



San Francisco International Airport

February 5, 2016

Mr. Larry Mazzola  
President, Airport Commission  
San Francisco International Airport  
P. O. Box 8097  
San Francisco, CA 94128

Subject: Emergency Contract for Fire Watch and Interim Foam System Retrofit at  
the Superbay Hangar

Dear Commissioner Mazzola:

This letter is to advise you that I have declared an emergency due to the unforeseeable and unexpected breakdown of the Superbay Hangar fire suppression system and to request your approval for the San Francisco International Airport (Airport) to enter into emergency contract(s), as described in more detail below. These contracts will provide for a 24-hours a day, 7 days a week fire watch and a partial retrofit of the existing fire suppression system to allow the Superbay Hangar to remain operational for the next year. The estimated cost of the emergency contract(s) is \$4,300,000. Because the estimated cost of the proposed emergency contract(s) exceeds \$250,000, I am required to obtain approvals by the San Francisco Airport Commission (Commission) and San Francisco Board of Supervisors for the proposed emergency work.

While the emergency work is underway, the Airport will be actively pursuing the procurement of a design build contractor, through a competitive procurement process, to replace the existing fire suppression system with a new high expansion foam system. The estimated cost of constructing the replacement system is \$20,000,000.

#### Background

The Superbay Hangar at the Airport was constructed in 1969 and is one of only four hangars in the United States that can house four 747 aircraft. It is currently occupied and used 24/7 by American Airlines and United-Continental Airlines to perform critical and necessary aircraft safety and maintenance checks, so that safe and functionally sound aircraft can be available for their scheduled flights.

#### Fire Suppression System Breakdown

On December 18, 2015, Airport staff noticed a significant drop in water pressure within the Superbay Hangar fire suppression system. Multiple leaks were identified within the 30" underground transit pipe between the Pump House and the valve rooms inside the Superbay Hangar. The pumps located at the Pump House are not able to provide the required minimum water pressure to the waterlines in the valve room on the 6<sup>th</sup> Floor of the Superbay Hangar to effectively generate the fire suppression foam necessary to address a fire. Currently, two of the seven fire pumps at the Pump House are not operational and two

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Fire Zones inside the Superbay Hangar are out of service. The Superbay Hangar is currently under temporary fire watch by the order of Airport Fire Marshal, and the fire watch is currently being provided by an Airport Job Ordering Contract contractor.

Emergency Declaration and Required Approvals

Administrative Code Section 6.60, subdivision (b) grants the Airport Director the authority to declare an emergency with immediate notice to the Board of Supervisors, the Mayor, the Controller, and the Commission. Section 6.60, subdivision (c), defines "emergency" to include: (1) an unforeseeable and unexpected occurrence involving a clear and imminent danger, demanding immediate action to prevent or mitigate loss of or damage to life, health, property, or essential public services. Examples include the breakdown of equipment necessitating immediate emergency repair to safeguard lives or property of the City. I have determined that the breakdown of the fire suppression system meets these requirements and, on that basis, I have declared an emergency.

Fire Department Requirements – Scope, Price and Duration of Emergency Contract(s)

The Airport Fire Marshal has jurisdiction over fire safety requirements for the Superbay Hangar. Airport staff proposed to the Fire Marshal, as an emergency interim measure, procurement and use of a portable fire suppression system, at an approximate cost of \$600,000, during the duration of time necessary to replace the fire suppression system. However, the Fire Marshal rejected that proposal.

Airport staff has studied the issues extensively with the Airport Fire Marshal, and we have determined that the following work is required to be performed over the next year under emergency contract to secure the Fire Marshal's approval to continue operations in the Superbay Hangar:

1. Provide 24/7 fire watch through January 31, 2017. *\$1,250,000*
2. Integration of the Ultraviolet Infrared (UVIR) Detection System into the release mechanisms throughout the Superbay Hangar; to be completed by June 30, 2016. *\$600,000*
3. Perform fire main bypass to address one of the major leaks that has contributed to fire suppression system impairment; to be completed by March 20, 2016. *\$500,000*
4. Modify the fire pump control system at the Pump House to respond to manual control system initiation inside the Hangar; to be completed by July 15, 2016. *\$450,000*
5. Provide 12 high-expansion high-trajectory foam hose reels complete with new water manifold and temporary portable pump station to provide the supplemental firefighting foam for the Hangar; to be completed by May 20, 2016. *\$1,000,000*

Commissioner Mazzola

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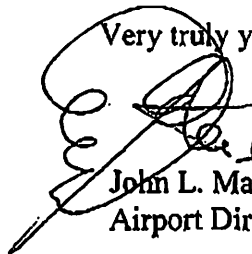
6. Modify the domestic water system to provide fire sprinklers for the 1<sup>st</sup>, 2<sup>nd</sup>, and 4<sup>th</sup> Floor offices and aircraft parts storage areas; to be completed by May 20, 2016.  
\$500,000

The estimated budget for the work described above is \$4,300,000. Once we have a more detailed scope and costs for the retrofit work, we will submit the contract(s) to the Airport Commission for approval.

Request for Approval

I respectfully request your approval of the proposed contract(s) for emergency work described. If you should have any questions or would like to discuss this matter, please do not hesitate to call me.

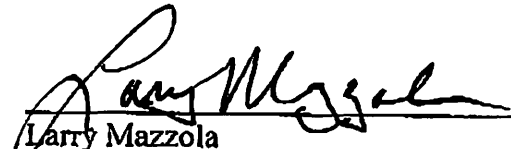
Very truly yours,



John L. Martin  
Airport Director

cc: Mayor Edwin M. Lee  
Controller Ben Rosenfield  
San Francisco Board of Supervisors  
San Francisco Airport Commission

APPROVED:



Larry Mazzola  
President  
San Francisco Airport Commission