

SAN MATEO COUNTY

COUNTYWIDE OVERSIGHT BOARD

Jim Saco, Chairperson
Barbara Christensen, Vice-Chairperson
Mark Addiego, Member
Chuck Bernstein, Member
Tom Casey, Member
Mark Leach, Member
Wendy Richard, Member (Alternate)

SAN MATEO COUNTY COUNTYWIDE OVERSIGHT BOARD MEETING

Monday, September 13, 2021 at 9:00 a.m.

*****BY VIDEOCONFERENCE ONLY*****

On March 17, 2020, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act to allow local legislative bodies to conduct their meetings telephonically or by other electronic means. Thus, pursuant to Executive Order N-29-20, local and statewide health orders, and the CDC's social distancing guidelines which discourage large public gatherings, the San Mateo County Board of Supervisors Chambers is no longer open to the public for meetings of the Oversight Board.

Public Participation

The September 13, 2021, 9:00 a.m. San Mateo County Countywide Oversight Board meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/99882381385>. The meeting ID is: 998 8238 1385. The meeting may also be accessed via telephone by dialing +1-669-900-6833 (Local). Enter the meeting ID: 998 8238 1385, then press #. (Find your local number: <https://smcgov.zoom.us/u/admSDqceDg>).

*Written public comments may be emailed to Sukhmani Purewal, Assistant Clerk of the Board, at least two working days before the meeting at spurewal@smcgov.org, and should include the specific agenda item on which you are commenting.

*Spoken public comments will also be accepted during the meeting through Zoom. If you wish to speak, please click on "raise hand" feature. If you only wish to watch the meeting and do not wish to address the Board, the Clerk requests that you view the meeting through Zoom.

*ADA Requests - Individuals who require special assistance or a disability related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the meeting should send an email to spurewal@smcgov.org at least two working days before the meeting. Notification in advance of the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

AGENDA

1. Call to Order
2. Roll Call
3. Welcome and Introduction of New Member by Chairperson Jim Saco
4. Oral Communications and Public Comment
This is an opportunity for members of the public to address the Oversight Board on any Oversight Board-related topics that are not on the agenda. If your subject is not on the agenda, the individual chairing the meeting will recognize you at this time. Speakers are customarily limited to two minutes.
5. Action to Set the Agenda
6. Approval of the March 8, 2021 Countywide Oversight Board Meeting Minutes
7. Approval of the March 15, 2021 Countywide Oversight Board Meeting Minutes
8. Approval of the April 12, 2021 Countywide Oversight Board Meeting Minutes
9. Approval of the May 10, 2021 Countywide Oversight Board Meeting Minutes
10. Resolution Approving the Amended Annual Recognized Obligation Payment Schedule (ROPS) 21-22B of the Successor Agency to the Former South San Francisco Redevelopment Agency
11. Discussion Items
 - a. Board Membership Changes
 - b. Former Belmont RDA - Expected to fully dissolve by June 30, 2022

The Countywide Oversight Board agenda packet is available online at the following website:
[https://controller.smcgov.org/countywide-oversight-board-former-redevelopment-agencies.](https://controller.smcgov.org/countywide-oversight-board-former-redevelopment-agencies)

San Mateo County Countywide Oversight Board Meeting

Monday, March 8, 2021, 9:00 a.m.

BY VIDEOCONFERENCE ONLY

DRAFT MINUTES

1. Call to Order

The virtual meeting was called to order by Chair Jim Saco at 9:00 a.m.

2. Roll Call

Present:

Board Members: Mark Addiego; Chuck Bernstein; Tom Casey; Barbara Christensen; Mark Leach; Denise Porterfield; and Chair Jim Saco.

Staff: Brian Wong, Deputy County Counsel; Daniel McCloskey, Deputy County Counsel; Mercedes Yapching, Management Analyst, Controller's Office; and Sukhmani Purewal, Assistant Clerk of the Board.

3. Oral Communications and Public Comment

This is an opportunity for members of the public to address the Oversight Board on any Oversight Board-related topics that are not on the agenda. If your subject is not on the agenda, the individual chairing the meeting will recognize you at this time. Speakers are customarily limited to two minutes.

No written or verbal comments.

4. Action to Set the Agenda

Chair Saco added an informational item to the end of the agenda asking the Controller's Office to update the Board on City of Redwood City's Legal Aid lawsuit.

RESULT: **Approved**

MOTION: Mark Leach

SECOND: Denise Porterfield

AYES [7]: Mark Addiego, Chuck Bernstein, Tom Casey, Barbara Christensen, Mark Leach, Denise Porterfield, and Jim Saco.

NOES: None

5. Approval of the January 11, 2021 Countywide Oversight Board Meeting Minutes

RESULT: **Approved**

MOTION: Barbara Christensen

SECOND: Tom Casey

AYES [7]: Mark Addiego, Chuck Bernstein, Tom Casey, Barbara Christensen, Mark Leach, Denise Porterfield, and Jim Saco.
NOES: None

6. Consider Recommendation from the Former Menlo Park Community Development Agency for the Disposition of the Vacant Alley Parcel Adjacent to 1305 and 1345 Willow Road, Menlo Park and Adopt a Resolution Approving the Purchase and Sale Agreements with the Buyers

Speaker(s):

Cara Silver, Legal Counsel, City of Menlo Park
David Williams, Appraiser, AI-GRS
Serena Ip, Project Manager, MidPen Housing Corp.
Andrew Bielak, Associate Director, MidPen Housing Corp.
Brian Wong, Deputy County Counsel

Chuck Bernstein made the motion, seconded by Tom Casey to put the property on open market for bids.

Chuck Bernstein withdrew his motion and Tom Casey withdrew his second.

Additional Speaker:

Mercedes Yapching, Management Analyst, Controller's Office

With direction from Chair Jim Saco, this item will be continued to March 15, 2021 at 11:00 a.m. for further discussion. Chair Saco asked that Menlo Park bring answers to the following questions: 1) What are the impact fees? and 2) Why not rebid the project on open market?

7. Defeasance of Belmont Successor Agency's Senior Series 2014A and Subordinate Series 2014B Bonds ("Series 2014 Bonds") – Discussion Only

Speaker(s):

Thomas Fil, Finance Director, City of Belmont
Jennifer Rose, Housing and Economic Development Manager, City of Belmont
Mercedes Yapching, Management Analyst, Controller's Office
Scott Rennie, Belmont City Attorney

Added Item: Update on Redwood City's Legal Aid Lawsuit

Mercedes Yapching mentioned that the City of Redwood City might come to the Board in early September 2021 with an amendment to the annual ROPS that were approved in January 2021 to include the lawsuit payment of \$10 million.

Brian Wong, Deputy County Counsel asked that the Board think about having their personal contact information online such as email addresses or phone numbers so members of the public can reach out to board members directly with any questions.

The meeting was adjourned to March 15, 2021 at 11:00 a.m.

San Mateo County Countywide Oversight Board Meeting
Monday, March 15, 2021, 11:00 a.m.
(Continued from March 8, 2021)
BY VIDEOCONFERENCE ONLY

DRAFT MINUTES

1. Call to Order

The virtual meeting was called to order by Chair Jim Saco at 11:00 a.m.

2. Roll Call

Present:

Board Members: Mark Addiego; Chuck Bernstein; Tom Casey; Barbara Christensen; Mark Leach; Denise Porterfield; and Chair Jim Saco.

Staff: Brian Wong, Deputy County Counsel; Mercedes Yapching, Management Analyst, Controller's Office; and Sukhmani Purewal, Assistant Clerk of the Board.

3. Consider Recommendation from the Former Menlo Park Community Development Agency for the Disposition of the Vacant Alley Parcel Adjacent to 1305 and 1345 Willow Road, Menlo Park and Adopt a Resolution Approving the Purchase and Sale Agreements with the Buyers *(Item continued from March 8, 2021 agenda)*

Speaker(s):

Mercedes Yapching, Management Analyst, Controller's Office
Cara Silver, Legal Counsel, City of Menlo Park
Rhonda Coffman, Deputy Community Director, City of Menlo Park
Ray Mueller, Councilmember, City of Menlo Park

Motion to approve the resolution of the San Mateo County Countywide Oversight Board approving the purchase and sale agreement and final sales prices for the disposition of portions of the vacated alley in Menlo Park, California:

RESULT: **Approved (Resolution No. 2021-09)**
MOTION: Mark Leach
SECOND: Tom Casey
AYES [6]: Mark Addiego, Tom Casey, Barbara Christensen, Mark Leach,
 Denise Porterfield, and Jim Saco.
NOES[1]: Chuck Bernstein

Board Member Chuck Bernstein mentioned that the City of Menlo Parks has the funds to cover this and the special district should not be asked to subsidize an affordable housing project.

The meeting adjourned at 11:28 a.m.

San Mateo County Countywide Oversight Board Meeting

Monday, April 12, 2021, 9:00 a.m.

BY VIDEOCONFERENCE ONLY

DRAFT MINUTES

1. Call to Order

The virtual meeting was called to order by Chair Jim Saco at 9:01 a.m.

2. Roll Call

Present:

Board Members: Mark Addiego; Chuck Bernstein; Barbara Christensen; Mark Leach; and Chair Jim Saco.

Absent:

Board Members: Tom Casey and Denise Porterfield

Staff: Brian Wong, Deputy County Counsel; Mercedes Yapching, Management Analyst, Controller; and Sukhmani Purewal, Assistant Clerk of the Board.

3. Oral Communications and Public Comment

This is an opportunity for members of the public to address the Oversight Board on any Oversight Board-related topics that are not on the agenda. If your subject is not on the agenda, the individual chairing the meeting will recognize you at this time. Speakers are customarily limited to two minutes.

No written or verbal comments.

4. Action to Set the Agenda

RESULT: **Approved**

MOTION: Barbara Christensen

SECOND: Mark Leach

AYES [5]: Mark Addiego, Chuck Bernstein, Barbara Christensen, Mark Leach, and Jim Saco.

NOES: None

ABSENT [2]: Tom Casey and Denise Porterfield

5. Adopt a Resolution Approving Amendments to the Belmont Successor Agency Series 2014A and 2014B Bond Indentures of Trust, Approving an Amended Last and Final Recognized Obligation Payment Schedule and Authorizing Actions Necessary to Terminate Enforceable Obligations and Dissolve the Successor Agency to the Belmont Redevelopment Agency

Speaker(s):

Jennifer Rose, Housing and Economic Development Manager, City of Belmont
Thomas Fil, Finance Director, City of Belmont
Mercedes Yapching, Management Analyst, Controller's Office

Motion to approve the resolution:

RESULT: **Approved**
MOTION: Chuck Bernstein
SECOND: Mark Leach
AYES [5]: Mark Addiego, Chuck Bernstein, Barbara Christensen, Mark Leach,
 and Jim Saco.
NOES: None
ABSENT [2]: Tom Casey and Denise Porterfield

6. Discussion Item – Information To Be Posted on Oversight Board Web Page

Brian Wong, Deputy County Counsel mentioned that full contact information can be posted on the Oversight Board website, but members can choose to opt out.

With the direction from the Board, counsel will reach out to ISD to see if individual county email addresses can be provided for the purpose of this Board.

Staff will reach out to individual board members for their preference on how they would like to be contacted and whether an email or phone number should be listed on the public Oversight Board website.

Additional Updates from Staff:

Staff informed the Board that the Controller's Office is waiting for directions from the Department of Finance on the process for paying back the \$10.273 million from the Redwood City Successor Agency Redevelopment Property Tax Trust Fund to the City of Redwood City/Legal Aid Society that was the subject of a court judgment (Case No. 34-2013-800001447).

At the request of the Board, Staff also presented to the Board a report showing the total estimated outstanding obligations of each successor agency and the ability of each successor agency to retire or pay its obligations early based on available funds.

The meeting was adjourned at 9:59 a.m.

San Mateo County Countywide Oversight Board Meeting
Monday, May 10, 2021, 9:00 a.m.
BY VIDEOCONFERENCE ONLY

DRAFT MINUTES

1. Call to Order

The virtual meeting was called to order by Chair Jim Saco at 9:01 a.m.

2. Roll Call

Present:

Board Members: Mark Addiego; Chuck Bernstein; Barbara Christensen; Tom Casey; Mark Leach; and Chair Jim Saco.

Absent:

Board Member: Denise Porterfield

Staff: Brian Wong, Deputy County Counsel; Mercedes Yapching, Management Analyst, Controller; and Sukhmani Purewal, Assistant Clerk of the Board.

3. Oral Communications and Public Comment

This is an opportunity for members of the public to address the Oversight Board on any Oversight Board-related topics that are not on the agenda. If your subject is not on the agenda, the individual chairing the meeting will recognize you at this time. Speakers are customarily limited to two minutes.

No written or verbal comments.

4. Action to Set the Agenda

RESULT:	Approved
MOTION:	Tom Casey
SECOND:	Barbara Christensen
AYES [6]:	Mark Addiego, Chuck Bernstein, Tom Casey, Barbara Christensen, Mark Leach, and Jim Saco.
NOES:	None
ABSENT [1]:	Denise Porterfield

5. Adopt a Resolution Approving the Revised Annual Recognized Obligation Payment Schedule 21-22 of the Successor Agency to the Former Redwood City Redevelopment Agency

Speaker(s):

Veronica Ramirez, City Attorney of Redwood City

Motion to approve the resolution:

RESULT: **Approved (Resolution No. 2021-11)**
MOTION: Tom Casey
SECOND: Mark Leach
AYES [6]: Mark Addiego, Chuck Bernstein, Tom Casey, Barbara Christensen, Mark Leach, and Jim Saco.
NOES: None
ABSENT [1]: Denise Porterfield

6. Adopt a Resolution Approving the Revised Purchase and Sale Agreements and Final Sales Prices for the Disposition Portions of the Vacated Alley Property Owned by the Menlo Park Successor Agency

Speaker(s):

Cara Silver, Legal Counsel, City of Menlo Park

Motion to approve the resolution:

RESULT: **Approved (Resolution No. 2021-12)**
MOTION: Mark Leach
SECOND: Tom Casey
AYES [6]: Mark Addiego, Chuck Bernstein, Tom Casey, Barbara Christensen, Mark Leach, and Jim Saco.
NOES: None
ABSENT [1]: Denise Porterfield

7. Discussion Item – Information to be Posted on Oversight Board Web Page

Brian Wong, Deputy County Counsel reported to the Board that ISD is unable to issue individual County email addresses to the members.

Board decided that members of the public should first contact County staff and then those questions be forwarded to the Board or an individual board member for response.

The meeting was adjourned at 9:30 a.m.

SAN MATEO COUNTY

COUNTYWIDE OVERSIGHT BOARD

Jim Saco, Chairperson
Barbara Christensen, Vice Chairperson
Mark Addiego, Member
Chuck Bernstein, Member
Tom Casey, Member
Mark Leach, Member

Date: August 27, 2021

Agenda Item 10

To: San Mateo County Countywide Oversight Board

From: Shirley Tourel, Assistant Controller

Subject: South San Francisco Successor Agency (SA) Amended Recognized Obligation Payment Schedule (ROPS) 21-22B

Background and Discussion

Attached for the Oversight Board's consideration is an amended ROPS 21-22B submitted by the SA of the Former South San Francisco Redevelopment Agency. The amendment seeks additional funding in the amount of \$2,510,829 from the Redevelopment Property Tax Trust Fund (RPTTF) for ROPS Item No. 12 (Disposition and Development Agreement-Oyster Point Project) to cover increased construction costs. The Oversight Board previously approved \$7,073,582 for ROPS Item 12 last January 2021 but the Department of Finance (DOF) subsequently disallowed \$1,835,707 of the total amount on the grounds that the disallowed amounts were to cover contingencies contrary to California Health & Safety Code (HSC) § 3417(d). See CAC Attachment No. 1. The amended ROPS reflects the reduction due to the DOF's partial disallowance and increased construction costs incurred for the Oyster Point Project over and above that amount.

HSC Section 34177(o)(1)(E) permits a successor agency to submit an amended ROPS once per ROPS period as to approved enforceable obligations if the oversight board makes a finding that a revision is necessary for the payment of approved enforceable obligations during the second one-half of the ROPS period and provides that the revised ROPS shall be approved by the oversight board. The Board's action is subject to review by the DOF.

Fiscal Impact

Funding for ROPS reduces the amount of RPTTF Residual distributions required under HSC § 34183 to the affected taxing entities.

CAC Attachments:

- 1 – Department of Finance Determination Letter dated March 30, 2021
- 2 – South San Francisco SA Staff Report and Supporting Documentation



Transmitted via e-mail

March 30, 2021

Janet Salisbury, Director of Finance
City of South San Francisco
P.O. Box 711
South San Francisco, CA 94083

2021-22 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of South San Francisco Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period July 1, 2021 through June 30, 2022 (ROPS 21-22) to the California Department of Finance (Finance) on January 12, 2021. Finance has completed its review of the ROPS 21-22.

Based on a sample of line items reviewed and application of the law, Finance made the following determination:

- Item No. 12 – Oyster Point Ventures Disposition and Development Agreement costs in the amount of \$7,073,582 is partially approved. It is our understanding the requested amount of \$7,073,582 includes \$1,835,707 for contingencies. Allocating funds for unknown contingencies is not an allowable use of funds as defined by HSC section 34171 (d). Therefore, of the \$3,161,108 in Redevelopment Property Tax Trust Fund (RPTTF) and \$3,912,474 in Other Funds requested, \$1,325,401 in RPTTF and \$3,912,474 in Other Funds, totaling \$5,237,875 (\$7,073,582 - \$1,835,707) is approved, and the remaining \$1,835,707 in RPTTF funding is denied.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the July 1, 2018 through June 30, 2019 (ROPS 18-19) period. The ROPS 18-19 prior period adjustment (PPA) will offset the ROPS 21-22 RPTTF distribution. The County Auditor-Controller's review of the PPA form submitted by the Agency resulted in no prior period adjustment.

The Agency's maximum approved RPTTF distribution for the reporting period is \$1,816,900, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2021 through December 31, 2021 period (ROPS A period), and one distribution for the January 1, 2022 through June 30, 2022 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 21-22 period, the Agency is authorized to receive up to the maximum approved RPTTF through the combined ROPS A and B period distributions.

Except for the adjusted item, Finance does not object to the remaining items listed on the ROPS 21-22. If the Agency disagrees with our determination with respect to any items on the ROPS 21-22, except items which are the subject of litigation disputing our previous or related determinations, the Agency may request a Meet and Confer within five business days from the date of this letter. The Meet and Confer process and guidelines are available on our website:

http://dof.ca.gov/Programs/Redevelopment/Meet_And_Confer/

The Agency must use the RAD App to complete and submit its Meet and Confer request form.

Absent a Meet and Confer, this is our final determination regarding the obligations listed on the ROPS 21-22. This determination only applies to items when funding was requested for the 12-month period. If a determination by Finance in a previous ROPS is currently the subject of litigation, the item will continue to reflect the determination until the matter is resolved.

The ROPS 21-22 form submitted by the Agency and this determination letter will be posted on our website:


<http://dof.ca.gov/Programs/Redevelopment/ROPS/>

This determination is effective for the ROPS 21-22 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to Finance's review and may be adjusted even if not adjusted on this ROPS or a preceding ROPS. The only exception is for items that have received a Final and Conclusive determination from Finance pursuant to HSC section 34177.5 (i). Finance's review of Final and Conclusive items is limited to confirming the scheduled payments as required by the obligation.

The amount available from the RPTTF is the same as the amount of property tax increment available prior to the enactment of the redevelopment dissolution law. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax increment is limited to the amount of funding available to the Agency in the RPTTF.

Please direct inquiries to Joshua Mortimer, Supervisor, or Veronica Zalvidea, Staff, at (916) 322-2985.

Sincerely,



JENNIFER WHITAKER
Program Budget Manager

cc: Alex Greenwood, Economic and Community Development Director,
City of South San Francisco
Shirley Tourel, Assistant Controller, San Mateo County

Approved RPTTF Distribution July 2021 through June 2022			
	ROPS A	ROPS B	Total
RPTTF Requested	\$ 3,451,712	\$ 0	\$ 3,451,712
Administrative RPTTF Requested	200,895	0	200,895
Total RPTTF Requested	3,652,607	0	3,652,607
RPTTF Requested	3,451,712	0	3,451,712
<u>Adjustment(s)</u>			
Item No. 12	(1,835,707)	0	(1,835,707)
RPTTF Authorized	1,616,005	0	1,616,005
Administrative RPTTF Authorized	200,895	0	200,895
Total RPTTF Approved for Distribution	\$ 1,816,900	\$ 0	\$ 1,816,900

CAC Attachment No. 2 - Successor Agency Staff Report and Exhibits/Supporting Documents

Date: August 26, 2021

To: San Mateo County Countywide Oversight Board

From: Mike Futrell, Successor Agency Executive Director

Subject: Approval of the Amended Recognized Obligation Payment Schedule of the South San Francisco Successor Agency for the period January 1 through June 30, 2022 (Amended ROPS 21-22)

Former RDA: **Redevelopment Agency of the City of South San Francisco**

Recommendation

It is recommended that the San Mateo Countywide Oversight Board adopt a resolution approving the Amended ROPS 21-22

Background

The Successor Agency to the Former Redevelopment Agency of the City of South San Francisco ("Successor Agency") has prepared an Amended Recognized Obligation Payment Schedule requesting increased funding for enforceable obligations due from January 1 through June 30, 2022 ("Amended ROPS 21-22", attached as Exhibit A). The Amended ROPS 21-22 was considered by the Successor Agency Board on August 25, 2021 and forwarded to the San Mateo Countywide Oversight Board ("Oversight Board") for consideration. The Amended ROPS 21-22 must be transmitted to the State Department of Finance ("DOF") for review by October 1, 2021.

Discussion

Oyster Point DDA Cost Increase (ROPS Item 12)

The Amended ROPS 21-22 requests an increase of \$2,510,829 in Redevelopment Property Tax Trust Funds ("RPTTF") for Item 12, the Oyster Point Disposition and Development Agreement.

The Successor Agency administers a Disposition and Development Agreement ("DDA") dated March 23, 2011 between the former South San Francisco Redevelopment Agency ("RDA"), City of South San Francisco ("City"), and Oyster Point Ventures, LLC. The DDA was ultimately assigned and assumed by the current developer KR Oyster Point / KR-TRS ("Kilroy" or "Developer"). The former RDA negotiated the DDA to redevelop a former landfill into a life science/office campus, commercial development including a hotel and park/open space, and recreational area in the Oyster Point Marina area adjacent to the ferry terminal and harbor. The Successor Agency is required to pay for certain hard and soft costs related to infrastructure development, environmental remediation and construction of public improvements under the DDA.

The ROPS 21-22 adopted by the Oversight Board in January 2021 approved \$7,073,582 in costs for the Oyster Point DDA under Item 12. This was based on costs known as of December 2020 when the ROPS 21-22 was prepared. DOF reduced Item 12 by \$1,835,707 for contingencies, for a final approved amount of \$5,237,875 (\$1,325,401 in RPTTF and \$3,912,474 in Other Funds). Although construction budgets commonly include contingencies for potential materials and labor cost increases, DOF stated that allocating funds for unknown contingencies is not an allowable use of funds. DOF instructed the Successor Agency to request construction cost increases in a timely manner through the Amended ROPS and Annual ROPS processes.

The Amended ROPS 21-22 requests \$2,510,829 in RPTTF for Item 12 to cover construction cost increases. It is important to note that if DOF had not denied the \$1,835,707 contingency, the total increased cost would only be \$675,122 higher than what the Oversight Board approved in January 2021 (\$2,510,829 - \$1,835,707).

Construction costs increased due to delays and modifications caused and imposed by third parties, mainly Pacific Gas and Electric Company (“PGE”) and ATT, the San Mateo County Health Department (“County Health”), and new Building Plan Check code requirements. These events led to unavoidable cost escalations for items that are enforceable obligations under the DDA and were outside of the Successor Agency’s control. The delays and resulting complications increased total project costs by \$4,115,094 since the ROPS 21-22 was prepared, of which the Successor Agency’s share is \$2,510,829. These costs are non-negotiable and do not include improvements that were within the scope of the settlement agreement negotiated with Kilroy and approved by the Oversight Board and DOF on the ROPS 20-21.

The increased costs were caused by the following:

- (1) *PGE Land Department approval of easements*: The PGE Land Department reviews and approves (1) easements for joint trench facilities in the new roadways and (2) abandonment of its existing easements on former Oyster Point Boulevard, which were conveyed to the Developer per the terms of the DDA. Overhead utility lines across private properties were abandoned and required undergrounding (Rule 20A), compounding the easement process for the public right-of-way. The Developer fully funded all Rule 20A work however these resultant easements were intertwined and linked with new easements in the new roadway. After all easements were sorted and approved, a parcel map was prepared for recordation with County Recorder. ATT Engineering was also involved in this process (to a lesser degree) to establish replacement easements for its new facilities. All utility services in the old Oyster Point Boulevard remained active to serve other parcels located north of this project so all PGE and ATT easements remain intact until new replacement facilities are switched over and energized. Once the parcel map is officially recorded, PGE Land Department authorizes PGE Construction to proceed with switchover and energization of new facilities. The cost for this process is shared as an enforceable obligation as set forth

in DDA Section 3.2.1A (Streets and Utilities to the Hub) and DDA Section 3.2.1B (Street and Utilities to the Point). This process resulted in 5-month delay.

- (2) *County Health review and requirements:* County Health regulates landfill sites and reviews plans for buildings located over landfill. A methane monitoring system was included in the design submitted for building permit plan check. Subsequent review comments from County Health finalized methane monitoring system requirements and added a methane venting system at both public restrooms. This resulted in a 2-month delay.
- (3) *Plan Check:* The restroom design team factored in multiple resubmissions for plan check each time responding to plan check comments. Project team expected restroom building permit in February 2021 and it was not completed until May 2021, a three month delay.

The site fire water and hydrant system (for piers and marina/park) are deemed a private system and is designed to state fire marshal standards. Cal Water only provides direct fire water service in public ROW. (Before Phase IC fire water was provided from CalWater line service for site hydrants, Marina, and HD tenants.)

The site fire water service was designed by Civil Engineer as a private system. With the Building Code change effective January 2020, the requirement for fire sprinklers was mandated. This requirement was not in project budget. The private site fire water system design must be revised to meet the new water flow requirements of two restroom buildings. This required additional resubmittal to accommodate the fire sprinkler and fire water system design triggered design impacts to multiple fire system components. The approval and permitting process requires review and approval of all component design before issuance of permit, i.e., fire system is approved only as a complete system.

The above third-party delays led to a 5-month longer construction period than anticipated, causing cost escalations for enforceable obligations set forth in DDA Sections 3.2.1(A), (B), and (D) through (H). These include:

- (4) *Project Management, Environmental, Architect and Civil Engineer Construction Administration, and Special Inspections* – Additional building code mandated material testing and inspection services are required due to the added fire hydrants and sprinkler systems in both public restrooms. Additional project management and construction administration services are needed due to the longer construction period.
- (5) *Restrooms* – Two public restrooms, which are an enforceable obligation under DDA

Section 3.2.1H (Landscaping at Bay Trail and Palm Promenade), received updated bids for approved building permit plans. The final plans mandated relocation of restroom sewer pump systems, addition of methane venting system, and addition of fire hydrant and sprinkler system. The revised restroom bid is higher than budgeted due to the revised and added scope, which resulted in a higher market price for materials and labor costs due to delayed construction start.

- (6) *Site Settlement and COVID Impacts* – Site settlement where landfill refuse was relocated was computer modeled and expected settlement ranges from 0 to 80 inches over a 50-year period after placement. Settlement is substantial, steep, and greatest in the first five years before gradually leveling off. Main roadway utilities and improvements were built first. As the largest and heaviest component of work, the roadways' early installation afforded as much settlement to take place before connections such as pedestrian pathways, driveways, curb, and gutters are tied into the roadway improvements. With the connections scheduled for one year after placement, design drawings must be revisited to account for in-situ settlement possibly requiring construction plan revisions to document modifications of connection components. Connections must provide pedestrian and accessible walkways that are in compliance with grade and cross-slope ADA code requirements and ensure that surfaces and gutters still slope water to collection points. The COVID-19 pandemic impacted costs due to steeply rising material prices, unreliable and disrupted supply chains, unpredictable transportation, and staffing labor shortages. AGC Construction Association has reported price increases between April 2020 to February 2021 for: diesel fuel 114%, lumber & plywood 62%, copper and brass mill shapes 37%, and steel mill products 20%. The pandemic caused many factories, fabrication facilities, and mills to shut down as their operation was deemed to be not "essential." Other facilities shut down when demand fell.

Table 1 summarizes the additional costs stemming from construction delays as eligible under the DDA. Exhibit B attached to this staff report provides a more detailed cost breakdown and illustrates how the construction delay escalated costs since the ROPS 21-22 was prepared.

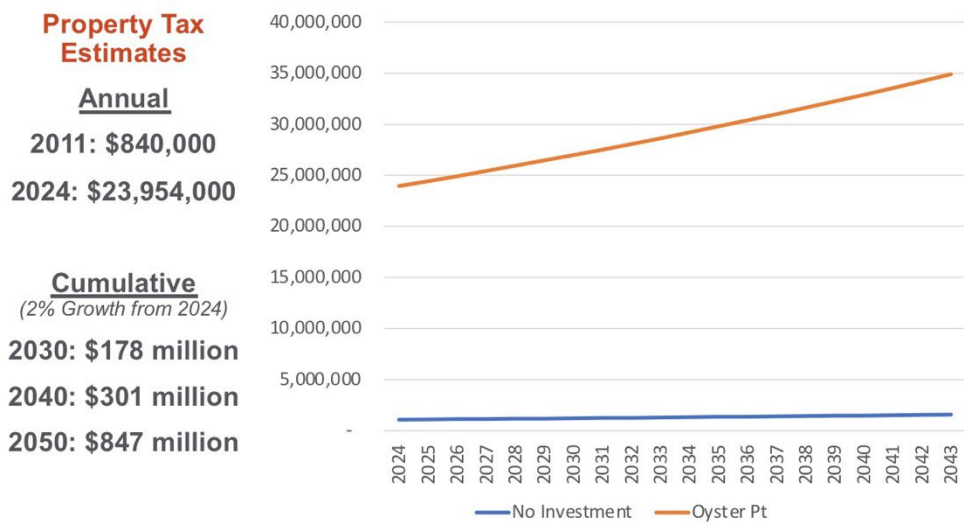
Table 1: Amended ROPS 21-22 Item 12 Cost Breakdown

DDA Exhibit	Description	Work Required	Cost		
			Agency Share	Developer Share	Total
3.2.1A	Streets and Utilities at Hub	PGE easement and parcel map process impacting authorization of energization by PGE Construction; project management oversight; site settlement and corrections / revisions of connections of pedestrian walkway and driveways to roadways	\$136,576	\$945,898	\$1,082,474
3.2.1B	Streets and Utilities at Point		\$371,077	-	\$371,077
3.2.1C	Clay Cap Repair at City Parcels – Phase IC	Project management oversight; site settlement and corrections / revisions of connections of pedestrian walkway and driveways to roadways; escalation of material and labor due to Covid	-	-	-
3.2.1D	Reconfiguration of Parking Lot at Marina & Open Space Landscape		\$277,148	-	\$277,148
3.2.1E	Recreation Fields		\$91,615	-	\$91,615
3.2.1F	Future Hotel Site		\$86,028	-	\$86,028
3.2.1G	Landscaping at Beach/Park		\$162,747	-	\$162,747
3.2.1H	Landscaping at BCDC Area in City Parcels and Palm Promenade	Restroom at Marina revised bid higher than budgeted; Work delayed due to longer permit plan check and regulatory approval conditions; added scope for fire/life safety systems mandated by building permit; special testing and inspection; project management oversight; escalation of material and labor due to Covid	\$1,385,638	\$658,367	\$2,044,005
TOTAL			\$2,510,829	\$1,604,265	\$4,115,094

Taxing Agency Benefit from Oyster Point

The Successor Agency’s investment in the Oyster Point project will result in a significant increase in annual property tax revenues by adding over \$2 billion in estimated new development value. Annual property tax revenues will increase from \$840,000 in 2011 to approximately \$24 million by project build-out in 2024. Some of these revenues will be realized earlier as different phases of the project are completed. Assuming 2% growth in annual assessed values, taxing agencies will benefit from nearly \$850 million in estimated property tax revenues between 2024 and 2050.

OYSTER POINT DDA PROPERTY TAX IMPACT



CONCLUSION

Adoption of the proposed Amended ROPS 21-22 is necessary to obtain funding for Fiscal Year 2021-22 obligations and are required by State law.

Attachments:

1. Draft Resolution No. 2021-__ Approving the South San Francisco Successor Agency’s Amended ROPS 21-22
2. Exhibit A – Amended ROPS 21-22
3. Exhibit B – Supporting Documents for the Amended ROPS 21-22

RESOLUTION NO. 2021-_____

**RESOLUTION OF THE SAN MATEO COUNTY COUNTYWIDE OVERSIGHT BOARD
APPROVING THE AMENDMENT TO THE SOUTH SAN FRANCISCO SUCCESSOR
AGENCY'S RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD
JANUARY 1 – JUNE 30, 2022 (ROPS 21-22B)**

WHEREAS, California Health and Safety Code Section (HSC) 34179(e) requires all action items of Countywide Oversight Boards, including the San Mateo County Countywide Oversight Board (the "Board"), be accomplished by resolution; and

WHEREAS, HSC Section 34177 requires the Successor Agency to the former redevelopment agency (RDA) to prepare a Recognized Obligation Payment Schedule ("ROPS") for each 12-month fiscal period, which lists the outstanding obligations of the former RDA and states the sources of funds for required payments; and

WHEREAS, a ROPS for the South San Francisco Successor Agency for the July 1, 2021 through June 30, 2022 fiscal period ("ROPS 21-22") was approved by the Board on January 11, 2021 by adoption of Resolution 2021-06 and subsequently approved by the California Department of Finance ("DOF") on March 30, 2021, with the exception of certain amounts that were disallowed; and

WHEREAS, pursuant to HSC Section 34177(o)(1)(E), the Successor Agency may submit one amendment to the ROPS, to be submitted by October 1, if the Board makes a finding that a revision is necessary for the payment of approved enforceable obligations during the second one-half of the ROPS period, which shall be defined as January 1 to June 30 ("ROPS 21-22B") inclusive, and if additional funding is needed; and

WHEREAS, as further required under HSC Section 34177(o)(1)(E), the ROPS amendment may only amend the amount requested for approved enforceable obligations; and

WHEREAS, the South San Francisco Successor Agency has requested to increase the Redevelopment Property Tax Trust Funds for ROPS 21-22B Item #12 in the total amount of \$2,510,829 for the Oyster Point Ventures Disposition and Development Agreement to account for increased construction costs incurred for an approved enforceable obligation; and

NOW, THEREFORE, BE IT RESOLVED, the San Mateo County Countywide Oversight Board hereby (a) finds that a revision to the South San Francisco Successor Agency's 21-22 ROPS is necessary for the payment of approved enforceable obligations during the second one-half of the ROPS period for 21-22 and (b) approves the Amended ROPS 21-22, attached hereto as Exhibit A and incorporated herein by this reference.

* * *

Exhibit A – Amended Recognized Obligation Payment Schedule 21-22 of the South San Francisco Successor Agency

**Amended Recognized Obligation Payment Schedule (ROPS 21-22B) - Summary
Filed for the January 1, 2022 through June 30, 2022 Period**

Successor Agency: South San Francisco

County: San Mateo

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	ROPS 21-22B Authorized Amounts	ROPS 21-22B Requested Adjustments	ROPS 21-22B Amended Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ -	\$ 2,510,829	\$ 2,510,829
F RPTTF	-	2,510,829	2,510,829
G Administrative RPTTF	-	-	-
H Current Period Enforceable Obligations (A+E)	\$ -	\$ 2,510,829	\$ 2,510,829

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name Title

/s/ _____
Signature Date

South San Francisco
 Amended Recognized Obligation Payment Schedule (ROPS 21-22B) - ROPS Detail
 January 1, 2022 through June 30, 2022

Item #	Project Name	Obligation Type	Total Outstanding Obligation	Authorized Amounts					Total	Requested Adjustments					Total	Notes
				Fund Sources						Fund Sources						
				Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
			\$31,529,656	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$2,510,829	\$-	\$2,510,829	
12	Oyster Point Ventures DDA	OPA/DDA/ Construction	\$7,073,582	-	-	-	-	-	\$-	-	-	-	2,510,829	-	\$2,510,829	Total outstanding balance as of 7/1/21 adjusted to \$7,748,704 (\$5,237,875 + \$2,510,829)
13	Oyster Point Ventures DDA	OPA/DDA/ Construction	\$18,597,872	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
14	Oyster Point Ventures DDA	Project Management Costs	\$835,295	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
16	Harbor District Agreement	Improvement/ Infrastructure	\$1,793,248	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
17	Harbor District Agreement	Project Management Costs	\$798,341	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
21	Train Station Imprvmnts Ph 1(pf1002)	Remediation	\$87,494	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
22	Train Station Imprvmnts Phase 1	Project Management Costs	\$9,309	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
23	Train Station Imprvmnts Phase 2	Remediation	\$620,000	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
24	Train Station Imprvmnts Phase 2	Project Management Costs	\$148,115	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
48	Administration Costs	Admin Costs	\$1,200,000	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
51	Accrued PERS Pension Obligations	Unfunded Liabilities	\$168,800	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
52	Accrued Retiree Health Obligations	Unfunded Liabilities	\$197,600	-	-	-	-	-	\$-	-	-	-	-	-	\$-	

SUCCESSOR AGENCY TO FORMER RDA OF SOUTH SAN FRANCISCO
 ROPS 21-22 Amend Item 12

8/6/2021

OB Submission August 2021

TAB G	Page	PM Soft Costs	Cost	Agency	Developer
Cost G-13	2 to 6	Langan Change Order #4: Construction Administration - On-Site	\$ 229,057 [1]	\$ 86,358	\$ 142,699
Cost G-14	7 to 17	Langan Change Order #7: Construction Administration - Off-Site	\$ 216,290 [1]	\$ 119,606	\$ 96,684
Cost G-15	18 to 20	Special Inspections and Testing - Wet Utilities, Fire Line in Marina Area (ROM)	\$ 100,000 [1]	\$ 51,669	\$ 48,331
Cost G-16	21 to 27	Construction Testing Services - Special Testing and Inspections - Restroom	\$ 51,419 [1]	\$ 26,568	\$ 24,851
Cost G-17	28 to 44	JCFO Additional Services Proposal #012 - Site Signage	\$ 46,600 [2]	\$ 46,600	\$ -
Cost G-18	45	Swinerton PM - Add Service Request	\$ 150,000 [1]	\$ 78,000	\$ 72,000
Cost G-19	46-48	JCFO - Add. Service Extended Constr. Admin	\$ 107,421 [1]	\$ 71,617	\$ 35,804
Cost G-20	49-51	Langan Change Order #8 Add Methane Mon. Sys. - Restrooms	\$ 19,000 [2]	\$ 19,000	\$ -
		Total	\$ 919,787	\$ 499,418	\$ 420,369

[1] Project Management cost allocation is based on Agency's share construction cost (20% share Strt & Util to Hub and 100% Strt & Util to Point; and Landscape exceeding Developer's \$9.53 M obligation), Agency's additional contract obligation proration (58%; 42% for Developer, rounded and for items outside of Strt & Util to Hub and Point, and Landscape), or based on the original project schedule of value.
 [2] Developer's Contribution of \$9,533,859 is fixed for Parcel 3.2.1H Landscaping at Bay Trail and Palm Promenade therefore Agency is responsible for cost overrun (DDA Exhibit 3.4.1).

