

AGENDA REPORT

Resolution: Authorize the Executive Director to Enter into a Contract with SilMan Venture Corp. dba SilMan Industries in an Amount Not-to-Exceed \$1,178,000 for the Rehabilitation of Sanitary Sewer Lift Stations B31P at Berth 20 and D04P and D05P at Berths 55-56 and Authorize the Executive Director to Execute Contract Change Orders to the Extent Necessary in an Amount Not-to-Exceed \$176,700.
(Engineering/Maritime)

MEETING DATE: 1/28/2021

AMOUNT: \$1,354,700 Capital Expenditure
(\$1,729,700 Construction Budget and
\$1,851,700 Total Project Budget)

PARTIES INVOLVED: SilMan Venture Corp. dba SilMan Industries
San Leandro, California
Tom Mangin, CEO

SUBMITTED BY: Kristi McKenney, Chief Operating Officer
Bryan Brandes, Director of Maritime

APPROVED BY: Danny Wan, Executive Director

ACTION TYPE: Resolution

EXECUTIVE SUMMARY

Staff is requesting authorization for the Executive Director to enter into a contract with SilMan Venture Corp. dba SilMan Industries in an amount not-to-exceed \$1,178,000 for Rehabilitation of Sanitary Sewer Lift Stations B31P at Berth 20 and D04P and D05P at Berths 55-56 (Project) and authorization for the Executive Director to execute contract change orders to the extent necessary in an amount not-to-exceed \$176,700. The expected duration of the Project is five months and includes the rehabilitation of three lift stations identified as B31P at Berth 20, D05P at Berth 55, and D04P at Berth 56.

BACKGROUND

The Port owns approximately 30 miles of sanitary sewer lines and 26 lift (pump or ejector) stations across the Airport, Seaport, and Commercial Real Estate areas. Staff accelerated completion of condition assessments of approximately 90% of the system during summer and fall of 2020 (originally scheduled to take four years) as part of our effort to build Asset Management Programs for all critical infrastructure. Staff uses condition assessments, inspections, and maintenance history among other factors to prioritize work on the system including both sewer lines and lift stations.

Staff determined that lift station B31P at Berth 20 is beyond its service life and lift stations D05P at Berth 55 and D04P at Berth 56 are nearing the end of their respective service lives (refer to Exhibit A for the general locations). Ongoing maintenance and inspection were used to determine it was appropriate to plan to rehabilitate all three lift stations at this time to increase the serviceability and reliability of the Port's wastewater infrastructure. Rehabilitation will be accomplished with a combination of cleaning, recoating of manholes/wells, upgrading pumps and pipes, installing hatch covers, and adding electronics for overflow prevention. Plans and specifications were completed in December 2020.

ANALYSIS

Staff solicited bids through the formal public works procurement process. A pre-bid meeting was held via teleconference on December 14, 2020. On January 8, 2021, three bids were received. The bids are listed in Table 1.

Table 1
Project Bid Summary

Bidder	Location	Total Bid Price (Low to High)	Certified LIA/LBA/SBE/VSBE
SilMan Venture Corp. dba SilMan Industries	San Leandro	\$1,178,000	LIA
McGuire and Hester	Oakland	\$1,346,222	LIA
Valentine Corp.	San Rafael	\$1,437,369	n/a

The bids were evaluated in accordance with the Port's Non-Discrimination, Small and Local Business Utilization Policy. Please note that the bids were not modified since the bids were not within 10% of the apparent lowest bid. SilMan Venture Corp. dba SilMan Industries was determined to be the lowest responsive, responsible bidder. Silman Industries is appropriately licensed and experienced to perform the work. Therefore, Staff recommends authorization for the Executive Director to award a contract for the Rehabilitation of Sanitary Sewer Lift Stations B31P at Berth 20 and D04P and D05P at Berths 55-56 to SilMan Venture Corp. dba SilMan Industries in the amount not-to-exceed \$1,178,000. Additionally, Staff recommends authorization for the Executive Director to execute contract change orders in an amount not-to-exceed \$176,700 for construction contingency. The work is estimated to take approximately five months to complete.

