor; Esquivel Grading and Paving, Inc, and authorize the Director of Public Works to approve modifications to the contract for a total contract duration of up to 1,068 calendar days.

Contract Background: The Safer Taylor Street Infrastructure Improvements Project consists of civil roadway work, landscaping work, sewer and high-pressure fire hydrant relocation, traffic signal and streetlight modifications and sub-sidewalk basement work on Taylor Street between Turk and Ellis streets and on the Taylor Street and Geary Street intersection.

In May 2021, Public Works awarded Esquivel Grading and Paving, Inc. (Esquivel or Contractor) a construction contract for the Safer Taylor Street Project (Project). On January 31, 2022, Public Works issued a Notice-to-Proceed (NTP) to Esquivel to begin construction on April 22, 2022. The contractor would have up to 720 days from NTP to Substantial Completion, and up to 60 days from Substantial Completion to Final Completion.

Explanation of Requested Contract Cost and Duration: While the Project team has been able to successfully work with the Contractor to mitigate several challenges encountered along this busy thoroughfare, the project schedule has been impacted due to unforeseen utility conflicts, coordination on work supporting various housing development projects, and execution of subsidewalk basement license agreements.

Unforeseen Utility Conflicts (Sewer): Contractor started construction in April 2022 and uncovered numerous unforeseen utility conflicts at the start of sewer replacement. Project team directed Contractor to perform pothole investigation to obtain necessary information to assess the issue. Project team analyzed the data from the pothole investigation and determined that the sewer replacement is infeasible. Project team then coordinated with SFPUC and decided to mortar and line the sewer along the project corridor.

Unforeseen Utility Conflicts and Added Scope (High-Pressure Fire Hydrant): Contractor started construction in May 2022 and uncovered numerous unforeseen utility conflicts at the start of high-pressure fire hydrant relocation. Project team directed Contractor to perform pothole investigation to obtain necessary information to assess the issue. Project team analyzed the data

from the pothole investigation and redesigned the alignment for the water line. Some of the original parts ordered for the relocation were no longer applicable and will need to be reordered. Since the high-pressure fire hydrant and piping are long lead items, reordering the necessary parts delayed the high-pressure fire hydrant relocation and impacted the construction schedule. In addition, SFPUC added an additional high-pressure fire hydrant relocation after construction commenced, which further impacts the construction schedule.

Unforeseen Utility Conflicts (Catch Basins): When the contractor started construction, they uncovered numerous unforeseen utility conflicts. Contractor was only able to install 5 out of 7 catch basins as designed in the plan set. Project team directed Contractor to perform pothole investigation to obtain necessary information to assess the issue. Project team analyzed multiple alternatives based on the data from the pothole investigation and designed an alternative that would resolve the issue but would require a variance from SFPUC. Project team is currently working with SFPUC on obtaining a variance to resolve this issue. Contractor is unable to move forward with curb ramp, sidewalk, and curb and gutter work at those locations until the issue is resolved.

Coordination on Work Supporting Affordable Housing Developments: Project team coordinated closely with Tenderloin Neighborhood Development Corporation (TNDC) and Mayor’s Office of Housing and Community Development (MOHCD) to support their frontage work and utility connection required for their occupancy permit for the 180 Jones project. Contractor had to re-sequence the construction schedule and the project team modified scope of work to allow Ritz Hotel contractor to complete work at the corner of Turk and Taylor. Contractor had to delay start of subsidewalk basement work and modify scope of work at 111 Taylor to allow contractor for 180 Jones project to construct electric vault and conduit for connection.

Executing Subsidewalk Basement License Agreement: Project team worked with building owners to obtain license agreements for the subsidewalk basement work so the project can obtain construction permit on their behalf. Coordination took longer than expected which impacted contractor’s ability to re-sequence schedule to prioritize this work. In addition, Contractor was ready to start work at 118 Taylor Street basement in September 2023, but owner asked project team to hold because they are waiting for insurance to assess water damage in their basement caused by an arson incident that triggered the water sprinkler system.

Due to the project issues described above, the increased contract duration will allow the Project to reach final completion by end of August 2023.

Staff proposes to increase the contract duration contingency by 210 non-compensable consecutive calendar days to the original contract duration contingency of 78 calendar days to address aforementioned issues.

Contract Details:

Contract Title:	Safer Taylor Street Project
Contract Original Award Amount:	\$9,078,716.25

Contract Original Duration:	780 days
Contractor Name:	Esquivel Grading and Paving, Inc.