30 April 2021

Jonas Vass
KR Oyster Point I, LLC
c/o Kilroy Realty Corporation
100 First Street, Suite 250
San Francisco, CA 94105

**Subject: Change Order #4: Construction Administration Services – ON-SITE
Oyster Point Properties Grading and Site Development Phase I and Phase II
South San Francisco, California
Langan Project: 730480111**

Dear Mr. Vass:

Langan Engineering and Environmental Services, Inc. (Langan) has been providing Construction Administration (CA) services during grading and landfill cap work within the Phase I and II portions of the Oyster Point Properties in South San Francisco, California, in accordance with the agreement between OPD and Langan that became effective on 1 March 2018. We have to date submitted Change Orders #1, 2.1, 2.2, 2.3, 3.1, and 3.2 to you for additional labor provided and expenses incurred due to a number of unanticipated and unplanned conditions encountered during the pre-construction and construction phases, all of which have been approved.

At this time, additional budget is being requested largely due to the significant project schedule extension that is reflected in Teichert Construction's schedule update of February 2021. For several tasks, durations have already extended well past their original completion dates or are at this time projected to take longer than originally planned.

SCOPE OF SERVICES: ADDITIONS, INCREASES, AND UNDERRUNS

The nature of the changes anticipated, largely due to the extension in Teichert's construction schedule as compared to that of April 2020, and their effect on the scope of services and thus labor hours and/or sub-contractor costs are outlined task-by-task in the paragraphs below.

Task 10.0 – Construction Observation and Testing for Grading

Under this task, Langan has provided the necessary environmental and geotechnical field labor and office/management support for oversight of Teichert's (and their subcontractors) re-grading, excavation and off-haul, and cement treatment of landfill refuse and import and placement of soil for the clay layer and erosion protection layer. During installation of utilities and improvements, the clay cap has been encountered higher than anticipated in several areas. Because of this, the existing clay cap and underlying refuse has been over-excavated and replaced with a new clay cap according to Wilsey Ham's clay cap repair detail. Construction observation during this

unanticipated task has taken the fee over the anticipated budget by \$1,642 as of 9 April 2021. In addition, we are currently projecting that additional geotechnical field labor and office/management support will be required for oversight of activities associated with the remaining work due to the extension in the project schedule (dated February 2021).

- At this time, based on a review of Teichert’s February 2021 schedule, we anticipate that additional field work will be needed to complete this task. Pending areas of regrading specifically include: the remaining area within Phase IID pad, Phase IV, and the marina parking lot. This request is based on an estimated 16 days of additional field work at an average of three-quarters-time (\$1,900/day) level of effort (i.e., \$30,400.00) plus the budget overage as of the end of March 2021.

<i>Teichert Schedule (February 2021)</i>	<i>Additional Duration (as of 3/30/2021)</i>
Page 11	1
Page 12	15
Projected Total Days	16

Task 12.0 – Characterization for Material Disposal

At the time that Langan prepared and submitted Change Orders #3.1 and 3.2 (July 2020, revised September 2020), we believed that no further work was going to be required under this task and therefore reallocated remaining budget to other tasks. Since then, at the request of Teichert, we have collected samples of potential waste material of unknown origin (e.g., in BTI bins) for laboratory analysis and data interpretation. The extra charges incurred (July, September, and October 2020 invoices) currently total \$30,477.27. We are requesting additional budget to cover these labor hours and analytical laboratory costs. In the event that additional, unknown potential waste material is discovered or waste requiring characterization and disposal is generated during monitoring network abandonment and replacement (Task 8.0, on-going), we assume that the costs associated with sampling and analysis will be minor, such that they can be covered by utilizing excess budget from other tasks that are currently projected to underrun their budgets.

Task 13.0 – Construction Observation and Testing for Roads and Utilities

The original scope of services and fee estimate for this task was based on a projected (by Teichert) task duration of 113 days. As previously noted (September 2019), when Langan reviewed Teichert’s June 2019 schedule update, we estimated that approximately 1,000 hours of field labor would be required to complete this task. Subsequently, based on a review of Teichert’s April 2020 schedule, we anticipated that an additional 190 days of field work would be needed to complete this task.

- At this time, based on a review of Teichert’s February 2021 schedule, we anticipate that additional field work will be needed to complete this task. These additional days of field work are due to activities that were expected to be completed in 2020, but still remain and additional items on Teichert’s updated schedule. This request is based on an estimated 45 days of additional field work at an average of three-quarters-time (\$1,900/day) level of effort (i.e., \$85,500.00).

<i>Teichert Schedule (February 2021)</i>	<i>Remaining Additional Days (as of 3/30/2021)</i>
Page 8	6
Page 9	7
Page 10	20
Page 12	2
Page 13	2
Page 14	8
Projected Additional Days	45

Task 15.0 – Construction Completion Report

The original scope of services and fee estimate for this task assumed that a single Construction Completion Report would be prepared for all of the landfill re-grading and re-capping work in this original phase of construction. To date, in order to document the successful completion of the Phase ID building pad in a manner that would allow the regulators to approve the work and thereby allow vertical construction to begin, Langan has prepared and submitted to the regulatory agencies the Interim Construction Completion Report for Phase ID (April 2020; updated May 2020); the (First) Interim Construction Completion Report for Phase IC (March 2020); and the Second Interim Construction Completion Report for Phase IC (November 2020).

With this Change Order, Langan is requesting additional budget for projected costs that are anticipated to be incurred to prepare and submit for regulatory review and approval two additional, out-of-scope interim completion reports in order to accommodate the development schedule of Phase 2, which includes the “shark fin” portion of the landfill and immediately adjacent areas. A single additional interim report would have been necessary and sufficient in order to accommodate the construction schedule for Phase 2, but the continued presence of a PG&E transformer (to be abandoned at a later date, pending completion of certain electrical utility work) necessitates splitting what would otherwise have been one report into two reports.

Task 16.0 – Construction Administration

As described in previous progress reports and change order requests, the original task budget has to date absorbed significant out-of-scope work, including additional RFIs and submittals reviewed as the project duration was extended. At this time, the budget authorized to date has been exhausted, however, Teichert’s work is not yet complete, and we anticipate that there will be some number of additional RFIs and submittals that will require review and that there will be continued requests for technical support of Teichert’s construction activities.

With this Change Order, Langan is requesting additional budget for projected costs that are anticipated to be incurred through project completion (at an average rate of approximately \$2,500 per month), as depicted in Teichert’s current schedule (February 2021).

Task 17.0 – Project Management

The original scope of services and fee estimate included 7.5% for project management activities, including budget and schedule tracking, personnel scheduling, monthly invoicing, and preparation of monthly progress reports.

- Due to the substantial schedule extension and commensurate increase in our scope of services, at this time we are requesting for this task a proportional budget increase, i.e., 7.5% of the total fee increase requested, for this task.

FEE REQUEST

<i>Task</i>	<i>Description</i>	<i>Fee Request</i>
10.0 – Construction Observation and Testing for Grading	Langan geotechnical labor (on-going)	\$ 32,100.00
12.0 – Characterization of Material for Disposal	Langan environmental labor and analytical laboratory expenses (completed)	\$ 30,477.27
13.0 – Construction Observation and Testing for Roads and Utilities	Langan geotechnical labor	\$ 85,500.00
15.0 – Construction Completion Report	Langan geotechnical and environmental labor	\$ 40,000.00
16.0 – Construction Administration	Langan geotechnical and environmental labor	\$ 25,000.00

TAB G Page 6 of 51

Change Order #4 for Construction Administration Services
Oyster Point Properties Grading and Site Development Phase I and Phase II
South San Francisco, California
Langan Project: 730480111

30 April 2021
Page 5

17.0 – Project Management	7.5% of above	\$ 15,980.00
TOTAL REQUEST		\$229,057.27

COST G-13

We respectfully request that you issue a Purchase Order authorizing the above total amount at your earliest convenience.

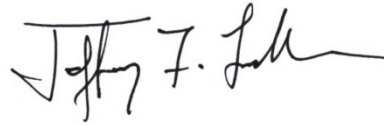
We appreciate the opportunity to be of service to Kilroy on this project and look forward to continuing our work with your team. If you have any questions, please call.

Sincerely yours,

Langan Engineering and Environmental Services, Inc.



Sigrida Reinis, PhD, PE
Associate



Jeffrey F. Ludlow, PG
Principal

[730480111.53 SR_CO4-SC ON SITE-CA SERVICES_03302021.DOCX](#)



Technical Excellence
 Practical Experience
 Client Responsiveness

10 March 2021

Jonas Vass
 KR Oyster Point I, LLC
 c/o Kilroy Realty Corporation
 100 First Street, Suite 250
 San Francisco, CA 94105

**Subject: Change Order #7: Construction Administration Services – OFF- SITE
 Oyster Point Properties Grading and Site Development Phase I and Phase II
 South San Francisco, California
 Langan Project: 730480112**

Dear Mr. Vass:

Langan Engineering and Environmental Services, Inc. (Langan) has been providing Construction Administration (CA) services during grading and landfill cap work, including the realignment of major streets and utilities, within the Phase I and II portions of the Oyster Point Properties in South San Francisco, California, in accordance with the agreement between OPD and Langan that become effective on 1 March 2018.

This Change Order has been prepared to request additional budget, largely for our sub-consultant, Townsend Management, Inc. (TMI) for one on-going inspection activity that is projected to exceed the previously-authorized associated budget (due to task durations that have been extended by project delays) and two newly-requested inspection activities that are not currently included in our scope of services but have been requested by the City of South San Francisco/Kilroy.

SCOPE OF SERVICES: ADDITIONS AND INCREASES

The nature of the changes anticipated at this time or encountered to date and their effect on the scope of services are outlined below.

Task 13.1 – Construction Observation and Testing – Special Inspections (ongoing task)

In order for Kilroy to fulfill certain contractual obligations to the City of South San Francisco, Kilroy previously requested that Langan add to our scope of services the “special inspections” required to assess the conformance of the new streets and utilities with the project plans and specifications; these special inspections currently include, but are not limited to, concrete mix design review, concrete cylinder casting and laboratory testing, concrete reinforcing inspections, welding inspections, and others. Langan has retained TMI as sub-consultant for these services.

At this time, additional special inspections have become necessary or have been specifically requested of TMI, as described in their proposals to Langan dated January 23, 2021 and February 8, 2021 (copies attached):

TAB G Page 8 of 51

Change Order #7 for Construction Administration Services
 Oyster Point Properties Grading and Site Development Phase I and Phase II
 South San Francisco, California
 Langan Project: 730480112

10 March 2021
 Page 2

- Out-of-scope 4-hr site visits conducted through December 2020 \$ 22,917.00
- Projected additional 4-hr site visits for January thru December 2021 \$ 125,000.00¹
- Stage 2 Pier Ramp: special inspections \$ 18,710.00
 - Subtotal, TMI \$ 166,627.00

Per the contract, Langan will mark up TMI's invoices by 10% (\$16,663.00) to cover our expenses associated with carrying sub-consultant costs. In addition, Langan anticipates certain labor costs associated with the administration of this sub-contract, including coordination of the special inspections and review and distribution of TMI's field dailies, and an allowance (\$18,000.00) for these labor hours is also requested as part of this change order. Thus the total requested to complete this task is **\$201,290.00**.

Task 17.0 – Project Management

With this Change Order, we are requesting a proportional task budget increase (i.e., 7.5% of the total fee increase requested) to support on-going project management activities, including processing of vendor invoices, monthly client invoicing, project budget tracking, and preparation of project reports and additional budget requests, for a total of **\$15,000.00**

FEE REQUEST

Task	Description	Fee Request
13.1 – Construction	Langan field & office labor	\$ 18,000.00
Observation and Testing –	Sub-contractor (TMI) + 10%	<u>\$183,290.00</u>
Special Inspections (on-going task)	Task subtotal	\$201,290.00
17.0 – Project Management	7.5% of above	<u>\$ 15,000.00</u>
TOTAL REQUEST		\$216,290.00

COST G-14

We respectfully request that you issue a Purchase Order authorizing the above amount at your earliest convenience. We appreciate the opportunity to be of service to Kilroy on this project and look forward to continuing our work with your team. If you have any questions, please call.

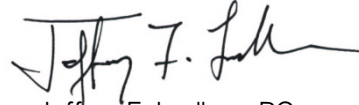
¹ The original schedule for these activities was through December 2020; the requested additional fee is for the continuation of these activities through December 2021.

Sincerely yours,

Langan Engineering and Environmental Services, Inc.



Sigrda Reinis, PhD, PE
Associate



Jeffrey F. Ludlow, PG
Principal

Attachments

730480112.20 SR_CO7_SC OFF SITE-CA SERVICES_031021.DOCX

January 23, 2021

Ms. Sigrida Reinis, Ph.D., P.E.
Langan Engineering and Environmental Services, Inc.
501 14th Street, 3rd Floor
Oakland, CA 94612-1420

Subject: Oyster Point Redevelopment , Phase 1C
Additional Scope Proposal, Outstanding balance for 2020 and projection for 2021

Dear Ms. Reinis:

As requested, and in follow up to the e-mail of 12/24/20 as well as subsequent budget discussions on 1/6/21, Townsend Management, Inc. (TMI) is pleased to provide this additional scope proposal for construction and special inspection services for the subject project. The envisioned scope is to provide all construction and special inspection services described in the City's e-mail dated 12/27/19.

As discussed, the additional scope proposal is primarily based on extra site visits beyond the initial quantities established by the Owner for the base contract and add scope proposal #1. These extra site visits are a result of Contractor requested inspections to meet the project schedule and to comply with the 12/27/19 City e-mail noted above.

In an effort to show the level of inspection detail completed through December 2020 for the KOP Project, the attached summary of "TMI – Miscellaneous KOP Inspection" shows various inspection activities from 11/2019 through 12/2020. The summary also includes the quantity of actual inspections based on a 4-HR Site Visit and a comparison tally to qualify the base contract, add scope proposal #1 and the resulting extra site inspections ("add-scope" balance of 2020 inspections). In addition, the summary shows an estimate for inspection services for January 2021 – December 2021. This estimate is based primarily on the 2020 inspection budget, current Contractor CPM schedule and includes an allowance for the recently negotiated Cell-crete inspections.

As per the summary, TMI is requesting an add scope budget for the following:

- **Extra site visits conducted through December 2020 (proposed 'add-scope' for balance of 2020 work) = \$22,917.09***
- **Projected Site Visits (4-HR) for Jan - Dec 2021 = \$125,000*** => proposed 'add-scope' for estimated 2021 work (estimated at 200 4-HR Site Visits). ~~Option 1 – Add for Cell-crete work based on 55-cylinders (estimated at 23 4-HR Site Visits) => \$21,625*~~
~~The estimated budget for 2021 = \$146,625*~~
- **Does NOT include Langan fee @10%**

For the above inspection work scope, TMI recommends a daily full-time inspector (as needed) during installation of the City's infrastructure, dictated by the project schedule and requested by the Contractor. This work scope is similar to the previously inspected work for wet/dry utilities, minor concrete, structural concrete, reinforcing bar, asphalt, street lights, traffic signals and other public infrastructure as required.

Schedule: The proposed work scope shall be based on the Contractor approved schedule.

For the above Scope of Work, TMI herewith proposes the following inspection breakdown.

Proposed 'add-scope' for balance of 2020 work.

Based on submitted invoices (see attached from December 24, 2020) = \$22,917.09.

Proposed 'add-scope' for 2021 work.

Inspection, 4-hr site visits	200 visits*	\$438/EA	\$87,600
Misc. Special Inspection, 4-hr site visits	30 visits*	\$438/EA	\$13,140
Sample Pickups, trips	100 EA*	\$ 30/EA	\$ 3,000
Concrete Compression Tests	100 EA*	\$ 42/EA	\$ 4,200
Project Manager	108 hours*	\$130/HR	\$14,040
Cell-crete	55 EA*	\$393.18/EA	\$21,625
Misc. Lab Storage/ Reporting	1 LS*	Lump Sum	\$3,020
Total			\$146,625

*Based on current Teichert CPM schedule. Actual schedule from Teichert may affect overall budgets.


Total, in numbers \$169,542

Total, in letters One hundred sixty nine thousand, five hundred forty two and zero cents

Should you have any questions regarding this proposal and scope of work, please contact me at (415) 999-7095.

Sincerely,

Townsend Management, Inc.



Zamir Zuraek
Principal

cc: file

TMI - Miscellaneous KOP Inspections

Dates	2019 Inspection Detail	Number of inspections - Based on 4-HR Site Visit
11/1 - 11/30	Miscellaneous Special Inspections (Concrete & Rebar)	12.625
	Total for November 2019	12.625
12/1 - 12/30	Miscellaneous Special Inspections (Concrete & Rebar)	4
	Total for December 2019	4
	Grand TOTAL for 2019	16.625

Dates	2020 Inspection Detail	Number of inspections - Based on 4-HR Site Visit
1/10/2020	Inspection of Electrical Conduit on Marina and Oyster Point Blvd.	1
1/15/2020	Inspection of Electrical Conduit on Marina and Oyster Point Blvd.	1
1/21/2020	Inspection of Electrical Conduit on Marina and Oyster Point Blvd.	1
1/23/2020	Inspection of 11 street pole foundation/rebar.	1
1/24/2020	Monitor of 13 pole foundation concrete pour and inspection of 2 street pole foundation/rebar.	1
1/28/2020	Meeting with Teichert and Langan at site, prepare daily report and coordination.	2
1/29/2020	Coordination, printing and review plans, submittals and RFIs.	1
1/30/2020	Inspection of bio-retention slab.	1
1/31/2020	Monitor concrete pouring of bio-retention slab and prepared report.	2
	Total for January 2020	11
2/4/2020	Inspection of Bio-retention walls/ rebar.	1
2/5/2020	Monitored concrete pouring of bio-retention walls and prepared partial daily report.	2
2/6/2020	Continuation of preparing daily reports for 2/4 and 2/5.	2
2/11/2020	Inspection of curb and gutter on Bio-retention #2 and 3 along Oyster Point Blvd.	1
2/12/2020	Coordination, review plans and did partial 2/11/20 report. Inspection of curb and gutter on Bio-retention #2 and #3 along Oyster Point Blvd.	2
2/13/2020	Monitor Bio-retention #2 & #3, and curb & gutter concrete pour.	2
2/14/2020	Prepared 3 Days report, 2/11-2/13.	2
2/18/2020	Inspection of newly poured curb and gutter and Street light conduits, prepared partial report.	2
2/19/2020	Inspection of sidewalk forms and prepared RFI drawing and coordination for Bio-retention curb and gutter.	2
2/20/2020	Cancelled concrete pour for sidewalk, prepared daily reports and submittal log and coordination.	2
2/21/2020	Continuation of preparing log, submitted report and coordination for Monday's inspection.	1
2/24/2020	Inspection of Street Light conduit, coordination and prepared partial daily report for 2/24 and 2/25. Revised and finalized Testing log.	2
2/25/2020	Re-inspection of Street Light conduit, coordination and finalized daily report for 2/24 and 2/25 . Partial inspection of curb and gutter at Bio retention and reviewed plans.	1.5
2/26/2020	Inspection of Bio-retention curb and gutter. Coordination, printed plans and specs and review documents.	2
2/27/2020	Inspection of curb and gutter and monitor concrete pour.	2
2/28/2020	Prepared & finalized 2/26 & 2/27 daily reports, visited jobsite for the saw cutting and installation of curb and gutter formwork.	2
	Total for February 2020	28.5
3/2/2020	Inspection of Curb and Gutter.	1

3/3/2020	Prepared 3/2/20 daily report.	0.5
3/5/2020	Monitor concrete pour and prepared partial daily report.	2
3/6/2020	Finalized 3/5/20 daily report, inspection of SL and re-inspection of sidewalk. Prepared 3/6/20 daily report.	2
3/9/2020	Monitor concrete pour and prepared partial daily report.	2
3/10/2020	Finalized 3/9/20 daily report, inspection of SL and curb.	2
3/11/2020	Monitor concrete pour and prepared partial daily report.	2
3/12/2020	Coordination and finalized 3/10/20 daily report.	1
3/13/2020	Coordination for AC placement & concrete pour, inspection of sidewalk forms & prepared 3/13 daily report.	1.5
3/16/2020	Sidewalk pour was cancelled w/o prior notification (show-up). Attended pre-AC pavement placement field inspection/meeting.	1
3/17/2020	Research, print plans & review asphalt pavement plans & specs.	1.5
3/18/2020	Monitor asphalt paving placement & prepared daily report.	2
3/19/2020	Inspection for St Francis. Rejected initial inspection and waited to fix discrepancies and re-inspected. Prepared daily report.	1.5
3/23/2020	City Fiber pipe inspection and prepared report.	1.25
3/24/2020	Re-inspection of City Fiber pipe and splice boxes inspection (waited for misc. box to finish installation before inspection). Coordination and prepare report for 3/25 to 3/27.	1.5
3/25/2020	Inspection of Bio-retention floor rebar and prepared daily report.	1
3/26/2020	Monitor concrete placement for sidewalk and prepared daily report.	2.75
3/27/2020	Monitoring of asphalt and concrete placement & prep of daily report.	3
3/30/2020	City Fiber inspection and prep report.	1
3/31/2020	City Fiber inspection and prep report.	1
Total for March 2020		31.5
4/1/2020	Monitor concrete pour and prepared partial daily report.	1.75
4/2/2020	Submittal review and coordination.	0.5
4/6/2020	Inspection and prepared report.	1
4/7/2020	Submittal review and coordination.	0.5
4/10/2020	Inspection for MF Maher and SFE and prepared report.	1.5
4/13/2020	Inspection for SFE and monitor for MF Maher pour and prepared report.	2
4/16/2020	Inspection for SFE and prepared report.	1
4/17/2020	Inspection for SFE and prepared report.	1
4/20/2020	Inspection for SFE and prepared report.	1.75
4/21/2020	Monitored MF Maher pour and prepared report.	1
Total for April 2020		12
5/12/2020	Review plans for storm drain inspection and coordination. Submitted Lab reports to Langan.	0.5
5/13/2020	Storm drain inspection and prepared IDR. Submitted lab Reports to Langan.	1
5/14/2020	Coordination regarding soil settlement.	0.25
Total for May 2020		1.75
Total for June 2020		0
7/9/2020	Print and analyze newly approved PG&E Joint Trench Plans.	1
7/10/2020	Analyze newly approved PG&E Joint Trench Plans & coordinate with Langan & Teichert regarding the documents.	1.5
7/13/2020	Analyze newly approved PG&E Joint Trench Plans & coordinate with Langan & Teichert regarding the plans.	1
7/23/2020	Inspection of Joint Trench along Oyster Pt. Blvd.	2
7/24/2020	Continue Joint Trench inspection along Oyster Pt. Blvd.	2
7/27/2020	Show-up time for cancelled inspection by SFE (cancelled without notification).	1
Total for July 2020		8.5

8/4/2020	Inspected A1 Joint Trench on Marina Blvd.	2
8/13/2020	Print and analyze JT 11 and H6 plans for inspection and coordination.	1
8/14/2020	Inspection of A4 and A10 on Oyster Pt. Blvd. and prepared IDR.	2
8/20/2020	Inspection of Curb & Gutter and prepared report.	1
8/21/2020	Curb and Gutter concrete pour and inspection of SDMH 108 to 109.	2
8/24/2020	Inspection of A2 and A1 on Marina Blvd. and prepared IDRs (8/21 and 8/24).	2
8/25/2020	Partial inspection for storm drain and curb & gutter formwork & rebar inspection. Prepare IDR.	2
8/26/2020	Curb and Gutter concrete pour and prepared partial 8/26/20 report and partial inspection of SSMH 108 to 107.	2
8/27/2020	Final inspection for sanitary sewer and curb & gutter formwork & rebar inspection. Prepared partial IDR.	2
8/28/2020	Monitored sidewalk concrete pour only. No IDR prepared.	2
Total for August 2020		18
9/1/2020	Inspection and prepared IDR.	2
9/2/2020	Monitored concrete placement, inspection and prepared IDR.	2
9/3/2020	Inspection of joint trench and prepared IDRs.	2
9/4/2020	Inspection of sanitary sewer lateral and prepared IDRs.	2
9/9/2020	Inspection of sanitary sewer lateral and prepared IDR.	1
9/10/2020	Inspection of curb & gutter and prepared IDR.	1
9/11/2020	Inspection of sanitary sewer and manhole and prepared IDR.	1
9/14/2020	Inspection of sanitary sewer lateral and prepared IDR.	1
9/15/2020	Inspection of curb & gutter, rebar & formwork and prepared IDR.	1
9/16/2020	Monitor concrete placement and prepared IDR.	1
9/17/2020	Inspection of curb & gutter, rebar & formworks and prepared IDR.	2
9/18/2020	Inspection of storm drain sub drain and prepared IDR.	1
9/21/2020	Inspection and prepared IDRs.	2
9/22/2020	Monitor concrete pour and prepared IDR.	2
9/23/2020	Inspection pf sanitary sewer pipes, Bio-retention wall rebar and prepared IDRs.	2
9/24/2020	Monitor pour and inspection of manhole base.	2
9/25/2020	Inspection and prepared IDRs.	2
9/28/2020	Monitor pour and inspection of manhole base.	2
9/29/2020	Inspection of curb & gutter, rebar and formwork. Prepared IDRs.	2
9/30/2020	Monitor concrete pour and air test inspection.	2
Total for September 2020		33
10/1/2020	Prepared 4 days of IDRs.	2
10/5/2020	Inspection and prepared IDR.	1
10/6/2020	Partial review of CCTV for SS gravity and storm drain.	2
10/7/2020	Monitored asphalt concrete placement.	2.75
10/8/2020	Inspection and prepared IDR.	2
10/9/2020	Continuation of CCTV review for SS gravity and storm drain. Prepared report.	2
10/12/2020	Prepared and submitted concrete compression test results.	1
10/14/2020	Inspection of storm drain pipe and prepared IDR.	1
10/15/2020	Inspection of sanitary sewer pipe and prepared IDR.	1
10/16/2020	Inspection of sanitary sewer pipe and prepared IDR.	1
10/21/2020	Coordination, reviewed newly issued plans for inspections, etc.	1
10/22/2020	Inspection and prepared IDR (AM). Inspection was canceled for PM without prior notification.	2
10/23/2020	Inspection of sidewalk formwork and bio-swale pipe. Prepared IDRs.	2
10/26/2020	Monitored sidewalk concrete placement and prepared IDR.	2
10/27/2020	Monitored SL concrete placement and prepared IDR.	1
10/28/2020	Coordination, reviewed newly issued plans for inspections, etc.	1

TAB G Page 15 of 51

10/30/2020	Traffic Light base inspection and monitored concrete placement. Prepared IDR.	2
Total for October 2020		26.75
11/2/2020	Inspection of sidewalk formwork and prepared IDR.	1
11/3/2020	Monitored concrete placement and prepared IDR.	2
11/4/2020	Inspection of signal base rebar and monitored concrete pour. Prepared IDR.	2
11/13/2020	Monitored/witnessed hydrostatic and air test. Prepared IDR.	2
11/25/2020	Inspection of signal base rebar and monitored concrete pour. Prepared IDR.	1
Total for November 2020		8
12/2/2020	Inspection of signal base rebar and prepared IDR.	1
12/3/2020	Monitored signal base concrete pour and prepared IDR.	1
12/10/2020	Inspection of storm drain pipe and prepared IDR.	1
12/11/2020	Inspection of storm drain pipe and monitored concrete pour. Prepared IDR.	2
12/15/2020	Show-up only for canceled mandrel inspection.	1
12/16/2020	Attended Sub-Coordination Meeting	1
12/18/2020	Inspection of bio-retention pipe and prepared IDR.	1
12/23/2020	Attended Sub-Coordination Meeting	1
Total for December 2020		9
Grand TOTAL for 2020		188

KOP - Inspection Budget Summary

1) KOP - Total Special Inspections 2019 & 2020 (based on actual 4-HR site visits)	204.625
2) TMI Base Contract (Based on Owner provided inspection quantities at 4-HR site visits = \$59,708) - approximate site visits shown	74
3) TMI - Add Scope #1 (Street Light Bases; based on Owner provided inspection quantities at 4-HR site visits = \$36,519) - approximate site visits shown	62
4) Extra site visits conducted through December 2020 [#1 - (#2 + #3)] - approximate site visits shown => proposed 'add-scope' for balance of 2020 work (\$22,917.09*)	68.625
5) Projected Site Visits (4-HR) for Jan - Dec 2021 = \$125,000* => proposed 'add-scope' for estimated 2021 work (estimated at 200 4-HR Site Visits). Option 1 = Add for Cell-crete work based on 55-cylinders (estimated at 23 4-HR Site Visits) => \$21,625*. The estimated budget for 2021 = \$146,625*.	223

* Does NOT include Langan fee @ 10%



project planning, engineering, and management solutions

February 8, 2021

Ms. Sigrida Reinis, Ph.D., P.E.
 Langan Engineering and Environmental Services, Inc.
 501 14th Street, 3rd Floor
 Oakland, CA 94612-1420

Subject: Oyster Point Redevelopment , Phase 1C
 Additional Scope Proposal, Stage 2 - Pier Ramp Budget (Marina Blvd.)

Dear Ms. Reinis:

As requested, and in follow up to the e-mail from Cumming dated 2/5/21 including Pier Ramp attachments and Contractor’s 6-week look ahead schedule showing the Pier Ramp work scope for Stage 2 Marina Blvd., Townsend Management, Inc. (TMI) is pleased to provide this additional scope proposal for construction and special inspection services for the subject project. The envisioned scope is to provide all construction and special inspection services described in the City’s e-mail dated 12/27/19.

As discussed, the additional scope proposal is primarily based on extra site visits beyond the initial quantities established by the Owner for the base contract and add scope proposal #1. These extra site visits are a result of the proposed Contractor schedule and estimated duration for inspections to meet the project schedule and to comply with the 12/27/19 City e-mail noted above.

In an effort to show the level of inspection estimated for the Stage 2 Pier Ramp (Marina Blvd.), and as per the Contractor 6-week look ahead schedule for week beginning 2/1/2021, the following detail includes proposed inspection work scopes to provide the requisite inspection as needed.

As per the detail, TMI is requesting an add scope budget for the following:

- ~~Projected Site Visits (4-HR) for Feb – Mar 2021 = \$8,760* => proposed 'add-scope' for estimated 2021 work (estimated at 20 4-HR Site Visits).~~
- **The estimated budget add-scope for Stage 2 – Pier Ramp (Marina Blvd.) during February – March 2021 = \$18,710*.**
- **Does NOT include Langan fee @10%**

For the above inspection work scope, TMI recommends a daily full-time inspector (as needed) during installation of the City’s infrastructure, dictated by the project schedule and requested by the Contractor. This work scope is similar to the previously inspected work for structural concrete, reinforcing bar, and other public infrastructure as required.

Schedule: The proposed work scope shall be based on the Contractor approved schedule (see below).

For the above Scope of Work, TMI herewith proposes the following inspection detail.

Proposed 'add-scope' for Stage 2 Pier Ramp work.

Inspection, 4-hr site visits	20 visits*	\$438/EA	\$ 8,760
Misc. Special Inspection, 4-hr site visits	10 visits*	\$438/EA	\$ 4,380

Sample Pickups, trips	15 EA*	\$ 30/EA	\$ 450
Concrete Compression Tests	30 EA*	\$ 42/EA	\$ 1,260
Project Manager	15 hours*	\$130/HR	\$ 1,950
Misc. Lab Storage/ Reporting	1 LS*	Lump Sum	\$ 1,910
Total			\$18,710

***Based on current Teichert 6-Week Look Ahead Schedule (Week Beginning 2/1/2021). Actual schedule from Teichert may affect overall budgets.**


Total, in numbers \$18,710

Total, in letters Eighteen thousand, seven hundred ten and zero cents

Should you have any questions regarding this proposal and scope of work, please contact me at (415) 999-7095.

Sincerely,

Townsend Management, Inc.



Zamir Zuraek
Principal

cc: file

Memorandum

TO:	Eunejune Kim
DATE:	29 July 2021
RE :	Kilroy Oyster Point Development (Phase IC) – Budget Overruns

Attn: Eunejune

As you are aware, construction is ongoing for the Kilroy Oyster Point Development (KOPD) project, and we are experiencing unforeseen & unanticipated costs associated with the final construction scope. As such, the Agency is experiencing a budget deficit for which additional funding is requested at this time. This memo outlines costs associated with the following:

G-15) Special Inspections – Wet Utilities in the Marina Area

In accordance with new governing CSSF ordinances for the fire sprinkler system installed at the Restrooms, building permit issued May 2021 requires that all fire line installations received special testing and inspections. Currently, we have not received a proposal from the subconsultant TMI, but have developed a ROM based on their alternate service proposal for Streets / Hardscape testing and inspections – per snippet below:

Proposed 'add-scope' for 2021 work.

Inspection, 4-hr site visits	200 visits*	\$438/EA	\$87,600
Misc. Special Inspection, 4-hr site visits	30 visits*	\$438/EA	\$13,140
Sample Pickups, trips	100 EA*	\$ 30/EA	\$ 3,000
Concrete Compression Tests	100 EA*	\$ 42/EA	\$ 4,200
Project Manager	108 hours*	\$130/HR	\$14,040
Cell-crete	55 EA*	\$393.18/EA	\$21,625
Misc. Lab Storage/ Reporting	1 LS*	Lump Sum	\$3,020
Total			\$146,625

Based on the above, a ROM was compiled to cover anticipated costs associated with these special inspections and the management thereof by the On-Site Engineers, Langan.

		Qty	UOM	\$	\$ Total
13.1 – Construction Observation and Testing – Special Inspections (on-going task)	Langan Engineering	1	LS	\$15,000	\$15,000
<u>TMI - Landscaping, Fire Line & Wet Utility Special Testing & Inspections</u>					
Inspection, 4-hr site visits	TMI	125	EA	\$438	\$54,750
Misc. Special Inspection, 4-hr site visits	TMI	20	EA	\$438	\$8,760
Project Manager	TMI	60	HRS	\$130	\$7,800
Langan Markup (10%)	Langan Engineering				\$7,131
17.0 – Project Management	Langan Engineering				\$6,473
TOTAL					\$99,914

Hence, a ROM of \$100,000 is suggested to be carried for Landscaping, Wet Utility and Fire Line special inspections & testing.

COST G-15

H-3) Methane Venting & Monitoring at Restrooms

As a result of the County of San Mateo Health Dept review, comment was received requiring the addition of a Methane Barrier with a venting and monitoring system for each of the new Oyster Point Development restrooms. Procurement of these materials is underway, along with some in-field progress, however, the formal change order request is still pending from the Restroom GC, Hathaway Dinwiddie. In an effort to identify costs associated with the change, we've summarized these per below:

- Added Survey
- Added Waterproofing patches
- Concrete Delay
- Plumbing (above ground install, and provide under slab material)
- HD management (GC's), labor, and tools (HD installing under slab material)
- Roofing patches
- Permits and inspections excluded

Total ROM = \$50,000.00

Attached is exhibit H3 backup, email correspondence from the GC – Hathaway Dinwiddie for reference.

New) Site Settlement – Tie-In

As has been highlighted to date and is further highlighted in the attached "Site Settlement" correspondence in the attached Exhibit (New) – Site Settlement Issues, the Phase IC general contractor, Teichert, has advised they have no way to ensure current work will conform to contract documents given the amount of settlement in the different phasing transition areas. If only a few inches of settlement resulted, Teichert could most likely conform in the field to existing and new conditions, however, they are seeing over 1' of settlement at the phase 1/3 transition point alone. In addition, there are also strict highway design code and ADA requirements we must follow. Wilsey Ham will need to evaluate this specific area to see what redesign is possible to still maintain the 2% cross slope and meet the various code requirements.

This initial location is the first of many expected settlement issues across the newly completed hardscape areas in the Streets and Landscaping areas, as well as anticipated settlement issues at the new restrooms once complete. This item is extremely difficult to put pricing to until all issues and solutions arise, so a ROM value of \$1,000,000 is proposed at this stage, on a shared cost split of 58%/42%, Agency/Developer respectively.

New) Covid-19 Impacts

Finally, as you would be aware, the impact of Covid-19 has affected the construction industry in many ways, including, but not limited to:

Material Price Increases across the industry, with significant impacts across:

- > Lumber & Plywood
- > Copper & Brass Mill Shapes
- > Steel Mill Products
- > Polyvinyl Chloride (PVC)
- > Zinc Products

In addition to the above identified material price increases, ongoing Demand / Supply mismatches are causing procurement impacts and delayed deliveries, which is further exacerbating the issue. For this reason, a Covid budgetary allowance is advised to be requested to cover costs as we start to see cost impacts as a result of the Covid-19 pandemic. A ROM projection of \$250,000 is advised at this stage, which equates to roughly 1% on the remaining contract exposure.

To the extent possible, these costs will be reduced to the minimum exposure feasible.

Sincerely,



Jarrod Ross
Director
Cumming Management Group, Inc.

CC: Dennis Wong, Swinerton, City of South San Francisco Consultant



DATE: 10/27/20
 PROPOSAL No.: P18806
 CLIENT: KILROY
 PROJECT: OYSTER POINT PHASE 1C PERMANENT RESTROOMS
 LOCATION: SOUTH SAN FRANCISCO, CA

Revised 5/26/21

ITEM: I ONSITE TESTING & INSPECTIONS	ESTIMATED DAYS	ESTIMATED HOURS	UNIT PRICE	ESTIMATED TOTAL
REINFORCING STEEL & CONCRETE				
PIERS	2	8	\$88	\$1,408
MAT SLAB	5	8	\$88	\$3,520
WALLS & COLUMNS	12	8	\$88	\$8,448
NON-SHRINK GROUT - COLUMN BASEPLATES	3	4	\$88	\$1,056
OTHER - MISC CONCRETE	3	4	\$88	\$1,056
STRUCTURAL STEEL				
ERECTION/MEMBER VERIFICATION/BOLTING	3	4	\$88	\$1,056
SKIDMORE TESTING (PORTAL TO PORTAL)	1	4	\$88	\$352
SKIDMORE EQUIPMENT FEE (DAILY)	1	1	\$115	\$115
PORTAL TO PORTAL TRAVEL TIME - TEST EQUIPMENT TRANSPORT	2	2	\$88	\$352
PORTAL TO PORTAL MILEAGE - TEST EQUIPMENT TRANSPORT	2	94	\$0.58	\$109
FIELD WELDING/UT/MT	12	8	\$88	\$8,448
MISC FIELD TESTING SERVICES				
EPOXY REBAR/BOLTS - INSTALL OBSERVATION	3	4	\$88	\$1,056
EXPANSION/SCREW ANCHOR - INSTALL- TORQUE TESTING (PORTAL TO PORTAL)	3	4	\$88	\$1,056
PORTAL TO PORTAL TRAVEL TIME - TEST EQUIPMENT TRANSPORT	3	2	\$88	\$528
PORTAL TO PORTAL MILEAGE - TEST EQUIPMENT TRANSPORT	3	94	\$0.58	\$164
<i>Preliminary Sub-Total of Onsite Testing & Inspection (approx.)</i>				\$28,724

ITEM: II OFFSITE TESTING & INSPECTIONS	ESTIMATED DAYS	ESTIMATED HOURS	UNIT PRICE	ESTIMATED TOTAL
STEEL SHOP VISUAL/UT/MT - DAY SHIFT *	15	8	\$88	\$10,560
REBAR SAMPLE & TAG	4	8	\$88	\$2,816
<i>Preliminary Sub-Total of Offsite Testing & Inspection (approx.)</i>				\$13,376

ITEM: III LABORATORY TESTING & ENGINEERING	ESTIMATED UNITS/HOURS	UNIT PRICE	ESTIMATED TOTAL
CONCRETE COMPRESSION TESTS (SET OF 5-4x8 CYLINDERS)	105	\$17	\$1,733
NON SHRINK GROUT - 2"x 2" CUBES	9	\$30	\$270
REBAR TENSILE AND BEND TEST (#3 TO #8)	8	\$220	\$1,760
SAMPLE PICK-UPS	122	\$7	\$854
WPS REVIEW	1	\$238	\$238
MIX DESIGN REVIEW	4	\$238	\$952
STAFF ENGINEER/FIELD SUPERVISOR	4	\$103	\$412
PROJECT MANAGER	4	\$103	\$412
FINAL LETTER	1	\$240	\$240
<i>Preliminary Subtotal of Laboratory Testing & Engineering (approx.)</i>			\$6,871

<i>Preliminary Estimated Fees</i>	\$48,970
<i>Project Administration 5%</i>	\$2,449
Total Preliminary Estimated Fees	\$51,419

* Steel shop price based on work being done in Northern California in one shop and one shift. If work is performed at night a 12.5% differential will be charged.
 A 5% project administration fee will be charged monthly per invoice.
 No contingency is budgeted by CTS for uncontrollable overtime, union or prevailing wage increases and unforeseen requirements that may arise in the specifications, as well as for work over the estimated hours. Owner should budget appropriate amount for budgetary purposes.
 Estimate based on plans by Dreyfuss + Blackford Architecture dated, 9/18/20. No construction schedule was available at the time this estimate was prepared. See attached fee schedule for basis of charges.
 The liability of Construction Testing Services (CTS) is limited to CTS's contract value.