BUDGET & STAFFING

This Project is approved for \$1,000,000 in the Fiscal Year (FY) 2021 Capital budget. The balance of the funds needed for the Total Project Budget will be requested in the FY 2022 budget. There is no anticipated impact to the approved FY 2021 budget.

The total Project budget is as follows:

Table 2. Total Project Budget Summary

	Planning/Design Phase (Spent do Date, rounded)	Construction Phase	Total Project Budget²
Consultant ¹	\$ 74,000	\$ 50,000	\$ 124,000
Construction Award ³	n/a	\$ 1,178,000	\$ 1,178,000
Construction Contingency (15%)	n/a	\$ 176,700	\$ 176,700
Port Labor	\$ 46,500	\$ 250,000	\$ 296,500
Other Related Costs ⁴	\$ 1,500	\$ 75,000	\$ 76,500
Totals	\$ 122,000	\$ 1,729,700	\$1,851,700

¹ Consultant costs, including inspection services, and material testing

² Staff may exceed the individual category cost of Consultants and Other Related Costs if: i) the effort is needed; and ii) the total spent on these items do not exceed the sum of these two category costs as shown in the Table.

³ Contractor's bid amount.

⁴ Other Costs include permitting, OCIP, MAPLA, outside legal costs.

There is no anticipated impact to staffing.

MARITIME AVIATION PROJECT LABOR AGREEMENT (MAPLA)

The provisions of the Port of Oakland Maritime and Aviation Project Labor Agreement (MAPLA) apply to this work.

STRATEGIC PLAN

The action described herein would help the Port achieve the following goals and objectives in the Port's Strategic Business Plan (2018-2022).

<https://www.portofoakland.com/wp-content/uploads/Port-of-Oakland-Strategic-Plan.pdf>

- *Goal: Modernize and Maintain Infrastructure*
- *Goal: Improve Customer Service*
- *Goal: Strengthen Safety and Security*

LIVING WAGE

Living wage requirements, in accordance with the Port's Rules and Regulations for the Implementation and Enforcement of the Port of Oakland Living Wage Requirements (the "Living Wage Regulations"), do not apply because the contract is a construction contract

covered by state prevailing wage rules and the prevailing rate of wage is higher than the wage required by the Living Wage Regulations.

SUSTAINABILITY

Port Staff reviewed the Port's 2000 Sustainability Policy and did not complete the Sustainability Opportunities Assessment Form. Port Staff concluded that there are no sustainability opportunities associated with this Project.

However, to reduce diesel particulate matter emissions from construction activities, the Project Manual requires the contractor's diesel-fueled vehicles and equipment to comply with the emissions standards established in regulations promulgated by the California Air Resources Board.

ENVIRONMENTAL

California CEQA Determination: The Port has determined that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Existing Facilities, which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment or topographic features, involving negligible or no expansion of existing or former use.

GENERAL PLAN

This project involves maintenance of existing facilities being used in conformance with the Oakland General Plan, pursuant to Section 727 of the City of Oakland Charter, and will not change the use of any facilities.

OWNER-CONTROLLED INSURANCE PROGRAM (OCIP)

As the construction project is a capital improvement project, the applicable Owner Controlled Insurance Program (OCIP) coverages and provisions apply to the construction phase.

OPTIONS

The following are options for the Board's consideration:

- 1) Approve the actions as outlined in this agenda report. **This is the recommended option.**
- 2) Do not approve the actions outlined in this agenda report. Reject all bids and direct Staff to change the scope of the Project and rebid the Project.

RECOMMENDATION

Staff recommends that the Board adopt a resolution for the following:

- 1) Authorize the Executive Director to enter into a contract with SilMan Venture Corp. dba SilMan Industries in an amount not-to-exceed \$1,178,000 for the Rehabilitation of Sanitary Sewer Lift Stations B31P at Berth 20 and D04P and D05P at Berths 55-56 Project; and
- 2) Authorize the Executive Director to execute contract change orders to the extent necessary in an amount not-to-exceed \$176,700 for the Rehabilitation of Sanitary Sewer Lift Stations B31P at Berth 20 and D04P and D05P at Berths 55-56 Project.

Exhibit A

Project Area

