



Meeting Date: July 23, 2026

To: Public Works Commission

Through: Carla Short, Public Works Director
Scott Anderson, Deputy Director for Project Delivery

From: Jennifer Dameron, Public Works Project Manager

Subject: City Hall Facade Hazard Survey – Sole Source Contract Award

Director's Recommendation: Award sole source contract in the amount of \$1,553,543, with a total contract duration of 720 consecutive calendar days, to Tom Lewis Restoration and Consulting, Inc. to perform facade hazard assessment at City Hall. This agreement includes a \$1,153,543 base contract with \$400,000 contingency for Time & Materials due to concealed conditions.

Contract Background: The ADM Real Estate Division (RED) has reported falling granite façade pieces and substantial rainwater intrusion at City Hall. Due to its historic significance, both as an individual landmark and contributor to a historic district, highly specialized skill and experience are sought to appropriately assess the required façade repairs and water intrusion at the dome, which continues to cause deterioration of historic fabric. This unique skillset is also necessary to complete repair work for façade elements currently posing dangerous conditions to occupants and visitors. Tom Lewis Restoration and Consulting, Inc. (TLRC) has successful restoration experience working on City Hall and the War Memorial Veterans Building, another historic Civic Center building. Their swing stage equipment, designed to minimize impact to the historic façade, will provide access to the historic architect and structural engineer to complete necessary documentation.

TLRC's experience would allow repairs to be assessed expeditiously and with the knowledge and expertise required for this historic City landmark. This request is to authorize a sole source contract with TLRC to perform the work of this project phase for façade survey, urgent repairs and assessment of remaining non-urgent repairs that will be subject to future solicitation.

On June 16, 2026, the Planning Department determined that the activities encompassed under the contract are exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption (CEQA Guidelines Section 15301), as described in the determination contained in the Commission's files for this contract.

Solicitation Process: Due to the reported fallen granite façade pieces at one of the main public building entries and severe water intrusion at the dome drum wall, this project phase has been approached with a sense of urgency. In order to expedite this phase, which includes façade survey, urgent repair work and assessment of remaining non-urgent repairs that will be subject to future solicitation, a restoration contractor with a specialized background and skillset was sought out. These criteria and qualifications include:

- Experience on historic buildings designed by architect Arthur Brown, Jr.
- Ability to perform both façade inspection and repair work on this type of historic masonry building
- Preference for Local Business Enterprise

Due to TLRC’s past successful experience working on City Hall and the War Memorial Veterans Building and meeting the above criteria, a proposal was requested for this phase of work. Other restoration contractors were explored but did not meet all of the criteria.

The work to address urgent repairs will be done on a Time and Materials basis due to concealed conditions. Proposed labor rates and costs for scaffolding have been reviewed by a third-party cost estimator and found to be in line with industry standards.

Sole Source Justification: Administrative Code Section 6.73(c)(3)(A) allows sole-source contracting when continued work by the same contractor avoids substantial duplication of cost and preserves essential project knowledge.

This project meets that criterion. TLRC has previously performed highly similar work on other Arthur Brown historic structures (City Hall and the War Memorial Veterans Building). Their experience provides unique familiarity with:

- stone-anchorage behavior and patterns typical of this architect’s work,
- historic façade detailing and failure modes,
- swing-stage tie-in locations and safe scaffolding attachment points,
- investigative approaches for aging stone assemblies, and
- previously deferred scopes, conditions, and building-specific complexities.

Awarding the contract to a new contractor would require extensive relearning of the building’s intricacies, leading to higher cost, longer schedule, and risk of ineffective or intrusive investigation. This learning curve constitutes substantial duplicative cost. A third-party cost estimator is being used to confirm labor and scaffolding rental rates reasonableness and market alignment.