2020 FEE SCHEDULE - P18806 4/23/2021
PERSONNEL FEES AND BASIS OF CHARGES
 INSPECTIONS, ENGINEERING & SPECIAL SERVICES

	Standard Rate/Hour	Discounted Rate/Hour
* FIELD INSPECTION AND LABORATORY SERVICE		
Steel	\$248.00	\$88.00
Nondestructive - UT, MT, PT	\$223.00	\$88.00
Steel Visual/UT Combination	\$223.00	\$88.00
Concrete ACI	\$248.00	\$88.00
Concrete ICC	\$248.00	\$88.00
Masonry	\$218.00	
Fireproofing	\$218.00	
Shear Wall Nailing/Framing/Hold Downs	\$218.00	
Soil Technician w/Nuclear Gauge and/or Sand Cone (<i>portal-to-portal</i>)	\$218.00	
Asphalt Technician (<i>portal-to-portal</i>)	\$218.00	
Shoring/Soldier Piers	\$218.00	
Roofing & Waterproofing	\$218.00	
Multi-Disciplined Inspector	\$218.00	
Inspector Requiring G1 Pay Grade	\$253.00	
Specialty Inspector or Where Formal Certification is Required	\$218.00	
Field Inspector with Special Enhancement	\$218.00	
Safety Manager/Safety Inspector/Jobsite Safety Accountability Supervisor (JSAS)	\$500.00	
Laboratory Technician	\$218.00	
Technician Typist	\$218.00	
**PROFESSIONAL ENGINEERING SERVICES		
Principal Engineer (Civil/Structural)	\$353.00	
Geotechnical Engineer	\$303.00	
Professional Geologist	\$290.00	
Consulting Engineer (Civil/Structural)	\$273.00	
Associate Engineer, Licensed	\$248.00	
Project Manager	\$248.00	\$103.00
Staff Engineer	\$248.00	\$103.00
Field Supervision	\$493.00	\$103.00
ASNT Level III	\$258.00	
Drafting	\$153.00	
Quality Control Manager	QOR	
SPECIAL SERVICES		
Portable and Mobile Laboratories, NDT and Soils	QOR	
* Epoxy Bolt/Expansion Anchor - Installation Observation	\$248.00	\$84.00
* Epoxy Bolt/Expansion Anchor Proof Load Testing (<i>portal-to-portal</i>)	\$248.00	\$84.00
* Coring, 1 Person (including equipment) (<i>portal-to-portal</i>)	\$278.00	
* Coring, 2 Persons (including equipment) (<i>portal-to-portal</i>)	\$443.00	
* Asphalt Coring (<i>portal-to-portal</i>)	\$303.00	
Project Research	QOR	
Ultrasonic Testing for Non-Metallic Materials	QOR	
Pavement Rehabilitation Analysis Using Deflections	QOR	
Roof Moisture Survey	QOR	
Soil Drilling Equipment	QOR	
Geotechnical Site Investigations/Foundation Reports	QOR	
Pachometer, Schmidt Hammer, Windsor Probe, Skidmore - Equipment Fee \$115/Day (<i>portal-to-portal</i>)	\$288.00	
Floor Flatness Testing FF/FL - Equipment Fee \$115/Day (<i>portal-to-portal</i>)	\$288.00	
Measuring Moisture Vapor Emission Rate (Calcium Chloride) - \$55/Kit (<i>portal-to-portal</i>)	\$288.00	
Relative Humidity Testing - \$75/Kit (<i>portal-to-portal</i>)	\$288.00	
Ferrosan - Equipment Fee \$115/day (<i>portal-to-portal</i>)	\$288.00	
GPR - Equipment Fee \$115/day (<i>portal-to-portal</i>)	\$343.00	
Administration, Secretarial, Special Projects, Notary, Certified Payroll	\$163.00	
Concrete/Grout/Mortar Mix Design Review (less than 48 hours notice - \$500)	\$345.00	\$238.00
Welding Procedure Review (less than 48 hours notice - \$500)	\$345.00	\$238.00
Welder Qualification Test Record (WQTR)	\$250.00	
DSA Interim Reports	\$178.00	
Geotechnical Pad Letter (less than 48 hours notice - \$550)	\$345.00	
Final Letter (less than 48 hours notice - \$550)	\$345.00	\$240.00
EXPERT WITNESS TESTIMONY		
Court appearance, per day	\$2,420.00	
Court appearance, per half day	\$1,210.00	

* Field inspection and laboratory technician services will be billed in accordance with minimums shown on Basis of Charges.

**Professional engineering services will be billed in two hour increments.



BASIS OF CHARGES

GENERAL

Fees for tests and inspection include cost of technician, normal equipment and regular reports. Engineering services will be charged at applicable rates and will require travel and mileage charges for equipment transport and storage per code (portal to portal) from the nearest CTS laboratory. Soils testing with nuclear gauge and/or sand cone equipment and inspections requiring equipment will require applicable travel and mileage charges for equipment transport and storage per code (portal-to-portal) from the nearest CTS laboratory. Fees for special projects, services overseas, or elsewhere in the United States, will be quoted on request. With prior notification to Client; charges are subject to change at any time. Construction Testing Services reserves the right to adjust the rates quoted in this contract based upon any Union or prevailing wage increases and/or changes in any industry requirements.

MINIMUM HOURLY CHARGES – INSPECTION

Technician personnel and the following minimum charges are contractual commitment:

One-half day or less	4 Hours
Over one-half day	8 Hours
Show-up time (less than 2 hours notice = 4 hour charge)	2 Hours

WORKING HOURS AND PREMIUM TIME

Regular workday is the first 8 hours between 6:00 am and 6:00 pm Monday through Friday. Premium time is as follows:

Overtime, Weekdays and Saturdays (first 8 hours)	1.5 x quoted hourly rate
Overtime Saturdays (over 8 hours) and Sundays (first 8 hours)	2 x quoted hourly rate
Overtime Sundays (over 8 hours) and Holidays	3 x quoted hourly rate
Shift differential, swing and graveyard - (Work performed between 2:00 pm and 4:00 am)	12.5%/hour additional to base or quoted rate.

MISCELLANEOUS CHARGES - Only Where Applicable

Notary Services Fee	\$40.00/each	
Facsimile Charges. Plus \$1.00/page (n/c for cover page)	\$7.00/minimum	
Wireless Router/Data Card for Jobsite Internet	\$135.00/day	
iPad Monthly Rental Fee	\$100.00/month	
Electronic Reporting Fees/Subscriptions (PlanGrid, BIM, etc.)	At Cost	
Parking Fees	At Cost	
Air Travel	Cost Plus 10%	
Outside Services	Cost Plus 20%	
Subsistence (per union contract)	\$130.00/day	
Mileage	Standard Federal Rate	
Sample Pickup	\$26.00/each	\$7.00/each
Weekend Sample Pickup	\$105.00/each	
Project Administration	12% of Monthly Invoice	5% of Monthly Invoice
Samples Made by Others: Concrete Cylinders	\$130 + Test	
Samples Made by Others: All Other Tests	\$55.00 + Test	
Laboratory Sample Witness Fee	\$130.00	
Laboratory Sample Storage Fee (per sample)	\$120.00	
EZ Cure Boxes (Thermostatically Controlled Curing Boxes)	QOR	
Returned Check Fee	\$150.00	

TESTS

Testing fees shown include normal time for performing test. Samples requiring special preparation will be charged at the laboratory technician rate. Fees for tests not listed will be quoted upon request. There will be a minimum charge of \$100.00 for any engineering report. Please note some tests maybe tested by subconsultants. Samples delivered to the laboratory after 3:00pm or samples needing results within 24 hours will incur a 50% mark-up.

INSURANCE

The liability of Construction Testing Services (CTS) is limited to CTS's contract value.

PAYMENT

Invoices will be submitted monthly or bimonthly for services performed during the preceding month and are payable on receipt. Interest of 1.5% per month (but not exceeding the maximum rate allowable by law) will be payable on any amounts not paid within 30 days, payment thereafter to be applied first to accrued interest and then to the principle unpaid amount. Attorney's fees or other costs incurred in collecting any delinquent amount shall be paid by client. Visa, MasterCard and American Express payments are accepted however fees will apply. Visa and MasterCard payments require an additional 3% on top of the amount of the invoice being paid. American Express payments require an additional 4% on top of the amount of the invoice being paid.



CONCRETE AND MASONRY TESTS

		Standard Rate/Each	Discounted Rate/Each
CONCRETE			
Compressive Strength of Cylindrical Concrete Specimens (6x12)	ASTM C39	\$84.00	
Compressive Strength of Cylindrical Concrete Specimens (4x8)	ASTM C39	\$84.00	\$17.00
Compressive Strength of Cylindrical Concrete Specimens (Over 8000 PSI)	ASTM C39	\$143.00	
Cylinder molds. 6" x 12" and 4" x 8"	ASTM C470	\$72.00	
Compressive Strength of Lightweight Insulating Concrete	ASTM C495	\$94.00	
Obtaining and Testing Sawed Beams and Drilled Cores of Concrete (Cores)	ASTM C42	\$121.00	
Flexural Toughness of Fiber Reinforced Concrete (Round Panel)	ASTM C1550	\$440.00	
Flexural Strength of Concrete (Using Simple Beam with Third-Point Loading)	ASTM C78	\$308.00	
Flex Beams per Caltrans Test Methods	CT523 and CT524	\$308.00	
Length Change of Hardened Hydraulic-Cement Mortar and Concrete (Shrinkage, 1 Sample)	ASTM C157	\$150.00	
Shotcrete Nozzleman Qualification Letter (Per Nozzleman, Per Position)	ACI 506, ASTM C42 and C1140	\$440.00	
Shotcrete Pre-Qualification Cores (Compression and Visual)	ACI 506, ASTM C42 and C1140	\$110.00	
Shotcrete Production Cores	ASTM C1140	\$110.00	
Coefficient of Thermal Expansion	AASHTO T336	\$535.00	
Determining Density of Structural Lightweight Concrete (Cylinders)	ASTM C567	\$405.00	
Standard Specification for Concrete Made by Volumetric Batching and Mixing	ASTM C685	\$965.00	
Cement Quality Sampling	CBC 2010	\$667.00	
Physical Testing of Gypsum, Gypsum Plasters and Gypsum Concrete	ASTM C472	\$55.00	
Splitting Tensile Strength of Cylindrical Concrete Specimens	ASTM C496	\$253.00	
Static Modulus of Elasticity and Poisson's Ratio of Concrete in Compression	ASTM C469	\$215.00	
Grab Sample, Sealing and Storing in a Humidity and Temperature Controlled Room	CBC	\$150.00	
Density of Hydraulic Cement	ASTM C188	\$195.00	
Testing of Controlled Low Strength Material (CLSM) Test Cylinders	ASTM D4832	\$150.00	
GFRC Pull Test	PCI	\$374.00	
GFRC Flexural Test	PCI	\$374.00	
Foaming Agents for Use in Producing Cellular Concrete Using Preformed Foam (Cell-Crete)	ASTM C796	\$525.00	
MASONRY			
Compressive Testing of Grout (Masonry)	ASTM C1019	\$121.00	
Compressive Strength of Hydraulic Cement Mortars Using 2" Cube Specimens	ASTM C109	\$121.00	\$30.00
Compressive Strength of Masonry Prisms	ASTM C1314	\$187.00	
Testing Concrete Masonry Units and Related Units (Core Compression)	CBC 2105A.4	\$187.00	
Compressive Strength of Molded Masonry Mortar Cylinders and Cubes (2" Sample)	ASTM C780 A7.6	\$121.00	
Testing Concrete Masonry Units (CMU) and Related Units (Full Unit)	ASTM C140	\$184.00	
Linear Drying Shrinkage of Concrete Masonry Units (Per Unit)	ASTM C426	\$270.00	
Masonry Core Shear Testing	CBC 2105A.4	\$270.00	
Testing Concrete Masonry Units (Absorption, Moisture Content, Unit Weight)	ASTM C140	\$340.00	
Brick and Clay Tile (modulus of rupture, compression, saturation coefficient, suction rate, efflorescence)*	ASTM C67	\$1,000.00	
Mortar Molds. 2" x 4". Single Use		\$121.00	
Mortar or Grout, Stored and Cured, Not Tested (Including Mold)		\$121.00	
AGGREGATES (SOILS AND CONCRETE)			
Determining Sieve Analysis of Fine and Coarse Aggregates (Coarse Only)	CT202/ASTM C136	\$220.00	
Sieve Analysis of Fine and Coarse Aggregates (Fine Only)	CT202/ASTM C136	\$295.00	
Sieve Analysis of Fine and Coarse Aggregates (Wash Included)	CT202/ASTM C117	\$370.00	
Sieve Analysis of Fine and Coarse Aggregates (200 Wash Only)	ASTM C117/D1140	\$220.00	
Standard Test Methods for Particle-Size Distribution (Gradation) of Soils Using Sieve Analysis	ASTM D6913	\$350.00	
Evaluating Cleanness of Coarse Aggregate	CT227	\$370.00	
Soundness of Aggregates by Use of Sodium Sulfate or Magnesium Sulfate	ASTM C88/CT214	\$275.00	
Unit Weight of Aggregate	CT212	\$158.00	
Clay Lumps and Friable Particles in Aggregates	ASTM C142	\$215.00	
Flat Particles, Elongated Particles or Flat and Elongated Particles in Coarse Aggregate	ASTM D4791/CT235	\$370.00	
Organic Impurities in Fine Aggregates for Concrete	CT213/ASTM C40	\$336.00	
Density, Relative Density(Specific Gravity), and Absorption of Coarse Aggregate	ASTM C127/CT206	\$336.00	
Density, Relative Density(Specific Gravity), and Absorption of Fine Aggregate	ASTM C128/CT207	\$336.00	
Standard Test Methods for Specific Gravity of Soil Solids by Water Pycnometer	ASTM D854	\$336.00	
Resistance to Degradation of Small Size Coarse Aggregate by Abrasion and Impact in the Los Angeles Machine	ASTM C131(535) and C211	\$535.00	
Percentage of Crushed Particles/Standard Test Method for Determining the Percentage of Fractured Particles in Coarse Aggregate	ASTM D5821/CT205	\$405.00	
Uncompacted Void Content of Fine Aggregate (as Influenced by Particle Shape, Surface Texture, and Grading)	ASTM C1252/AASHTO T304A	\$405.00	
Sand Equivalent Value of Soils and Fine Aggregate	ASTM D2419/CT217	\$270.00	
Durability Index (Fine)	ASTM D3744/CT229	\$405.00	
Durability Index (Coarse)	ASTM D3744/CT229	\$405.00	
Durability Index (Fine and Coarse)	ASTM D 3744/CT229	\$405.00	
Lightweight Particles in Aggregate	ASTM C123/AASHTO T113	QOR	
Resistance of Rock to Wetting and Drying	CRD-C169	\$590.00	

*Unusual sample preparation for brick specimen will be charged at the established hourly rate.

SOILS, AGGREGATE, ASPHALTIC CONCRETE SERVICES & TESTS

		Standard Rate/Each
SOILS		
Direct Shear Test of Soils Under Consolidated Drained Conditions	ASTM D3080	\$535.00
Consolidated Undrained Triaxial Compression Test for Cohesive Soils (per point)	ASTM D4767	\$1,000.00
Consolidated Undrained Triaxial Compression Test for Cohesive Soils (added points)	ASTM D4767	\$200.00
Consolidated Undrained Triaxial Compression Test for Cohesive Soils (single point)	ASTM D4767	\$325.00
One-Dimensional Consolidation Properties of Soils Using Incremental Loading	ASTM D2435	\$300.00
Caltrans Corrosivity Package		\$505.00
Determining Field and Laboratory Resistivity and pH Measurements for Soil and Water	CT643	QOR
Soils and Waters for Sulfate Content	CT417	QOR
Soils and Waters for Chloride Content	CT422	QOR
Particle-Size Analysis of Soils (with Hydrometer)	ASTM D422	\$590.00
Pore Water Extraction and Determination of the Soluble Salt Content of Soils by Refractometer	ASTM D4542	\$625.00
Standard Test Method for Particle-Size Analysis of Soils (without Hydrometer)	ASTM D422	\$535.00
Liquid Limit, Plastic Limit, and Plasticity Index of Soils	ASTM D4318/CT204	\$535.00
Laboratory Compaction Characteristics of Soil Using Modified/Standard Effort	ASTM D1557/D698	\$502.00
Hydrometer Only	ASTM D422	\$535.00
pH of Soils	ASTM D4972	\$467.00
Relative Compaction of Untreated and Treated Soils and Aggregates	CT216	\$590.00
Determining the Resistance "R" Value of Treated and Untreated Bases, Subbases, and Basement Soils by the Stabiliometer	ASTM D2844/CT301	\$590.00
Laboratory Determination of Water(*moisture) Content of Soil and Rock by Mass	ASTM D2216/CT226	\$150.00
Density of Soil in Place by the Drive-Cylinder Method	D2937	\$116.00
Expansion Index of Soils	ASTM D4829	\$99.00
Hydraulic Conductivity of Saturated Porous Materials Using a Flexible Wall Permeameter (Permeability)	ASTM D5084/CT220	\$550.00
Lab Compaction Characteristics of Soil 1 Point Proctor (Check Point)	ASTM D698/D1557	\$337.00
Maximum Index Density and Unit Weight of Soils Using a Vibratory Table	ASTM D4253	\$285.00
Minimum Index Density and Unit Weight of Soils and Calculation of Relative Density	ASTM D4254	\$285.00
Density of Hydraulic Cement	ASTM C188	\$253.00
Volatile Organic Content	EPA 8260B	QOR
Semi Volatile Organics by GC/MS (Basic Target List)	EPA 8270C	QOR
Total Organic Carbon	ASTM 2974/EPA 5310Bm	QOR
ICP Metals Concentration	EPA 6020 - CAM/CCR 17	QOR
Total Extractable Petroleum Hydrocarbons: TPH, MTBE, Benzene, Toluene, Ethylbenzene, Zylenes, %SS	EPA 8015B	QOR
ICP Metals Concentration	EPA 6020	QOR
pH	EPA 9045D	\$535.00
Sequential Batch Extraction of Waste with Acidic Extraction Fluid	ASTM D5284	QOR
Chromium Soluble	EPA 7196A	QOR
Moisture, Ash and Organic Matter of Peat and Other Organic Soils (Organic Content)	ASTM D2974	\$270.00
Universal Soil Classification System (USCS) Test	ASTM D2487	\$300.00
California Bearing Ratio Test	ASTM D1883	\$370.00
Unconfined Compressive Strength of Cohesive Soil	ASTM D2166/CT221	\$187.00
ASPHALT		
Quantitative Extraction of Bitumen from Bituminous Paving Mixtures (Solvent)	ASTM D2172/CT310	\$732.00
Determining Low Temperature Performance Grade (PG) of Asphalt Binders	ASTM 6816	QOR
Thickness/Height of Compacted Bituminous Paving Mixture Specimens (Cores)	ASTM D3549/CT308	\$270.00
Method of Prep of Bituminous Mixture Test Specimens	ASTM D6926/CT304	\$270.00
Bulk Specific Gravity and Density of Compacted Bituminous Mixtures (LTMD)	ASTM D1188 and D2726/CT308	\$990.00
Indirect Tensile (IDT) Strength of Bituminous Mixtures (TSR)	ASTM D6931/CT371	\$3,146.00
Mechanical Size Analysis (Coarse and Fine) of Extracted Aggregate	ASTM D5444/CT202	\$405.00
Marshall Stability and Flow of Bituminous Mixtures	ASTM D6927	\$990.00
Theoretical Maximum Specific Gravity and Density (Rice)	ASTM D2041/CT309	\$405.00
Measuring the Permeability of Bituminous Pavements and Seal Coats	CT341	QOR
Swell of Bituminous Mixtures	CT305	\$370.00
Moisture Vapor Susceptibility of Bituminous Mixtures/Moisture or Volatile Distillates in Asphalt	ASTM D1461/CT307	\$930.00
Stabilometer Value (1 sample)	CT366	\$370.00
Determination of Asphalt Content of Bituminous Paving Mixtures by the Ignition Method	CT382/ASTM D6307	\$405.00
Determination of Correction Factor of Bituminous Paving Mixtures by the Ignition Method	CT382/ASTM D6307	\$405.00
Determination of Asphalt and Moisture Contents of Bituminous Mixtures by Microwave Oven	CT370	\$405.00
Effect of Water on Compressive Strength of Compacted Bituminous Mixtures (Set of 6)	ASTM D1075	\$3,330.00
Compressive Strength of Bituminous Mixtures	ASTM D1074	\$270.00
Hamburg Wheel Track	AASHTO T324	\$3,630.00
Moisture Susceptibility	AASHTO T283	\$3,630.00

* Unusual sample preparation (dried clays, saturated clays, etc.) and all other tests for treated or untreated soils, aggregate subbase and aggregate base will be charged at established rates for laboratory technician.

** Does not include sample preparation or sieve analysis



		Standard Rate/Each	Discounted Rate/Each
MATERIALS MECHANICAL TESTS			
Mechanical Testing of Steel Products (General Tensile)	ASTM A370	\$470.00	
Fillet Weld Break Test for Qualification (Welding)	AWS B4.0	\$205.00	
Tension Testing of Metallic Materials, Tension Testing Wrought and Cast Aluminum and Magnesium-Alloy Products, (Welding Coupon Tensile)	ASTM E8, B557 and AWS B4.0	\$470.00	
Mechanical Testing of Steel Products (Couplers)	ASTM A370	\$460.00	
Impact Testing of Miniaturized Charpy V-Notch Specimens, Notched Bar Impact Testing of Metallic Materials	ASTM E2248 and ASTM E23	QOR	
Testing, Practices, and Terminology for Chemical Analysis of Steel Products	ASTM A751	\$336.00	
Mechanical Testing of Steel Products & Bend Testing of Material for Ductility; #3-#8	ASTM A370 and E290	\$370.00	\$220.00
Mechanical Testing of Steel Products & Bend Testing of Material for Ductility; #9-#11	ASTM A370 and E290	\$440.00	
Mechanical Testing of Steel Products & Bend Testing of Material for Ductility; #14+	ASTM A370 and E290	QOR	
Mechanical Testing of Steel Products, Standard Specification for Steel Wire, Plain, for Concrete Reinforcement	ASTM A370, A82 and A185	\$440.00	
Guided Bend Test for Ductility of Welds, Mechanical Testing of Welds	ASTM E190 and AWS B4.0	\$270.00	
Determining the Mechanical Properties of Externally and Internally Threaded Fasteners, Anchor Bolts Only (Tension and Yield)	ASTM F307, F1554 and F606	\$528.00	
Rockwell Hardness of Metallic Materials	ASTM E18	\$150.00	
Proof Test for Carbon and Alloy Steel (Nuts Only)	ASTM A194 or A563	\$337.00	
Radiographic Examination of Metallic Castings/Weldments	ASTM E94, E1030 and E1032	QOR	
Macroetching Metals and Alloys	ASTM E340, E381 and AWS	\$337.00	
Determining the Mechanical Properties of Externally and Internally Threaded Fasteners, Washers, Direct Tension Indicators, and Rivets (HSB Assemblies)	ASTM F606	\$370.00	
Mechanical Testing of Steel Products (Terminators Tensile)	ASTM A370	\$370.00	
Strength for Sewn or Bonded Seams of Geotextiles	ASTM D4884	\$336.00	
Tearing Strength of Fabrics by the Tongue (Single Rip) Procedure	ASTM D2261	\$336.00	
Breaking Strength and Elongation of Textile Fabrics (Grab Test)	ASTM D5034	\$270.00	
Tensile Properties of Fiber Reinforced Polymer Matrix Composite Bars	ASTM D3039	\$990.00	
Steel Strand, Uncoated Seven-Wire for Prestressed Concrete	ASTM A416 and A1061	\$1,463.00	
FIREPROOFING			
Thickness and Density of Sprayed Fire-Resistive Material (SFRM)	ASTM E605	\$270.00	
Cohesion/Adhesion of Sprayed Fire-Resistive Materials (Test Kit Only)	ASTM E736	\$77.00	

CONTACT INFORMATION

Headquarters: 2118 Rheem Drive • Pleasanton, CA 94588 • P 925.462.5151 • F 925.462.5183
Peninsula: 50 California Street, Suite 1500 • San Francisco, CA 94111 • P 415.334.4747 • F 415.438.2357
Oakland: 246 30th Street, Suite 101 • Oakland, CA 94601 • P 510.444.4747 • F 510.835.1825
San Jose: 2033 Gateway Place, #500 • San Jose, CA 95110 • P 408.573.6992 • F 408.437.1201
Stockton: 343 East Main Street, #711 • Stockton, CA 95202 • P 209.507.7555 • F 209.507.7554
Rocklin: 4400 Yankee Hill Road • Rocklin, CA 95677 • P 916.419.4747 • F 916.419.4774
Las Vegas: 3842 E. Post Road • Las Vegas, NV 89120 • P 702.257.4747 • F 702.257.4718

June 23, 2021

Kilroy Oyster Point
100 1st Street, Suite 250
San Francisco, CA 94105

Project: Oyster Point Phase 1C
Project Number: 1618

RE: Additional Services Proposal #012: Architecture consultant services for Oyster Point Phase 1C.

Dear Jonas:

We are pleased to provide the following additional services proposal for Design Scope that is in addition to the original Services Agreement for the Oyster Point Phase 1C Project.

The design team was asked to provide a site signage package to meet minimum compliance BCDC Bay Trail requirements, waterfront regulatory signage, design of entry monument, and site wayfinding for restroom facilities. The signage package will also include the review and coordination with previously proposed site elements, subsurface utilities and structural review/ documentation.

SCOPE

The following additional Scope of Work includes design, documentation and construction administration for:

- Marina Entry Monument
- Bay Trail Wayfinding and Identification Signage (BCDC)
- Marina Restroom Facility Identification Signage
- Marina Restroom Facility Information Signage
- Waterfront Regulatory Signage

- ALT 1: BCDC Interpretive Wayside Signage

Refer to the exhibit below for a summary of Scope of Services, Assumptions and Exclusions:

FEE SUMMARY

- JCFO (Project Management and Design Coordination) \$4,600
Associate (23 hrs x \$200)
 - Participate in Meetings (3 hrs)
 - Documentation of sign setout points (4 hrs)
 - Site design coordination (6 hrs)
 - Project management and administrative tasks (4 hrs)
 - CA Field Review (6 hrs)

- Clearstory- Wayfinding + Placemaking \$37,000
 - Refer to Exhibit 1 task breakdowns

- KPW- Structural Engineering \$5,000
 - Refer to Exhibit 2 task breakdowns

Total:

\$46,600

NOTE: ALT 1: BCDC Interpretive Wayside Signage exclude from total proposal figure until further direction is provided to the design team.

COST G-17

SCHEDULE

Upon approval of this add service request, JCFO can begin coordination efforts with Clearstory and KPW to confirm signage requirements, develop content, sizing and locations for review. It is assumed that development of the signage package would begin as soon as possible due to project construction schedule.

INVOICES

Invoices for work complete will be submitted at the end of each month. Payment is expected within 30 days of receipt of invoice.

REIMBURSABLE EXPENSES

Reimbursable expenses shall be in addition to consultant fees and invoiced monthly, at actual cost and will include all travel, courier, shipping and printing expenses. We propose an additional **\$500 USD** in reimbursable expenses related to the addition of Architecture Services for Oyster Point Phase 1C.

AGREEMENT

Execution of the proposal herein and the fees stated are contingent upon the review and approval of KOP. If at any time during the execution of work performed under this proposal, KOP determines to terminate or postpone the scope of work, and then KOP shall be responsible for the fees owed to JCFO and Team for work completed through to the date of termination.

If the proposal is acceptable, then please sign a copy of this document and return one copy to JCFO and keep one for your files. Upon receiving immediate written authorization to proceed, JCFO will contract sub-consultants to begin work for Phase 1C.

Please do not hesitate to contact us if you have any questions or require further information regarding the topics above.

Best regards,



Richard Kennedy

Senior Principal

Accepted by:

June 9, 2021

ENVIRONMENTAL GRAPHIC DESIGN SERVICES

OYSTER POINT WATERFRONT SITE SIGNAGE PROGRAM

Adrian Flores

James Corner Field Operations
633 Battery Street
Suite 118
San Francisco, CA 94111

The following proposal outlines the Scope of Work and specifications for the development of an exterior signage program for Phase 1C at the Oyster Point Waterfront project in South San Francisco, CA and sets forth estimated costs and working conditions for the project.

Clearstory (CSY) will provide design and consulting services for the development of an exterior signage program at the site, and will work closely with Kilroy and James Corner field Operations (JCFO) to develop a signage program that is appropriate to the landscape character of the project. All signage will conform to all applicable regulations including California Titles 19 and 24.

The site signage Scope of Work will be completed in three phases as outlined below: Design Development, Design Intent Documents, and Construction Administration.

Clearstory anticipates the following Sign Typologies:

- Project Entry Monument
- Bay Trail Wayfinding and Identification Signage (BCDC)
- Marina Restroom Facility Identification Signage
- Marina Restroom Facility Information Signage
- Waterfront Regulatory Signage

Add Alterante 1:

- BCDC Interpretive Wayside Signage (Up to six locations)

Clearstory will coordinate with the Kilroy and JCFO, as required for the duration of this scope of work.

1045 Sansome Street, Suite 202
San Francisco, CA 94111
T 415.773.1000
F 415.773.1008
city@clearstorysf.com

ASSUMPTIONS & EXCLUSIONS

- There will be a project identification monument feature at a primary location at the entry boundary to the site. It is assumed one monument feature will work at a single location.
- All sign locations in construction documents of this Scope of Work will be approximate. Detailed locations of each sign is excluded and will be considered additional services.
- Signage will meet the AGODA guidelines to the extent possible based on sign size and location.
- Proposal assumes structural design will be completed by selected sign fabricator, as is standard in the industry.
- Procurement of sign prototypes will be considered additional services. Prototypes are customarily provided by the Sign Subcontractor as a submittal item during Construction Administration.
- The development of LEED educational signage, temporary or construction signage, and any signage that is not listed in this proposal will be considered additional services.
- The Site Signage Program will be a stand alone package and therefore will be delivered as an 11x17 document in Adobe InDesign/Illustrator and PDF formats.
- CSY will assist in bidding process, but it is assumed the bid will be administered by the Owner.
- All signage will be bid as a single package, and all signage components will be fabricated and installed by a single Signage Fabricator in a single phase.
- Development of presentation materials and attendance at public agency presentations or hearings, including variances or other special consideration requested by the Owner will be considered additional services.



PHASE I

DESIGN DEVELOPMENT

SCOPE OF WORK

- Attend a kick-off meeting to review project schedule, site circulation and landscape design with the Project Team.
- Develop conceptual wayfinding diagrams. Produce a draft sign location plan for the Site Signage Program.
- Develop two schematic design concepts for project identification monument, investigating form, size, typeface(s), graphic layouts, materials, colors and finishes.
- Implementing BCDC signage standards, incorporate Bay Trail wayfinding and identification signage throughout the Project site.
- Develop restroom and waterfront regulatory signage, investigating form, size, typeface(s), graphic layouts, materials, colors and finishes. Restroom Identification signage to meet CBC and ADA requirements
- Meet with Project Team to review design. (two meetings)
- Incorporate Project Team comments. Develop a refined Design Development package, incorporating all approved Project Team design changes. Submit for approval.
- Prepare and coordinate signage exhibits with JCFO to support Project Team’s package in order to get Harbor District and BCDC’s approval. (one meeting)

DELIVERABLES

- Schematic Design options
- Design Development drawings of all site sign types
- Approved Site Signage Program

MEETINGS

Included in this phase are eight (4) meetings:

- Kick-off meeting
- Two (2) design meetings with Project Team
- One (1) coordination meetings with Project Team



PHASE II

CONSTRUCTION DOCUMENTATION

SCOPE OF WORK

- Develop annotated design intent drawings and performance specifications for all sign types, as required for fabrication and installation and suitable for competitive bid. Provide list of qualified bidders. The drawings will indicate graphic layouts, materials, finishes, colors and relevant dimensions. Methods of fabrication will be suggested, but not shown in detail.
- Submit 90% Design Intent Documents to Project Team for review.
- Revise documents based on 90% submittal review.
- Submit 100% Design Intent Documents suitable for competitive bid.

DELIVERABLES

- 90% Construction Documents
- 100% Construction Documents

MEETINGS

Included in this phase are four (4) meetings with the Project Team



PHASE III

CONTRACT ADMINISTRATION

SCOPE OF WORK

- Assist Project Team in soliciting bids from qualified sign fabricators; review bids with the Project Team and recommend a sign fabricator.
- Conduct a prefabrication meeting with the selected sign fabricator to clarify Scope of Work, schedule, submittal requirements, lines of communication and procedures. Coordinate with the Project Team.
- Respond to RFI's from the sign fabricator. Provide clarifications for drawings and specifications.
- Review shop drawings, samples and related submittals to ensure compliance with design specifications. Meet with Project Team to review mock-ups and prototypes.
- Conduct a pre-installation walkthrough with the sign fabricator to review site conditions and to field stake final sign locations.
- Upon completion of the installation, conduct a walkthrough to review signage and installation, and prepare punch list of items requiring corrections. Backpunch the job.

DELIVERABLES

- Complete and punched project

MEETINGS

Included in this phase are four (4) meetings/site visits:

- one (1) pre-fabrication meeting,
- one (1) pre-installation walkthrough, and
- two (2) site visits for punch and backpunch.

ADD ALTERNATE 1

BCDC INTERPRETIVE PROGRAM**SCOPE OF WORK**

Add Alternate #1 provides Kilroy with the option to develop a Bay Trail / BCDC interpretive signage program at the project site. Below is an outline summary of the process required to complete this task.

Draft content of two representative interpretive stories will be furnished to CSY at the beginning of this task. Final (95% complete) text and images for all interpretive stories to be supplied to CSY prior to Construction Documentation of this scope. Text to be furnished in MS Word. Images to be furnished electronically as vector art or high resolution tif format or as a hard reproducible.

DESIGN DEVELOPMENT

- Attend a kick-off meeting/ interpretive charette with the project team to review in detail the project goals, concept design layout, project schedule. During the charette we will review the range of interpretive stories of the park and discuss preliminary locations for interpretive installations.
- Develop preliminary sign location plan for up to six interpretive opportunities.
- Develop no less than two design development options for (one) interpretive installation: showing size, shape, and typographic styles with preliminary color and material recommendations. Produce partial full size print of interpretive installation layout.
- Present design options to the project team for comments. Incorporate comments. Present refined design options and cost estimates to project team for comment and selection of design option.

CONSTRUCTION DOCUMENTATION

- Develop Construction Documentation Package, including keyed sign location plan, signage elevations, overall dimensions, font and color selection and material recommendations. Package to include layouts for the remaining five interpretive installations.
- Submit to Project Team for review. Meet with project team to review comments. Incorporate comments. Develop final electronic artwork of each interpretive installation. Submit to Project Team for review, resubmit if necessary for final sign-off.



ADD ALTERNATE 1 CONTINUED

BCDC INTERPRETIVE PROGRAM

- Develop annotated design drawings and performance specifications for all signage components, as required for fabrication/installation and suitable for public bid. The drawings will indicate graphic layouts, materials, finishes, colors and relevant dimensions.

CONTRACT ADMINISTRATION

- Furnish electronic art of each interpretive installation to selected fabricator.
- Review shop drawings, prototypes, color matches and patterns to ensure compliance with the design intent, specifications.
- Respond to requests for information. Coordinate with the Project Team and sign fabricator as required.
- Conduct a pre-installation walkthrough with the sign fabricator and Project Team to review and field stake sign locations and address non-typical conditions.
- Upon completion of the installation, review the work and prepare a punchlist of items requiring corrections. Backpunch the work.

This proposal assumes the tasks listed above will run concurrent with the base scope of services as outlined in Phases I-III.

DESIGN SERVICES FEE

Estimated fee for the Scope of Services, outlined in this proposal:

Phase I - Design Development	\$ 13,750
Phase II - Construction Documentation	\$ 12,250
Phase III - Contract Administration	\$ 11,000
	<hr/>
Subtotal	\$ 37,000
Add Alt 1 BCDC Interpretive Signage	\$ 32,750
	<hr/>
Total	\$ 69,750

FEE SCHEDULE

Fees proposed are based on the following schedule of hourly rates. Fees shown are year 2021 rates and will be adjusted annually based on the cost of living index.

Principal / President	\$ 220.00
Principal	\$ 210.00
Project Manager	\$ 185.00
Technical Designer	\$ 175.00
Senior Designer	\$ 160.00
Designer	\$ 145.00
Junior Designer	\$ 130.00
Design Assistant / Production	\$ 100.00



WAYFINDING+
PLACEMAKING
Formerly Kate Keating Associates

Thank you for the opportunity to submit this proposal.

Your acceptance of this proposal will be indicated by signing below and returning one signed copy for our files. Acceptance of this proposal constitutes acknowledgment and acceptance of the attached Terms and Conditions described below.

—

Clearstory Inc.

COMPANY

JULIE VOGEL, PRESIDENT

DATE

James Corner Field Operations

COMPANY

AUTHORIZED BY

DATE

TERMS & CONDITIONS

- 1 **PAYMENT SCHEDULE** / Billing will be done through Clearstory. Clearstory will bill Client on a monthly basis for design services and material expenses incurred during that period. All payments are due on a net 30 day basis. A monthly service charge of one and one half percent per month is payable on all past due balances beyond 30 days. Interest charge on past due balances do not indicate that Clearstory has agreed to extended terms.

- 2 **REIMBURSABLE EXPENSES** / The cost of reimbursable expenses directly related to the execution of this project will be billed at cost in addition to compensation for Basic and Additional Services. Reimbursable project-related expenses may include, but are not limited to: authorized travel and subsistence outside the San Francisco Bay Area; additional insurance coverage or limits requested by the Client in excess of those normally carried by Clearstory; printing or duplication of drawings, including CAD plotting and equipment time; laser proofs and color output; scale models and construction mock-ups; perspectives, renderings and special reproductions requested by Client; long distance communication, faxes, photostats, photocopies, film, processing, typography, design materials, deliveries, etc.

- 3 **RESPONSIBILITIES** / Drawings produced by Clearstory are for aesthetic intent only. Client has full and final responsibility for review and approval of all documents produced by Clearstory. The fabrication and installation of signs, and any necessary engineering of sign footings, piers, foundations and/or internal structure, shall be by others. Whenever so stipulated in the submittal requirements, the sign fabricator shall be required to submit shop drawings which have been signed and stamped by a licensed engineer registered to practice in the applicable jurisdiction.

 Clearstory will coordinate and observe the work done by signage suppliers/fabricators contracted or subcontracted by Client or Client's general contractor. When reviewing submittal items such as shop drawings, or when reviewing the installation of signage, Clearstory will act as an agent for Client. Clearstory will review submittals, including shop drawings, for design intent only. Clearstory does not review shop drawings, or other submittals, for accuracy of messages, including Braille accuracy or requirements.

- 4 **CLIENT RESPONSIBILITIES** / Client and Clearstory shall mutually develop all sign terminology and wording. Client shall provide to Clearstory all necessary drawings and information regarding the site, building conditions and codes that affect the signage. If electronic files are not available, the fees and expenses necessary to create them, or to create reproducible drawings instead, will be billed in addition to the fees and expenses outlined.

