

1 [Emergency Contract - Pilot Construction Management, Inc. - Superbay Hangar Emergency
2 Fire Watch and Interim Foam Fire Suppression System Retrofit - Not to Exceed \$4,366,164]

3 **Resolution approving an emergency public work contract between the Airport**
4 **Commission and Pilot Construction Management, Inc. under Administrative Code,**
5 **Section 6.60, for the Superbay Hangar Emergency Fire Watch and Interim Foam Fire**
6 **Suppression System Retrofit Project in an amount not to exceed \$4,366,164.**

7
8 WHEREAS, The fire suppression system within the Superbay Hangar at San Francisco
9 International Airport failed on December 18, 2015; and

10 WHEREAS, The Superbay Hangar was constructed in 1969 and is one of only four
11 hangars in the United States that can house four 747 aircraft; and

12 WHEREAS, The Superbay Hangar is currently occupied and used 24 hours a day,
13 seven days a week, by American Airlines and United Continental Airlines to perform critical
14 and necessary aircraft safety and maintenance checks; and

15 WHEREAS, Due to multiple leaks in an underground transit pipe, the fire suppression
16 system cannot achieve the minimum water pressure necessary to generate fire suppression
17 foam to address a fire; and

18 WHEREAS, The Superbay Hangar is currently under temporary fire watch by order of
19 the Airport Fire Marshal, and the fire watch is being provided by an Airport Job Ordering
20 Contract contractor; and

21 WHEREAS, Airport Staff and the Airport Fire Marshall have determined that the
22 following work, at the designated not-to-exceed price, is required to be performed over the
23 next year under an emergency contract in order to secure the Fire Marshal's approval to
24 continue operations in the Superbay Hangar: (1) Provide 24/7 fire watch through January 31,
25 2017 - \$1,184,634; (2) Integration of the ultraviolet infrared detection system into release

1 mechanisms - \$726,330; (3) Perform fire main bypass to address one of the major water leaks
2 - \$347,820; (4) Modify the fire pump control system to respond to manual control initiation -
3 \$593,340; (5) Provide 12 high-expansion high-trajectory foam hose reels and temporary
4 portable pump stations to provide supplemental firefighting foam - \$971,850; and (6) Modify
5 the domestic water system to provide fire sprinklers for the 1st, 2nd, and 4th floor offices and
6 aircraft parts storage areas - \$542,190; and

7 WHEREAS, While the emergency work is underway, the Airport will pursue
8 procurement of a design-build contractor, through a competitive procurement process, to
9 provide a replacement high expansion foam fire suppression system, at an estimated cost of
10 \$20,000,000; and

11 WHEREAS, Administrative Code, Section 6.60, authorizes the Airport Director to
12 declare an emergency and award an emergency contract, exempt from the competitive
13 bidding process, in the event of an actual emergency, which includes the breakdown of
14 equipment necessitating immediate emergency repair or reconditioning to safeguard the lives
15 or property of citizens or the property of the City; and

16 WHEREAS, The Airport Director declared an emergency due to the failure of the
17 Superbay Hangar fire suppression system in a letter dated February 5, 2016, addressed to
18 the President of the Airport Commission with copies to the Board of Supervisors, Mayor,
19 Controller, and Airport Commission; and

20 WHEREAS, Administrative Code, Section 6.60(d), requires the Airport Director to
21 secure the written approval of the President of the Airport Commission prior to authorizing the
22 commencement of emergency work if the estimated cost of the work is in excess of \$250,000;
23 and

24 WHEREAS, The Airport Commission President has given written approval for the
25 emergency work specified above; and

1 WHEREAS, Administrative Code, Section 6.60(d), requires the Airport Director to
2 obtain the written approval of the Board of Supervisors prior to authorizing the
3 commencement of emergency work if the cost of the work is in excess of \$250,000; and

4 WHEREAS, The Airport estimates that the emergency work can be performed under a
5 contract amount not to exceed \$4,366,164; and

6 WHEREAS, The Airport has executed a contract with Pilot Construction Management,
7 Inc. with a contract amount not to exceed \$4,366,164 for Superbay Hangar Fire Watch and
8 Interim Foam System Retrofit services; and

9 WHEREAS, The Controller has certified that funds are available for this emergency
10 contract; now, therefore, be it

11 RESOLVED, That Board of Supervisors approves and authorizes the Airport Director to
12 proceed with all work necessary to maintain operations in the Superbay Hangar over the next
13 year with the contract amount not to exceed \$4,366,164; and, be it

14 FURTHER RESOLVED, That within thirty (30) days of the contract being full executed
15 by all parties, the Airport shall provide a copy of the final contract to the Clerk of the Board for
16 inclusion into the official file.