Summary of Contract Value:

Contract Cost Amount	Amounts
Original Contract Amount:	\$9,078,716.25
Original Contingency Amount:	\$907,871.63
Previously Approved Contingency Reserve:	-
Additional Contingency Reserve Requested:	-
Authorized Contract Cost Limit:	\$9,986,587.88

Contract Duration	Days
Original Contract Duration:	780
Original Contingency Duration:	78
Previously Approved Contingency Reserve:	-
Additional Contingency Reserve Requested:	210
Authorized Contract Duration Limit:	1068

Contract Funding Sources:	Prop A General Obligation Bond
Compliance Information:	12B Equal Benefits Ordinance Compliant 14B Local Business Enterprise and Non-Discrimination Ordinance
Related Commission Actions:	N/A
Additional Information:	N/A
Attachments:	Attachment 1: Proposed Commission Resolution Attachment 2: Presentation

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

RESOLUTION NO. _____

WHEREAS, On May 25, 2021, San Francisco Public Works issued DPW Order No. 204,806 awarding the Safer Taylor Street Project Contract No. 100001571 to Esquivel Paving and Grading, Inc. in the amount of \$9,078,716.25 with a contract duration of 780 calendar days; and

WHEREAS, On October 16, 2018, the San Francisco Municipal Transportation Agency Board of Directors approved the transit bulbs installation, upgrade signals, and traffic modifications associated with the Safer Taylor Street Project; and

WHEREAS, On March 8, 2019, the San Francisco Planning Department determined in Case No. 2018-010856ENV that the project is exempt from the California Environmental Quality Act (“CEQA”) under the Class 1 categorical exemption (CEQA Guidelines Section 15301); and

WHEREAS, Public Works staff now requests an increase to the contract duration by 210 calendar days to complete the Safer Taylor Street Project; and

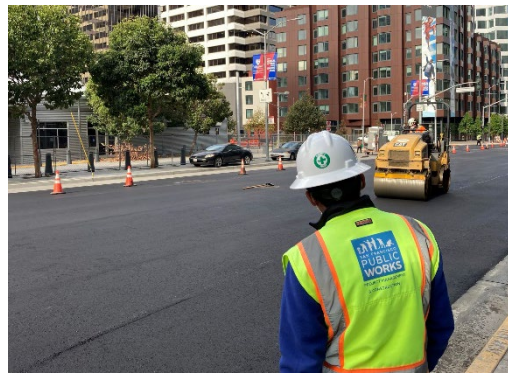
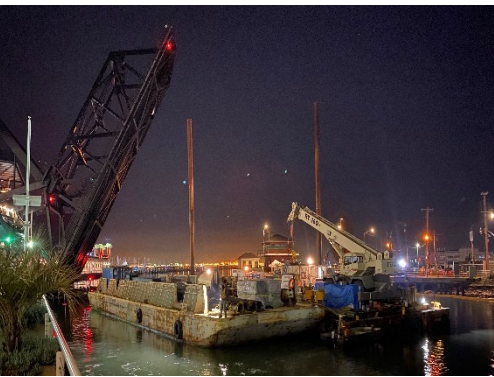
WHEREAS, The duration modification approved by this resolution would cover the longer contract duration impacts by unforeseen utility conflicts, utility coordination, subsidewalk license agreement coordination, and coordination on work supporting affordable housing developments in the project corridor; now, therefore, be it

RESOLVED, That this Commission hereby approves an increase of 210 calendar days to the original contract duration contingency of 78 days for the Safer Taylor Street Project Contract with Esquivel Grading and Paving, 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 duration of up to 1068 calendar days.

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

Commission Affairs Manager
Public Works Commission

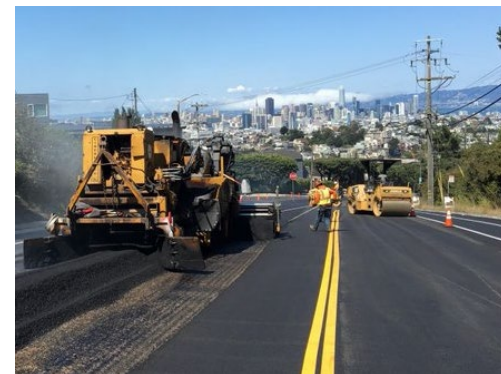
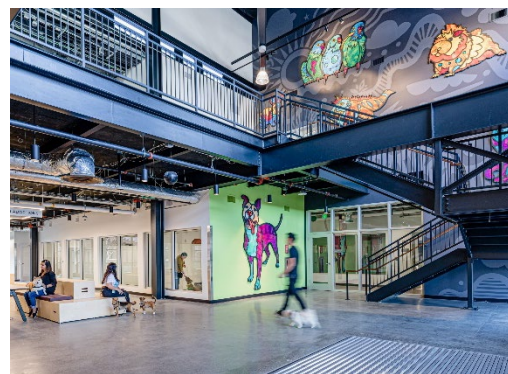


December 1, 2023

Safer Taylor Street Project

Flora Law

Project Manager, Infrastructure Design and Construction



Safer Taylor Street Project Request

Recommend Commission:

**Approve a contract modification to increase the contract duration contingency by 210 days
San Francisco Public Works Contract: 1000015751 Safer Taylor Street**

Amount:

\$9,078,716.25

Construction Duration:

720 calendar days

Contractor:

Esquivel Grading and Paving, Inc.