 Final proofreading and written sign-off of all project documents including artwork, message schedules, sign location plans, and design drawings before their release for fabrication or installation. In the event that the Client has approved work, but errors, such as typographic errors or misspellings, remain in the finished product, the Client shall incur the cost of correcting such errors.

 Arranging for documentation and implementation of all electrical, structural, mechanical, or landscape elements needed to support, house, or power signage; coordination of sign installation with other trades.

- 5 **REVISIONS** / The fee ranges quoted in this agreement are based on the specifications outlined in this proposal. Although these quoted fees include some time for minor revisions requested by Client, significant revisions to drawings, specifications or other documents will be considered Additional Services when such revisions: 1) are inconsistent with approvals or instructions previously given by Client, including revisions made necessary by Client's adjustments to the project program or budget; 2) are required by the enactment of new codes, laws or regulations, or the revision of same subsequent to the preparation of such documents; 3) are due to changes required as a result of Client's failure to render decisions in a timely manner; or 4) constitute a departure from, or result in an addition to, design concepts and/or the scope of work previously agreed upon between Client and Clearstory. Such additional work shall be billed on a time-and-materials basis (current hourly rates plus reimbursable expenses), and is payable on a net-30-day basis. Client will be advised of Additional Services before they are incurred.

- 6 **CONSTRUCTION COSTS** / Any probable signage fabrication costs provided by Clearstory to Client represent Clearstory's best judgment as design professionals familiar with the sign industry. It is recognized, however, that neither Clearstory nor Client has control over the cost of labor, materials or equipment; over contractors' methods of determining prices; or over competitive bidding, market, or negotiating conditions. Accordingly, Clearstory does not warrant or represent that actual fabrication / installation costs will correspond to any said probable costs.

- 7 USAGE** / The drawings, specifications and other documents, including electronic files, prepared by Clearstory for this project are instruments of Clearstory's service for use solely with respect to this project and, unless otherwise provided, Clearstory shall be deemed the author of these documents, and shall retain all common law, statutory and other reserved rights, including the copyright. Client shall be permitted to retain copies, including reproducible copies, of Clearstory's drawings, specifications, electronic files and other documents for information and reference in connection with Client's use and/or occupancy of the project. Clearstory's drawings, specifications, electronic files and/or other documents shall not be used by Client or others for any other project, for additions to this project or for completion of this project by others except by agreement in writing and with appropriate compensation to Clearstory, unless Clearstory is adjudged to be in default under this agreement.
- 8 ELECTRONIC MEDIA** / All drawings, specifications, and other instruments of professional services furnished to Client at Client's request on electronic media, disk, tape or cartridge are record documents to be used solely for the purpose of maintenance of the original facility for which they were prepared. In no case shall they be used for future construction, including but not limited to renovations or additions to the original facility.
- Due to the risk of damage, anomalies in transcription, and modification during use, whether intended or otherwise, it is agreed that Clearstory shall archive a copy of the electronic media transferred to Client, the contents of which, it is expressly agreed, shall be conclusive proof in all disputes over the content of electronic media furnished to Client.
- Hard paper copies of the project-related information contained in electronic media are available, and their use is recommended. Client's use of the electronic media at Client's election shall be at the sole risk of same and without liability or legal exposure to Clearstory. Client shall, to the fullest extent permitted by law, indemnify and hold harmless Clearstory and Clearstory's officers, employees, agents and consultants from and against any and all claims, suits, demands, damages, liabilities, losses and costs including but not limited to reasonable attorneys' fees and other costs of defense arising out of or resulting from any use, misuse, alteration, or modification by Client of Clearstory's instruments of professional service delivered to Client as electronic media.
- 9 CALIFORNIA TITLE 24** / California Title 24/ADAAG's requirements for accessible signage are in some instances ambiguous or contradictory. They are therefore subject to varying interpretations by local building inspectors. Clearstory will use its best professional judgment to interpret applicable Title 24 requirements and advise Client how they should be applied to the project. However, due to potentially differing interpretations, Clearstory cannot and does not warrant or guarantee that the project signage will be determined by local reviewing agencies to be in full compliance with Title 24/ADAAG.
- 10 EXCLUSIONS** / Design or coordination meetings shall be limited to those quantified for each phase of the work in this proposal. All time and expenses required to obtain or produce large-scale models, prototypes, sample products, color renderings and/or slide presentations requested by Client shall be billed as additional services.
- 11 SUSPENSION** / In the event Clearstory's services are suspended by Client, Clearstory shall be entitled to compensation, as Additional Services under this agreement, for reasonable costs incurred by Clearstory in closing down the project; reassigning project staff; organizing project files, records and work in progress for suspension; and subsequent resumption of Clearstory's services. (Costs for reassigning project staff shall include, but not be limited to, unavoidable down time and any termination expenses where reassignment is not reasonably possible.) If Clearstory's services are suspended for more than six months, Clearstory's fees for this project shall be subject to renegotiation to reflect intervening changes in Clearstory's fee schedule and any other increases in the cost of completing the project which would not have been incurred but for the delay imposed by Client.
- 12 TERMINATION** / In the event Clearstory's services for this project are terminated by Client, and provided Clearstory is not found to be in default under this Agreement by a court or forum of competent jurisdiction, Clearstory shall be entitled to full recovery of all reasonable costs and expenses associated with such termination, including but not limited to: 1) all costs and expenses incurred to the effective date of termination, plus all costs and expenses incurred to assemble and close project files and records; 2) unavoidable down time in the reassignment of project staff; 3) termination expenses where reassignment is not reasonably possible; and 4) any termination penalties or expenses incurred as a result of any termination of agreement with consultants, independent contractors, vendors, or suppliers entered into by Clearstory to meet Clearstory's obligations under this Agreement. In addition, Client shall pay Clearstory a termination fee equal to 15% of that portion of the total compensation provided hereunder which remains after all recoverable costs, including termination costs, have been deducted therefrom. This sum is specifically intended to compensate Clearstory for the lost profits, damages and opportunity costs, incurred as a result of Client's premature termination, which cannot otherwise be accurately calculated.
- 13 ATTORNEY'S FEES** / If it becomes necessary for Clearstory to retain counsel to collect any monies due under this Agreement, the prevailing party shall be entitled to an award of the costs and attorney's fees incurred in connection with any such controversy or claim.
- 14 COST OF LIVING** / Fees proposed are subject to an annual increase based on changes in the Cost of Living Index as calculated by the US Department of Labor and/or Clearstory's normal salary review practices.

Clearstory

6/22/21

Oyster Point Waterfront Signage Program

Design Development	rate	hours	fee
Principal	220.00	4 \$	880.00
Project Manager	185.00	18 \$	3,330.00
TECH Designer	175.00	\$	-
Designer	145.00	12 \$	1,740.00
Junior Designer	130.00	60 \$	7,800.00
Design Assistant	100.00	\$	-
SUBTOTAL		94 \$	13,750.00

Construction Documentation	rate	hours	fee
Principal	220.00	4 \$	880.00
Project Manager	185.00	12 \$	2,220.00
TECH Designer	175.00	\$	-
Designer	145.00	12 \$	1,740.00
Junior Designer	130.00	57 \$	7,410.00
Design Assistant	100.00	\$	-
SUBTOTAL		85 \$	12,250.00

Constructin Administration	rate	hours	fee
Principal	220.00	4 \$	880.00
Project Manager	185.00	12 \$	2,220.00
TECH Designer	175.00	\$	-
Designer	145.00	\$	-
Junior Designer	130.00	50 \$	6,500.00
Design Assistant	100.00	14 \$	1,400.00
SUBTOTAL		80 \$	11,000.00

TOTAL 259 \$ 37,000.00



June 17, 2021

Adrian Flores
 James Corner Field Operations
 633 Battery Street, Ste 118
 San Francisco, CA 94111

Project: Oyster Point – Phase 1C Signage
 South San Francisco, California
 KPW Proposal #21P352

Subject: Structural Engineering Consulting Services

Dear Adrian;

KPW has been requested to provide structural services for new landscape structures for Phase 1C at the Oyster Point Development. This scope of work includes the following items;

1. Provide foundation design of all following items.
 - a. Project Entry Monument
 - b. Bay Trail Signage
 - c. Regulatory/Restroom Signage

Fee Breakdown:

	Principal	Project Mgr	Staff Eng	Drafting	Total
Hourly Rate	\$210	\$185	\$145	\$130	
Monument sign	1	2	8	2	13
Bay Trail Signage		2	6	2	10
Regulatory/Restroom Signage		2	6	2	10
Total Hours	1	6	20	6	33
Total Fee	\$210	\$1,110	\$2,900	\$780	\$5,000



Based on the scope outlined above we request T&M fees as follows:

<u>Scope Item</u>	<u>Fee</u>
<u>Monument and Signage</u>	<u>\$5,000</u>
Total T&M Fee	\$5,000

The proposal assumes that the design does not need to be permitted and can be provided through 8 1/2" x 11" sketches.

I hope you find this proposal acceptable. I am available to further discuss any refinement or adjustments in the foregoing so that an agreement for our services can be developed. If the fees and terms provided herein are acceptable, this letter can serve as an interim agreement and our authorization to proceed. Please sign one copy of this letter and return it to our office.

Very truly yours,

KPW Structural Engineers, Inc.

Jonathan Wong, S.E.
Vice President

FIELD OPERATIONS

Signed _____
Title _____
Date _____



MEMORANDUM

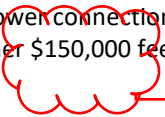
To: Eunejune Kim
From: Dennis Wong, City of South San Francisco Consultant
Date: 7/29/21
Subject: Kilroy Oyster Point Development: Add Service Request 01 Revised

Due to anticipated construction schedule delays from Cal Water/DDW Permitting and PGE Joint Trench design approval, Swinerton Management & Consulting submitted an additional service request 01 through the projected end of construction and project close-out in January 2022.

Our original On-call Contract with City of South San Francisco was issued August 2016 and authorized by PO 0101465 for \$1,312,177. This agreement covered pre-development and pre-construction services through construction ending in Jun 2020. As our project management services are hourly the original budget amount lasted through October 2020 billing.

I worked with Cumming to place budget placeholder of \$525,000 in project budget to extend SMC's service to January 2022. This amount was approved by OB in January 2021 for ROPS 21-22 request for additional project management soft cost. Review of current billings indicate this revised budget was exhausted in November 2020.

Additional delays have occurred primarily from PGE land department approval and easements which impacts PGE Construction authorization for permanent power connection. The latest project schedule is now projecting completion by end of March 2022. This equates to another \$150,000 fee for additional 4 months from December 2022 to March 31, 2022.

 **COST G-18**

In conclusion an Add Service of \$675,000 is requested as an amendment to PO 0101465 (attached) for On-call Project Management Services for Oyster Point Development Phase IC.

Attachments: PO 0101465

CC: Lisa Romanoski, Swinerton, City of South San Francisco Consultant
16100059

Z:\SMC\Div 100 - Bay Area\Jobs\16100076 - CITY OF SOUTH SAN FRANCISCO16 - On-Call Program Mgmt\700 Subjobs\16100059 - CITY of SSF OYST PT PLANNING\Correspondence\Memo 21_0729 SMC Add Service 01R.doc

Dennis Wong

From: Jarrod Ross <jross@ccorpusa.com>
Sent: Thursday, August 5, 2021 1:29 PM
To: Lisa Romanoski; Dennis Wong
Cc: Andrew Rose
Subject: FW: OYP 1C- ASR for Extended CA Services for Restrooms, Oyster Point

External (jross@ccorpusa.com)

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Hi Lisa / Dennis,

Please see initial request from JCFO and their Subconsultants for extended CA services on the KOP Phase IC project. Scope, justification and hours are included below.

Please let me know if you have any comments, or queries that I can shar with the JCFO & Co team – before they submit their formal Add Service Request?

Thanks,
Jarrod

JARROD ROSS, MRICS

Director



jross@ccorpusa.com
P: +1 (415) 400-8742
C: +1 (808) 292-1953
475 Sansome St., Suite 700,
San Francisco, CA 94111
cumming-group.com



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From: Adrian Flores <aflores@FieldOperations.net>
Sent: Friday, July 30, 2021 11:00 AM
To: Jarrod Ross <jross@ccorpusa.com>; Katie Bipes <kbipes@ccorpusa.com>
Cc: Seth Rodewald-Bates <seth@FieldOperations.net>; Kerry Huang <khuang@FieldOperations.net>; Richard Kennedy <rkennedy@fieldoperations.net>
Subject: OYP 1C- ASR for Extended CA Services for Restrooms, Oyster Point

EXTERNAL EMAIL : Use caution with any response, links, or attachments.

Hi Jarrod,

This memo represents a summary of Dreyfuss + Blackford's request for additional services to enable the design team to continue to provide construction administration services for the Oyster Point Restrooms, per Cumming's notification today.

The original scope of work, budget and fees, negotiated initially in 2017, and then finally in November, 2018, anticipated a very different project than the one we are building today. The three buildings are larger, more complex in design and now entail significantly increased coordination with the Park construction (civil engineering) than originally anticipated. Additionally, the Pump Station enclosure and gates have required additional coordination effort, including several rounds of bid clarification and value engineering assessment.

The construction budget has increased from \$3,127,079 to the current contract value of \$4,825,776, and the construction time frame is now anticipated to conclude in late January 2022, barring an additional extension.

Consequently, our original CA Services fee of \$25,840 for the buildings and \$4,560 for the Pumpstation (total fee of \$30,400) has been expended as of mid-July, having initiated the CA services with Pre-con in April 2021 and CA starting in earnest in mid-May. We are 80% through the required submittals (reviewed 43 to date), have responded to (49) RFI's and have attended (5) site visits prior to construction actually starting on the Restrooms. We are also attending the weekly OAC and 1-3 coordination calls per week with HDCCO, our consultant team, and the Park-related consultants, such as Wilsey Ham.

Based on the above data, we are projecting (26) more weeks of construction services (excluding holidays) and per HDCCO's most recent schedule, wrapping up in the third week of January 2022. At our current billing rates, we project the following:

- Principal time: 2 hrs / wk @ \$255/hr x 26 wks = \$13,260
- Project Manager/Architect time: 16 hrs /wk @ \$175/hr x 26 wks = \$72,800
- **Total Requested Fee: \$86,060**
- Reimbursables: 1% of fee = \$861
- **Grand Total: \$86,921**

DB consultant team:

- Structural (RJSD): \$4,500. 2019 fee schedule attached.
- Mechanical/Plumbing/Fire Protection (MHC): \$2,000. The current fee schedule is attached.
- Electrical/Lighting(OMM): \$4,000. The current fee schedule is attached.

Project Team:

- DB + Subs= \$97,421
- JCFO (Associate 50 hrs @ \$200/hr) = \$10,000
 - Participate in Meetings
 - QA/QC of submitted drawings
 - Consultant coordination for plan revisions
 - Design Coordination, project management and administrative tasks

- **Grand Total: \$107,421** — Cost G-19

Please let us know if you have any comments.

TAB G Page 48 of 51

This does not include any re-design foundation if required pending the broader design/construction team resolution.

Please forward questions or comments at your earliest convenience so that this can be returned to Cumming for inclusion into their overall Change Order.

Thanks,
Adrian

adrian flores
associate

**JAMES
CORNER
FIELD
OPERATIONS**

633 battery street, suite 118, san francisco, ca 94111
415-943-9197 x173 aflores@fieldoperations.net

135 Main Street, Suite 1500 San Francisco, CA 94105 T: 415.955.5200 F: 415.955.5201

CONTRACT CHANGE ORDER NO. 8 FOR ADDITIONAL SERVICES

TO: Jonas Vass – KR Oyster Point I, LLC
CC: Jarrod Ross – Cumming Corporation
FROM: Sigrida Reinis – Langan Engineering and Environmental Services, Inc.
DATE: 5 August 2021
PROJECT: Construction Administration Services – OFF-SITE
 Oyster Point Properties Grading and Site Development Phase IC
 South San Francisco, California
 Langan Project No. 730480112

Proposal/Contract Date: 1 March 2018

Proposal Contract No.: 730480112

Requested Change Order Amount: \$19,000

Cost G-20

Reason for Change Order:

This Change Order has been prepared to request additional budget for additional, out-of-scope and new-scope services related to the methane mitigation system (MMS) design submittal to the San Mateo County Local Enforcement Agency (SMCLEA) and construction oversight for MMS installation at the permanent restrooms.

The nature of the changes anticipated at this time or encountered to date and their effect on the scope of services are outlined task-by-task in the paragraphs below.

Task 17.0 – Project Management (Budget Increase)

The original scope of services and fee estimate includes 7.5% for project management activities, including budget and schedule tracking, personnel scheduling, monthly invoicing, and preparation of monthly progress reports. With this Change Order, we are requesting a proportional task budget increase, i.e., 7.5% of the total fee increase requested, to support the previously authorized Tasks 18 through 21 and new proposed Task 22 related to the permanent restrooms, for a total of **\$2,500**.

Task 18.0 – MMS Design (Budget Increase)

Based on our review of the permanent restroom construction documents and experience on other, similar projects nearby, we initially anticipated that a vapor barrier membrane-only MMS design would be sufficient. However, following the submittal of our initial MMS Basis of Design

(BOD) Letter dated 23 June 2021, the SMCLEA requested that passive sub-slab ventilation piping be added to the design, along with further details regarding the periodic methane gas monitoring for the structures as part of ongoing post-closure monitoring and maintenance for the Former Oyster Point Landfill. Subsequently, Langan prepared a Revised MMS BOD Letter dated 15 July 2021 that was approved by the SMCLEA in their letter dated 16 July 2021. Therefore, we are requesting a budget increase of **\$3,500** for this task for preparation and submittal of the Revised MMS BOD letter to the SMCLEA.

Task 19.0 – MMS Construction Oversight (Budget Increase)

In addition to the updated MMS design, Langan also anticipates that up to four additional half-day site visits to observe the installation of the MMS ventilation piping will be necessary. Further, we understand that a slab block-out area is planned for the Marina East restroom related to coordination for the fire water line, which will require that the vapor barrier membrane be installed in two mobilizations for this structure and tied in at the slab block-out area accordingly. Due to the change in slab installation sequencing, we anticipate one additional half-day site visit to review the MMS membrane at Marina East will be necessary. Therefore, we are requesting a budget increase of **\$9,000** for this task for a total of five additional site visits.

Task 22.0 – MMS Construction Administration (New Task)

It has been requested that Langan join two meetings to date to discuss differential settlement concerns related to the restroom building slab, vapor barrier membrane, and surrounding hardscape areas. We anticipate up to one additional meeting may be necessary to discuss this topic. Additionally, we anticipate ongoing construction administration tasks (e.g., meetings, RFI and submittal review, etc.) related to coordination with the design team, contractor, and SMCLEA for MMS installation. Therefore, we are requesting a budget of **\$4,000** for this new task.

<i>Task</i>	<i>Description</i>	<i>Fee</i>
17.0 - Project Management	Langan labor	\$2,500.00
	Sub-contractors	\$ --
	Task subtotal	\$2,500.00
18.0 - MMS Design	Langan labor	\$3,500.00
	Sub-contractors	\$ --
	Task subtotal	\$3,500.00
19.0 - MMS Construction Oversight	Langan labor	\$7,000.00
	Sub-contractors	\$ --
	Task subtotal	\$9,000.00
22.0 - MMS Construction Administration (New Task)	Langan labor	\$3,500.00
	Sub-contractors	\$ --
	Task subtotal	\$4,000.00
TOTAL		\$19,000.00

We respectfully request that you issue a Purchase Order authorizing the above amount at your earliest convenience.

We appreciate the opportunity to be of service to Kilroy on this project and look forward to continuing our work with your team. If you have any questions, please call.

Client Approval for Change Order:

NAME

TITLE

SIGNED

DATE

730480112.21 SR_CO8_SC OFF SITE-CA Services_080521

SUCCESSOR AGENCY TO FORMER RDA OF SOUTH SAN FRANCISCO
 ROPS 21-22 Amend Item 12

8/5/2021

OB Submission August 2021

TAB H	Page	Restroom Parcel and Hotel Site	Cost	Agency	Developer
Cost H-1R	2 to 13	Restroom bid Update - Hathaway Dinwiddie Revised Bid R1 dated 5/5/21	\$ 1,698,747	[1] [2] \$ 1,140,380	\$558,367
Cost H-2	14 to 16	Restroom Fire Sprinkler Systems [ROM] dated 5/7/21	\$ 100,000	[3] \$ -	\$100,000
Cost H-3	17 to 20	Restroom Methane Venting & Monitoring Systems [H-D ROM] dated 7/29/21	\$ 52,000	[2] \$ 52,000	\$ -
Cost H-4	21 to 28	Restroom Sump Pump Enclosure - Teichert Construction RFC 178 dated 7/19/21	\$ 49,561	[2] \$ 49,561	\$ -
Cost H-5	29 to 42	Hotel Site - Sump Pump at existing Vacuum Station - Teichert Construction RFC 175 dated 7/12/21	\$ 44,999	[4] \$ 44,999	\$ -
		Total	\$ 1,945,307	\$ 1,286,940	\$658,367

[1] Original Restroom Bid \$4,098,985 against Budget of \$3,127,029 = \$971,956 overrun; Developer obligation is \$558,367 and Agency is \$413,589. Revised Restroom Bid \$4,825,776 against Budget of \$3,127,029 = \$1,698,747; Developer obligation fixed at \$558,367 and Agency obligation is \$1,140,380.

[2] Based on cost obligations identified in DDA Exhibit 3.4.1, Developer's Contribution of \$9,533,859 is fixed for Parcel 3.2.1H therefore Agency is responsible for all costs.

[3] Included in Developer's Contribution for Landscaping at Bay Trail and Palm Promenade (DDA Section 3.2.1 (H)).

[4] Based on cost obligations identified in DDA Exhibit 3.4.1 for Parcel 3.2.1F Hotel Site; Agency is responsible for overrun.

Dennis Wong

From: Jarrod Ross <jross@ccorpusa.com>
Sent: Friday, May 7, 2021 9:52 AM
To: Lisa Romanoski; Maurice Kaufman; Dennis Wong; Eunejune.Kim@ssf.net
Cc: Katie Bipes; Ari Erfani; Jonas Vass (JVass@kilroyrealty.com)
Subject: FW: Oyster Point Phase 1C Restrooms - HDC Revised Bid R1
Attachments: 2021-05-06 - Phase 1C - 100% CD_updated bidR1.pdf; 2021-04-30 - Oyster Point Phase 1C - Notes & Qualifications.pdf; 2021-04-30 - Oyster Point Phase 1C - Preliminary Schedule.pdf

External (jross@ccorpusa.com)

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Morning All,

Please see attached revised bid received from Hathaway following Jonas’ discussion with them yesterday. The overall proposal has reduced by (\$72,646.00). Ultimately, Hathaway corrected their bidding approach, removed the additional superintendent, and captured a contractor fee appropriately.

The net result is an increase of \$726,791 from the original submission of \$4,098,985 (9/22/2020), to the current pricing at \$4,825,776 (5/7/2021). A significant impact on the pricing relates to substantial material price increases across the timber and metal trades, along with labor rate increases and the schedule compression / overlap of Marina East /West.

COST H-1R

Per Hathaway’s note & qualifications attached – it is pertinent that we issue a formal notice of award by today, 5//7/2021, in order for them to maintain the completion dates identified in the same document of:

- Beach – 10/15/2021
- Marina East – 12/3/2021
- Marina West – 12/27/2021

Our intention is to issue a formal Notice of Award today, that Katie will arrange to have routed through DocuSign to Jonas & Eunejune. This will get the contractor engaged and working toward the identified millstones.

Concurrently, there are meetings to review the alternates provide by Hathaway to save additional costs on this baseline price, along with a review of alternate materials provided already.

Please advise if this approach will work for the initial formal award, while we pull together the contract and such for final contracting purposes?

Thanks very much,
Jarrod

JARROD ROSS, MRICS
Director



jross@ccorpusa.com
P: +1 (415) 400-8742
C: +1 (808) 292-1953
475 Sansome St., Suite 700,
San Francisco, CA 94111
ccorpusa.com



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From: Scott Miller <millersc@HDCCO.COM>
Sent: Thursday, May 6, 2021 5:10 PM
To: Katie Bipes <kbipes@ccorpusa.com>; Jarrod Ross <jross@ccorpusa.com>
Cc: Gerald Hackett <HACKETTG@HDCCO.COM>; Ari Erfani <aerfani@ccorpusa.com>
Subject: Oyster Point Phase 1C Restrooms - HDC Revised Bid R1

EXTERNAL EMAIL : Use caution with any response, links, or attachments.

Katie / Jarrod,

See attached revised bid value for the Oyster Point Phase 1C restroom project.

We removed the additional superintendent in our GCs and reduced the overall proposal. Our schedule and qualifications remain unchanged.

HDC looks forward to formally kicking this project off tomorrow and getting boots on the ground as soon as possible.

Please let me know if you have any questions.

Thank you,

Scott Miller
Hathaway Dinwiddie
408.636.6446

Kilroy Oyster Point Phase 1C
Permanent Restrooms



Notification to Proceed

May 7th, 2021

Hathaway Dinwiddie Construction Co.
275 Battery Street, Suite 300
San Francisco, CA 94111
Attn: Scott Miller

Re: Oyster Point Phase 1C Restrooms – HDC Revised Bid R1

Dear Mr. Miller.

Cumming Management Group, on behalf of Kilroy Realty and the City of South San Francisco, is pleased to present Hathaway Dinwiddie with the formal award and Notice to Proceed on the Oyster Point Permanent Restrooms project in response to the HDC Revised Bid R1 received on 5.6.2021 totaling \$4,825,776, pending submittal and approval of the proposed alternate roof material, as well as approval of the various open items listed in “2021-04-30 – Oyster Point Phase 1C – Notes & Qualifications.”

Signed,

Date: 5.7.2021
Katie Bipes, Project Manager
Cumming Management Group, Inc

Signed,

Date: 5.7.2021
Nate Marshall, Vice President, Development

Kilroy Realty

Signed,

Date: 5.7.2021
Eunejune Kim, Director of Public Works

City of South San Francisco

CC: Jonas Vass, Kilroy Realty TRS, Inc
Ari Erfani, Katie Bipes, Jarrod Ross, Cumming Management Group, Inc
Lisa Romanoski, Dennis Wong, Swinerton
Maurice Kaufman, Wc3

Enclosed:

- 2021-05-06 – Phase 1C – 100% CD_updated bidR1
- 2021-04-30 – Oyster Point Phase 1C – Notes & Qualifications
- 2021-04-30 – Oyster Point Phase 1C – Preliminary Schedule

Summary Matrix

Element	Beach Restroom 300		Marina West Restroom 1,872		Marina East Restroom 1,270		Overall Totals 3442	
	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF
03 Concrete	\$ 121,300	\$ 404.33	\$ 613,485	\$ 327.72	\$ 385,956	\$ 303.90	\$ 1,120,742	\$ 325.61
04 Masonry	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
05 Metals	\$ 69,350	\$ 231.17	\$ 154,470	\$ 82.52	\$ 135,770	\$ 106.91	\$ 359,590	\$ 104.47
06 Wood, Plastics, And Composites	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
07 Thermal And Moisture Protection	\$ 155,834	\$ 519.45	\$ 454,589	\$ 242.84	\$ 362,217	\$ 285.21	\$ 972,640	\$ 282.58
08 Openings	\$ 7,834	\$ 26.11	\$ 87,470	\$ 46.73	\$ 38,616	\$ 30.41	\$ 133,920	\$ 38.91
09 Finishes	\$ 31,392	\$ 104.64	\$ 239,783	\$ 128.09	\$ 159,646	\$ 125.71	\$ 430,821	\$ 125.17
10 Specialties	\$ 9,274	\$ 30.91	\$ 36,970	\$ 19.75	\$ 24,616	\$ 19.38	\$ 70,860	\$ 20.59
11 Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13 Special Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21 Fire Suppression	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22 Plumbing	\$ 44,510	\$ 148.37	\$ 259,727	\$ 138.74	\$ 120,962	\$ 95.25	\$ 425,200	\$ 123.53
23 HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25 Integrated Automation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26 Electrical	\$ 79,500	\$ 265.00	\$ 208,500	\$ 111.38	\$ 187,000	\$ 147.24	\$ 475,000	\$ 138.00
27 Communications	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28 Electrical Safety And Security	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31 Earthwork	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
33 Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
48 Electrical Power Generation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Cost	\$ 518,995	\$ 1,729.98	\$ 2,054,995	\$ 1,097.75	\$ 1,414,782	\$ 1,114.00	\$ 3,988,773	\$ 1,158.85
General Conditions	\$ 35,548	\$ 118.49	\$ 174,509	\$ 93.22	\$ 113,107	\$ 89.06	\$ 323,164	\$ 93.89
General Requirements	\$ 21,337	\$ 71.12	\$ 104,744	\$ 55.95	\$ 67,889	\$ 53.46	\$ 193,970	\$ 56.35
Bonds & Insurance	\$ 5,759	\$ 19.20	\$ 23,342	\$ 12.47	\$ 15,958	\$ 12.57	\$ 45,059	\$ 13.09
Contractor's Fee	\$ 17,673	\$ 58.91	\$ 71,635	\$ 38.27	\$ 48,973	\$ 38.56	\$ 138,281	\$ 40.17
Construction Contingency	\$ 17,449	\$ 58.16	\$ 70,728	\$ 37.78	\$ 48,352	\$ 38.07	\$ 136,529	\$ 39.67
Total Construction Cost	\$616,761		\$2,499,953		\$1,709,062		\$4,825,776	

ALTERNATES

Description	Value	Comments
deduct - galvanized door louvers in lieu of stainless steel	\$ (10,350)	
add - change roofing manufacturer from Kingspan to Bemo	\$ 500,000	Final pricing is TBD, value shown is HDC estimate
add - on site project office	\$ 60,000	this alternate will be required if space is not available at current Teichert jobsite office

Phase IC Permanent Restrooms

Qualifications

April 30, 2021

**I. Documents:**

- I. Estimate is based on the following documents:
 - “01 Oyster Point Phase IC 100% CD + Second Plan Check Comments_200925” issued by Dreyfuss + Blackford Architecture, dated 07-31-2020
 - “10 Oyster Point Phase IC 100% CD + Second Plan Check Comments Specifications_200925” issued by Dreyfuss + Blackford Architecture, dated 07-31-2020
 - “2019-05-17 Refuse Relocation Plans_Bulletin 3” issued by Wilsey Ham Consulting Civil Engineers, dated 02-16-2018
 - “Oyster Point Phase IC 100% CD Bulletin I Drawings” issued by James Corner Field Operations, dated 05-27-2020
 - “2020-06-19 BULLETIN 5 COMBINED WITH AEC” issued by Wilsey Ham Consulting Civil Engineers, dated 03-27-2018
 - “Teichert Updated Logistics Plan 9.28.2020” issued by Tiechert, dated 09-28-2020

II. General Qualifications:

1. The scope of the proposal includes the construction of Marina East, Marina West, and Beach Restroom as a part of Phase IC development at Oyster Point in South San Francisco. All scope associated with the pump station fence, gate, and foundations is excluded.
2. Proposal is based on a single-phase project.
3. Proposal is based on availability of onsite water source.
4. The following items are NOT included in the markups costs (or in the estimate in general):
 - Builder’s risk insurance
 - General contractor bond
 - Design contingency
 - Permit costs
 - Escalation contingency
5. Mockups are excluded. A concrete sample will be provided for architectural concrete elements
6. Pricing does not include provisions for a job site office or trailer

III. Schedule Qualifications:

1. Project Schedule includes the following completion dates for each structure
 - a. Beach – 10/15/2021
 - b. Marina East – 12/3/2021
 - c. Marina West – 12/27/2021
2. Completion dates above are dependent on the following pad ready dates, which are shown in current project schedule. HDC is not responsible for schedule impacts due to delays in the building pads being ready for construction.
 - a. Beach – 4/21/2021
 - b. Marina East – 5/24/2021
 - c. Marina West – 6/21/2021
3. Schedule is based on a project award date of no later than 5/7/2021
4. Approval of the proposed roofing manufacturer, Kingspan, is required by 5/7/2021
5. Approval of concrete formliner is required by 5/10/2021, as this is a long lead item for the concrete scope
6. Approval of concrete submittal is required by 5/24/2021
7. Approval of standing seam roof submittal is required by 5/24/2021
8. Approval of structural steel submittal is required by 6/1/2021
9. All submittals, other than the items listed above, require approval within 2 weeks of submission
10. HDC will provide a concrete sample showing color and finish, approval of concrete is required by 6/7/2021
11. Any impacts due to added scope or further scope development, such as signage, security, sprinklers, or other scopes, is excluded

III. Trade-specific Qualifications and Assumptions:

- I. Allowances:
 - i. Proposal included an allowance for the concrete wall mockup as the design and requirements for this mockup is undefined.
 - ii. Environmental and geotechnical report are not available. Proposal assumes soil is clean and unrestricted. Hazardous and/or contaminated soil off-haul and disposal is excluded.
2. Division 03 - Concrete
 - i. Waterproofing barrier and mat slab will be placed directly on compacted soil per 1/S3.01. Aggregate base is excluded.
 - ii. Doweling of mat slab to adjacent site finish as shown on 5/S3.01 is excluded and assumed to be by site contractor.
 - iii. Expansion joint filler material as shown on 3/A7.50 is excluded and assumed by site contractor.
 - iv. Grinding and Polishing of concrete walls is excluded. The interior elevations call for a smooth sealed finish, while the finish plan (A10.00) calls for a polished surface.
3. Division 05 - Metals
 - i. AESS steel is included only at the columns and baseplates of all restrooms, and the steel trellis at the Beach restroom. All horizontal framing will be per standard steel specifications.
 - ii. HDC assumes that all structural steel is to be painted using the specified Tnemec paint.
 - iii. Painting of the metal deck is excluded.
 - iv. 30 year warranty for the stainless steel mesh as called out in spec section 05 70 00 subsection 1.6 is excluded. Standard 1 year manufacturer's warranty is included.
4. Division 07 – Thermal and Moisture Protection
 - i. BEMO standing seam roofing is excluded. Proposal includes Morin standing seam roofing by Kingspan.
 - ii. Proposal includes powder coated finishes on perimeter sheet metal.
5. Division 08 - Openings
 - i. Louvers are included as stainless-steel door louvers.
 - ii. Fire rating of doors is not specified. We are currently providing doors and door louvers that are not fire rated.
 - iii. Due to proximity of the project to water, type of usage and exposure to the elements, we suggest changing door and frames to fiberglass.
 - iv. Door hardware schedule does not identify a hardware group for each door. Doors and hardware are included per specifications, but pricing is subject to change depending on final door schedule and hardware groups.
 - v. Currently we include hollow metal doors and frame in our bid. It would be a premium to change to stainless steel doors and frames.
6. Division 09 – Finishes
 - i. All our finishes are based on reflected ceiling plans and elevations. The finish schedule does not correlate with reflected ceiling plans.
 - ii. Schluter Systems Shiene Profile is included as an equivalent to the specified Schluter trim called out in the tile specification
7. Division 21 – Fire Sprinklers
 - i. Fire sprinklers scope is excluded. Any design development leading to added fire protection would be a change order separate from the base bid price.
8. Division 22 - Plumbing
 - i. Sump pumps, piping out to sump, and immediate discharge piping (for connection to Civil) are included as shown.
 - ii. Expansion joints and settlement vaults are included as required.
 - iii. Greywater treatment is excluded.
 - iv. Blackwater treatment is excluded. All blackwater will be routed to municipal sewer.
 - v. Stormwater treatment is excluded.
 - vi. Subsurface / perimeter drainage system is excluded.
 - vii. Natural gas piping is excluded.
 - viii. Permit and fees are assumed to be by others.