Contract Details:

Contract Title:	PW SF City Hall Façade Repair
Contract ID	1000038800
Contract Award Amount:	\$1,153,543.00 Base Contract \$400,000.00 Contingency for Time & Materials due to concealed conditions
Cost Estimate (if applicable):	[Enter contract cost estimate (e.g., engineer’s estimate)] PENDING

Contract Funding Sources (if applicable):	Certificate of Participation (COP)
Anticipated Project Schedule:	Notice to Proceed: 9/2026 Field Inspections/Survey (12 months, 9/2026 - 9/2027) Repairs (10 months, 9/2027 - 7/2028) To Final Completion (2 months, 7/2028 - 9/2028)
Contract Duration:	720 consecutive calendar days to Final Completion
Contractor Name:	Tom Lewis Restoration and Consulting, Inc.
Compliance with Chapter 14B Local Business Enterprise Ordinance:	No Solicitation Waiver Approved 7/6/2026
Environmental Determination (if applicable):	This project is exempt from CEQA under Section 15301 of the CEQA guidelines (Class 1), which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.
Other Compliance:	NA
Additional Information:	NA
Attachments:	Attachment 1: Resolution Attachment 2: Sole Source Director Approval Attachment 3: Contract Monitoring Division 14B No-Solicitation Waiver Attachment 4: CEQA Determination from Planning

**PUBLIC WORKS COMMISSION
CITY AND COUNTY OF SAN FRANCISCO**

RESOLUTION NO. _____

WHEREAS, San Francisco Public Works (Public Works) was engaged by the San Francisco Office of the City Administrator, Real Estate Division for the City Hall Facade Hazard Survey (Project) located at 1 Dr. Carlton B Goodlett Place; and

WHEREAS, On October 14, 2025, Public Works received a proposal for the work of this contract from Tom Lewis Restoration and Consulting, Inc. in the base contract amount of \$1,153,543; and

WHEREAS, Public Works assigned a contingency of \$400,000 in Time and Materials for repair work to be determined after the survey and assessment of concealed conditions; and

WHEREAS, On June 11, 2026, Public Works received Director approval to pursue a sole source contract, under the provisions of the Administrative Code Section 6.73(c)(3)(A), with Tom Lewis Restoration and Consulting, Inc. for the work of this project phase; and

WHEREAS, The survey and repair activities under this contract are categorically exempt from the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities) pursuant to CEQA Guidelines Section 15301, as set forth in the CEQA Exemption Determination issued by the Planning Department on June 16, 2026; and

WHEREAS, On July 6, 2026, Public Works received a no-solicitation waiver through the Contract Monitoring Division to exempt the Project from Local Business Enterprise requirements due to lack of subcontracting opportunities; and

WHEREAS, Funds are available from the City Administrator through Certificates of Participation; now, therefore, be it

RESOLVED, That this Commission hereby approves the award of Contract ID 1000038800 for the City Hall Facade Hazard Survey, in the amount of \$1,553,543, with a duration of 720 consecutive calendar days to Tom Lewis Restoration and Consulting, Inc.

I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of _____.

Commission Affairs Manager
Public Works Commission



M. Magdalena Ryor, Ph.D., LEED AP BD+C, CCM, PMP, Bureau Manager & ESER Program Manager

Bureau of Project Management, Project Delivery Division

Magdalena.Ryor@sfdpw.org | T. 628.271.2758 | 49 South Van Ness Ave. Suite 1000, San Francisco, CA 94103

To: Carla Short

Through: M. Magdalena Ryor
Lisa Zhuo

From: Jennifer Dameron

Subject: Request for approval of sole source contract with Tom Lewis Restoration and Consulting, Inc. for façade fall hazard survey at City Hall

Date: June 11, 2026

Summary

The ADM Real Estate Division (RED) has reported falling granite façade pieces and substantial rainwater intrusion at City Hall. Due to its historic significance, both as an individual landmark and contributor to a historic district, highly specialized skill and experience are sought to appropriately assess the required façade repairs and water intrusion at the dome, which continues to cause deterioration of historic fabric. This unique skillset is also necessary to complete repair work for façade elements currently posing dangerous conditions to occupants and visitors. Tom Lewis Restoration and Consulting, Inc. (TLRC) has successful restoration experience working on City Hall and the War Memorial Veterans Building, another historic Civic Center building. Their swing stage equipment, designed to minimize impact to the historic façade, will provide access to the historic architect and structural engineer to complete necessary documentation.