Reason:

Unforeseen utility issues have significantly impacted the project schedule

Safer Taylor Street Project

Taylor Street between Turk and Ellis streets
Taylor Street and Geary Boulevard intersection
District 5

More info:
sfpublicworks.org/2999J



Project Streetscape Improvements



Curb Ramp Upgrades

All curb ramps within project limits will be constructed to be ADA compliant

Project Streetscape Improvements



Sidewalk Widening and Bulb-outs

Widened sidewalks and bulb-outs to shorten pedestrian crossing distances

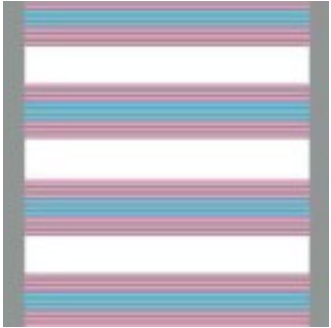
Project Streetscape Improvements



Traffic Signal Modifications
New traffic signal systems for increased accessibility

Lighting Improvements
New pedestrian-scale lighting, improving pedestrian visibility

Project Streetscape Improvements



Decorative Elements

Decorative crosswalk and seating cubes highlighting Transgender District

Installation of leaning rails, benches, and planters

Project Background

- **On Jan. 31, 2022**, a Notice-to-Proceed with 720 calendar days construction duration was issued to Esquivel Grading and Paving, Inc. Contractor started construction on April 22, 2022.
- **Due to utility coordination issues, unforeseen utility conflicts, sub-sidewalk basement license agreement coordination, and coordination on work supporting affordable housing developments,** the project schedule has been impacted.

Current Project Status

Construction started:
January 2022

Original total contract duration:
720 calendar days

Original contract duration contingency:
72 calendar days

Approximate completion to date:
26%

Identified potential delay:
Seven (7) months

Reason:
Unforeseen utility conflicts
Utility coordination issues

Current projected final completion:
October 2024

Reasons for Modifications – Unforeseen Utility Conflicts



Sewer & High-Pressure Fire Hydrant

Contractor encountered numerous unforeseen utility conflicts at the start of sewer replacement and high-pressure fire hydrant relocation.

Pothole Investigation

Project team requested pothole investigation to assess issue and attempt to find new location for relocation.

Sewer Scope Deletion

Project team not able to find new location for relocation. Sewer relocation scope deleted and revised to mortaring and lining.

High-Pressure Fire Hydrant Redesign

Project team redesigned piping for high-pressure fire hydrant based on pothole information. Redesign requires parts that are long lead items, which impacts schedule. SFPUC also added one additional fire hydrant relocation after construction commenced, adding to the schedule impact.

Reasons for Modifications – Unforeseen Utility Conflicts



Catch Basins

Contractor was only able to install 2 out of 7 catch basins as designed in the plan set.

Pothole Investigation/Redesign

Project team requested pothole investigation and analyzed multiple alternatives to resolve the issue.

Resolution Pending

Project team is currently working with SFPUC on a variance for alternative catch basin design.

Reasons for Modifications – Coordination on Work Supporting Affordable Housing



Project team coordinated closely with Tenderloin Neighborhood Development Corporation (TNDC) and Mayor’s Office of Housing and Community Development (MOHCD) to support their frontage work and utility connection required for their occupancy permit.

Ritz Hotel (SRO)

Re-sequenced construction schedule and modified scope of work to allow Ritz Hotel contractor to complete work at the corner of Turk and Taylor streets.



180 Jones

Delayed start of sub-sidewalk basement work and modified scope of work at 111 Taylor Street to allow 180 Jones contractor to construct electric vault and conduit for connection.

Reasons for Modifications – Executing Sub-Sidewalk Basement License Agreements



Project team worked with building owners to obtain license agreements for the sub-sidewalk basement work so the project can obtain construction permit on their behalf. Coordination took longer than expected, which impacted contractor’s ability to re-sequence schedule to prioritize this work.

118 Taylor St.

Contractor was ready to start work in September 2023, but owner asked project team to hold because they are waiting for insurance to assess water damage in their basement caused by an arson incident that triggered the water sprinkler system.

Key Milestone Dates

Milestone	Original Contract Date (with Contingency)	Requested Date
Notice-to-Proceed (NTP)	Jan. 31, 2022	Jan. 31, 2022
Groundbreaking	April 22, 2022	April 22, 2022
Substantial Completion	April 2, 2024	Oct. 29, 2024
Final Completion	June 1, 2024	Dec. 28, 2024

Current Project Status

Construction started:
January 2022

Original total contract duration:
720 calendar days

Original contract duration contingency:
72 calendar days

Approximate completion to date:
26%

Identified potential delay:
Seven (7) months

Reason:
Unforeseen utility conflicts
Utility coordination issues

Current projected final completion:
December 2024

Safer Taylor Street Project Request

Recommend Commission:

**Approve a contract modification to increase the contract duration contingency by 210 days
San Francisco Public Works Contract: 1000015751 Safer Taylor Street**

Amount:

\$9,078,716.25

Construction Duration:

720 calendar days

Contractor:

Esquivel Grading and Paving, Inc.

Reason:

Unforeseen utility issues have significantly impacted the project schedule



QUESTIONS