Phase IC Permanent Restrooms

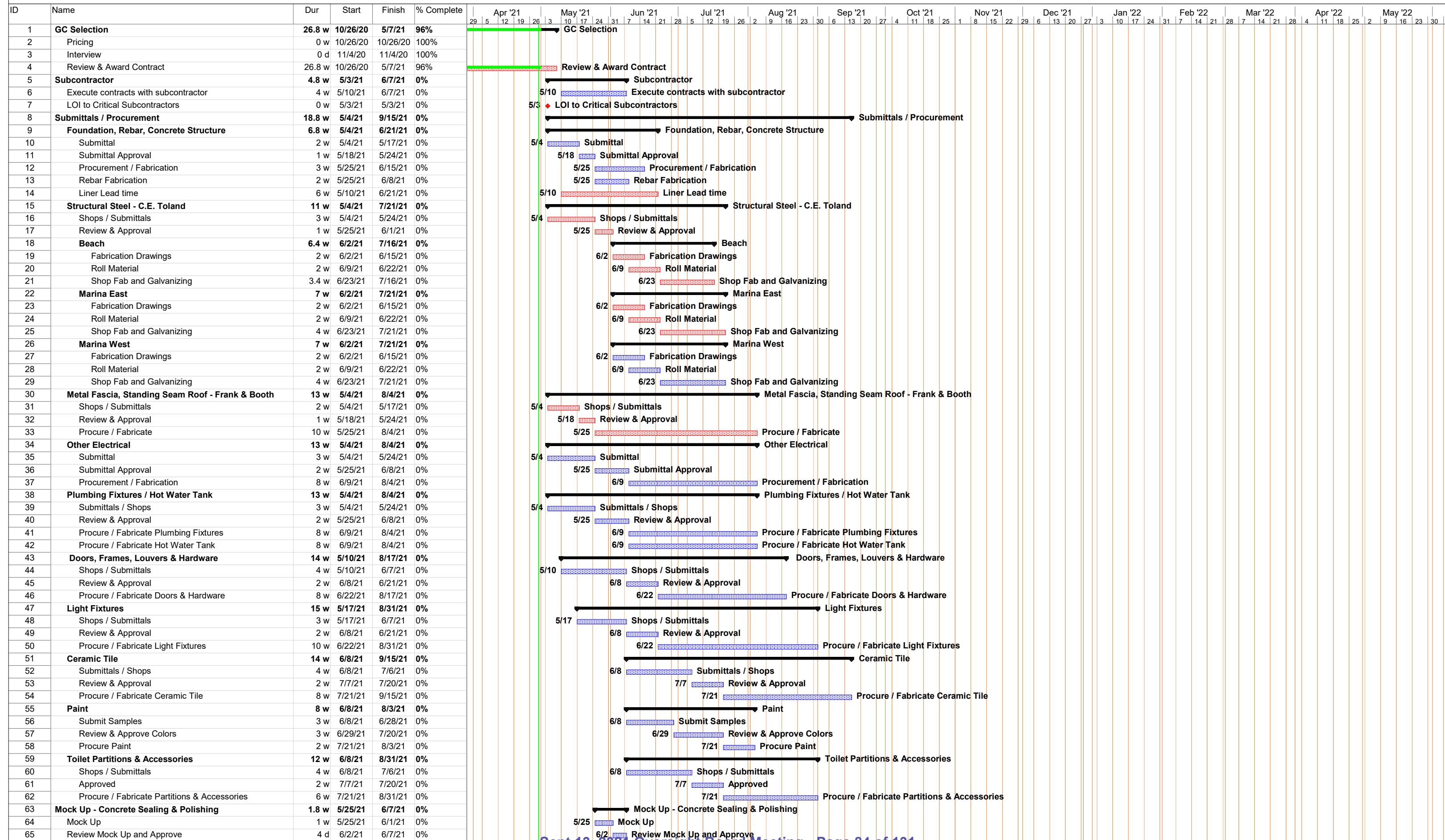
Qualifications
April 30, 2021

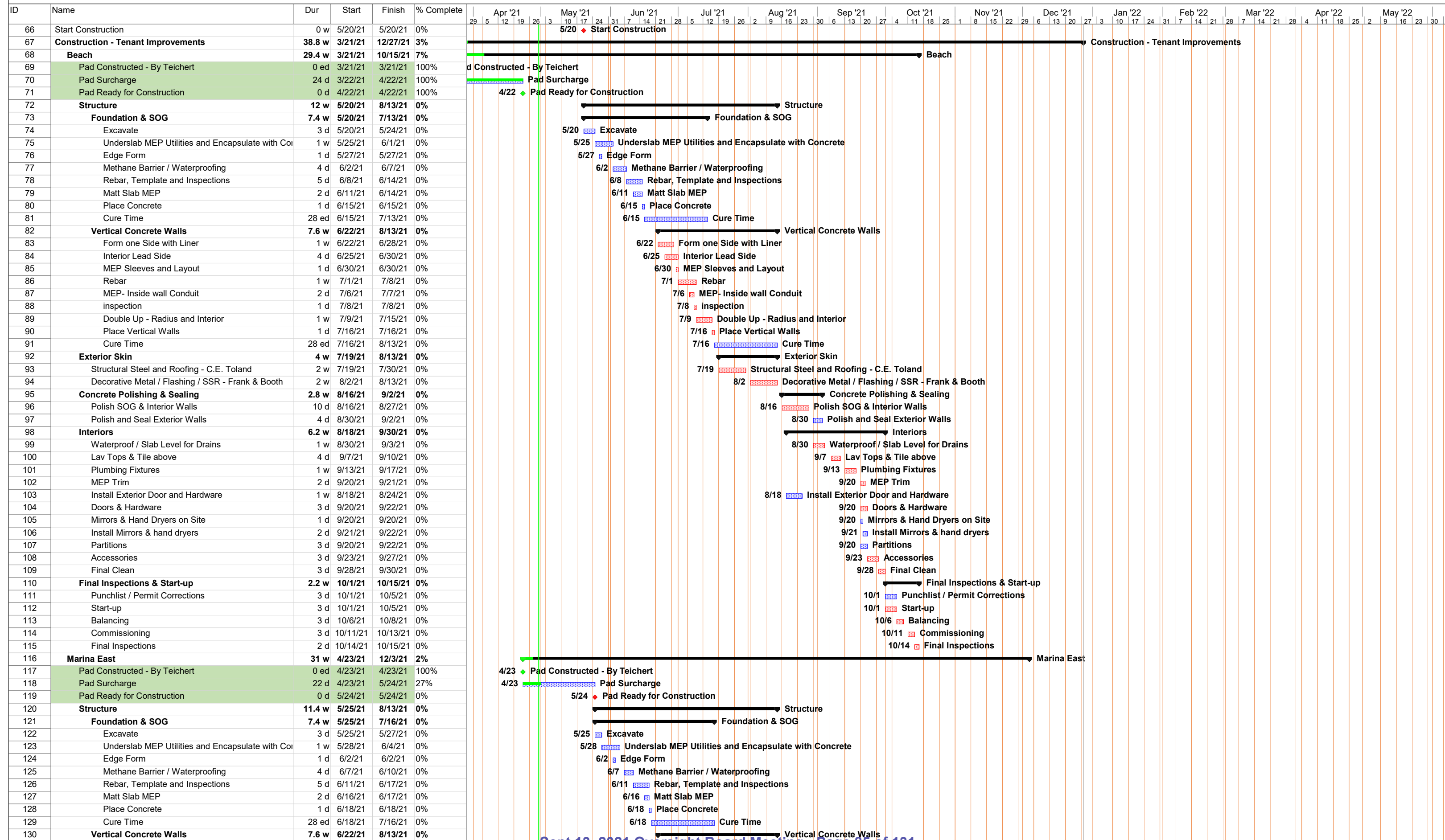


- 9. Division 23 - HVAC
 - i. A BAS / building controls system is excluded. Fans shall run continuously during open hours, using a timeclock override switch.
- 10. Division 26 - Electrical
 - i. The MSB along with incoming conduit and cable are assumed to be provided and installed by others in Marina West.
 - ii. Cabling between pavilions is included. All conduit between pavilions, along with associated excavation / backfill, is assumed to be provided by others, and turned over to our electrical subcontractor in acceptable condition in advance of the scheduled start date.
 - iii. All electrical equipment shown in the drawings as “NIC,” along with feeders and connections between “NIC” equipment, are assumed to be furnished and installed by others, and turned over to our electrical subcontractor in acceptable condition in advance of the scheduled start date.
 - iv. Lighting control is to be the specified Nlight system.
 - v. Rough-in for teledata and access control is included. Cabling and devices are excluded.
 - vi. Electrical circuits are combined in conduits in the most efficient code-compliant manner possible.
 - vii. All wiring is to be installed in PVC and EMT.
 - viii. Temporary lighting is excluded. Temporary power shall be by each individual trade; no project-wide temp power is included.
 - ix. Fire alarm system is excluded.
 - x. All low voltage wiring is excluded
- 11. Division 31 - Earthwork
 - i. Grading, both rough and fine, is excluded. As mentioned in the pre bid sitewalk organized on 10/08/2020, site grade is expected to be pad ready to start the construction of restrooms: Marina West at 12.6 feet, Marina East at 12.2 feet and Beach at 16.83 feet.
- 12. Division 32 – Exterior Improvements
 - i. Metal fence and gates are excluded.
 - ii. Site finishes (hardscape and landscape) are excluded.
 - iii. Site utilities are excluded and assumed will be available within five feet of the restrooms.

IV General Exclusions:

- 1. Architectural fees and architectural consultants’ fees.
- 2. City inspection fees, plan check fees or 3rd party planning review costs.
- 3. Overtime for City and county inspectors or plan checkers.
- 4. Any development fees or development impact fees (childcare, transit, school, etc.).
- 5. Building permits, street space fees or permit expeditors.
- 6. Artwork, Plaza Furniture, all other FFE.
- 7. All offsite improvements (traffic signalization, roadwork, sewer upgrades, etc.)
- 8. All utility connection fees - Water, Sewer, Fire, Gas.
- 9. PG&E connection fees (Permanent or Temporary service).
- 10. PG&E routing and equipment.
- 11. Phone/Cable/Data connection charges.
- 12. Testing & Inspection including per diem cost for field and shop work.
- 13. Archeological, Biology, Acoustic, Vibration, Corrosion, Waterproofing and all other specialty consultants.
- 14. Asbestos, Hazmat work or Hazmat consultant.
- 15. Unforeseen conditions, underground obstructions, removal of buried foundations, footings, slabs, or other large debris.
- 16. Soil testing or characterization during construction activities.
- 17. Methane detection system is excluded





ID	Name	Dur	Start	Finish	% Complete	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22	May '22
131	Form one Side with Liner	1 w	6/22/21	6/28/21	0%					6/22									
132	Interior Lead Side	4 d	6/25/21	6/30/21	0%					6/25									
133	MEP Sleeves and Layout	1 d	6/30/21	6/30/21	0%					6/30									
134	Rebar	1 w	7/1/21	7/8/21	0%					7/1									
135	MEP- Inside wall Conduit	2 d	7/6/21	7/7/21	0%					7/6									
136	inspection	1 d	7/8/21	7/8/21	0%					7/8									
137	Double Up - Radius and Interior	1 w	7/9/21	7/15/21	0%					7/9									
138	Place Vertical Walls	1 d	7/16/21	7/16/21	0%					7/16									
139	Cure Time	28 ed	7/16/21	8/13/21	0%					7/16									
140	Exterior Skin	4 w	7/22/21	8/18/21	0%														
141	Structural Steel and Roofing	2 w	7/22/21	8/4/21	0%					7/22									
142	Decorative Metal / Flashing / SSR	2 w	8/5/21	8/18/21	0%					8/5									
143	Concrete Polishing & Sealing	2.8 w	8/19/21	9/8/21	0%														
144	Polish SOG & Interior Walls	10 d	8/19/21	9/1/21	0%					8/19									
145	Polish and Seal Exterior Walls	4 d	9/2/21	9/8/21	0%					9/2									
146	Electrical Room	6.2 w	9/2/21	10/15/21	0%														
147	Frame walls	1 d	9/2/21	9/2/21	0%					9/2									
148	Rough-in M.E.P. walls	4 d	9/3/21	9/9/21	0%					9/3									
149	OH MEPFS INSTALLATION	2 d	9/3/21	9/7/21	0%					9/3									
150	Wall Inspections	1 d	9/10/21	9/10/21	0%					9/10									
151	Sheetrock / Fire rate	2 d	9/13/21	9/14/21	0%					9/13									
152	Install Sleeves	1 d	9/15/21	9/15/21	0%					9/15									
153	Tape / Fire caulk	2 d	9/16/21	9/17/21	0%					9/16									
154	Plywood walls	1 d	9/20/21	9/20/21	0%					9/20									
155	Prime and Paint wall	2 d	9/21/21	9/22/21	0%					9/21									
156	Flooring	3 d	9/23/21	9/27/21	0%					9/23									
157	Install Door frame	1 d	9/28/21	9/28/21	0%					9/28									
158	Install Panels for Power	3 d	9/29/21	10/1/21	0%					9/29									
159	Install Tele / Data Racks and Trays	3 d	10/4/21	10/6/21	0%					10/4									
160	Install Wiremold	3 d	10/8/21	10/12/21	0%					10/8									
161	Install Cable	3 d	10/13/21	10/15/21	0%					10/13									
162	Install door and Hardware	1 d	10/13/21	10/13/21	0%					10/13									
163	Interiors	10.8 w	9/3/21	11/19/21	0%														
164	Frame Walls & Ceilings	6 d	9/3/21	9/13/21	0%					9/3									
165	MEP in-wall Rough in-in	4 d	9/10/21	9/15/21	0%					9/10									
166	Rock Walls and Ceilings	6 d	9/16/21	9/23/21	0%					9/16									
167	Gyp, Tape, & Finish Walls & Ceilings	4 d	9/24/21	9/29/21	0%					9/24									
168	Paint	3 d	9/30/21	10/4/21	0%					9/30									
169	Waterproof / Slab Level for Drains	1 w	10/5/21	10/11/21	0%					10/5									
170	Ceramic Tile	2 w	10/8/21	10/21/21	0%					10/8									
171	Lav Tops & Tile above	4 d	10/22/21	10/27/21	0%					10/22									
172	Plumbing Fixtures	1 w	10/28/21	11/3/21	0%					10/28									
173	MEP Trim	2 d	11/4/21	11/5/21	0%					11/4									
174	Doors & Hardware	3 d	11/4/21	11/8/21	0%					11/4									
175	Mirrors & Hand Dryers on Site	1 d	11/4/21	11/4/21	0%					11/4									
176	Install Mirrors & hand dryers	2 d	11/5/21	11/8/21	0%					11/5									
177	Partitions	3 d	11/4/21	11/8/21	0%					11/4									
178	Accessories	3 d	11/9/21	11/12/21	0%					11/9									
179	Final Paint	2 d	11/15/21	11/16/21	0%					11/15									
180	Final Clean	3 d	11/17/21	11/19/21	0%					11/17									
181	Final Inspections & Start-up	2.2 w	11/17/21	12/3/21	0%														
182	Punchlist / Permit Corrections	3 d	11/17/21	11/19/21	0%					11/17									
183	Start-up	3 d	11/17/21	11/19/21	0%					11/17									
184	Balancing	3 d	11/22/21	11/24/21	0%					11/22									
185	Commissioning	3 d	11/29/21	12/1/21	0%					11/29									
186	Final Inspections	2 d	12/2/21	12/3/21	0%					12/2									
187	Marina West	30 w	5/21/21	12/27/21	0%														
188	Pad Constructed - By Teichert	0 ed	5/21/21	5/21/21	0%	5/21													
189	Pad Surcharge	21 d	5/21/21	6/21/21	0%	5/21													
190	Pad Ready for Construction	0 d	6/21/21	6/21/21	0%					6/21									
191	Structure	11 w	6/22/21	9/8/21	0%														
192	Foundation & SOG	7.6 w	6/22/21	8/13/21	0%														
193	Excavate	3 d	6/22/21	6/24/21	0%					6/22									
194	Underslab MEP Utilities and Encapsulate with Co	1 w	6/25/21	7/1/21	0%					6/25									
195	Edge Form	1 d	6/29/21	6/29/21	0%					6/29									

ID	Name	Dur	Start	Finish	% Complete	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22	May '22	
196	Methane Barrier / Waterproofing	4 d	7/2/21	7/8/21	0%				7/2											
197	Rebar, Template and Inspections	5 d	7/9/21	7/15/21	0%				7/9											
198	Matt Slab MEP	2 d	7/14/21	7/15/21	0%				7/14											
199	Place Concrete	1 d	7/16/21	7/16/21	0%				7/16											
200	Cure Time	28 ed	7/16/21	8/13/21	0%				7/16											
201	Vertical Concrete Walls	7.4 w	7/19/21	9/8/21	0%															
202	Form one Side with Liner	1 w	7/19/21	7/23/21	0%				7/19											
203	Interior Lead Side	4 d	7/22/21	7/27/21	0%				7/22											
204	MEP Sleeves and Layout	1 d	7/27/21	7/27/21	0%				7/27											
205	Rebar	1 w	7/28/21	8/3/21	0%				7/28											
206	MEP- Inside wall Conduit	2 d	7/30/21	8/2/21	0%				7/30											
207	inspection	1 d	8/3/21	8/3/21	0%				8/3											
208	Double Up - Radius and Interior	1 w	8/4/21	8/10/21	0%				8/4											
209	Place Vertical Walls	1 d	8/11/21	8/11/21	0%				8/11											
210	Cure Time	28 ed	8/11/21	9/8/21	0%				8/11											
211	Exterior Skin	4 w	8/12/21	9/9/21	0%															
212	Structural Steel and Roofing	2 w	8/12/21	8/25/21	0%				8/12											
213	Decorative Metal / Flashing / SSR	2 w	8/26/21	9/9/21	0%				8/26											
214	Concrete Polishing & Sealing	2.8 w	9/10/21	9/29/21	0%															
215	Polish SOG & Interior Walls	10 d	9/10/21	9/23/21	0%				9/10											
216	Polish and Seal Exterior Walls	4 d	9/24/21	9/29/21	0%				9/24											
217	Electrical Room	6.2 w	9/24/21	11/5/21	0%															
218	Frame walls	1 d	9/24/21	9/24/21	0%				9/24											
219	Rough-in M.E.P. walls	4 d	9/27/21	9/30/21	0%				9/27											
220	OH MEPFS INSTALLATION	2 d	9/27/21	9/28/21	0%				9/27											
221	Wall Inspections	1 d	10/1/21	10/1/21	0%				10/1											
222	Sheetrock / Fire rate	2 d	10/4/21	10/5/21	0%				10/4											
223	Install Sleeves	1 d	10/6/21	10/6/21	0%				10/6											
224	Tape / Fire caulk	2 d	10/7/21	10/8/21	0%				10/7											
225	Plywood walls	1 d	10/11/21	10/11/21	0%				10/11											
226	Prime and Paint wall	2 d	10/12/21	10/13/21	0%				10/12											
227	Flooring	3 d	10/14/21	10/18/21	0%				10/14											
228	Install Door frame	1 d	10/19/21	10/19/21	0%				10/19											
229	Install Panels for Power	3 d	10/20/21	10/22/21	0%				10/20											
230	Install Tele / Data Racks and Trays	3 d	10/25/21	10/27/21	0%				10/25											
231	Install Wiremold	3 d	10/29/21	11/2/21	0%				10/29											
232	Install Cable	3 d	11/3/21	11/5/21	0%				11/3											
233	Install door and Hardware	1 d	11/3/21	11/3/21	0%				11/3											
234	Interiors	10.8 w	9/27/21	12/14/21	0%															
235	Frame Walls & Ceilings	6 d	9/27/21	10/4/21	0%				9/27											
236	MEP in-wall Rough in-in	4 d	10/1/21	10/6/21	0%				10/1											
237	Rock Walls and Ceilings	6 d	10/7/21	10/14/21	0%				10/7											
238	Gyp, Tape, & Finish Walls & Ceilings	4 d	10/15/21	10/20/21	0%				10/15											
239	Paint	3 d	10/21/21	10/25/21	0%				10/21											
240	Waterproof / Slab Level for Drains	1 w	10/26/21	11/1/21	0%				10/26											
241	Ceramic Tile	2 w	10/29/21	11/12/21	0%				10/29											
242	Lav Tops & Tile above	4 d	11/15/21	11/18/21	0%				11/15											
243	Plumbing Fixtures	1 w	11/19/21	11/29/21	0%				11/19											
244	MEP Trim	2 d	11/30/21	12/1/21	0%				11/30											
245	Doors & Hardware	3 d	11/30/21	12/2/21	0%				11/30											
246	Mirrors & Hand Dryers on Site	1 d	11/30/21	11/30/21	0%				11/30											
247	Install Mirrors & hand dryers	2 d	12/1/21	12/2/21	0%				12/1											
248	Partitions	3 d	11/30/21	12/2/21	0%				11/30											
249	Accessories	3 d	12/3/21	12/7/21	0%				12/3											
250	Final Paint	2 d	12/8/21	12/9/21	0%				12/8											
251	Final Clean	3 d	12/10/21	12/14/21	0%				12/10											
252	Final Inspections & Start-up	2.2 w	12/10/21	12/27/21	0%															
253	Punchlist / Permit Corrections	3 d	12/10/21	12/14/21	0%				12/10											
254	Start-up	3 d	12/10/21	12/14/21	0%				12/10											
255	Balancing	3 d	12/15/21	12/17/21	0%				12/15											
256	Commissioning	3 d	12/20/21	12/22/21	0%				12/20											
257	Final Inspections	2 d	12/23/21	12/27/21	0%				12/23											

Dennis Wong

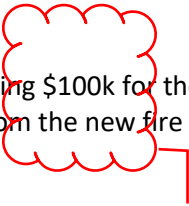
From: Jarrod Ross <jross@ccorpusa.com>
Sent: Friday, May 7, 2021 10:49 AM
To: Dennis Wong
Subject: RE: Oyster Point Phase 1C Restrooms - HDC Revised Bid R1

External (jross@ccorpusa.com)

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Hi Dennis,

We're carrying \$100k for the construction cost of the Sprinkler work right now. Hoping this can be eliminated with direction from the new fire marshal.



Thanks,
Jarrod

Cost H-2

JARROD ROSS, MRICS
Director



jross@ccorpusa.com
P: +1 (415) 400-8742
C: +1 (808) 292-1953
475 Sansome St., Suite 700,
San Francisco, CA 94111
ccorpusa.com



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From: Dennis Wong <DWong@swinerton.com>
Sent: Friday, May 7, 2021 10:05 AM
To: Jarrod Ross <jross@ccorpusa.com>
Subject: RE: Oyster Point Phase 1C Restrooms - HDC Revised Bid R1

EXTERNAL EMAIL : Use caution with any response, links, or attachments.

Jarrod, What are we carrying for fire sprinkler systems to be added to this?

Dennis Wong, CCM, LEED AP

Project Executive

SWINERTON

MANAGEMENT & CONSULTING

260 Townsend Street

San Francisco, CA 94107

D 415.617.1451

M 415.652.0496

F 415.984.1292

E dwong@swinerton.com

swinertonmc.com

CONCORD | OAKLAND | RICHMOND | SACRAMENTO

SAN DIEGO | SAN FRANCISCO | SANTA CLARA

From: Jarrod Ross <jross@ccorpusa.com>

Sent: Friday, May 7, 2021 9:52 AM

To: Lisa Romanoski <Lisa.Romanoski@swinerton.com>; Maurice Kaufman <mauricek@wc-3.com>; Dennis Wong <DWong@swinerton.com>; Eunejune.Kim@ssf.net

Cc: Katie Bipes <kbipes@ccorpusa.com>; Ari Erfani <aerfani@ccorpusa.com>; Jonas Vass (JVass@kilroyrealty.com) <JVass@kilroyrealty.com>

Subject: FW: Oyster Point Phase 1C Restrooms - HDC Revised Bid R1

Morning All,

Please see attached revised bid received from Hathaway following Jonas' discussion with them yesterday. The overall proposal has reduced by (\$72,646.00). Ultimately, Hathaway corrected their bidding approach, removed the additional superintendent, and captured a contractor fee appropriately.

The net result is an increase of \$726,791 from the original submission of \$4,098,985 (9/22/2020), to the current pricing at \$4,825,776 (5/7/2021). A significant impact on the pricing relates to substantial material price increases across the timber and metal trades, along with labor rate increases and the schedule compression / overlap of Marina East /West.

Per Hathaway's note & qualifications attached – it is pertinent that we issue a formal notice of award by today, 5//7/2021, in order for them to maintain the completion dates identified in the same document of:

- Beach – 10/15/2021
- Marina East – 12/3/2021
- Marina West – 12/27/2021

Our intention is to issue a formal Notice of Award today, that Katie will arrange to have routed through DocuSign to Jonas & Eunejune. This will get the contractor engaged and working toward the identified millstones.

Concurrently, there are meetings to review the alternates provide by Hathaway to save additional costs on this baseline price, along with a review of alternate materials provided already.

Please advise if this approach will work for the initial formal award, while we pull together the contract and such for final contracting purposes?

Thanks very much,
Jarrod

JARROD ROSS, MRICS

Director



jross@ccorpusa.com
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From: Scott Miller <millersc@HDCCO.COM>
Sent: Thursday, May 6, 2021 5:10 PM
To: Katie Bipes <kbipes@ccorpusa.com>; Jarrod Ross <jross@ccorpusa.com>
Cc: Gerald Hackett <HACKETTG@HDCCO.COM>; Ari Erfani <aerfani@ccorpusa.com>
Subject: Oyster Point Phase 1C Restrooms - HDC Revised Bid R1

EXTERNAL EMAIL : Use caution with any response, links, or attachments.

Katie / Jarrod,

See attached revised bid value for the Oyster Point Phase 1C restroom project.

We removed the additional superintendent in our GCs and reduced the overall proposal. Our schedule and qualifications remain unchanged.

HDC looks forward to formally kicking this project off tomorrow and getting boots on the ground as soon as possible.

Please let me know if you have any questions.

Thank you,

Scott Miller
Hathaway Dinwiddie
408.636.6446

Jarrold Ross

From: Gerald Hackett <HACKETTG@HDCCO.COM>
Sent: Thursday, July 29, 2021 1:17 PM
To: Jarrold Ross
Subject: OP1C Restrooms - Methane Mitigation ROM

EXTERNAL EMAIL : Use caution with any response, links, or attachments.

Hi Jarrold,

I know you said this was a rush and I'm trying to estimate conservatively here, and hoping final numbers come in less:

- Added Survey
- Added Waterproofing patches
- Concrete Delay
- Plumbing (above ground install, and provide underslab material)
- HD mgmt, labor, and tools (HD installing underslab material)
- Roofing patches
- Permits and inspections **excluded**

ROM \$52k

COST H-3

Came in early this morning since I need to leave by 2pm, but don't hesitate to call if you want to talk through any of it.

Best regards,

-Chip

GERALD HACKETT, LEED® GA, STSC
PROJECT MANAGER

 HATHAWAY DINWIDDIE CONSTRUCTION Co. | 275 BATTERY STREET, SUITE 300 | SAN FRANCISCO, CA 94111
W. [415-951-6162](tel:415-951-6162) | C. [510.517.0404](tel:510.517.0404) | www.hdcco.com

Memorandum

TO:	Eunejune Kim
DATE:	29 July 2021
RE :	Kilroy Oyster Point Development (Phase IC) – Budget Overruns

Attn: Eunejune

As you are aware, construction is ongoing for the Kilroy Oyster Point Development (KOPD) project, and we are experiencing unforeseen & unanticipated costs associated with the final construction scope. As such, the Agency is experiencing a budget deficit for which additional funding is requested at this time. This memo outlines costs associated with the following:

G-15) Special Inspections – Wet Utilities in the Marina Area

In accordance with new governing CSSF ordinances for the fire sprinkler system installed at the Restrooms, building permit issued May 2021 requires that all fire line installations received special testing and inspections. Currently, we have not received a proposal from the subconsultant TMI, but have developed a ROM based on their alternate service proposal for Streets / Hardscape testing and inspections – per snippet below:

Proposed 'add-scope' for 2021 work.

Inspection, 4-hr site visits	200 visits*	\$438/EA	\$87,600
Misc. Special Inspection, 4-hr site visits	30 visits*	\$438/EA	\$13,140
Sample Pickups, trips	100 EA*	\$ 30/EA	\$ 3,000
Concrete Compression Tests	100 EA*	\$ 42/EA	\$ 4,200
Project Manager	108 hours*	\$130/HR	\$14,040
Cell-crete	55 EA*	\$393.18/EA	\$21,625
Misc. Lab Storage/ Reporting	1 LS*	Lump Sum	\$3,020
Total			\$146,625

Based on the above, a ROM was compiled to cover anticipated costs associated with these special inspections and the management thereof by the On-Site Engineers, Langan.

		Qty	UOM	\$	\$ Total
13.1 – Construction Observation and Testing – Special Inspections (on-going task)	Langan Engineering	1	LS	\$15,000	\$15,000
<u>TMI - Landscaping, Fire Line & Wet Utility Special Testing & Inspections</u>					
Inspection, 4-hr site visits	TMI	125	EA	\$438	\$54,750
Misc. Special Inspection, 4-hr site visits	TMI	20	EA	\$438	\$8,760
Project Manager	TMI	60	HRS	\$130	\$7,800
Langan Markup (10%)	Langan Engineering				\$7,131
17.0 – Project Management	Langan Engineering				\$6,473
TOTAL					\$99,914

Hence, a ROM of \$100,000 is suggested to be carried for Landscaping, Wet Utility and Fire Line special inspections & testing.

H-3) Methane Venting & Monitoring at Restrooms

As a result of the County of San Mateo Health Dept review, comment was received requiring the addition of a Methane Barrier with a venting and monitoring system for each of the new Oyster Point Development restrooms. Procurement of these materials is underway, along with some in-field progress, however, the formal change order request is still pending from the Restroom GC, Hathaway Dinwiddie. In an effort to identify costs associated with the change, we've summarized these per below:

- Added Survey
- Added Waterproofing patches
- Concrete Delay
- Plumbing (above ground install, and provide under slab material)
- HD management (GC's), labor, and tools (HD installing under slab material)
- Roofing patches
- Permits and inspections excluded

Total ROM = \$50,000.00

Attached is exhibit H3 backup, email correspondence from the GC – Hathaway Dinwiddie for reference.

New) Site Settlement – Tie-In

As has been highlighted to date and is further highlighted in the attached "Site Settlement" correspondence in the attached Exhibit (New) – Site Settlement Issues, the Phase IC general contractor, Teichert, has advised they have no way to ensure current work will conform to contract documents given the amount of settlement in the different phasing transition areas. If only a few inches of settlement resulted, Teichert could most likely conform in the field to existing and new conditions, however, they are seeing over 1' of settlement at the phase 1/3 transition point alone. In addition, there are also strict highway design code and ADA requirements we must follow. Wilsey Ham will need to evaluate this specific area to see what redesign is possible to still maintain the 2% cross slope and meet the various code requirements.

This initial location is the first of many expected settlement issues across the newly completed hardscape areas in the Streets and Landscaping areas, as well as anticipated settlement issues at the new restrooms once complete. This item is extremely difficult to put pricing to until all issues and solutions arise, so a ROM value of \$1,000,000 is proposed at this stage, on a shared cost split of 58%/42%, Agency/Developer respectively.

New) Covid-19 Impacts

Finally, as you would be aware, the impact of Covid-19 has affected the construction industry in many ways, including, but not limited to:

Material Price Increases across the industry, with significant impacts across:

- > Lumber & Plywood
- > Copper & Brass Mill Shapes
- > Steel Mill Products
- > Polyvinyl Chloride (PVC)
- > Zinc Products

In addition to the above identified material price increases, ongoing Demand / Supply mismatches are causing procurement impacts and delayed deliveries, which is further exacerbating the issue. For this reason, a Covid budgetary allowance is advised to be requested to cover costs as we start to see cost impacts as a result of the Covid-19 pandemic. A ROM projection of \$250,000 is advised at this stage, which equates to roughly 1% on the remaining contract exposure.

To the extent possible, these costs will be reduced to the minimum exposure feasible.

Sincerely,



Jarrod Ross
Director
Cumming Management Group, Inc.

CC: Dennis Wong, Swinerton, City of South San Francisco Consultant



Pleasanton Office
5200 Franklin Dr., Suite 115
Pleasanton, CA 94566
(925) 621-5700 Main
(925) 621-5799 Fax

Date 7/19/2021

RFC No. 178

Attention: Jonas Vass, Senior Vice President of Development
Kilroy Realty Corporation
100 1st St. #150, San Francisco, CA 94105

Re: Oyster Point Development: South San Francisco, CA

Subject: Garney - Sump Pump Enclosure - Restrooms

This is in reference to the added scope to install the sump pump enclosures for the Marina East and West Restrooms.

Sump Pump Enclosures	Total for Item 1:	\$ 45,000.00
	Subtotal:	\$ 45,000.00
	MU 5%:	\$ 2,250.00
	CCIP4.89%:	\$ 2,310.53
	Grand Total:	\$ 49,560.53

Please issue a contract change order for the above amount. If you have any questions, please contact me at (925) 282-0516

COST H-4

Regards,
Jon Ewing
Project Engineer
Teichert Construction



Oyster Point Phase 1C Streets and Utilities
 Owner-Kilroy Realty
 Date: 7/9/21

Pump House Markup					
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
	4" HDPE Pipe	46	LF	\$135.00	\$6,210.00
	Precast Flatop Manhole	2	EA	\$17,000.00	\$34,000.00
	HDPE Tank with Duplex Pump	2	EA	\$50,000.00	\$100,000.00
	2" HDPE Stub Out of Pump Station	2	EA	\$1,095.00	\$2,190.00
	Connect to 2" Stub	2	EA	\$1,300.00	\$2,600.00
TOTAL					\$145,000.00

PLUMBING GENERAL NOTES

- PROVIDE ISOLATED COUPLINGS AND/OR UNIONS AT POINTS OF CONNECTION BETWEEN COPPER, STEEL AND BRASS PIPING, EPCCO OR EQUAL.
- ALL WATER PIPING SYSTEMS AND DRAINAGE PIPING SYSTEMS, INCLUDING SUPPLY, WASTE AND DRAIN SHALL BE INSTALLED WITH VIBRATION ISOLATORS AND SHALL BE ISOLATED FROM ANY STRUCTURAL MEMBERS, WALL SECTIONS OR OTHER MATERIALS THAT COULD TRANSMIT SOUND TO THE OCCUPIED AREAS. ALL HANGERS, STRAPS, BRACKETS, AND SUPPORTS SHALL HAVE ACOUSTICAL COMPONENTS OR COMBINED NEOPRENE AND PLASTIC FOAM BY TECH SPECIALTIES, DIVISION OF SPECIALTY PRODUCTS CO. TO ISOLATE COMPLETE PIPE CONTACT AREA. ALL ISOLATION MATERIAL SHALL HAVE A MINIMUM THICKNESS OF 1/2". INSTALL ALL COMPONENTS AS PER MANUFACTURER'S INSTRUCTIONS.
- INSTALL ALL CLEANOUTS WHERE REQUIRED BY CODE AND ORDINANCES, AND AT ENDS OF HOUSE DRAINS, AT ALL CHANGES IN DIRECTIONS, IN ALL STRAIGHT RUNS AT 100 FOOT INTERVALS, WHERE HORIZONTAL MAINS CHANGE SIZE, AND AT ALL ENDS OF ALL BRANCH PIPES WHICH ARE 5' OR OVER IN LENGTH. COORDINATE ANY CLEANOUTS WHERE REQUIRED OUTSIDE OF BUILDING FOOTPRINT WITH LANDSCAPE ARCHITECT.
- PLUMBING FIXTURES SHALL BE COMPLETE WITH ALL ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
- SELECTION OF FAUCETS AND FITTINGS SHALL AVOID THE TYPE WITH POTENTIAL FOR LEAD CONTAMINATION.
- INSTALL STOP VALVES ON HOT AND COLD WATER SUPPLIES TO EACH FIXTURE AS NECESSARY.
- ALL FLOOR DRAINS MUST HAVE 1/2" COLD WATER CONNECTED TO TRAP PRIMER (PIPING NOT SHOWN FOR CLARITY).
- MATERIALS, METHODS AND LOCATIONS OF SERVICE MAINS CONNECTING THE NEW CONSTRUCTION TO ALL NEW SERVICES SHALL BE IN STRICT ACCORDANCE WITH RULES, REGULATIONS, CODES AND REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION OVER THIS INSTALLATION. COORDINATE LOCATION OF WATER AND SEWER CONNECTIONS WITH SITE UTILITY WORK.
- CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES AND TRIM AS SHOWN ON THE ARCHITECTURAL PLANS. ROUGH-IN FOR ALL FIXTURES SHALL BE EXACTLY TO MEASUREMENTS FURNISHED BY FIXTURE MANUFACTURER. ALL EXPOSED PARTS TO BE CHROMIUM PLATED UNLESS SPECIFIED OTHERWISE.
- KEEP ROUGH-IN CUTS WITHIN THE PLATE LINES AND DO NOT CUT COMPLETELY THROUGH PLATES IN SOUND-RATED WALLS. DRILL OR SAW NEAT ROUND HOLES FOR ALL PIPING. SIZE APPROXIMATELY 1/2" LARGER THAN THE PIPE DIAMETER.
- PROVIDE AERATION DEVICES ON ALL LAVATORY FAUCETS.
- PIPE LINES SHALL BE INSTALLED FREE FROM TRAPS AND AIR POCKETS AND TRUE TO LINE AND GRADE WITH SUITABLE SUPPORTS PROPERLY SPACED.
- HORIZONTAL LINES SHALL HAVE HANGERS OR SUPPORTS SPACED AS FOLLOWS (BASED ON CPC TABLE 313.3):
 - CAST IRON PIPE - EVERY OTHER JOINT, UNLESS OVER 4', EVERY JOINT.
 - STEEL PIPE - 10' CENTERS FOR 3/4" AND SMALLER, 12' FOR 1" AND LARGER.
 - COPPER TUBING - 5' CENTERS FOR 1/2" AND SMALLER, 10' FOR 2" AND LARGER.
- PIPING SHALL BE NEW AND FREE FROM FOREIGN SUBSTANCES. REAM OUT ALL BURRS FORMED IN CUTTING PIPE. THREADS SHALL BE CUT ACCURATELY AND NOT OVER TWO THREADS SHALL SHOW BEYOND THE FITTING. FRICTION WRENCHES SHALL BE USED WITH PLATED POLISHED, OR SOFT METAL PIPING.
- CHANGES IN PIPE SIZE SHALL BE MADE WITH REDUCING FITTINGS, AND BUSHING WILL NOT BE PERMITTED.
- UNION CONNECTION SHALL BE INSTALLED DOWNSTREAM OF ALL VALVES, AT ALL EQUIPMENT CONNECTIONS AND AT OTHER POINTS AS REQUIRED.
- CUTTING OR BORING OF HOLES THROUGH JOISTS OR STRUCTURAL MEMBERS SHALL BE DONE ONLY WHEN IT IS IMPOSSIBLE TO ROUTE PIPING IN ANOTHER MANNER. IF CUTTING OR BORING IS NECESSARY IT SHALL FOLLOW LIMITATION ESTABLISHED BY STRUCTURAL ENGINEER OR IN SPECIAL CIRCUMSTANCES BE ACCOMPLISHED ONLY BY WRITTEN APPROVAL FROM THE ARCHITECT OR STRUCTURAL ENGINEER.
- WATER OR DRAINAGE PIPING SHALL NOT BE LOCATED OVER ELECTRICAL EQUIPMENT UNLESS ADEQUATE INSULATION PROTECTION IS PROVIDED AGAINST DRIP CAUSED BY CONDENSATION OR LEAKS.
- DO NOT ALLOW THE PIPING, VALVES OR CONNECTORS TO FORM A RIGID CONNECTION WITH THE STRUCTURE OR OTHER PIPES. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS OR CONNECTED EQUIPMENT.
- PROVIDE WATER HAMMER ARRESTORS IN SUPPLY LINES CONNECTED TO FIXTURES AND APPLIANCES. (18" LONG AIR CHAMBER ACCEPTABLE.)
- THE DOMESTIC WATER SUPPLY AND DISTRIBUTION SYSTEM WITHIN THE BUILDING SHALL BE STERILIZED WITH CHLORINE IN SOLUTION IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION PUBLICATION C-651-1999.
- PRESSURE TEST ENTIRE HOT AND COLD PIPING AND DRAINAGE SYSTEM FROM CAPPED CONNECTIONS, TO AND INCLUDING VENTS ABOVE ROOF.
- HOT WATER PIPING TO BE INSULATED PER 2019 CALIFORNIA ENERGY CODE TABLE 120.3-A.
- SUBMIT SHOP DRAWINGS OF WASTE AND WATER LINES FOR REVIEW AND APPROVAL BEFORE COMMENCING WORK.
- HORIZONTAL DRAINAGE PIPING SHALL BE RUN IN PRACTICAL ALIGNMENT AND A UNIFORM SLOPE OF NOT LESS THAN 1/4" PER FT AS PER CPC 708.
- ALL DOMESTIC WASTE AND VENT (DWV) PIPING SHALL BE CAST IRON.
- CONCEAL ALL PIPING INSIDE WALL WHENEVER POSSIBLE. OTHERWISE CONSULT ARCHITECT FOR LOCATION FOR EXPOSED PIPES.
- VERTICAL LINES PIPING SHALL BE BRACED AND SUPPORTED AT EVERY FLOOR LEVEL.
- COPPER, COPPER ALLOYS, LEAD AND LEAD ALLOYS INCLUDING BRASS, SHALL NOT BE USED FOR BUILDING SANITARY SEWER SYSTEMS EXCEPT FOR DOMESTIC WASTE SINK TRAPS AND SHORT LENGTHS OF ASSOCIATED CONNECTION PIPES WHERE ALTERNATE MATERIALS ARE NOT PRACTICAL.
- INSTALL ALL LAVATORY TRAP, HOT/COLD WATER SUPPLY WITH PLASTIC PROTECTIVE DEVICE, SUCH AS TRUEBRO.

