



AGENDA REPORT

Public Works

DATE:	May 2, 2023
TO:	Mayor Martinez and Members of the City Council
FROM:	Daniel Chavarria, PE, Director of Public Works Robert Armijo, PE, Deputy Director of Public Works,
Subject:	Contract with Swinerton for Construction Management Services for the Terminal 4 Wharf Removal Project
FINANCIAL IMPACT:	There will be no impact to the General Fund for this contract. The cost of this contract will be paid using grant funds awarded for the Terminal Four Wharf Removal project by the State Coastal Conservancy (10661065-400652-23021).
PREVIOUS COUNCIL ACTION:	NONE
STATEMENT OF THE ISSUE:	Public Works is seeking approval to execute a contract with Swinerton Management & Consulting to provide construction management services for the Terminal 4 Wharf Removal project.
RECOMMENDED ACTION:	APPROVE a contract with Swinerton Management & Consulting, in the amount of \$639,882, for a term extending through December 31, 2025, to provide construction management services during the bid and construction phase of the Terminal Four Wharf Removal Project, to be funded by the State Coastal Conservancy grant – Public Works (Daniel Chavarria 510-620-5478/ Robert Armijo 510-520-5477).

DISCUSSION:

The City has been planning the removal of the creosote-treated piles and deteriorated wharf decking and structures at the Terminal Four site for a number of years. The State Coastal Conservancy (SCC) has provided support and assistance with this project since 2017, primarily through facilitating funding and taking the lead on early design and environmental review. In June 2019, COWI North America, Inc. (COWI) completed the 60 percent design and specifications for the project under contract with the SCC. In April 2022, the City Council approved a contract with COWI to take their previously prepared 60 percent design and complete the final construction and technical specifications for the bid documents for this project. The goal is to start demolition work in June 2023. The City will be carrying out implementation of the Terminal Four Wharf Removal Project as the property owner. As part of the services needed to implement the Project, Public Works staff members are seeking City Council approval of a contract with Swinerton Management & Consulting to provide construction management services during the bid and construction phases of the project.

Terminal Four Wharf Removal Project

The Terminal Four Wharf Removal project consists of completing construction documents, demolishing derelict pilings, decking, and two buildings, and constructing enhanced rock slope protection and monitoring at Terminal Four located at Point San Pablo, north of Point Molate.

The project is needed because the deteriorating warehouse, piles, decking, and debris of Terminal Four Wharf currently poses a marine debris problem, a navigation hazard, and continue to degrade and impair water and habitat quality. The existing debris and pile field inhibit the expansion of nearby eelgrass beds. When Pacific herring and other fish and marine invertebrates spawn on creosote-treated piles, exposure to polycyclic aromatic hydrocarbons (PAHs), which are part of the creosote compound, results in adverse effects. In Pacific herring, these effects include developmental delays, degeneration, changes in movement, alterations to cardiac function in embryos, lower rate of hatching success, and skeletal defects in larvae.

This project will remove toxic creosote pilings from San Francisco Bay. The Terminal Four site is owned by the City of Richmond and is managed by the City's Port. The site is located on the western shore of Richmond, California, about 2.5 miles northwest of the eastern end of the Richmond-San Rafael Bridge, and just south of the tip of Point San Pablo.

Summary of Selection Process

The Public Works Department requested proposals from its on-call construction management services list. Proposals were received from Swinerton, Ghirardelli, and Mack5. The Mack5 team was eliminated from consideration since their team included Mr. Robert Stevens, who acts as the Port Engineer, and whose current participation on the team could be perceived as a conflict of interest. A panel of three (3) professionals

interviewed the other two proposals, and the proposal from Swinerton was the highest ranked proposal as it was deemed to best fit the needs of the project.

After the selection process, Public Works negotiated two items with Swinerton: 1) incorporation of a subconsultant with more extensive eelgrass monitoring and mapping experience, and 2) reducing hours of the resident engineer during specific phases of the construction to reduce cost. Swinerton's revised proposal is attached and is being recommended for approval by the City Council for a contract amount not to exceed \$639,882.

DOCUMENTS ATTACHED:

Attachment 1 – Contract

Attachment 2 – Proposal