



Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

Randall Museum Renovation
Contract No. 3219V (ID NO. FCP15110)
Pre-Bid Conference
Tuesday, August 14, 2015
1:30 pm, 199 Museum Way

Conference Notes

1. **Introductions**
2. **Sign in Sheet**
3. **Project Bid Website** - All interested parties which include the pre-qualified bidders (GC's), subcontractors, suppliers and others must **sign on** to the bidders website as noted below for all bid documents and addenda.
www.sfdpw.org/biddocs
4. **Overview**
 - a. Background:
 - Completed in 1951 the Randall is a mid-century modernist reinforced concrete building designed by William Merchant.
 - the Randall offers free admission to art, science and interactive exhibits and affordable programs to the City all year long. The success of the Randall is due to the creativity and effort of the **Museum staff** and the tremendous support of Rec & Parks partner at the Randall, the **Randall Museum Friends**. The Randall Museum Friends is a non-profit organization that provides fundraising and administrative support AND without their support the Randall Museum would not be able to offer the exceptional programs, in terms of quality, capacity and affordability that it does. In collaboration with the Randall Museum Friends, the Rec & Park Department is undertaking the renovation project with the help of funding from a State of California, Nature Education Facilities Grant.
 - The project has received a Categorical Exemption from the Planning Department.
 - b. Scope of Work:
 - Hazardous Materials Abatement & Demolition Work:
 - Abatement as indicated in the Haz Mat drawings and
 - Potential for re-mobilization required for site specific abatement
 - Building Improvements:
 - Installation of a new elevator
 - Construct a new science classroom



- Consolidation and rearrangement of interior rooms (Randall, Buckley, Ceramics)
- Improvements to the Toddler Room and Garage Room
- Renovation of the Lobby and office spaces
- Accessible improvements including improvements to existing restrooms
- Improvements to MEP systems including: mechanical, plumbing and electrical systems.
- Upgrade of interior finishes
- Wayfinding and egress signage
- Sustainable design techniques shall be implemented as required by the San Francisco Green Building Ordinance and the State of California Department of Parks and Recreation –
 - recycling 75% of construction debris use of recycled/reclaimed materials and certified wood
 - Installation of low-flow plumbing fixtures and waterless urinals
 - replacement of existing lighting with energy efficient fixtures
 - occupancy and daylight sensors
 - use of materials from local manufacturers and onsite materials repurposed within the project site where feasible
- Site Improvement Work:
 - New water service for the expanded sprinkler system.
 - Repair of existing civil lines.
 - Installation of new exterior lighting.
- Not Part of Scope - Exhibits & Interpretive Graphics:
 - New live animal exhibits and interpretive graphics
 - Model Railroad Room – Except as required to work on the existing fire sprinkler system and entrances to the space. There is a protection requirement.

c. Project Stakeholders:

- SF Recreation & Park, Capital Improvement Division – Management of the Construction Contract
- Public Works, Building Design & Construction – Daily Construction Management
- Randall Staff – Live Animal Exhibits & Programming

- Randall Museum Friends – Program Administration
- d. Funding Sources:
- State of California, Nature Education Facilities Program
 - Rec & Park
 - Randall Museum Friends – Who will have a trailer in the parking lot and we will ask you to coordinate power for them.
- e. Schedule of Values: review Section 01 29 73 of the bid documents.
- The purpose of the Schedule of Values will be to track and report construction expenditures for the funding sources.

5. City Compliance –

- a. **Local Business Enterprise Goals and Contract Monitoring Division requirements -**
- LBE requirements – Chapter 14B (Bayard Fong) – Goal 12%
 - Non-Responsive Submissions
 - Elation System Training
- b. **OEWD - Office of Economics and Workforce Development** (Local Hiring requirements) –
- Requirements overview – (Joyce Wong)
- www.oewd.org
- c. **OLSE - Office of Labor Standards Enforcement** (prevailing wage requirements)
- www.oewd.org

6. Contract Requirements

- a. Bid Items & Alternates – refer to section 00 41 00 Bid Form
- b. Estimated Cost: \$3,500,000.
- c. License Requirement: Class “B”
- d. Anticipated Commencement of the Work: December 15th.
- e. Construction Duration: 270 consecutive calendar days (9 months) from NTP to Substantial Completion, plus 60 consecutive calendar days to Final Completion. See General Requirements Section (00 72 00) of the Specifications for more information regarding duration and completion.
- f. Liquidated Damages: \$2,500/day after time limit for Substantial Completion; and \$750/day after time limit for Final Completion

- g. Clean Construction Site: Pursuant to SF Admin. Code Section 6.25, “Clean Construction” is required.
- h. For information on the Surety Bond Program (<http://sfgsa.org/index.aspx?page=5366>) contact, contact Zula Jones at (415) 252-2503 or zula.jones@sfgov.org

7. Submission Requirements

- a. Pre-Qualified Pool of General Contractors Only –
 - Alpha Bay Builders, Inc.
 - CLW Builders, Inc.
 - Fisher Development, Inc.
 - Roebuck Construction
 - Vila Construction Company
- b. Schedule
 - Deadline for written questions is 10 business days before the bids are due or, Monday, August 18th (August 16th is a Saturday).
 - Bids Due: Tuesday August 26, 2015, at 2:30 PM, at 1155 Market Street, 4th Floor, San Francisco, CA 94103.
- c. Evaluation Criteria & Selection Process
 - CMD review
 - Competitive Low Bid Contract

8. Building Tour & Project Overview

- 9. Questions** – All questions must be submitted in writing using the Questions from Bidders Form (QBD Form) which is available as a useable word document in the bid set, which is included with the bid package, available on line at bidder’s website shown above.

www.sfdpw.org/biddocs