



AGENDA REPORT

Economic Development

DATE:	May 7, 2024
TO:	Mayor Martinez and Members of the City Council
FROM:	Nannette Beacham, Director of Economic Development Charles Gerard, Port Director
Subject:	Processing Building Window Covering Completed as an Emergency Repair
FINANCIAL IMPACT:	The proposed expenditure was approved in the Fiscal Year 2023-24 Port Budget (Account String: 40163080 400708 36010).
PREVIOUS COUNCIL ACTION:	None
STATEMENT OF THE ISSUE:	The Port seeks approval of a construction agreement to install plastic sheets covering windows at the Processing Building at the Point Potrero Marine Terminal to prevent injury from falling glass.
RECOMMENDED ACTION:	APPROVE an emergency construction agreement with Alten Construction, LLC. in the amount of \$150,000, for installing sheeting at the Processing Building, for a term ending June 30, 2024 – Economic Development Department, Port (Charles Gerard 510-620-6792).

DISCUSSION:

The Processing Building is a World War II era metal shed at the Point Potrero Marine Terminal used by Auto Warehousing to install accessories in imported vehicles. This building is leased to Auto Warehousing, and it is the Port's responsibility to maintain the facility per the approved lease agreement.

Auto Warehousing staff reported that glass panes from the windows were falling during high winds potentially injuring staff. Port staff investigated the condition and found that the putty that holds the glass panes in place has deteriorated.

The Port invited contractors to bid on a project to assess conditions and make repairs. However, the cost of the project exceeded the Port's budget. The City Council rejected bids in January 2023.

As the windows continue to present a hazard, the Port sought a temporary solution that includes installing a plastic barrier on the inside of the windows to prevent glass from falling. The Port contacted Alten Construction, LLC (Alten) of Richmond to provide an estimate to complete the work on an emergency basis. Alten has previous experience working with similar World War II era buildings at the Port.

Alten provided a total not-to-exceed price of \$150,000 to complete the work. This is similar to the Port's independent cost analysis. The work is estimated to take 45 days and will conclude by June 30, 2024.

ENVIRONMENTAL REVIEW:

As this is repair work, the project is exempt from the California Environmental Quality Act.

DOCUMENTS ATTACHED:

- Attachment 1 – Signed Alten Emergency Justification Form
- Attachment 2 – Construction Agreement
- Attachment 3 – Alten Proposal Exhibit A-1
- Attachment 4 – Internal R. Stevens Windows Estimate