LEGENDS & ABBREVIATIONS

PLUMBING LEGEND					
SYMBOL	ABBREV.	DESCRIPTION	SYMBOL	ABBREV.	DESCRIPTION
-----	W	WASTE BELOW FLOOR	-----	HWS	HOT WATER SUPPLY
-----	V	VENT	-----	HWR	HOT WATER RETURN
-----	CW	COLD WATER	⌘	S.O.V.	SHUT-OFF VALVE
-----	CD	CONDENSATE DRAIN	⌘	S.O.V.	SHUT-OFF VALVE
⊙	P.O.C.	POINT OF CONNECTION	⊙	--	PIPE UP
⊖	CO	CLEAN OUT	⊖	--	PIPE DOWN
⊕	FCO	FLOOR CLEAN OUT	⊕	--	EQUIPMENT TAG
⊖	WCO	WALL CLEAN OUT	⊕	--	EQUIPMENT TAG
--	NIC	NOT IN SCOPE	⊕	--	SHEET NOTES NOTATION

PIPE MATERIAL SCHEDULE

CODE	ITEM	MATERIAL DESCRIPTION
W	ABOVE GROUND SANITARY WASTE AND VENT PIPING	NO HUB CAST IRON PIPE AND FITTINGS WITH STANDARD STAINLESS STEEL SHIELDED COUPLINGS WITH NEOPRENE GASKETS AND OR DWV COPPER PIPE AND FITTINGS WITH 95/5 SOLDERED JOINTS
V	ABOVE GROUND DOMESTIC WATER PIPING	TYPE "L" COPPER PIPE AND COPPER FITTINGS WITH LEAD-FREE SOLDER JOINTS SIZES 1/2"-2" SIL-FOS FITTINGS 2-1/2" AND LARGER PROVIDE HW/HWR WITH 1" THICK INSULATION
CW	ABOVE GROUND DOMESTIC WATER PIPING	TYPE "L" COPPER PIPE AND COPPER FITTINGS WITH LEAD-FREE SOLDER JOINTS SIZES 1/2"-2" SIL-FOS FITTINGS 2-1/2" AND LARGER PROVIDE HW/HWR WITH 1" THICK INSULATION
SD	ABOVE GROUND STORM DRAIN PIPING	NO HUB CAST IRON PIPE AND FITTINGS WITH STANDARD STAINLESS STEEL SHIELDED COUPLINGS WITH NEOPRENE GASKETS AND OR DWV COPPER PIPE AND FITTINGS WITH 95/5 SOLDERED JOINTS

DRAWING INDEX

SHEET NO.	DESCRIPTION
P-0.00	PLUMBING GENERAL NOTES, LEGENDS, ABBREVIATIONS, SYMBOLS & SCHEDULES
P-0.01	PLUMBING DETAIL
P-0.02	SUMP PUMP ELEVATION VIEW
P-0.03	STORM DRAIN ELEVATION VIEW
P-1.00	PLUMBING DOMESTIC WATER PLAN - MARINA WEST
P-1.01	PLUMBING DOMESTIC WATER PLAN - MARINA EAST, BEACH
P-2.00	PLUMBING WASTE AND VENT PLAN - MARINA WEST
P-2.01	PLUMBING WASTE AND VENT ROOF PLAN - MARINA WEST
P-2.10	PLUMBING WASTE AND VENT PLAN - MARINA EAST, BEACH
P-2.11	PLUMBING WASTE AND VENT ROOF PLAN - MARINA EAST, BEACH
PG-3.01	BASELINE WATER USE WORKSHEET
PT-24.00	PLUMBING TITLE 24

PLUMBING FIXTURE SCHEDULE (BEACH)

TAG	DESCRIPTION	W	V	HW	CW	FINISH	FLOW RATE PER CAL GREEN CODE 2019	MODEL	REMARK
WC-1	WATER CLOSET	3"	2"	-	1-1/2"	316 STAINLESS STEEL	1.28 GPF	ACORN 1696-W-1-FVH1.28, CARRIER: JAY R. SMITH 0211	4
WC-2	WATER CLOSET	3"	2"	-	1-1/2"	PORCELAIN	1.28 GPF	WC: KOHLER KENSINGTON K-4325-SS-0 WALL CARRIER: JAY R. SMITH 0211Y-M54 FLUSH VALVE: SLOAN 111-1.28-SF	4
LAV-1	LAVATORY	2"	1 1/2"	1/2"	1/2"	316 STAINLESS STEEL	0.5 GPM	ACORN 1953-1-DMS-03-M-OF-EG FAUCET: (DMS-03)	1
LAV-2	LAVATORY	2"	1 1/2"	1/2"	1/2"	PORCELAIN	0.5 GPM	KOHLER SOHO K-2053 (1-HOLE), FAUCET: DELTA 559LF-SSPP (1-HOLE)	1
UR-1	URINAL	2"	1 1/2"	-	1/2"	316 STAINLESS STEEL	0.125 GPF	ACORN 2158-T-1-EGFV.125	-
UR-2	URINAL	2"	1 1/2"	-	1/2"	PORCELAIN	0.125 GPF	URINAL: KOHLER K-5016LM-ET, VALVE: ROYAL 186-0.125-SF	-
SH-1	SHOWER/HANDHELD	-	-	1/2"	1/2"	316 STAINLESS STEEL	1.8 GPM	ACORN M0410-E536-2	2
SH-2	SHOWER HEAD	-	-	-	1/2"	316 STAINLESS STEEL	1.8 GPM	ACORN LR1748ADA-MVC1	-
FD	FLOOR DRAIN	2"	1 1/2"	-	-	-	-	ZURN FD1-NH2-SS	3
TP	TRAP PRIMER	-	-	-	1/2"	-	-	JAY R. SMITH 2699, LEAD FREE	3
JS	JANITOR SINK	2"	1 1/2"	1/2"	1/2"	316 STAINLESS STEEL	1.8 GPM	ACORN PENAL-WARE 1636, KFC, KMH KWG2-24"x24"	-
CO	CLEAN OUT	-	-	-	-	-	-	JAY R. SMITH 9775	-
FCO	FLOOR CLEAN OUT	-	-	-	-	-	-	JAY R. SMITH 4020	-
HB	HOSEBIBB	-	-	-	1/2"	-	-	ZURN Z1341XLZ1341-BOX	-
WF	WATER FOUNTAIN	1 1/2"	-	-	1/2"	-	-	-	5

GENERAL NOTE:
CONFIRM WITH ARCHITECT/OWNER FOR EXACT FIXTURE PRIOR TO PURCHASE.
PROVIDE WITH 1/4 TURN ANGLE STOP VALVES AT ALL FIXTURES.

- REMARK:
- PROVIDE WITH LAVGUARD FOR EXPOSED PIPES.
 - PROVIDE WITH ANTI-SCALD MIXING VALVES.
 - ALL FLOOR DRAINS MUST HAVE 1/2" COLD WATER CONNECTED TO TRAP PRIMER.
 - PROVIDE WITH J.R. SMITH WATER CLOSET WALL CARRIER.
 - DRINKING FOUNTAIN, NOT IN CONTRACT. SEE LANDSCAPE PACKAGE, FOR REFERENCE ONLY.

SUMP PUMP SCHEDULE

TAG	MAKE/MODEL	GPM	PSIG	RPM	VOLTAGE	PH	HP	DIMENSIONS ØXH (INCHES)	NET WEIGHT (LBS)	LOCATION	REMARKS
SP-1	E ONE/DH152	11	40	1,725	240	1	1	38.8"x89.7"	-	SEE PLAN	1-5
SP-2	E ONE/DH152	11	40	1,725	240	1	1	38.8"x89.7"	-	SEE PLAN	1-5

- PROVIDE LATERAL KIT WITH CHECK VALVE FOR SDR11 HDPE PIPE. SEE #2/P-0.00 FOR REFERENCE.
- PROVIDE .75 KVA BUCK-BOOST TRANSFORMER.
- 5-YEAR MANUFACTURER'S WARRANTY.
- PROVIDE WITH DUPLEX ALTERNATING ALARM PANEL WITH GENERATOR RECEPCTACLE.
- PROVIDE WITH EXTREME ACCESSWAY EXTENSION 2-FT.
- PUMP CONTROLS SHALL HAVE AUDIO/VISUAL FAILURE ALARM. COORDINATE WITH ARCH/OWNER FOR INDICATOR LOCATION

WATER HEATER SCHEDULE

TAG	MAKE/MODEL	STORAGE CAP. (GAL.)	FIRST HOUR RATING (GAL)	EFF	RECOVERY 90°F RISE PER GALLON	ELECTRICAL WATTAGE 240 V	DIMENSIONS (ØXH) (IN)	SHIP. WEIGHT (LBS.)	REMARKS
WH-1	RHEEM/MR50245C	50	51	92(UEF)	21	4500	21-3/4 X 65-1/2	90	1-5
WH-2A	AO SMITH CHP-120	120	150	92(UEF)	90	11350	26 1/2 X 69 1/2	620	1-5
WH-2B	AO SMITH CHP-120	120	150	4.2(COP)	90	11350	26 1/2 X 69 1/2	620	1-5

- COORDINATE WITH ELECTRICAL SUB CONTRACTOR TO PROVIDE AND INSTALL DISCONNECT SWITCH.
- COMPLETE WITH ISOLATION VALVES, T&P RELIEF VALVES, FLEX HOSE CONNECTIONS WITH UNION FITTINGS, SEISMIC STRAPS AND RAISED PLATFORM.
- SET TEMPERATURE TO 120°F.
- INSTALL WATER HEATER PER MANUFACTURER'S INSTRUCTIONS.
- ALL HOT WATER PIPING SHALL BE INSULATED WITH 1.5" THICK RUBBER/CLOSE-CELL FOAM INSULATION.

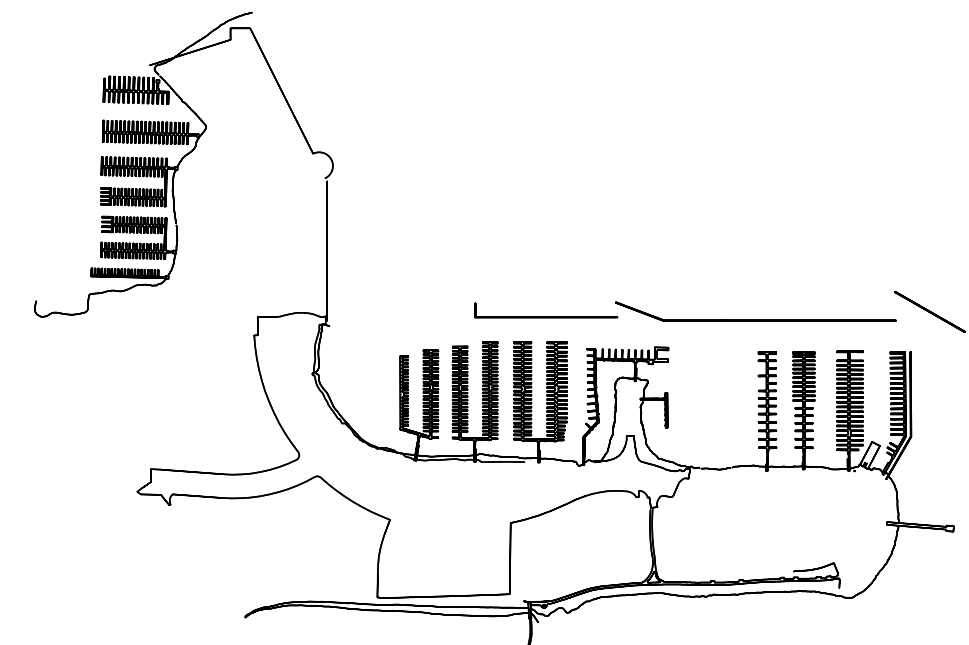
CIRCULATION PUMP

TAG	MAKE	MODEL	GPM	HEAD (FT)	ELECTRICAL	DIMENSION (HxWxL INCHES)	REMARK
CP-1	GRUNDFOS	MAGNA3 40-120 F (99129804)	2	5	115V 60HZ 0.84A 1/25HP	6-1/2" (PORT-PORT)	1.2
CP-2	GRUNDFOS	MAGNA3 40-120 F (99129804)	2	5	115V 60HZ 0.84A 1/25HP	6-1/2" (PORT-PORT)	1.2

- COORDINATE WITH ELECTRICAL SUB CONTRACTOR TO PROVIDE AND INSTALL DISCONNECT SWITCH.
- PROVIDE WITH AQUASTAT (SET TO MAINTAIN AT 110°F). PUMP BODY SHALL BE LEAD FREE.



KEY PLAN :



STAMP :



REVISION :

NO.	DESCRIPTION	DATE
	100% DESIGN DEVELOPMENT SET	09/06/19
	90% CONSTRUCTION DOCUMENTS FOR PERMIT SET	01/23/20
1	PLAN CHECK COMMENTS	07/10/20
	100% CONSTRUCTION DOCUMENTS	08/07/20
2	SECOND PLAN CHECK COMMENTS	09/18/20

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
633 BATTERY STREET, SUITE 118, SAN FRANCISCO, CA 94111

ARCHITECT:
Dreyfuss+Blackford
architecture

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O'MAHONY & MYER 150 REDWOOD HIGHWAY #245, SAN RAFAEL, CA 94903

CLIENT :
KILROY OYSTER POINT
100 FIRST STREET SUITE 250,
SAN FRANCISCO, CA 94105

CITY OF SOUTH SAN FRANCISCO
400 GRAND AVENUE,
SOUTH SAN FRANCISCO, CA 94080

PROJECT NAME
OYSTER POINT PARK DEVELOPMENT
Dreyfuss+Blackford PROJECT NUMBER: **B9019.02**

DESCRIPTION: **SECOND PLAN CHECK COMMENTS**

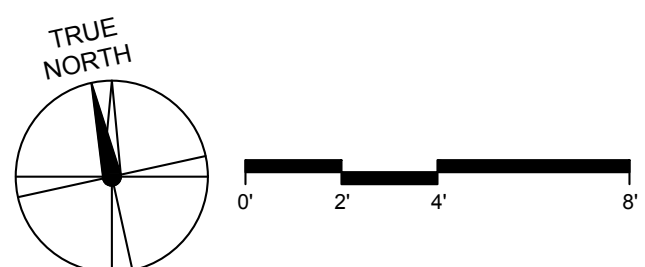
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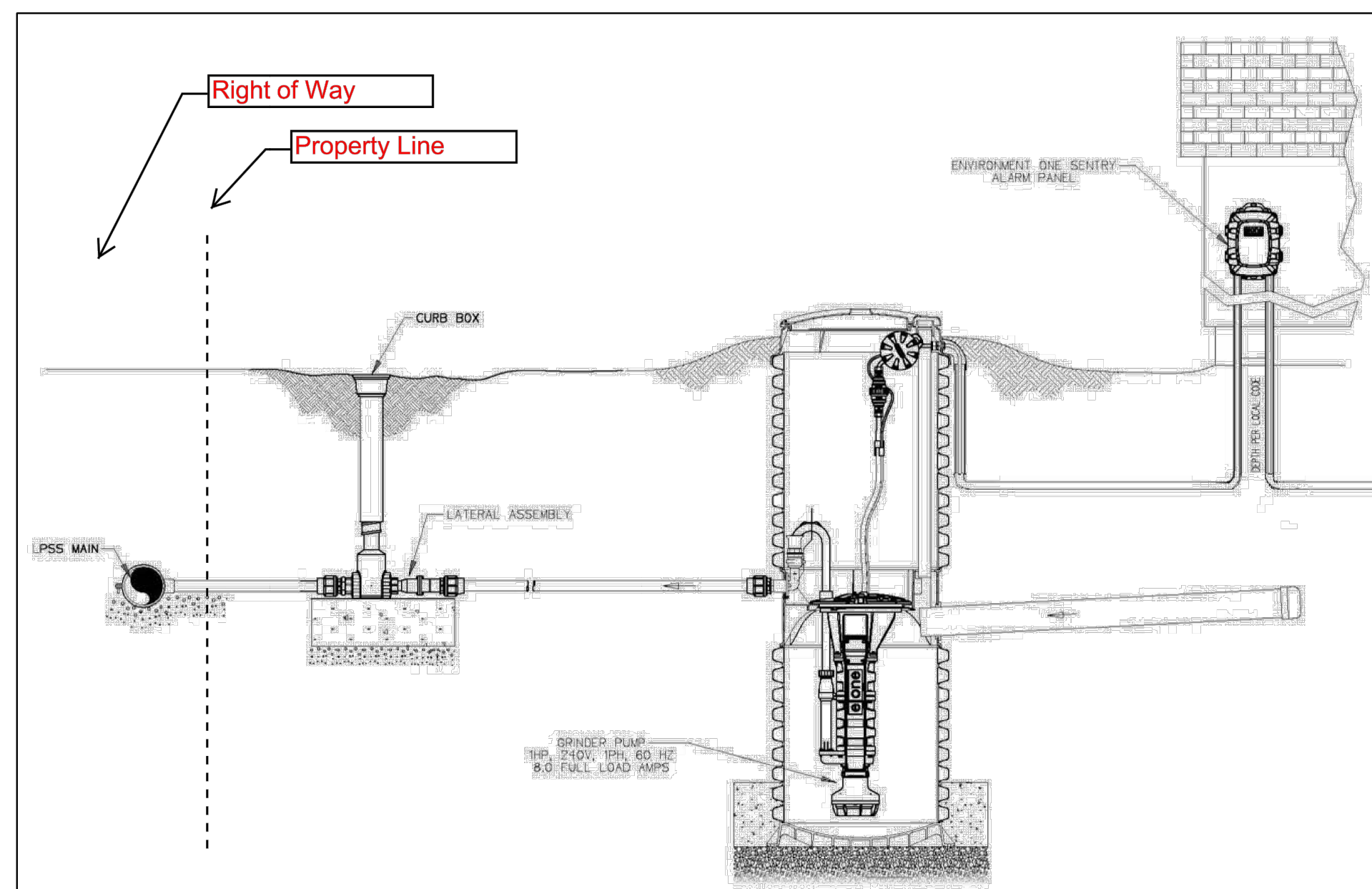
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**PLUMBING GENERAL NOTES,
LEGENDS, ABBREVIATIONS,
SYMBOLS & SCHEDULES**

DRAWING NO.

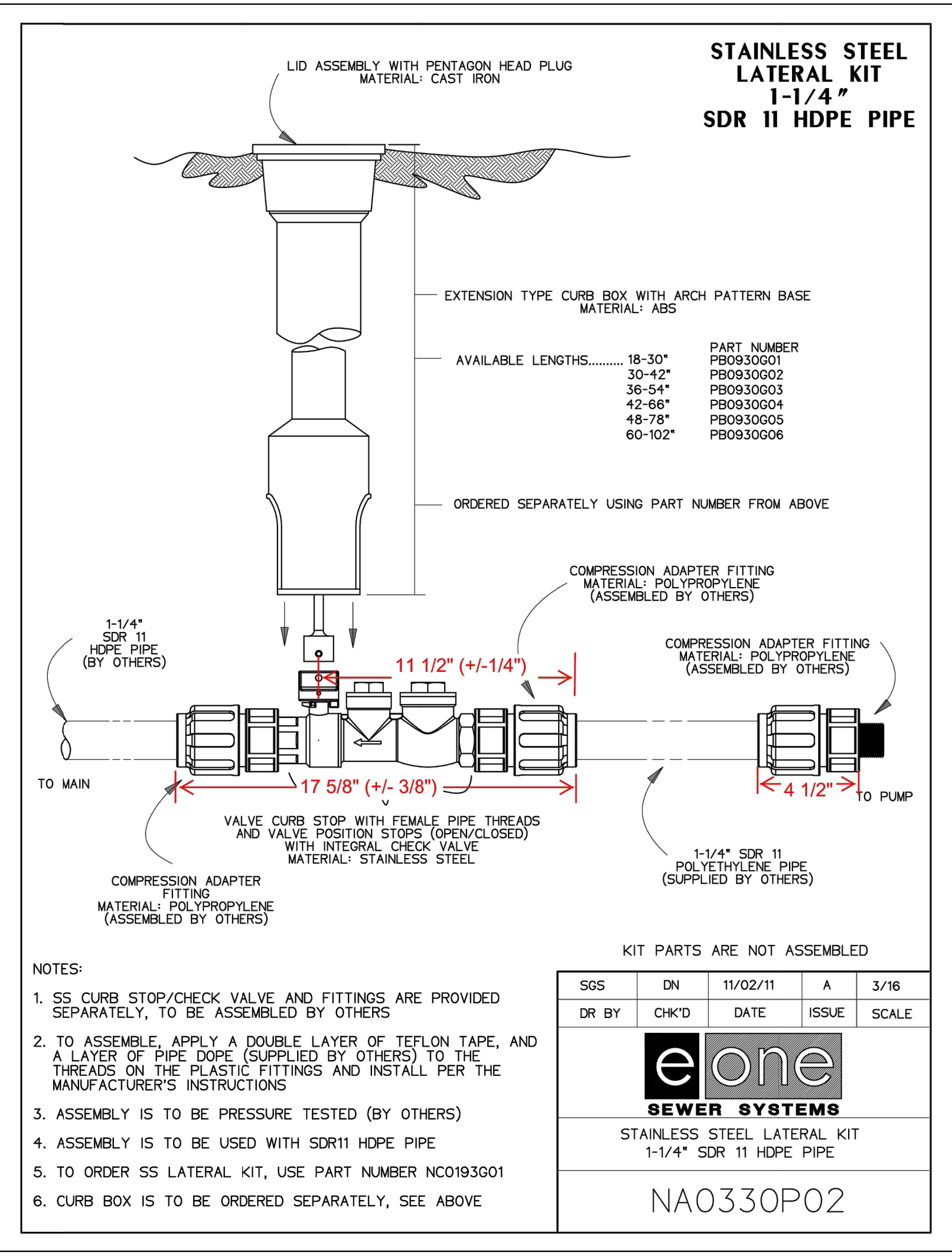
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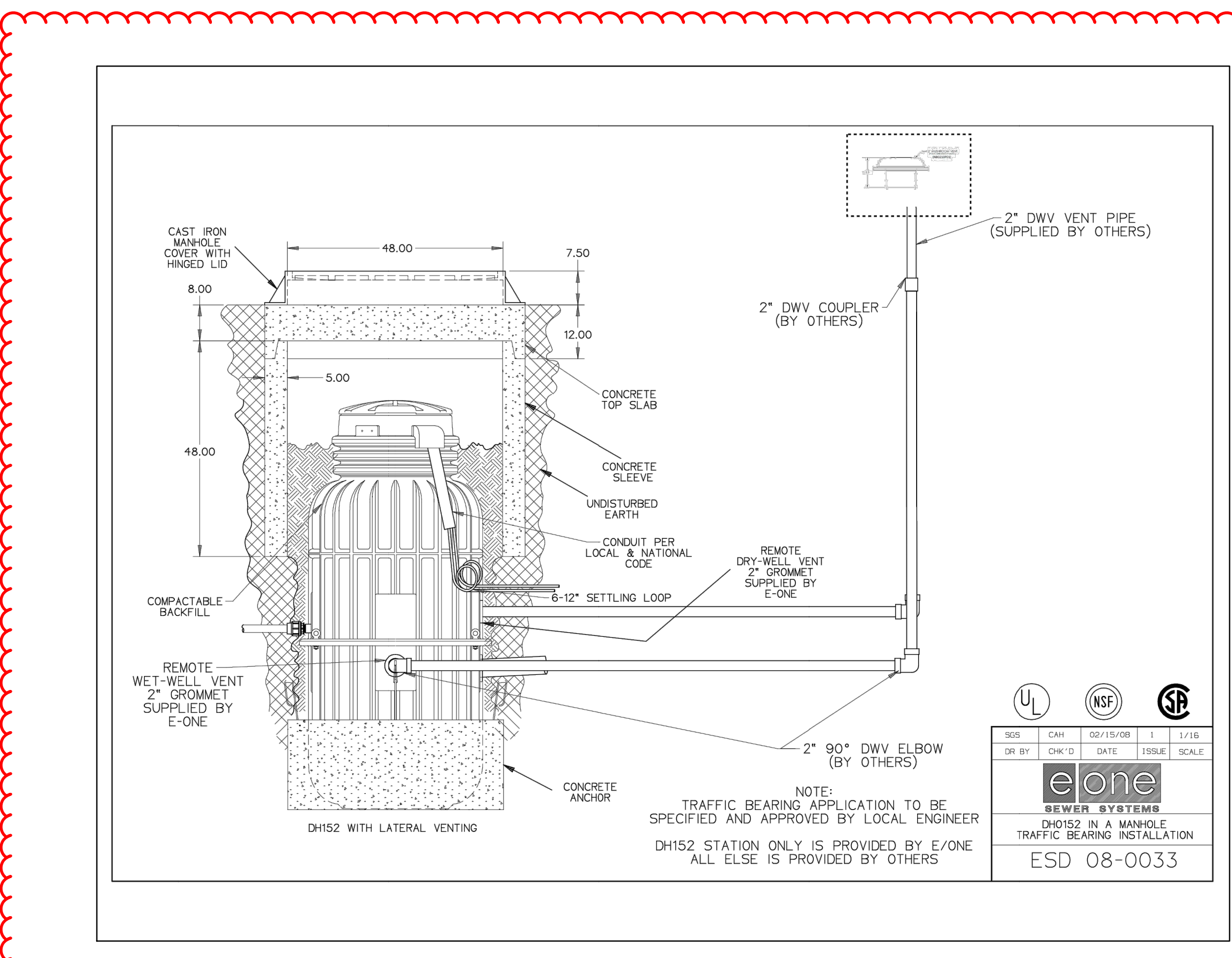




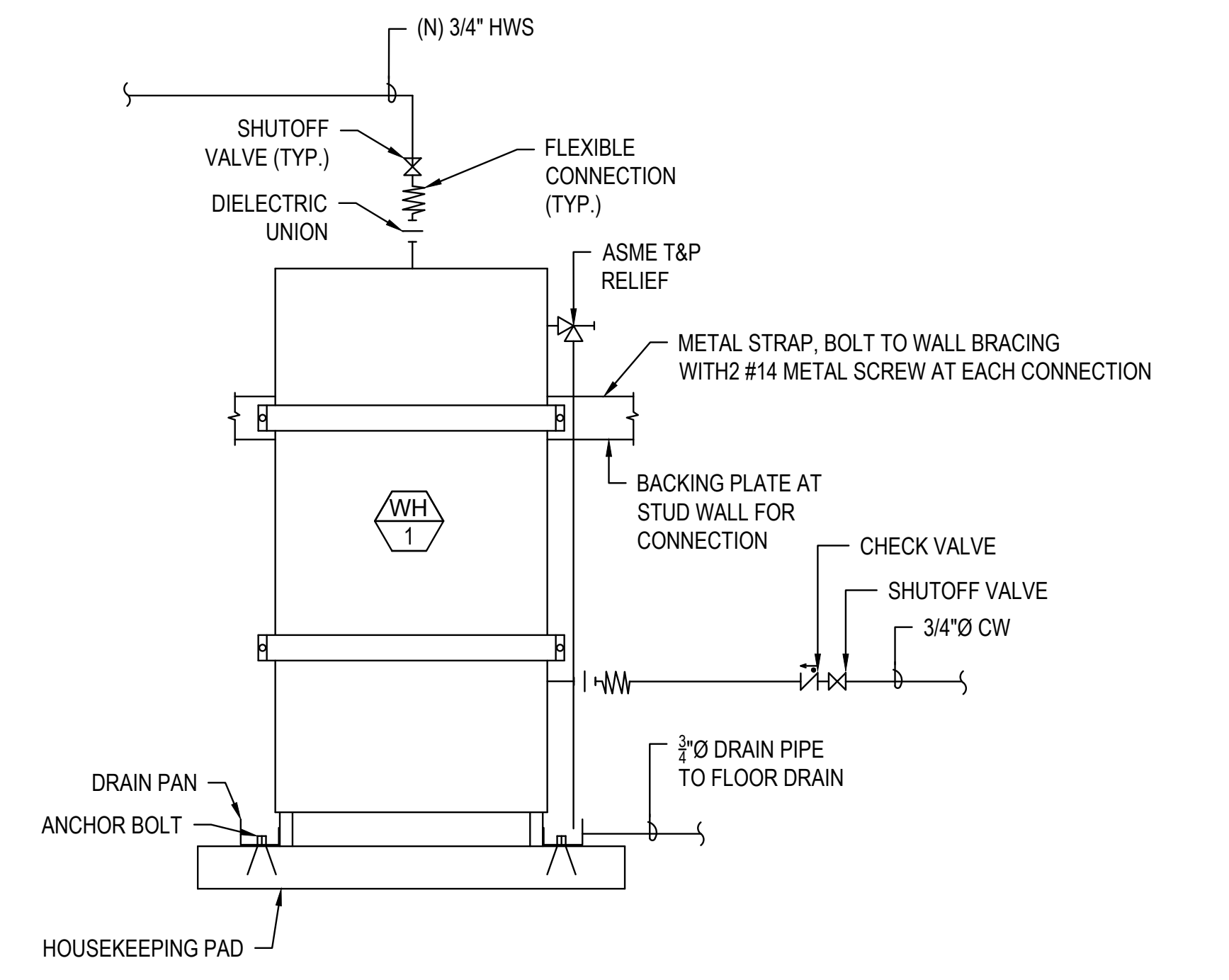
1 MANUFACTURER'S LATERAL ASSEMBLY CONNECTION DETAIL (REFERENCE)
SCALE: N.T.S.



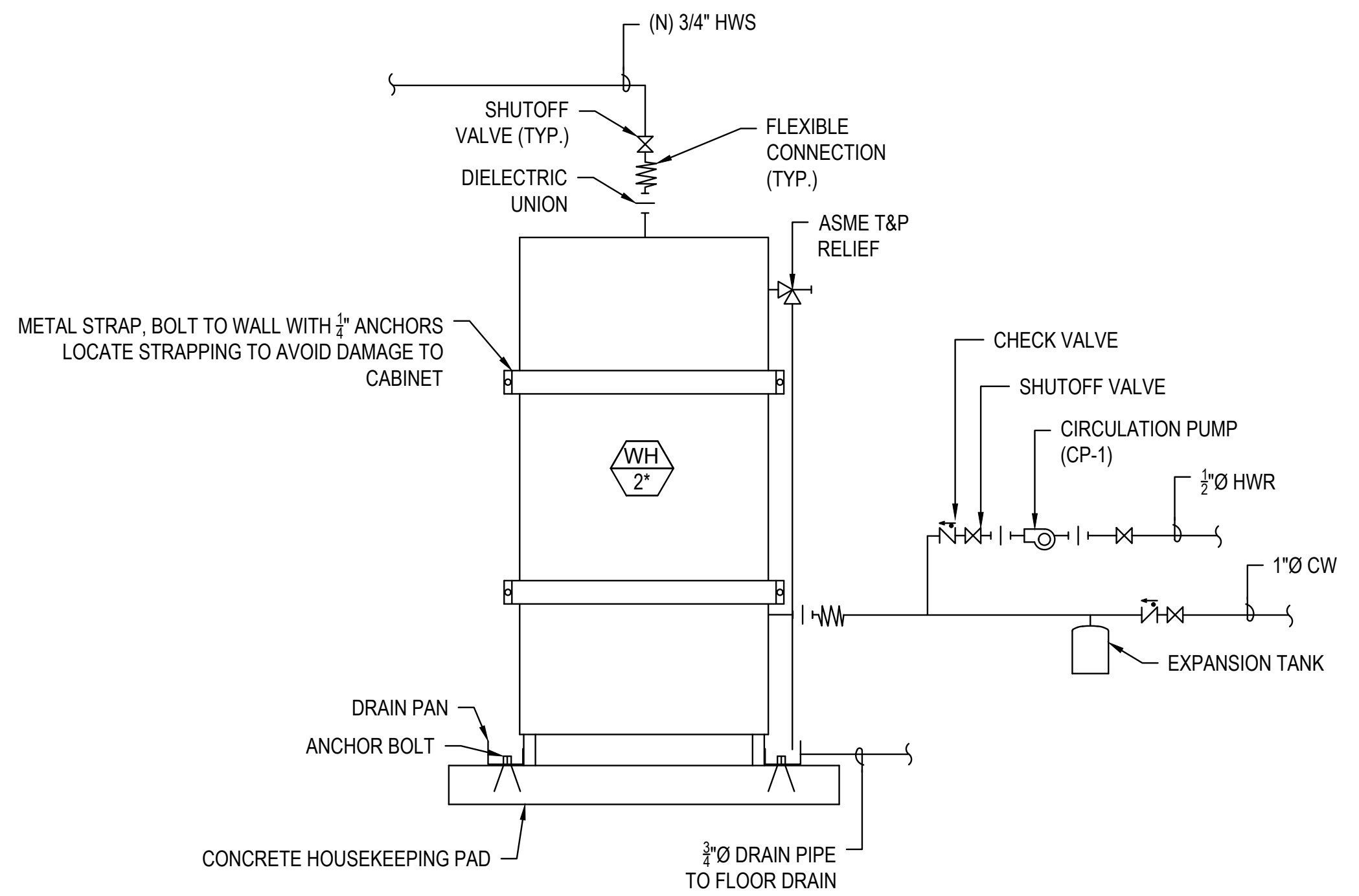
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SCALE: N.T.S.



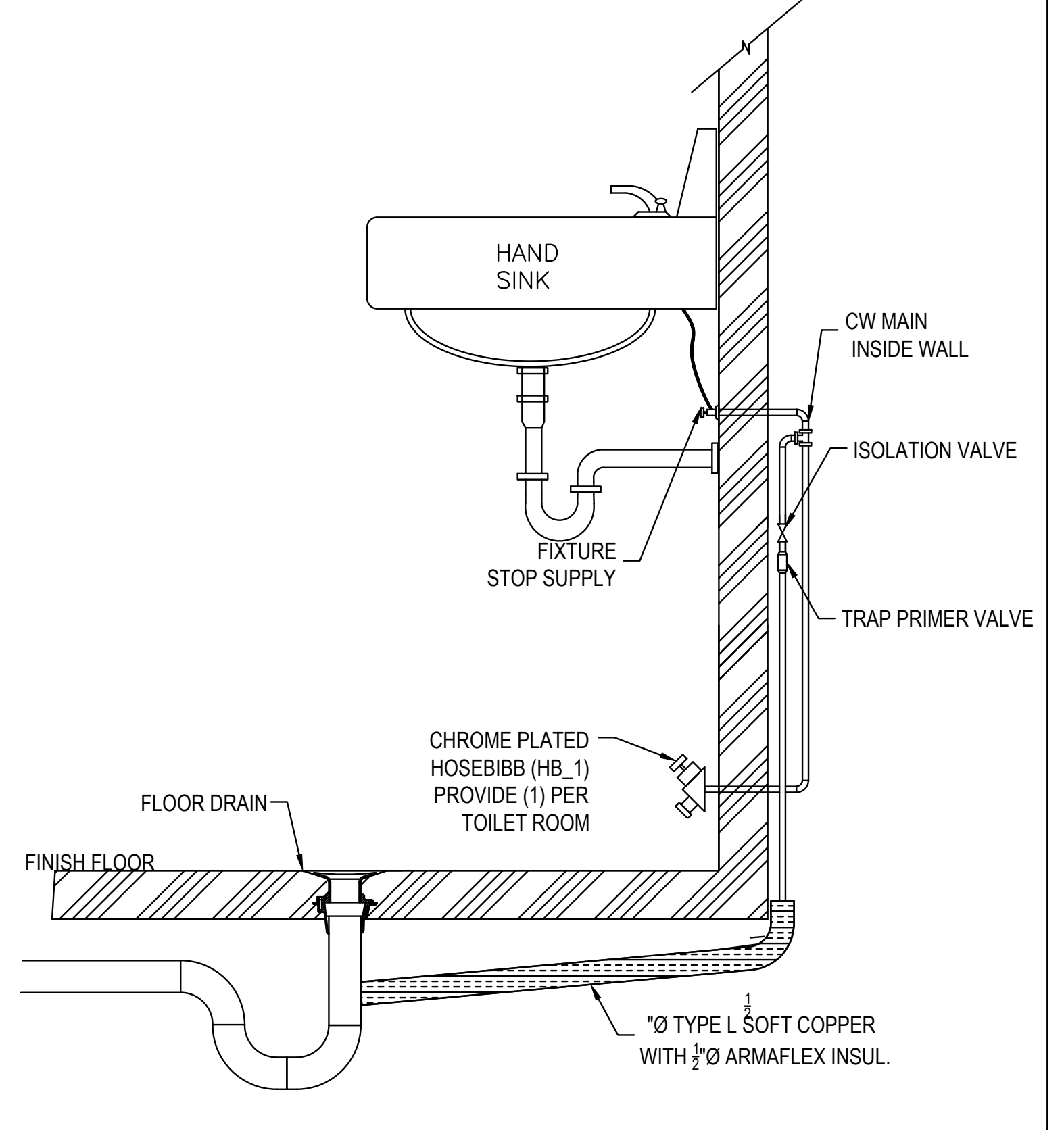
3 TYPICAL TRAFFIC BEARING INSTALLATION (REFERENCE)
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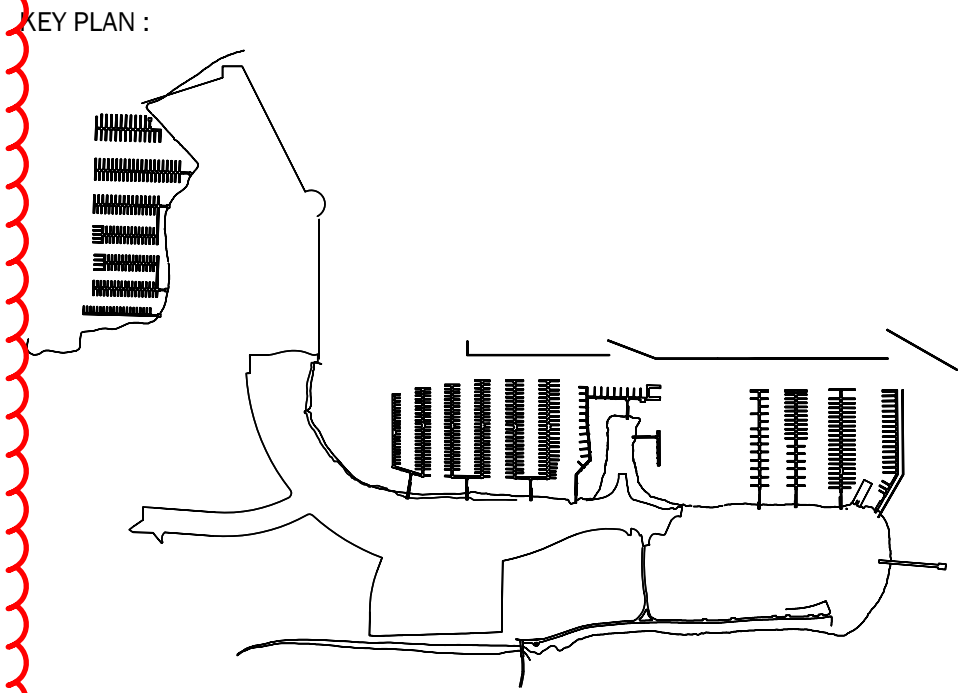
4 WATER HEATER (WH-1) INSTALLATION DETAIL
SCALE: N.T.S.



