



Edwin M. Lee  
Mayor

Mohammed Nuru  
Director

**John Thomas**  
Division Manager

Project Management  
and Construction

30 Van Ness Ave.  
San Francisco, CA 94102  
tel 415-558-4000

[sfpublicworks.org](http://sfpublicworks.org)  
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**To:** Budget and Finance Committee  
Board of Supervisors

**From:** Rinaldi Wibowo, Project Manager

**Date:** June 18, 2015

**Subject:** Telegraph Hill Rock Slope Improvement Project

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The Telegraph Hill Rock Slope Improvement is an emergency project to stabilize the northwest face of Telegraph Hill at Lombard and Winthrop prior to the winter of 2014. We are providing this memorandum to notify the Board in accordance with the San Francisco Administrative Code, Section 6.60 Emergency Repairs, Work and Contracts.

### **Emergency Project Description**

The steeply sloped and unimproved portion of Telegraph Hill below Coit Tower and above Lombard Street and Winthrop Street has experienced severe erosion and recurring rock slides. In 2012, there was a 200-ton rockslide at this location which crushed a parked car and narrowly missed a residential condominium complex located below. The Department of Public Works (Public Works), the Department of Building Inspection (DBI) and geotechnical consultants hired to assess the area agreed that the stabilization work in the most unstable portion of the hillside needed to start as soon as possible to mitigate the risk of future rock slides, ideally before the start of the 2014 rainy season.

The Telegraph Hill Rock Slope Improvement project includes properties under the jurisdiction of the Recreation and Park Department (RPD) for the south side of unimproved Lombard Street; Public Works for the portion within the Lombard Street right-of-way, and DBI for the private property located on the north side of Lombard Street at Block 0060/ Lot 005. Please refer to Figure 1, which provides a map of the area showing the affected land parcels, the jurisdictional boundaries of the properties, the adjacent properties, the contractor names, contract values and source of funds.

The Assessor's valuation of the private property in the project area, Block 0060/Lot 005, is \$12,000, far below estimated construction cost of \$1.8 million to stabilize this portion of the hillside. Recognizing the imminent risks at this site and the limits of the City's ability to abate the unsafe conditions on private property as defined by Building Code Section 102A.16, the Board of Supervisors approved Ordinance No. 169-14 on July 22, 2014. This ordinance

authorized the use of the Department of Building Inspection's Repair and Demolition Fund, as defined in the Building Code, Section 102A.13, for the costs associated with the private property. A copy of this approved ordinance is attached for reference.

The City subsequently negotiated a Mitigation Work agreement for Block 0060/Lot 005 with the private property owner, 260 Lombard Street LLC, dated August 13, 2014. This agreement required the City to enter into a contract with the property owner's geotechnical consultant, Cotton, Shires, and Associates (CSA), so that construction work on site would be performed in accordance with the design paid for by the owner. Once the construction work is complete, the owner will donate the subject property to the City. A copy of the executed Mitigation Work agreement is attached for reference.

To expedite the work on the affected area of Telegraph Hill, Public Works declared an emergency on July 7, 2014, issuing DPW Order No. 1822776. Public Works negotiated and entered into three emergency contracts to complete the project as shown in the table below. Because of limited funding, the project only improves the area adjacent to the Lombard Street right of way, which the geotechnical consultants determined posed the highest risk. Public Works has requested funding in the FY 15/16 City Capital Plan to stabilize the remaining upper section of Telegraph Hill in this area, which is under the jurisdiction of RPD (Figure 1). Public Works is requesting approval for three emergency contracts with a total value of \$6,094,016.

**Table 1 – Summary of Contract Budget**

<b>Contractor</b>	<b>Scope</b>	<b>Funding Source</b>	<b>Amount</b>
1. ARUP North America, LTD	Engineering Construction Support for the area South of the centerline of Lombard Street	Capital Project Funds	\$326,289
2. Cotton, Shires, and Associates	Engineering Construction Support for the area South of the centerline of Lombard Street	Capital Project Funds	\$111,526
		DBI Repair and Demolition Fund	\$389,729
3. Geostabilization Inc.	Construction work to scale the rock slope, install shotcrete facing, rock anchors, and wire mesh netting.	Capital Project Funds	\$2,921,318
		DBI Repair and Demolition Fund	\$2,345,154
<b>Total Request</b>			<b>\$6,094,016</b>

## **Contract Descriptions**

The contractors selected for this project are described in the following paragraphs:

### **1. ARUP North America**

Public Works had already engaged the services of ARUP North America LTD for the design to stabilize the area under the jurisdiction of RPD and to the South of the Lombard Street Right of Way Centerline using its qualified list of as needed contractors. This design was completed in June, 2014.

ARUP/RYCG's contract did not have sufficient remaining financial capacity under its original award for the technical support services needed during construction. To maintain continuity, Public Works negotiated an emergency contract with ARUP North America Limited to provide construction support based on its design. This work includes engineering construction support south of the centerline within the Lombard Street right of way, which is under the jurisdiction of Public Works.

### **2. Cotton, Shires, & Associates**

Cotton, Shires, & Associates (CSA) completed a design to mitigate and stabilize the hillside on Block 0060/Lot 5 for 260 Lombard Street LLC in May 2014. The executed Mitigation Work Agreement required Public Works to retain CSA to provide construction support of the Telegraph Hill Rock Slope Improvement Project at Block 0060/Lot 5. CSA is also providing engineering construction support north of the centerline within the Lombard Street right of way, which is under the jurisdiction of Public Works.

### **3. Geostabilization International**

Public Works developed a construction specification document based on the designs developed by ARUP and CSA and solicited qualifications and cost proposals from nine contractors that were evaluated and determined to be qualified to perform the specialized geotechnical construction work required to stabilize the hillside. Solicited contractors were invited to an informational meeting on July 17, 2014 where Public Works described the project and answered technical questions. This informational meeting included a visit to the project site. On August 8, 2014 Public Works received four proposals. These proposals were evaluated on the basis of price, qualifications, safety record and the method of construction. Public Works awarded the contract to Geostabilization International (GSI), which offered the lowest price, an excellent safety rating, a strong construction proposal, and had included Local Business Enterprises (LBE) in its construction plan. GSI was the only proposer that planned to use LBEs for a portion of the work. The scope of the construction work includes scaling the slope to remove the loose rock, soil and vegetation, applying spray concrete (shotcrete) on the hillside, installing rock anchors and wire mesh netting on the exposed rock face.

If you have any additional questions on this project, please contact me.

Sincerely,

Rinaldi Wibowo – Project Manager

(415) 558-4551

[rinaldi.wibowo@sfdpw.org](mailto:rinaldi.wibowo@sfdpw.org)

**Attachments:**

1. Figure 1, Map of Project Area
2. Executed Mitigation Work Agreement, dated August 13, 2014 between City and 260 Lombard Street LLC
3. Board of Supervisor approved Ordinance No. 169-14, dated July 22, 2014