



Interoffice Memo

DATE: November 7, 2022

TO: Kirk DeJesus, Port Director

FROM: Juan G. Villanueva, Director of Facilities & Procurement

RE: Consideration of possible contract award for project:
Phase 1A Water – Capital Improvement Program (CIP)

REQUESTED ACTIONS

- A. Adopt CEQA Categorical Exemptions 15301, Existing Facilities, 15302, Replacement or Reconstruction and 15304, Minor Alterations to Land and direct Port Staff to file the CEQA Notice of Exemption (NOE).
- B. Authorize the Port Director to award the contract to the lowest responsive, responsible bidder as required by Section 20751 of the public contract code of the State of California, to Soracco, Inc. for \$ 1,313,318.00.
- C. Authorize the Port Director to award a contract for construction management to Dillon & Murphy Engineering for \$132,000.00.

BACKGROUND

This proposed project was presented as an informational item at the September 19, 2022 Commission meeting. This vital infrastructure improvement has progressed through the public bid process and is hereby presented for contract award.

PROJECT OVERVIEW & BENEFIT

Installation of a new 8" water line totaling approximately 3,321 linear feet at various locations on the west complex including: materials, installation, patch back paving, and testing.

These improvements are part of the Port Capital Improvement Program and are identified in the Port Utility Master Plan. Inspection by engineering service providers, collaboration with Port project managers and Port executive management resulted in the final scope of work, including applicable project standards, design and specifications.

- Phase 1 total 3,540 linear feet (complete).
- Total for Phase 1 and 1A: 6,664 (approximately 10%) of system.
- System total: 66,000 linear feet.

- Remaining system slated for replacement 59,336 or 90%.
- Schedule for replacement: 10% per budget year
- 10 year CIP schedule estimated completion 2032

CONSTRUCTION MANAGEMENT

Dillon & Murphy Engineering has provided engineering and construction management services to the Port for several years. This consultant has also served as engineering and design firm for this proposed capital improvement. Construction management would include the following:

- Construction administration and oversight: Review and process submittals, RFI, pay applications, spot check prevailing wage, process change orders and provide revised plans and specifications as needed to document as-built work.
- Quality control oversight: Installation conformance with designers and public code requirements. Document field changes and discovered utilities; support administration with quantity verification, punch list and closeout documentation.

LOCATION

The project is located on the Port’s West Complex.

ADVERTISEMENT

The legally required advertisement for this project appeared in *The Record* on September 28, 2022. It was also posted to the Port’s website and distributed to local/regional plan rooms and builder’s exchanges.

MANDATORY PRE-BID CONFERENCE AND SITE VISIT

A mandatory pre-bid conference and site visit was held on October 5, 2022.

BID OPENING

Bids were received by 3:00 p.m. on October 26, 2022, and the bid results were as follows:

| | | | |
|-----------|--------------------------|-----------------|------------------------|
| 1. | Soracco, Inc. | Lodi, CA | \$ 1,313,318.00 |
| 2. | West Valley Construction | San Jose, CA | \$ 1,612,413.00 |
| 3. | McGuire and Hester | Sacramento, CA | \$ 1,777,605.00 |

PROJECT COMPLETION TIME

The Board of Port Commissioners is scheduled to consider the contract award for this project at their November 21, 2022, meeting. If authorization is given, the project shall be completed within 154 working days from the Notice to Proceed.

FINANCING

This proposed project is included in the current FY2022-23 budget: West Complex Domestic Water Project

Port staff proposes that the Port pay for this project with funds as follows:

❖ General funds

CONSTRUCTION

➤ \$ 1,313,318.00

CONSTRUCTION MANAGEMENT

➤ \$132,000.00

ENVIRONMENTAL REVIEW

This Phase 1A Water project qualifies for CEQA Categorical Exemptions under CEQA Guidelines Section 15301, Existing Facilities, 15302, Replacement or Reconstruction and 15305, Minor Alterations to Land. 15301 (b) – existing facilities of publicly owned utilities used to provide water service applies to this project since the Port is proposing to conduct maintenance and repair activities on its existing water service lines. Section 15302 applies to this project since the Port is proposing to replace and reconstruct water lines on its property to provide reliable water service. Section 15304 also applies since the activities involve minor trenching and backfilling activities where the surface of the land will be restored.