5 WATER HEATER (WH-2A&B) INSTALLATION DETAIL
SCALE: N.T.S.



6 TRAP PRIMER DETAIL
SCALE: N.T.S.



REVISION:

NO.	DESCRIPTION	DATE
100%	DESIGN DEVELOPMENT SET	09/06/20
90%	CONSTRUCTION DOCUMENTS FOR PERMIT SET	01/23/21
	PLAN CHECK COMMENTS	07/10/20
	100% CONSTRUCTION DOCUMENTS	08/07/20
	SECOND PLAN CHECK COMMENTS	09/18/20

LANDSCAPE ARCHITECT:
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ARCHITECT:
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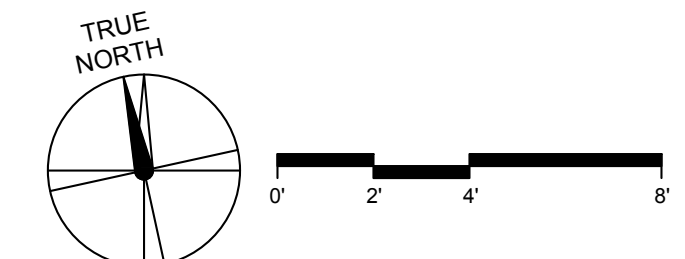
CLIENT:
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100 FIRST STREET SUITE 250,
SAN FRANCISCO, CA 94105
CITY OF SOUTH SAN FRANCISCO
400 GRAND AVENUE,
SOUTH SAN FRANCISCO, CA 94080

PROJECT NAME:
OYSTER POINT PARK DEVELOPMENT
Dreyfuss+ Blackford PROJECT NUMBER: **B9019.02**

DESCRIPTION: **SECOND PLAN CHECK COMMENTS**
DATE: **09/25/20** SCALE: **1/4"=1'-0"**

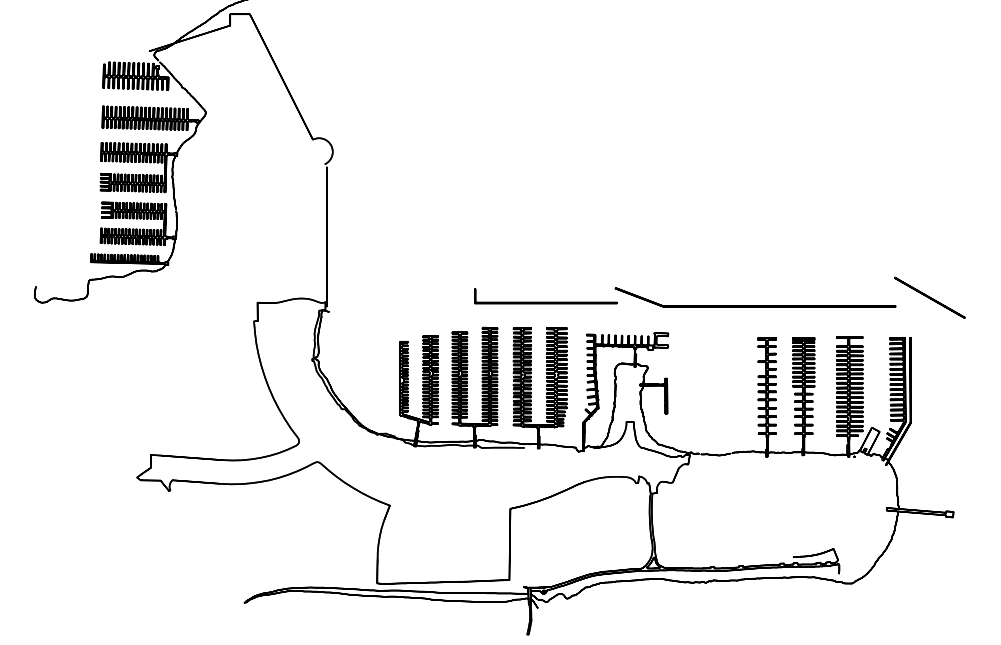
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PLUMBING DETAIL
DRAWING NO.
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NO.	DESCRIPTION	DATE
100%	DESIGN DEVELOPMENT SET	09/06/20
90%	CONSTRUCTION DOCUMENTS FOR PERMIT SET	04/31/20
1	PLAN CHECK COMMENTS	07/10/20
100%	CONSTRUCTION DOCUMENTS	06/07/20
2	SECOND PLAN CHECK COMMENTS	09/18/20

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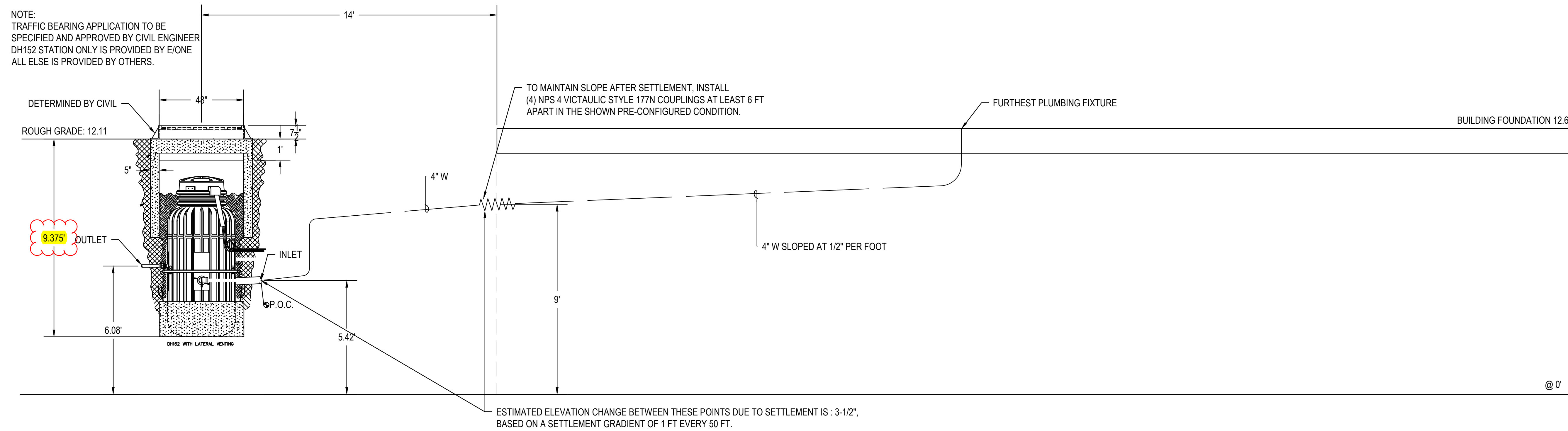
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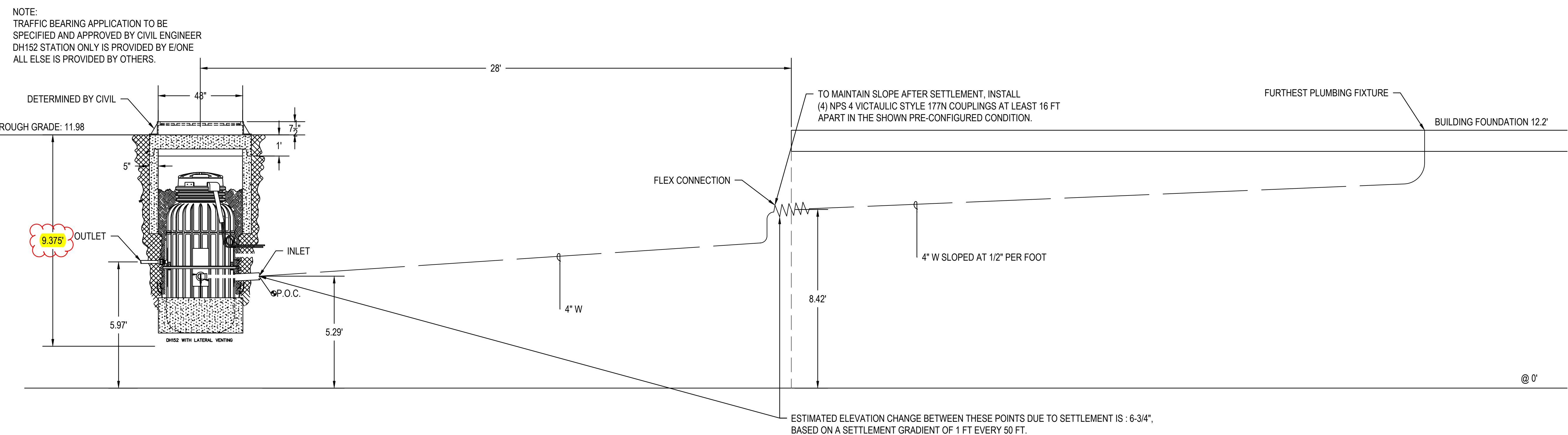
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SUMP PUMP SECTION VIEW

DRAWING NO.
P0.02

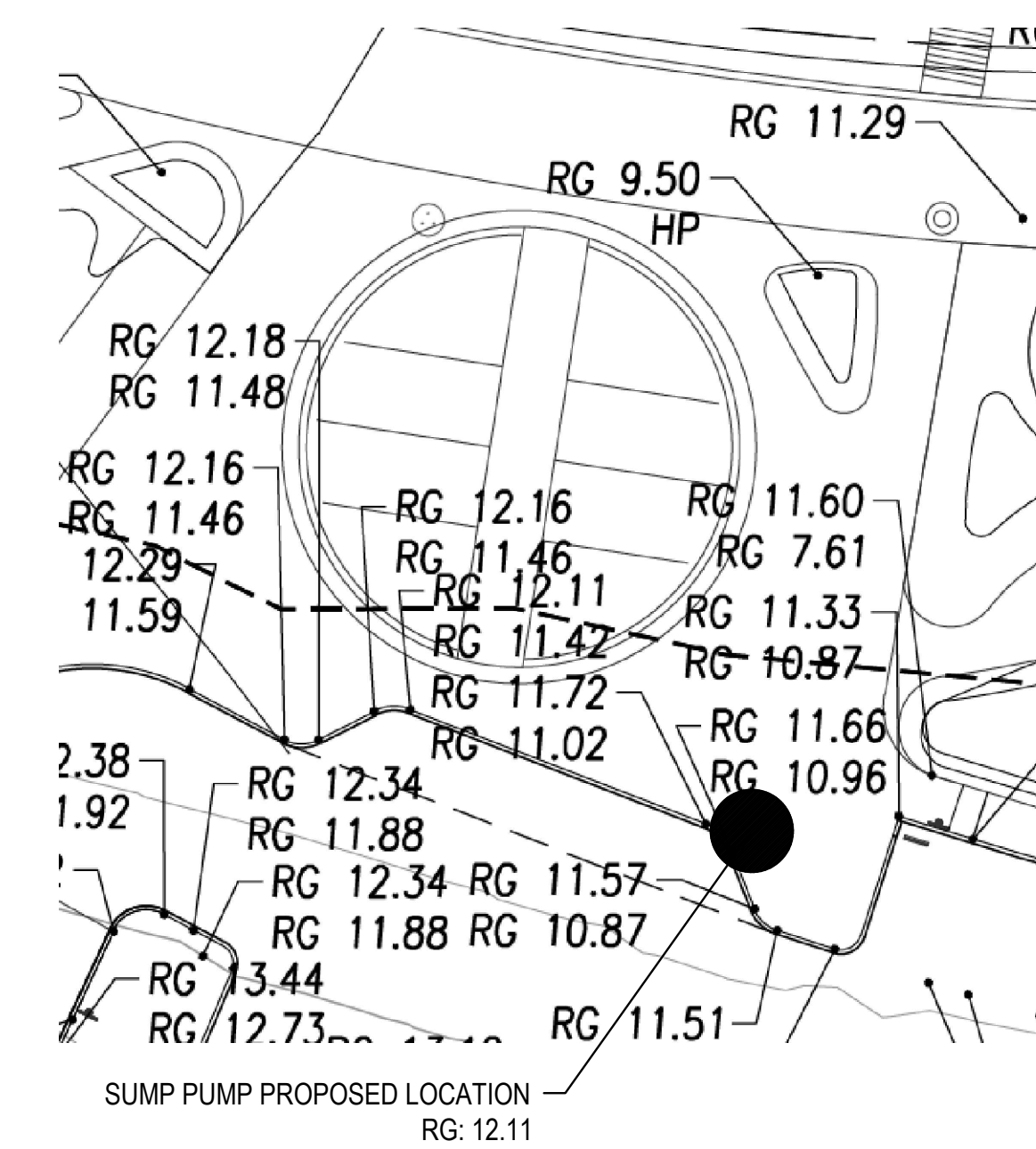
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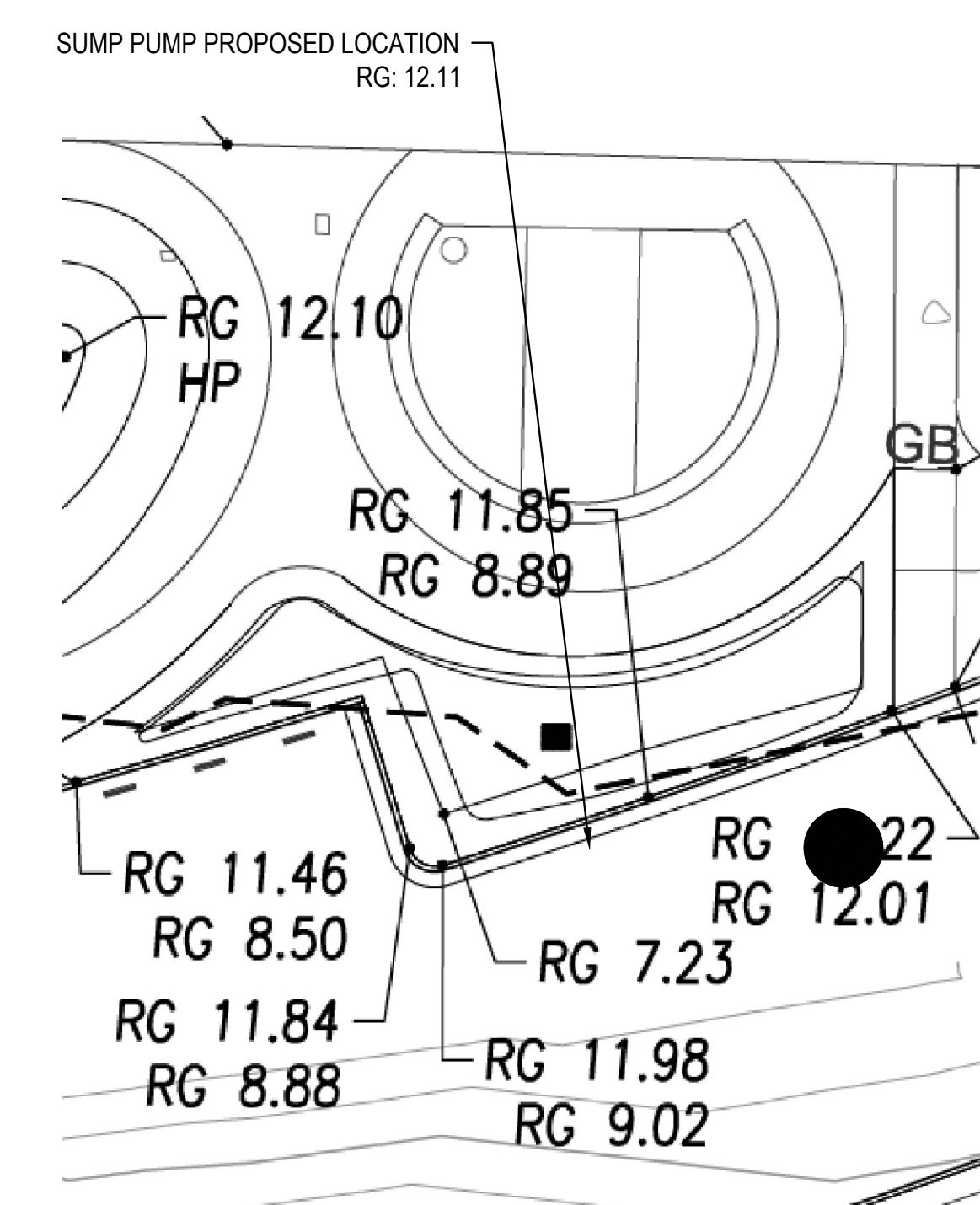
1 MARINA WEST SUMP PUMP SECTION VIEW
 SCALE: 3/8" = 1'-0"



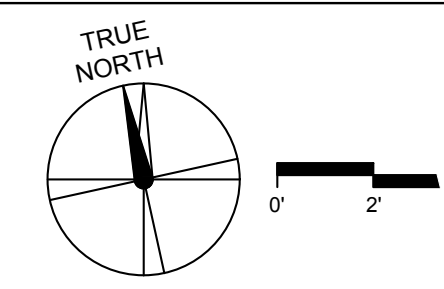
3 MARINA EAST SUMP PUMP SECTION VIEW
 SCALE: 3/8" = 1'-0"



2 MARINA WEST - ROUGH GRADE (REFERENCE)



4 MARINA EAST - ROUGH GRADE (REFERENCE)



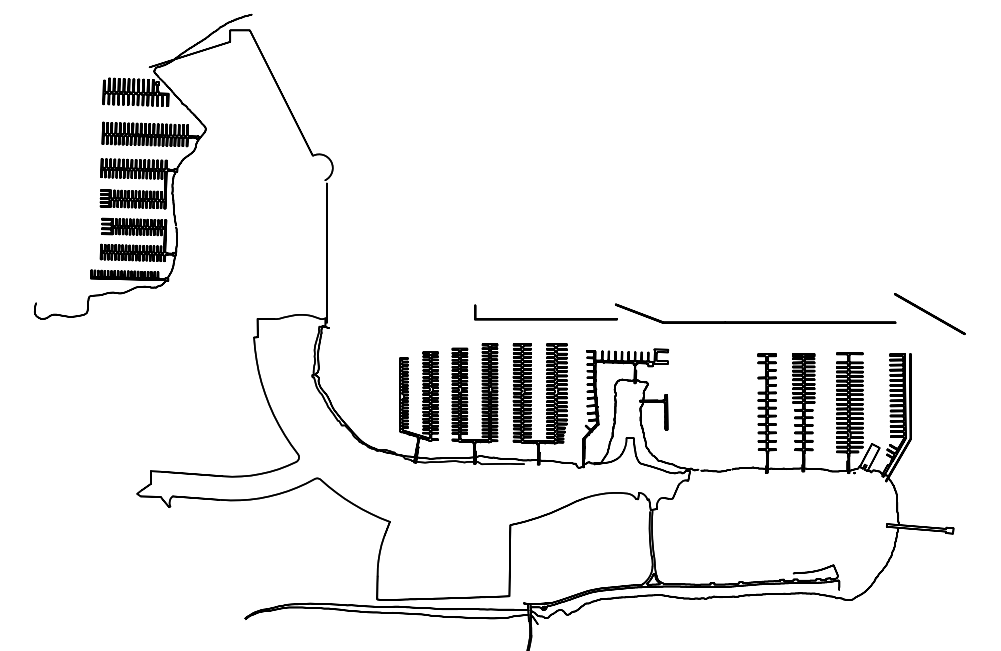
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GENERAL NOTES:

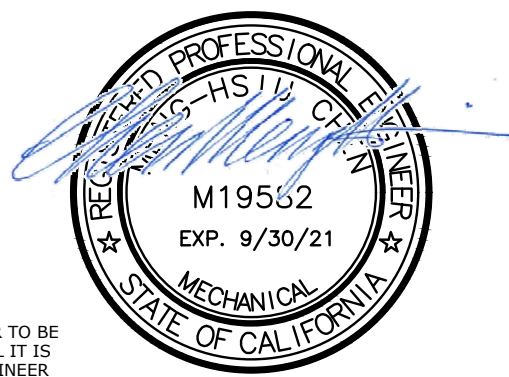
1. DIFFERENTIAL SETTLEMENT OF FOUNDATION IS EXPECTED IN FUTURE. WASTE PIPE BELOW FOUNDATION SHALL SLOPE AT 1/2" PER FOOT TOWARDS SUMP PUMP STATION.
2. PIPE PENETRATION THROUGH FOUNDATION SHALL BE MINIMUM 2" LARGER THAN PIPE OUTER DIAMETER.



KEY PLAN:



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	100% DESIGN DEVELOPMENT SET	09/06/19
	90% SUBSTRUCTURAL DOCUMENTS FOR PERMIT SET	01/23/20
1	PLAN CHECK COMMENTS	07/10/20
	100% CONSTRUCTION DOCUMENTS	08/07/20
2	SECOND PLAN CHECK COMMENTS	09/18/20

SHEET NOTES

1. CONNECT TO (E) 2" SSFM. REFER TO CIVIL DRAWING FOR EXACT LOCATION. SEE CUTSHEET #1/P0.01 AND #2/P0.01 FOR CONNECTION ASSEMBLY DETAIL. NO HUB COUPLINGS ARE ALLOWED FOR PIPE.
2. SEE #3/P0.01 FOR SUMP PUMP ELEVATION.
3. SLAB PIPE PENETRATION
4. ROUTE PIPES DIRECTLY ABOVE WALL TO CONCEAL

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
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PROJECT NAME:
OYSTER POINT PARK DEVELOPMENT
 Dreyfuss+ Blackford PROJECT NUMBER: B9019.02

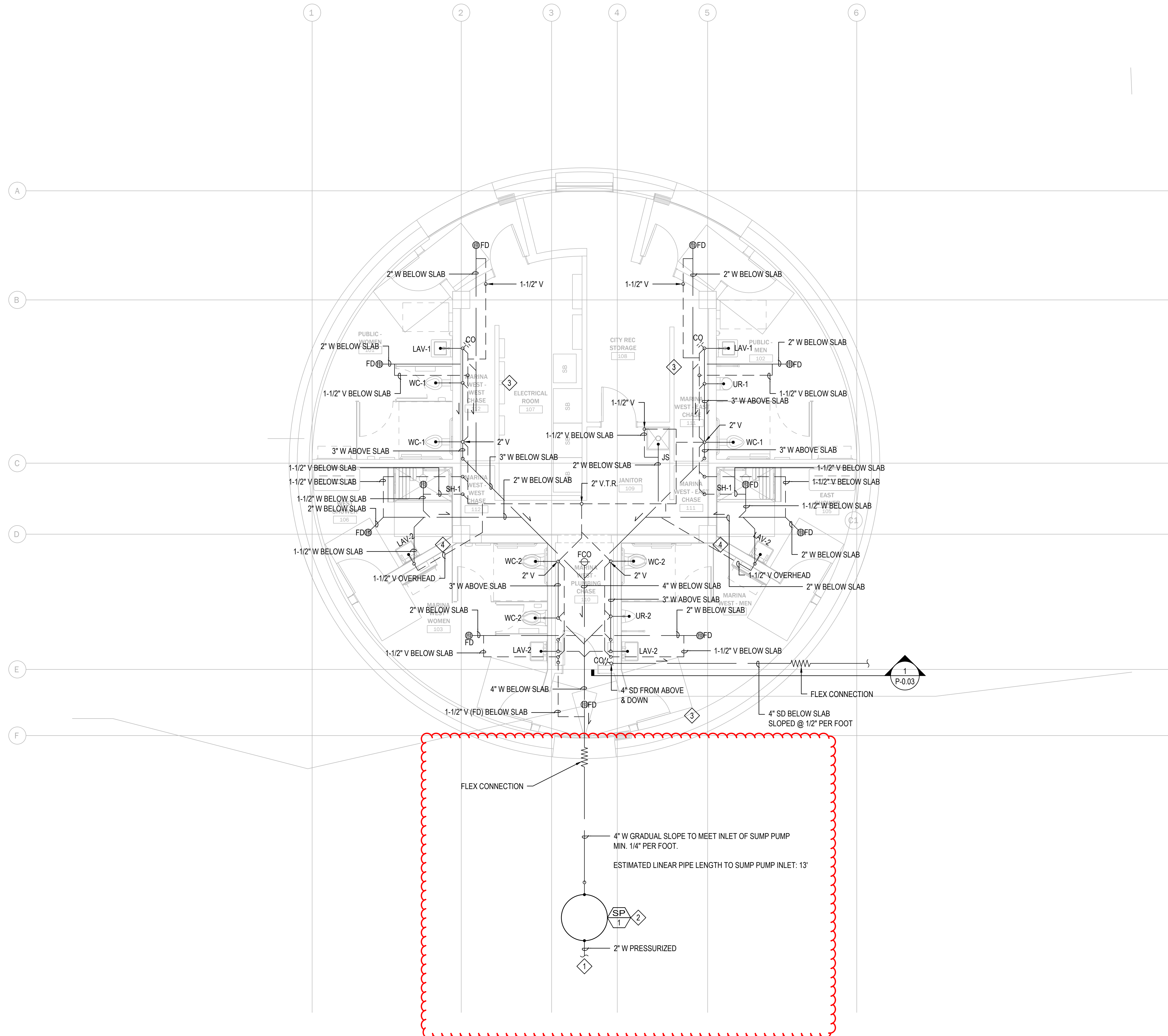
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DATE: 09/25/20 SCALE: 1/4"=1'-0"

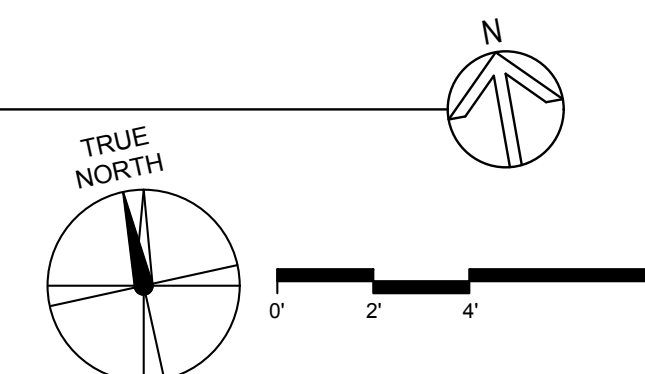
DRAWING TITLE:
PLUMBING WASTE AND VENT PLAN - MARINA WEST

DRAWING NO.
P2.00

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1 PLUMBING WASTE AND VENT PLAN - MARINA WEST
 SCALE: 1/4"=1'-0"

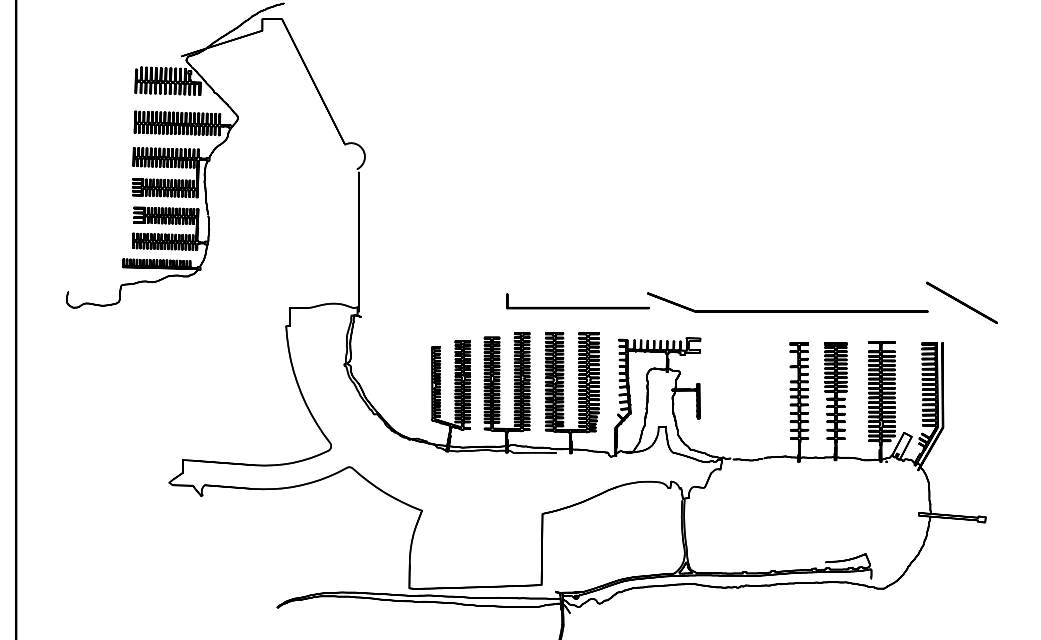


GENERAL NOTES:

1. DIFFERENTIAL SETTLEMENT OF FOUNDATION IS EXPECTED IN FUTURE. WASTE PIPE BELOW FOUNDATION SHALL SLOPE AT 1/2" PER FOOT UNLESS NOTED OTHERWISE.
2. PIPE PENETRATION THROUGH FOUNDATION SHALL BE MINIMUM 2" LARGER THAN PIPE OUTER DIAMETER.
3. INSTALL AND SECURE PIPE INSIDE PLUMBING CHASE ALONG THE WALL.



KEY PLAN:



STAMP:



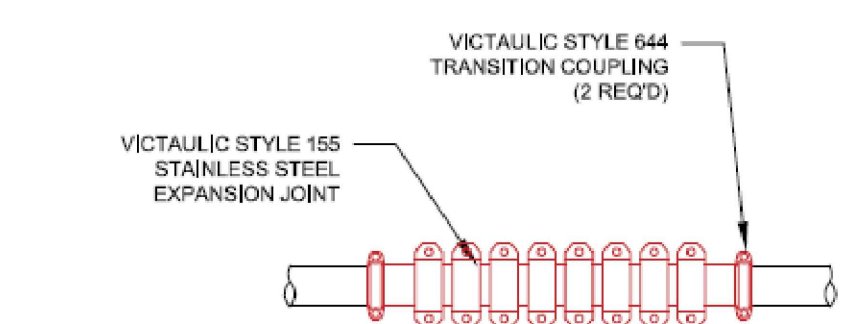
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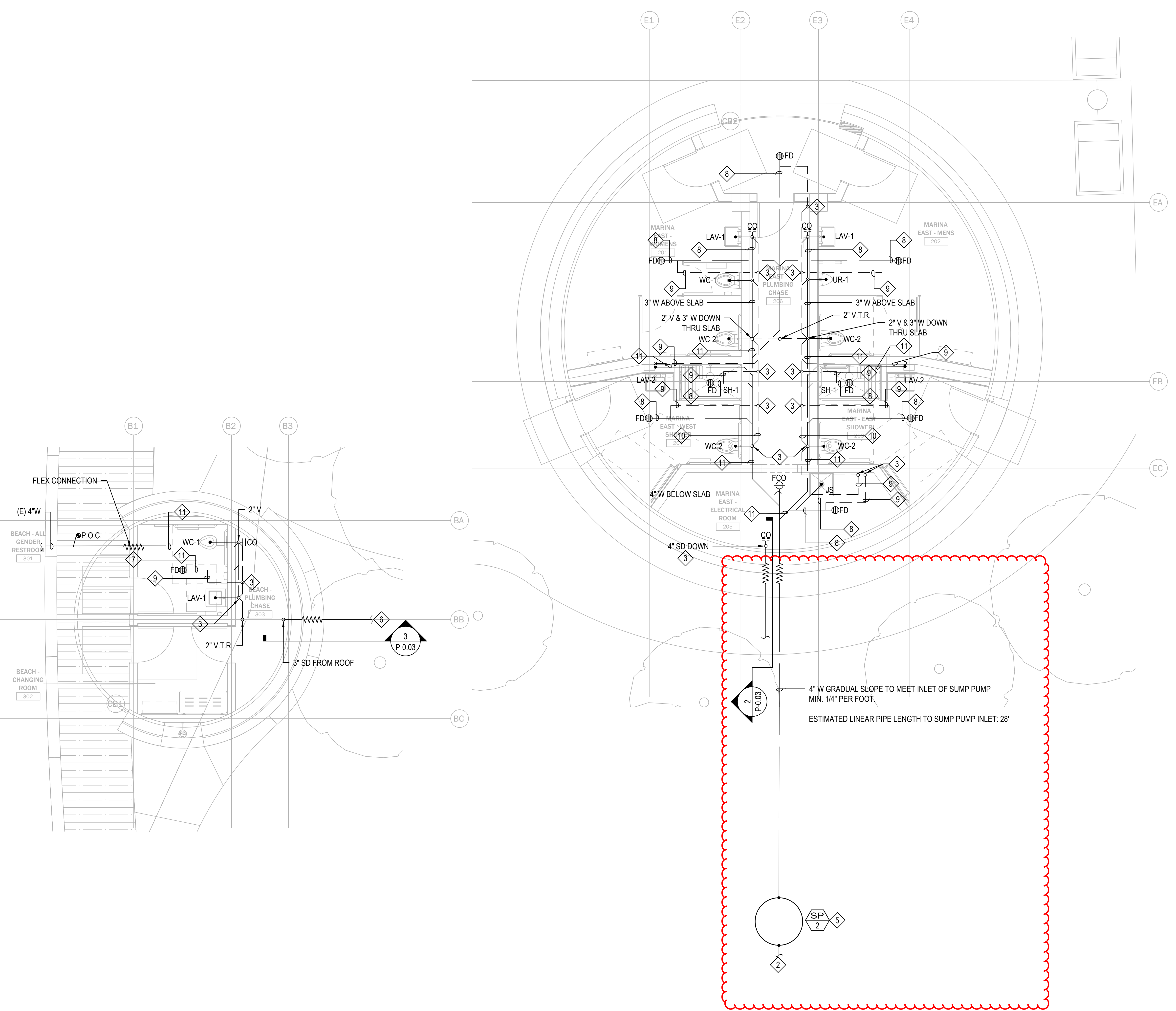
SHEET NOTES

- 1 CONNECT TO (E) 4" W. VERIFY IN FILED FOR EXACT LOCATION. THE INVERT ELEVATION OF EXISTING SEWER LATERAL IS AT 9.74. ADJUST ELEVATION OF (N) 3" WASTE FOR POINT OF CONNECTION.
- 2 CONNECT TO (E) 2" SSFM. REFER TO CIVIL DRAWING FOR EXACT LOCATION. SEE CUTSHEET #2/P0.01 AND #3/P0.01 FOR CONNECTION ASSEMBLY DETAIL. NO HUB COUPLINGS ARE ALLOWED FOR PIPE.
- 3 SLAB PENETRATION
- 4 ADJUST PIPE ELEVATION TO CONNECT TO PUMP STATION INLET IN FIELD.
- 5 SEE #3/P0.02 FOR ELEVATION AND INSTALLATION DETAIL.
- 6 CONNECT TO (E) STORM DRAIN PROVIDED BY CIVIL.
- 7 INSTALL 4" VICTALIC STYLE 155 (8 COUPLING) EXPANSION JOINT IN THE EXPANDED POSITION. SEE DETAIL A BELOW. PRESET ACCORDINGLY IN CONFIGURATION TO MAINTAIN REQUIRED SLOPE AFTER BUILDING SETTLEMENT HAS OCCURRED. SEE DETAIL A BELOW.
- 8 2" W BELOW SLAB
- 9 1-1/2" V BELOW SLAB
- 10 2" V ABOVE SLAB
- 11 3" W BELOW SLAB



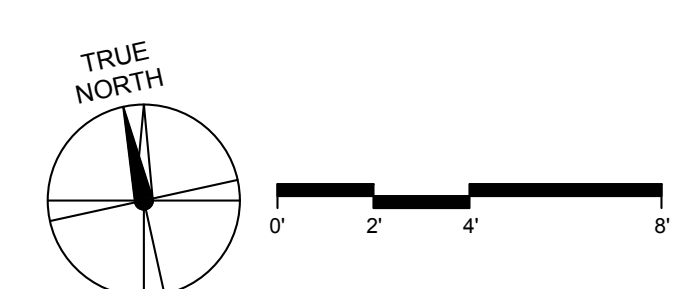
DETAIL A

COPPER TO STAINLESS TRANSITION - STYLE 155 EXP JOINT



2 PLUMBING WASTE AND VENT PLAN - BEACH
SCALE: 1/4"=1'-0"

1 PLUMBING WASTE AND VENT PLAN - MARINA EAST
SCALE: 1/4"=1'-0"



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CITY OF SOUTH SAN FRANCISCO
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SOUTH SAN FRANCISCO, CA 94080

PROJECT NAME:
OYSTER POINT PARK DEVELOPMENT
Dreyfuss+ Blackford PROJECT NUMBER: **B9019.02**

DESCRIPTION: **SECOND PLAN CHECK COMMENTS**

DATE: **09/25/20** SCALE: **1/4"=1'-0"**

DRAWING TITLE:
PLUMBING WASTE AND VENT PLAN - MARINA EAST, BEACH

DRAWING NO.
P2.10

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Pleasanton Office
5200 Franklin Dr., Suite 115
Pleasanton, CA 94566
(925) 621-5700 Main
(925) 621-5799 Fax

Date 7/12/2021

RFC No. 175

Attention: Jonas Vass, Senior Vice President of Development
Kilroy Realty Corporation
100 1st St. #150, San Francisco, CA 94105

Re: Oyster Point Development: South San Francisco, CA

Subject: Garney-Sump Pump @ Vacc Station

This is in reference to the mark-up provided Wilsey Ham to address the drainage concern at the existing Vacc Station.

Garney-Sump Pump @ Vacc Station - 2HP	Total for Item 1:	\$ 29,155.00
Garney-Sump Pump @ Vacc Station - 4HP	Total for Item 2:	\$ 40,858.00
	Total 2HP :	\$ 32,109.71
	Total 4HP:	\$ 44,998.75

Please issue a contract change order for one of the above options. If you have any questions, please contact me at (925) 282-0516

COST H-5

Regards,
Jon Ewing
Project Engineer
Teichert Construction



PROJECT:	Oyster Point 1C Streets and Utilities	PROJECT NUMBER
OWNER:	Teichert	1143
CONTRACTOR:	Garney Construction	
REASON:	Pump House SD	

Location

SUMMARY OF CHANGE ORDER REQUEST VALUES FROM ATTACHED TABULATIONS			
		Requested Additional Calendar Days	
Item #	Engineering Directive #	Description	Extended Cost
1		Sump Pump Markup-2 HP	\$ 29,155.00
2		Sump Pump Markup-4 HP	\$ 40,858.00
			Total

Contractor: <u>Garney Construction</u>	By _____
Date: <u>July 9, 2021</u>	Isiah Quintanilla



Oyster Point Phase 1C Streets and Utilities
 Owner-Kilroy Realty
 Date: 7/9/21

Pump House Markup					
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
	Demo 44 LF of 8" SD/Demo DI	1	LS	\$1,842.00	\$1,842.00
2093	Install 8" SD (SDR-35)	47	LF	\$88.00	\$4,136.00
2097	SDI	2	EA	\$3,100.00	\$6,200.00
2096	SDMH (Precast for Sump Pump) (Flat top Concrete Structure)	1	EA	\$5,600.00	\$5,600.00
2090	4" SDFM (Sch 40 PVC)	32	LF	\$47.00	\$1,504.00
	2 HP Sump Pump	1	LS	\$6,873.00	\$6,873.00
	4 HP Sump Pump	1	LS	\$18,576.00	\$18,576.00
1139	Connect SSFM to Existing SDI	1	LS	\$3,000.00	\$3,000.00
					\$0.00
TOTAL					\$47,731.00



CO#

GC JOB # 1143
 JOB NAME OYSTER POINT
 TAG#

Description of Change: DATE: Install 2 HP Sump Pump. Electrical by others

Resource: Labor	Regular Time	Over Time	Regular Time	Over Time	Totals
	Costs	Costs	Hours	Hours	
Superintendent:	\$ 145.00	\$ 197.00	0.0	0.0	\$ -
Project Manager	\$ 125.00	\$ 164.00	0.0	0.0	\$ -
Operator Foreman	\$ 120.00	\$ 133.00	8.0	0.0	\$ 960.00
Operator Excavator	\$ 118.00	\$ 130.00	8.0	0.0	\$ 944.00
Operator Loader/Dozer	\$ 115.00	\$ 123.00	0.0	0.0	\$ -
Laborer Pipelayer	\$ 86.00	\$ 97.00	24.0	0.0	\$ 2,064.00
					\$ 3,968.00

Resource: Subsistence	Perdiem Per Day		Days	Totals
	Costs			
Superintendent:	\$ 150.00		0.0	\$ -
Project Manager	\$ 150.00		0.0	\$ -
Operator/Laborer	\$ 125.00		1.0	\$ 125.00
Foreman	\$ 150.00		1.0	\$ 150.00
				\$ 275.00

Resource: Equipment	Hourly Rate (H)	Hours This Analysis	Total Equipment Cost Non-Operated
Small Compressor/Concrete Vibrator	\$ 25.00	0.0	\$ -
Jumping Jack	\$ 20.00	0.0	\$ -
Rex Compactor 815E or Equal	\$ 135.00	0.0	\$ -
Vibraplate Compactor	\$ 37.00	0.0	\$ -
D6 Dozer	\$ 98.00	0.0	\$ -
JD 300 Excavator or Equal	\$ 104.00	0.0	\$ -
JD 350 Excavator or Equal	\$ 148.00	0.0	\$ -
JD 470 Excavator or Equal	\$ 186.00	0.0	\$ -
JD 410E Backhoe or Equal	\$ 60.00	8.0	\$ 480.00
JD 624G Loader or equal	\$ 88.00	0.0	\$ -
JD 644 Loader or Equal	\$ 106.00	0.0	\$ -
Sump Pump/w Generator	\$ 37.00	0.0	\$ -
Crew Truck	\$ 37.00	8.0	\$ 296.00
			\$ 776.00

Materials/Services	Description	Quantity	Unit	Unit Cost	Sub Total
Home Depot	2 HP Pump	1.0	LS	\$ 1,467.15	\$ 1,467.15
Home Depot	Tax	1.0	LS	\$ 144.95	\$ 144.95
					\$ -
					\$ -
					\$ -
					\$ 1,612.10

Subcontracts	Description	Quantity	Unit	Unit Cost	Sub Total
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -

ITEMIZATION	TOTALS
Cost of Labor:	\$ 3,968.00
Cost of Subsistence:	\$ 275.00
Cost of Equipment:	\$ 776.00
Cost of Materials:	\$ 1,612.10
Cost of Subcontractor:	\$ -
15% Markup On Materials	\$ 241.82
5% Markup On Subcontracts	\$ -
Subtotal:	\$ 6,872.92
GRAND TOTAL:	\$ 6,872.92

TAB H Page 34 of 42

#1 Home Improvement Retailer



You're shopping
The Home De...
OPEN until 9 pm

Delivering to
94014

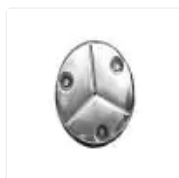
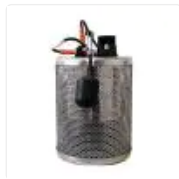
2 hp sump pump



Cart | 0 items

Home / Plumbing / Water Pumps / Utility Pumps / Submersible Utility Pumps

Internet #314011393 Model #SD 1500T Store SKU #1005579939



Live Chat
Feedback

2 HP Submersible Sump Pump with Non Clogging Screen and Vertical Float for Auto On/Off Operation in Dirty Water

Sept 13, 2021 Oversight Board Meeting - Page 108 of 131

TAB H Page 35 of 42

by **Site Drainer** (Brand Rating: 4.7/5)

[Write the First Review](#) [Questions & Answers](#)

\$1467¹⁵

OR

\$245⁰⁰ per month* **suggested payments** with 6 months* financing on this \$1467.15 purchase*

[Apply for a Home Depot Consumer Card](#)



How To Get it

This item is **unavailable** at The Home Depot Pro
[Check nearby stores](#)

Out of stock online

Receive an email if this item is back in stock.

Notify Me

Product Overview

The 2 HP Submersible Electric Sump Pump with tethered float switch, is recommended for use in areas where water accumulates and contains debris that will clog a pump. The pump is ideal for emergency, construction site drainage, emergency flood water drainage, sludge dewatering and general dewatering. This product, due to its unique design, can work in virtually any environment.

Info & Guides

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.

TAB H Page 36 of 42



Watco 2.875 in. SimpliQuick Push Pull Bathtub

(179)

\$18⁸⁵

Add To Cart



Watco Foot Actuated Bathtub Stopper with 3/8

(17)

\$20⁹⁰

Add To Cart



Watco Push Pull Bathtub Stopper with 3/8 in. to 5/16

(91)

\$16²⁰

Add To Cart



Watco Two-Hole Bathtub Overflow Plate Includes

(1)

\$22⁶²

Add To Cart



Watco Innovator Flex924 Flexible Bath Waste with

(15)

\$44⁸⁰

Add To Cart

Live Chat
Feedback

Specifications

Dimensions

Product Depth (in.)	10 in
Product Height (in.)	16.5 in
Product Width (in.)	10 in

Details

TAB H Page 37 of 42

Amperage (amps)	20.0 A
Cord Length (ft.)	33
Discharge Flow @ 0 ft. (gallons/hour)	7200
Discharge Flow @ 0 ft. (gallons/min)	120
Discharge Flow @ 10 ft. (gallons/hour)	7044
Discharge Flow @ 10 ft. (gallons/min)	117
Features	Corrosion Resistant,Non-Clogging,Portable,Run-Dry Capable,Self-Priming,Solids Handling,Submersible,Thermal Overload Protection
Head Pressure (ft.)	66
Housing Material	Stainless steel
Impeller Material	Polyurethane
Included	No Additional Items Included
Maximum Discharge Flow (gallons/hour)	7200
Maximum Horsepower (hp)	2
Maximum Pressure (psi)	66
Maximum Working Temperature (F)	104
Minimum working temperature (F)	35
Outlet Connection	Threaded male
Warranty / Certifications	
Certifications and Listings	1 CE Certified,UL Listed
Manufacturer Warranty	AC 12 months
Product Weight (lb.)	63.25 lb

Live Chat

Feedback

Customers Who Viewed This Also Viewed



Best Seller



Sept 13, 2021 Oversight Board Meeting - Page 111 of 131

TAB H Page 38 of 42



Site Drainer 1 HP
Submersible
Dewatering Utility

(4)

Wacker 1/2 HP 2
in. Electric
Submersible Utility

(13)

Site Drainer 1/2
HP Electric
Submersible Non-

(13)

Everbilt 1/6 HP
Plastic
Submersible Utility

(598)

Wayne 0.16 hp.
WaterBUG
Submersible Utility
↘
↑
↘

\$799⁰⁰

\$359²⁷

\$388⁰⁰

\$94⁹⁸

~~\$1,099~~⁰⁰
98

\$

Add To Cart

Add To Cart

Add To Cart

Add To Cart

Add To Cart

Live Chat
Feedback

TAB H Page 39 of 42



TAB H Page 40 of 42





CO#

GC JOB # 1143
 JOB NAME OYSTER POINT
 TAG#

Description of Change: DATE: Install 4 HP Sump Pump. Electrical by others

Resource: Labor	Regular Time	Over Time	Regular Time	Over Time	Totals
	Costs	Costs	Hours	Hours	
Superintendent:	\$ 145.00	\$ 197.00	0.0	0.0	\$ -
Project Manager	\$ 125.00	\$ 164.00	0.0	0.0	\$ -
Operator Foreman	\$ 120.00	\$ 133.00	8.0	0.0	\$ 960.00
Operator Excavator	\$ 118.00	\$ 130.00	8.0	0.0	\$ 944.00
Operator Loader/Dozer	\$ 115.00	\$ 123.00	8.0	0.0	\$ 920.00
Laborer Pipelayer	\$ 86.00	\$ 97.00	24.0	0.0	\$ 2,064.00
					\$ 4,888.00

Resource: Subsistence	Perdiem Per Day		Days	Totals
	Costs			
Superintendent:	\$ 150.00		0.0	\$ -
Project Manager	\$ 150.00		0.0	\$ -
Operator/Laborer	\$ 125.00		1.0	\$ 125.00
Foreman	\$ 150.00		1.0	\$ 150.00
				\$ 275.00









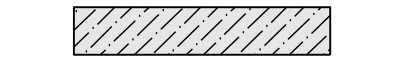


Resource: Equipment	Hourly Rate (H)	Hours This Analysis	Total Equipment Cost Non-Operated
Small Compressor/Concrete Vibrator	\$ 25.00	0.0	\$ -
Jumping Jack	\$ 20.00	0.0	\$ -
Rex Compactor 815E or Equal	\$ 135.00	0.0	\$ -
Vibraplate Compactor	\$ 37.00	0.0	\$ -
D6 Dozer	\$ 98.00	0.0	\$ -
JD 300 Excavator or Equal	\$ 104.00	0.0	\$ -
JD 350 Excavator or Equal	\$ 148.00	0.0	\$ -
JD 470 Excavator or Equal	\$ 186.00	0.0	\$ -
JD 410E Backhoe or Equal	\$ 60.00	8.0	\$ 480.00
JD 624G Loader or equal	\$ 88.00	0.0	\$ -
JD 644 Loader or Equal	\$ 106.00	0.0	\$ -
Sump Pump/w Generator	\$ 37.00	0.0	\$ -
Crew Truck	\$ 37.00	8.0	\$ 296.00
			\$ 776.00

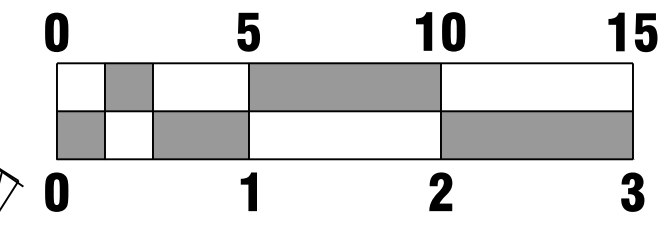
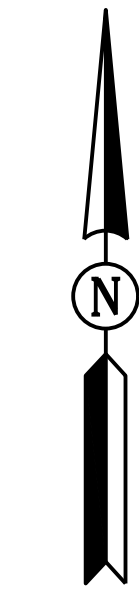
Materials/Services	Description	Quantity	Unit	Unit Cost	Sub Total
Home Depot	4 HP Pump	1.0	LS	\$ 10,000.00	\$ 10,000.00
Home Depot	Tax	1.0	LS	\$ 988.00	\$ 988.00
					\$ -
					\$ -
					\$ -
					\$ 10,988.00

Subcontracts	Description	Quantity	Unit	Unit Cost	Sub Total
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -

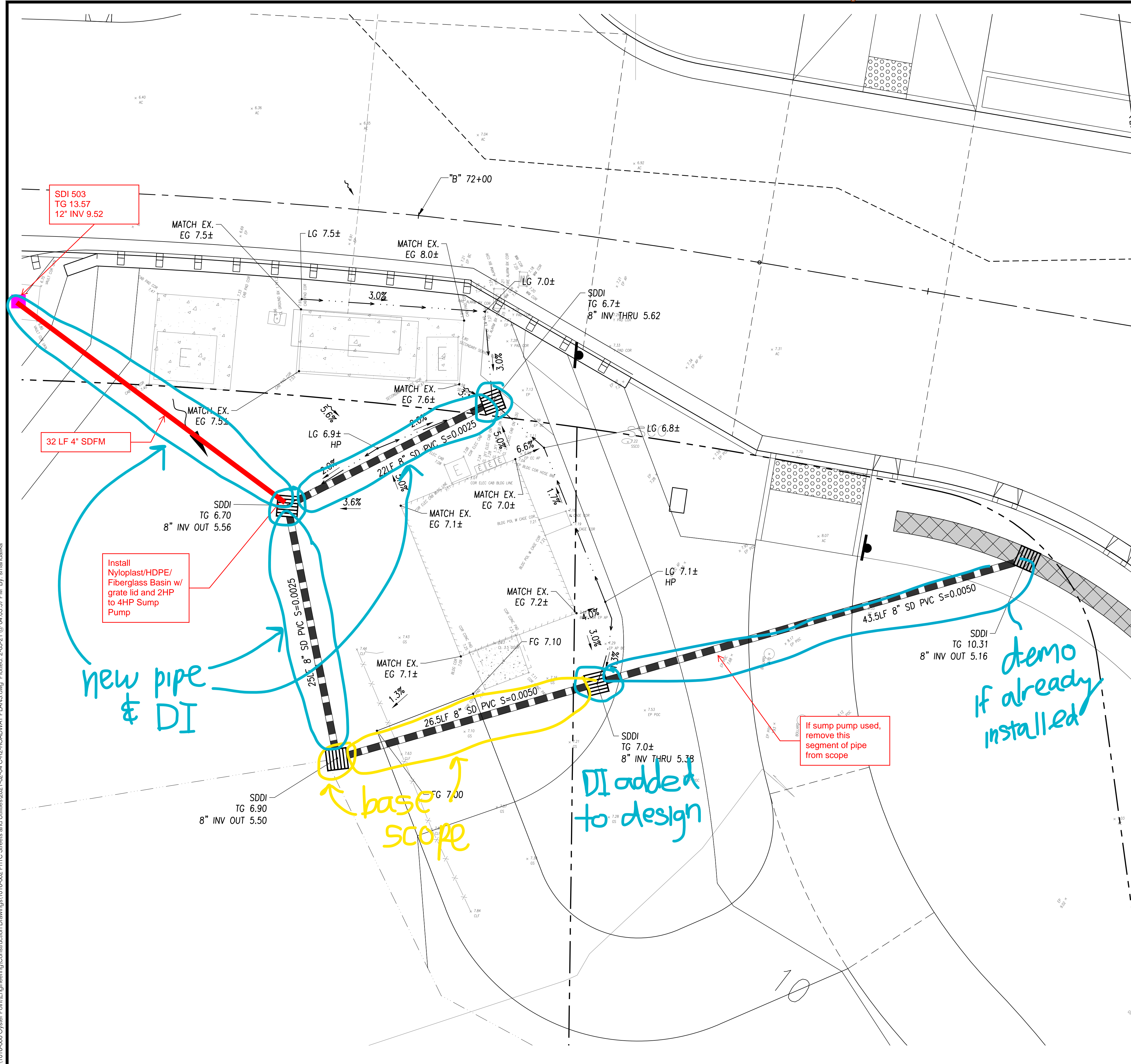
ITEMIZATION	TOTALS
Cost of Labor:	\$ 4,888.00
Cost of Subsistence:	\$ 275.00
Cost of Equipment:	\$ 776.00
Cost of Materials:	\$ 10,988.00
Cost of Subcontractor:	\$ -
15% Markup On Materials	\$ 1,648.20
5% Markup On Subcontracts	\$ -
Subtotal:	\$ 18,575.20
GRAND TOTAL:	\$ 18,575.20

LEGEND

-  PROPERTY LINE
-  EASEMENT
-  100' BCDC JURISDICTION
-  SAWCUT/CONFORM
-  GRADE BREAK
-  PROPOSED SPOT ELEVATION
-  SLOPE
-  CURB OPENING FOR BIORETENTION
-  BIORETENTION WITHOUT SIDE SLOPES
-  BIORETENTION WITH SIDE SLOPES
-  SWALE



NOTE:
 FOR 25-YR STORM W/ BAY AT HTL (ELEV 5.4), THE HYDRAULIC GRADE LINE WILL BE AT ELEV 7.2' IN THIS STORM SYSTEM



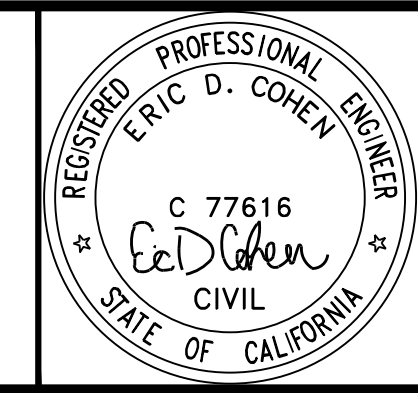
File: H:\1016-Oyster Pt Development\1016-000 Oyster Point\Engineering\Construction Drawings\1016-002 Ph1C Streets and Utilities\2021-02-04 C-R2-ROADWAY PLANS.dwg Plotted: 2-05-21 @ 04:05:57 PM By: smandalika

OWNER:
KILROY REALTY TRS INC
 12200 W OLYMPIC BLVD, SUITE 200
 LOS ANGELES, CA 90064
CITY OF SOUTH SAN FRANCISCO
 400 GRAND AVENUE
 SOUTH SAN FRANCISCO, CALIFORNIA 94080

06/19/20	BULLETIN 5	PK
11/18/19	BULLETIN 4	PK
07/12/19	BULLETIN 3	EC
12/21/18	BULLETIN 2	EC
02/16/18	BULLETIN 1	EC
12/20/17	100% CD	EC
10/30/17	ISSUED FOR BID	EC
NO.	DATE	ISSUE / REVISION DESCRIPTION

Project Mgr.:	EDC
Project Eng.:	DMM
Designer:	DMM
Checked:	EDC
Drawn:	PJB
Plotted:	smandalika 02/05/21
BY	DATE

WILSEY HAM
 Engineering, Surveying & Planning
 3130 La Selva Street, Suite 100
 San Mateo, CA 94403
 650.349.2151
 wilseyham.com



Project Mgr.:	EDC
Project Eng.:	DMM
Designer:	DMM
Checked:	EDC
Drawn:	PJB
Plotted:	smandalika 02/05/21
BY	DATE

OYSTER POINT - PHASE IC
 STREETS AND UTILITIES DESIGN
GRADING PLAN AND PROFILE
 MARINA BOULEVARD
 "B" STA 69+00 TO 74+44
 SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

SHEET
 PROJ. NO.: 1025-004
 SCALE: 1"=20'
 DATE: 11/18/19

Exhibit B - Tab I

SUCCESSOR AGENCY TO FORMER RDA OF SOUTH SAN FRANCISCO ROPS 21-22 Amend Item 12

8/4/2021

OB Submission August 2021

TAB I

	Page	Risk	Cost	Agency	Developer
Cost I-1	2 to 4	Site Settlement - Tie-in - Cumming Memo 7/29/21 [ROM]	\$ 1,000,000	\$ 580,000	\$ 420,000
Cost I-2	5 to 15	Covid -19 Impacts - Cumming Memo 7/29/21 [ROM]	\$ 250,000	\$ 144,471	\$ 105,529
		Total	\$ 1,250,000 (1)	\$ 724,471	\$ 525,529

(1) Risk cost allocation is based on Agency's share construction cost (20% share Strt & Util to Hub and 100% Strt & Util to Point; and Landscape exceeding Developer's \$9.53 M obligation), Agency's additional contract obligation proration (58%; 42% for Developer, rounded and for items outside of Strt & Util to Hub and Point, and Landscape), or based on the original project schedule of value.

Memorandum

TO:	Eunejune Kim
DATE:	29 July 2021
RE :	Kilroy Oyster Point Development (Phase IC) – Budget Overruns

Attn: Eunejune

As you are aware, construction is ongoing for the Kilroy Oyster Point Development (KOPD) project, and we are experiencing unforeseen & unanticipated costs associated with the final construction scope. As such, the Agency is experiencing a budget deficit for which additional funding is requested at this time. This memo outlines costs associated with the following:

G-15) Special Inspections – Wet Utilities in the Marina Area

In accordance with new governing CSSF ordinances for the fire sprinkler system installed at the Restrooms, building permit issued May 2021 requires that all fire line installations received special testing and inspections. Currently, we have not received a proposal from the subconsultant TMI, but have developed a ROM based on their alternate service proposal for Streets / Hardscape testing and inspections – per snippet below:

Proposed 'add-scope' for 2021 work.

Inspection, 4-hr site visits	200 visits*	\$438/EA	\$87,600
Misc. Special Inspection, 4-hr site visits	30 visits*	\$438/EA	\$13,140
Sample Pickups, trips	100 EA*	\$ 30/EA	\$ 3,000
Concrete Compression Tests	100 EA*	\$ 42/EA	\$ 4,200
Project Manager	108 hours*	\$130/HR	\$14,040
Cell-crete	55 EA*	\$393.18/EA	\$21,625
Misc. Lab Storage/ Reporting	1 LS*	Lump Sum	\$3,020
Total			\$146,625

Based on the above, a ROM was compiled to cover anticipated costs associated with these special inspections and the management thereof by the On-Site Engineers, Langan.

		Qty	UOM	\$	\$ Total
13.1 – Construction Observation and Testing – Special Inspections (on-going task)	Langan Engineering	1	LS	\$15,000	\$15,000
<u>TMI - Landscaping, Fire Line & Wet Utility Special Testing & Inspections</u>					
Inspection, 4-hr site visits	TMI	125	EA	\$438	\$54,750
Misc. Special Inspection, 4-hr site visits	TMI	20	EA	\$438	\$8,760
Project Manager	TMI	60	HRS	\$130	\$7,800
Langan Markup (10%)	Langan Engineering				\$7,131
17.0 – Project Management	Langan Engineering				\$6,473
TOTAL					\$99,914

Hence, a ROM of \$100,000 is suggested to be carried for Landscaping, Wet Utility and Fire Line special inspections & testing.

H-3) Methane Venting & Monitoring at Restrooms

As a result of the County of San Mateo Health Dept review, comment was received requiring the addition of a Methane Barrier with a venting and monitoring system for each of the new Oyster Point Development restrooms. Procurement of these materials is underway, along with some in-field progress, however, the formal change order request is still pending from the Restroom GC, Hathaway Dinwiddie. In an effort to identify costs associated with the change, we've summarized these per below:

- Added Survey
- Added Waterproofing patches
- Concrete Delay
- Plumbing (above ground install, and provide under slab material)
- HD management (GC's), labor, and tools (HD installing under slab material)
- Roofing patches
- Permits and inspections excluded

Total ROM = \$50,000.00

Attached is exhibit H3 backup, email correspondence from the GC – Hathaway Dinwiddie for reference.

New) Site Settlement – Tie-In

As has been highlighted to date and is further highlighted in the attached "Site Settlement" correspondence in the attached Exhibit (New) – Site Settlement Issues, the Phase IC general contractor, Teichert, has advised they have no way to ensure current work will conform to contract documents given the amount of settlement in the different phasing transition areas. If only a few inches of settlement resulted, Teichert could most likely conform in the field to existing and new conditions, however, they are seeing over 1' of settlement at the phase 1/3 transition point alone. In addition, there are also strict highway design code and ADA requirements we must follow. Wilsey Ham will need to evaluate this specific area to see what redesign is possible to still maintain the 2% cross slope and meet the various code requirements.

This initial location is the first of many expected settlement issues across the newly completed hardscape areas in the Streets and Landscaping areas, as well as anticipated settlement issues at the new restrooms once complete. This item is extremely difficult to put pricing to until all issues and solutions arise, so a ROM value of \$1,000,000 is proposed at this stage, on a shared cost split of 58%/42%, Agency/Developer respectively.



COST I-1

New) Covid-19 Impacts

Finally, as you would be aware, the impact of Covid-19 has affected the construction industry in many ways, including, but not limited to:

Material Price Increases across the industry, with significant impacts across:

- > Lumber & Plywood
- > Copper & Brass Mill Shapes
- > Steel Mill Products
- > Polyvinyl Chloride (PVC)
- > Zinc Products

In addition to the above identified material price increases, ongoing Demand / Supply mismatches are causing procurement impacts and delayed deliveries, which is further exacerbating the issue. For this reason, a Covid budgetary allowance is advised to be requested to cover costs as we start to see cost impacts as a result of the Covid-19 pandemic. A ROM projection of \$250,000 is advised at this stage, which equates to roughly 1% on the remaining contract exposure.

To the extent possible, these costs will be reduced to the minimum exposure feasible.

Sincerely,



Jarrod Ross
Director
Cumming Management Group, Inc.

CC: Dennis Wong, Swinerton, City of South San Francisco Consultant

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COST I-2

To the extent possible, these costs will be reduced to the minimum exposure feasible.

Sincerely,



Jarrod Ross
Director
Cumming Management Group, Inc.

CC: Dennis Wong, Swinerton, City of South San Francisco Consultant

Q1



AGC
THE CONSTRUCTION
ASSOCIATION

CONSTRUCTION INFLATION ALERT

2021

The construction industry is currently experiencing an unprecedented mix of steeply rising materials prices, snarled supply chains, and staffing difficulties, combined with slumping demand that is keeping many contractors from passing on their added costs. This combination threatens to push some firms out of business and add to the industry's nearly double-digit unemployment rate.

The situation calls for immediate action by federal trade officials to end tariffs and quotas that are adding to price increases and supply shortages. Officials at all levels of government need to identify and remove or lessen any unnecessary or excessive impediments to the importation, domestic production, transport, and delivery of construction materials and products. Project owners need to recognize how much conditions have changed for projects begun or awarded in the early days of the pandemic or before and to consider providing greater flexibility and cost-sharing. Contractors should become even more vigilant about changes in materials costs and expected delivery dates and should communicate the information promptly to current and prospective clients.

This report is intended to provide all parties with better understanding of the current situation, the impact on construction firms and projects, its likely course in the next several months, and possible steps to mitigate the damage. The document will be revised to keep it timely as conditions change. Please send comments and feedback to AGC of America's chief economist, Ken Simonson, ken.simonson@agc.org.

Rising costs, flat project pricing

Figure 1 illustrates the threat to contractors from fast and steeply rising prices for materials, both for projects that have already been bid or started and for preparing -price or guaranteed-maximum-price bids. The red line shows the change since April 2020 in the price of all materials and services used in

nonresidential construction, while the blue line measures the change—or lack of change—in what contractors say they would charge to erect a set of nonresidential buildings. This blue line, essentially a measure of bid prices, has remained virtually stable, rising only 0.5% from April 2020 to February 2021. In contrast, the red line, measuring the cost of contractors’ purchases, has soared nearly 13% over the same 10 months.

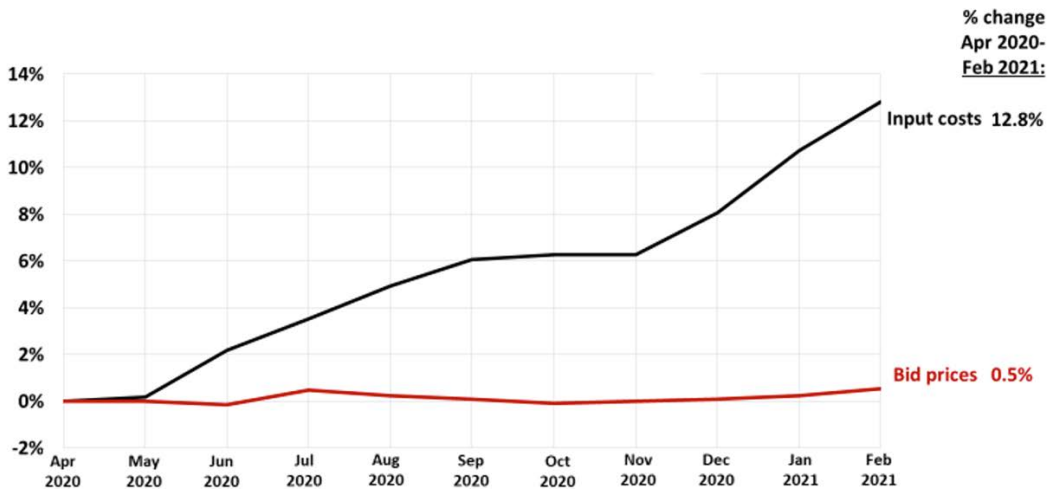
In other words, if a contractor or subcontractor submitted a fixed-price bid in April 2020 based on materials costs at that time but did not buy the materials until February 2021, its cost for the materials would have risen an average of nearly 13%. Given that materials often represent half or more of the cost of a contract, such an increase could easily wipe out the profit from a project and create severe financial hardship for the contractor.

12.8%

Input costs for general contractors have soared nearly 13% from April 2020 to February 2021

FIGURE 1

Change in construction input costs and bid prices
April 2020-February 2021



Source: Bureau of Labor Statistics, producer price indexes (PPIs) for new nonresidential building construction (bid prices) and inputs to nonresidential construction (input costs), not seasonally adjusted

In fact, Figure 1 understates the severity of the current situation for many contractors, in three respects. First, the two lines are calculated from producer price indexes (PPIs) posted monthly by the Bureau of Labor Statistics (BLS). The most recent PPIs are based on prices BLS collected around February 11.

Since then, numerous materials have risen even more steeply in price. For instance, the national average retail price of on-highway diesel fuel climbed from \$2.80 per gallon on February 8 to \$3.19 on March 22, a rise of 1% in just six weeks, according to a weekly truckstop survey posted by the Energy Information Administration. Private price-tracking services have reported similarly steep increases for a variety of steel, lumber, and engineered wood products.

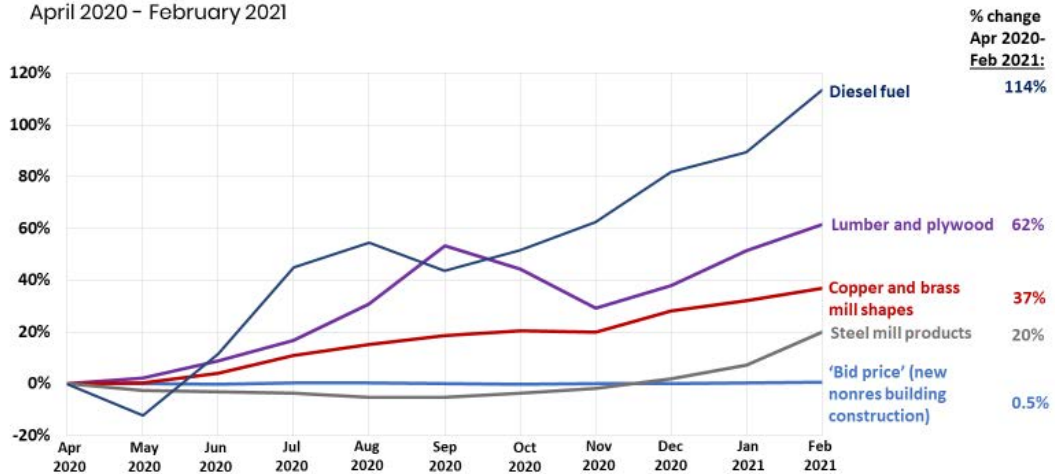
Second, contractors are incurring costs not captured by this measure. Delayed deliveries, higher expenditures for personal protective equipment and other sanitation measures, and shortages of employees or subcontractors' workers on jobsites due to coronavirus impacts are all driving up contractors' costs. In some cases, project completions are being delayed, meaning contractors receive needed payments later and may incur penalties for missed deadlines.

Third, many projects or subcontractors' packages are heavily weighted toward materials that have risen much more in price than the overall PPI for inputs. As Figure 2 shows, the PPI for diesel fuel (at the fuel terminal, not retail) increased 114% between April 2020 and February 2021. The PPI for lumber and plywood jumped 62%. The index for copper and brass mill shapes climbed 37% and the PPI for steel mill products rose 20%.

114%
 Diesel fuel PPI (Producer Price Index) has increased more than 114% between April 2020 to February 2021

FIGURE 2

Price changes for construction and selected materials
 April 2020 - February 2021



Source: Bureau of Labor Statistics, producer price indexes (PPIs) for new nonresidential building construction (bid prices), diesel fuel, wood, and metal products, not seasonally adjusted

270%
 Due to extreme weather conditions and general demand, PVC prices have increased over 270% from March 2020 to March 2021

Some broad categories of products have not gone up dramatically, but narrower classes of products within those categories have. For instance, the PPI for plastic construction products rose “only” 6% from March 2020 to January. But an AGC member reported on March 5 that for polyvinyl chloride (PVC) “used in electric utility work the price from [March 2020] to January 2021 had a general increase of 85%.” Following extreme winter weather in Texas that knocked out production facilities and created a surge in demand for pipe to replace broken lines, “Now that increase is 270% from March 2020” to March 4, 2021.

In recent weeks, producers and distributors of many additional materials have announced large price increases. Some have already been imposed, while others are scheduled to take effect in the next few weeks.

For example, a leading producer of spray polyurethane products, used for building sealants and insulation, announced on March 12 that it would increase prices 12-15%, “effective for all new and existing orders shipping after April 12.” On March 4 another supplier

notified customers of two price increases of 10% each, effective on April 5 and May 1. On March 10, a major building-products distributor announced 19 broad categories of price increases, ranging as high as a 20% increase effective on April 5 for “all wallboard and glass mat products.”

In addition to sudden price increases, contractors are experiencing delivery times that have stretched or become completely unreliable. A producer of building mesh told customers on March 15, “Volatility in the costs associated with producing and shipping standard welded wire reinforcement has made it necessary for us to withdraw all previously issued price lists. The availability of SWWR has been negatively impacted by the shortage of raw materials; therefore, lead times previously quoted will require review.”

Not a short-term problem

Some might assume contractors will simply raise their prices to cover the added costs. But current conditions in the industry, as well as the record from previous episodes of escalating materials costs, suggest that the mismatch between materials costs and contractors’ prices is likely to persist for an extended period.

The pandemic has caused current production and delivery of many materials to fall short of demand. Initially, a wide range of factories, mills, and fabrication facilities were shut down on their owners’ initiative or because government orders deemed them to not be “essential.” In some cases, contractors—particularly homebuilders—canceled orders because they no longer saw demand for construction. Once production facilities were allowed to re-open, many of them had trouble getting up to full capacity because their own workers or those of their suppliers and freight haulers may have been ill, quarantined, or required to care for family members at home.

Imported products and components also were subject to production and shipping shutdowns in the early months of the pandemic. This particularly affected many products from China and northern Italy, ranging from kitchen cabinets and appliances to tile flooring to elevators. In recent months, production has increased but containers, ships, port space, and trucking capacity have all experienced bottlenecks that have slowed deliveries.

Dramatic shifts in demand triggered, at least in part, by the pandemic have added to price pressures and shortages of goods. Housing starts have increased between 15% and 20% from year-earlier levels, creating huge additional demand for wood products and other items that are also used in nonresidential construction. Restaurants that added decks and railings for outdoor dining, along with offices and other buildings undergoing remodeling, added to demand for these products.

A more recent source of price increases and extended lead times was the extreme winter weather that struck Texas in February. Widespread, unanticipated power failures and unusual freezing temperatures shut down petrochemical plants that normally operate around the clock. Frozen pipes burst, adding to the damage. Repairing the damage and getting complex facilities back to full operating rates is likely to take several months in some cases.

Loss of this production affects plastic resins and other “building blocks” for a wide range of construction products, including: PVC pipe and other hard plastic products like plumbing fittings

15-20%

Housing starting costs have increased between 15% to 20% from year-earlier levels

and fixtures; vinyl siding and vapor barriers; binders or "glue" for the particles and layers of plywood and oriented strand board (OSB), and adhesives for backing/facing for wallboard. Various types of cardboard, paper, and plastic packaging, tapes, and fasteners, including ones for shipping and protecting construction materials, also depend on resins. The freeze also added to demand for plastic pipe and fittings to replace broken water lines, adding to the demand-supply imbalance.

Yet another cause of higher prices and tighter supply is trade policy actions imposed in 2018-2020. Tariffs or quotas on steel and aluminum from many countries, along with tariffs on hundreds of parts and materials from China, drove up the cost of many construction products and limited the number of suppliers, which has led to longer delivery times. Failure to renew a longstanding softwood lumber agreement with Canada has added to lumber costs.

Although the ostensible purpose of some of the trade actions was to protect and create jobs in the U.S. manufacturing sector, steel in particular, very little capacity has been added so far. Many manufacturers merely raised their prices in tandem with the imposition of tariffs.

PAST EPISODES

12.9%

In the past price inflation, materials costs experienced an annual growth rate increase of 12.9% in September 2008

The construction industry has endured previous spells of rapid cost escalation. For instance, the PPI for goods used in new nonresidential construction accelerated from a 3.6% year-over-year rate of increase in January 2004 to 10.0% by October of that year and remained above a 5% annual rate for a total of 31 months, before subsiding to a 3.2% rate in October 2006.

Less than a year later, materials costs soared again, rising from a 1.6% annual growth rate in August 2007 to 12.9% in September 2008. The financial crisis that fall brought rates down rapidly but, again, only for about a year. The growth rate spiked from 0.4% year-over-year in December 2009 to 5.8% the following April and remained above or close to 5% until early 2012.

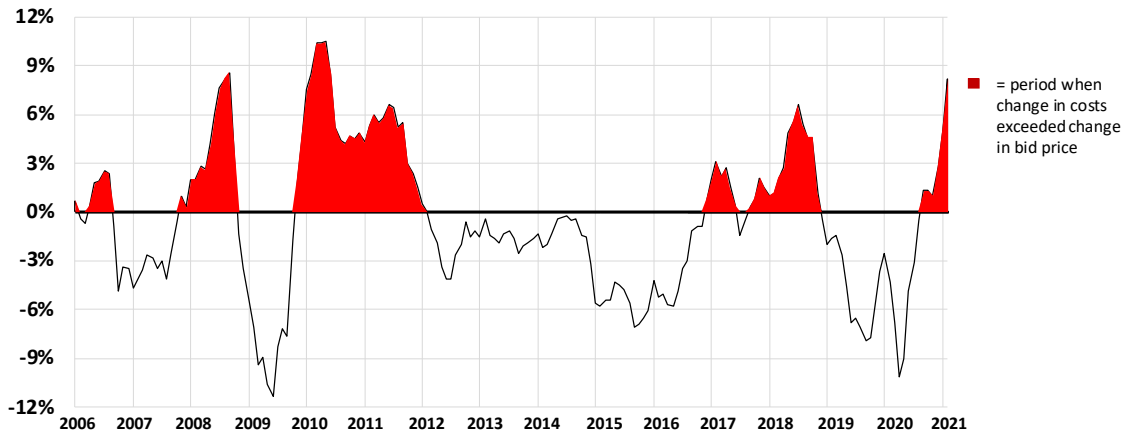
The most recent episode of high materials cost increases was from November 2018 through November 2019, when the year-over-year price change ranged from 4.9% to 9.2%.

While each of these price spikes eventually subsided, they caused enormous harm to contractors, who generally were not able to pass along the increases for an extended period. Not only were firms that had already signed contracts to deliver a project at a fixed price caught by the increases, but competition kept contractors from raising bids to match for a year or longer. A comparison of the year-over-year change in the PPI for materials with the PPIs for five types of new nonresidential buildings shows there were periods as long as 28 consecutive months with such price disparities. That is, contractors' bid prices rose less—or decreased—relative to the cost of the goods they purchased. For the most part, these months coincided with periods in which the value of nonresidential construction was stagnating or shrinking.

Figure 3 shows this comparison for one building type, new warehouse building construction. Periods in which the PPI for goods used in nonresidential construction exceeded the PPI for warehouse contractors' bid prices appear in red. The longer these intervals last and the higher the peak—i.e. the larger the gap between costs and bid prices—the more likely it is that some contractors will have financial difficulties. The current period already has one of the highest peaks.

FIGURE 3

Change in material costs vs. change in warehouse bid prices Jan. 2006 -Feb. 2021
 Difference between year-over-year change in costs vs. bid prices



Source: Bureau of Labor Statistics, producer price indexes for goods inputs to nonresidential construction (material costs) and new warehouse construction (bid prices)

CURRENT DEMAND FOR CONSTRUCTION

The construction market currently is marked by a huge disparity. Residential construction spending—comprising new single- and multifamily structures along with additions and renovations to owner-occupied housing—jumped 21% from January 2020 to January 2021. Over the same 12 months, private nonresidential construction spending tumbled 10%.

Employment data show a similar story. Both residential and nonresidential construction employment plunged by 14-15% from February to April 2020. But over the next nine months, through January 2021, employment among residential building and specialty trade contractors rebounded to the same level as in February 2020, immediately before the pandemic struck. In contrast, in those nine months nonresidential building, specialty trade and heavy and civil engineering contractors added back little more than half of the employees they lost between February and April 2020.

AGC has surveyed its members repeatedly since March 2020 to gauge the impact of the pandemic on their businesses. Consistently, and as recently as March 2021, only about one-third of firms reported the volume of their business had matched or exceeded the levels of one year before, while an equal share predicted they would not return to that level for more than six months. The remainder either thought it would take 1-6 months to reach year-ago levels or didn't know. These results, like the spending and employment data, point to a large amount of downward pressure on contractors' ability to pass along material cost increases. (Full survey results are available here: <https://www.agc.org/news/2021/03/11/march-2021-agc-coronavirus-survey-results>.)

21%

Residential construction spending jumped 21% from January 2020 to January 2021

What can contractors and owners do?

While contractors cannot unplug ports or rescind tariffs, they can provide project owners with timely and credible third-party information about changes in relevant material costs and supply-chain snarls that may impact the cost and completion time for a project that is underway or for which a bid has already been submitted.

Owners can authorize appropriate adjustments to design, completion date, and payments to accommodate or work around these impediments. Nobody welcomes a higher bill, but the alternative of having a contractor stuck with impossible costs or timing is likely to be worse for many owners.

For projects that have not been awarded or started, owners should start with realistic expectations about current costs and the likelihood of increases. They should provide potential bidders with accurate and complete design information to enable bidders to prepare bids that minimize the likelihood of unpleasant surprises for either party.

Owners and bidders may want to consider price-adjustment clauses that would protect both parties from unanticipated swings in materials prices. Such contract terms can enable the contractor to build in a smaller contingency to its bid, while providing the owner an opportunity to share in any savings from downward price movements (which are likely at some point, particularly for long-duration projects). The ConsensusDocs suite of contract documents (www.ConsensusDocs.org) is one source of industry-standard model language for such terms. The ConsensusDocs 200.1 Materials Price Escalation Addendum offers the only standard contract document that addresses price escalation.

The parties may also want to discuss the best timing for ordering materials and components. Buying items earlier than usual can provide protection against cost increases but it comes with the need to pay sooner for the items and potentially paying for storage, security against theft and damage, and the possibility of design changes that make early purchase unwise.

Conclusion

The construction industry is in the midst of a period of exceptionally steep and fast-rising costs for a variety of materials, compounded by major supply-chain disruptions and stagnant or falling demand for projects—a combination that threatens the financial health of many contractors. No single or simple solution will resolve the situation, but there are steps that government officials, owners, and contractors can take to lessen the pain.

Federal trade policy officials can act immediately to end tariffs and quotas on imported products and materials. With many U.S. mills and factories already at capacity, bringing in more imports at competitive prices will cool the overheated price spiral and enable many users of products that are in short supply to avoid layoffs and shutdowns.

Officials at all levels of government should review all regulations, policies, and enforcement actions that may be unnecessarily driving up costs and slowing importation, domestic production, transport, and delivery of raw materials, components, and finished goods.

Owners need to recognize that significant adjustments are probably appropriate regarding the price or delivery date of projects that were awarded or commenced early in the pandemic or before, when conditions at suppliers were far different. For new and planned projects, owners should expect quite different pricing and may want to consider building in more flexibility regarding design, timing, or cost-sharing.

Contractors need, more than ever, to closely monitor costs and delivery schedules for materials and to communicate information with owners, both before submitting bids and throughout the construction process.

Materials prices do eventually reverse course. Owners and contractors alike will benefit when that happens. Until then, cooperation and communication can help reduce the damage.

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