TLRC's experience would allow repairs to be assessed expeditiously and with the knowledge and expertise required for this historic City landmark. This request is to authorize a sole source contract with TLRC to perform the work of this project phase, as outlined herein, for façade survey, urgent repairs and assessment of remaining non-urgent repairs that will be subject to future solicitation.

City Hall Background

City Hall is a highly significant historic building that has become an important symbol of San Francisco's identity. This Beaux-Arts building, constructed in 1915 and designed by Arthur Brown, Jr., is both an historic City landmark and contributor to the National Landmark Civic Center Historic District and thus must adhere to SF Planning requirements for historic structures. Repair work for such a structure requires a high level of craftsmanship and knowledge of historic building methods and materials. The building areas involved in this phase of work entail all four sides of the 4-story lower facades as well as the central drum wall and colonnade.

Project Background

This project will also respond to the Department of Building Inspection (DBI) Administrative Bulletin (AB) 110 for Building Façade Inspection and Maintenance which requires inspection and documentation of building façade condition with the intent of reducing risk of public injury caused by falling elements. RED has documented such fall hazards where stone elements have fallen near one of the building's main public entrances on Grove Street. Additionally, the building is experiencing active water leaks affecting historic interior finishes. This water intrusion supports vegetation growth and compromises mortar joints, which in turn contributes to loosened façade elements.

AB 110 cites specific assessment standards for historic structures, in conformance with the *Secretary of the Interiors Standards for Treatment of Historic Properties: Standards for Rehabilitation* and notes that inspection methods shall utilize the least intrusive methods possible. It is recommended that Tom Lewis Restoration and Consulting, Inc. (TLRC) possesses unique experience and expertise to accomplish this highly specialized scope in an expedited and cost-effective approach. TLRC is a minority-owned local business enterprise (MBE & LBE) with expertise in historic stone repair and repointing. They have successfully completed façade repair work for City Hall and have also completed terra cotta and cast stone repairs at War Memorial Veterans Building – another Arthur Brown building in Civic Center. Both of these past projects were completed under the current TLRC president, Tom Lewis.

After initial investigation, the required repairs have been divided into multiple phases to align with available funding. The scope for the present phase, Phase 1B, has been reduced to align with available funds while still addressing the most urgent issues.

Proposed Work

Work in Phase 1B will focus on fall-hazard investigation of the four-story façade, repair of imminent fall hazards, water intrusion investigation and mitigation affecting the 4th-floor gallery walls:

- Facilitate façade access to Architect and Structural Engineer for concurrent assessment.
- Scaffolding and swing-stage access designed to minimize impact to the historic façade.
- Investigation of the full four-story façade to identify potential fall hazards.
- Immediate repair of stones and assemblies presenting imminent danger.
- Disassembly of two dome columns to assess water-intrusion paths, stone anchorage conditions, and structural impacts.
- Repointing and water-intrusion mitigation at the dome drum wall to address significant water leakage into the 4th-floor gallery interior.
- Time & Materials structure to allow efficient investigation and repair of unknown underlying conditions.
- Establishing scope of work to be carried out in future solicitation. [the architect will determine the spec for the future repairs as opposed to TLRC]

Sole-source contracting is permitted only under certain circumstances, one of which is present here:

Administrative Code Section 6.73(c)(3)(A) allows sole-source contracting when continued work by the same contractor avoids substantial duplication of cost and preserves essential project knowledge.

This project meets that criterion. TLRC has previously performed highly similar work on other Arthur Brown historic structures (City Hall and the War Memorial Veterans Building). Their experience provides unique familiarity with:

- stone-anchorage behavior and patterns typical of this architect's work,
- historic façade detailing and failure modes,
- swing-stage tie-in locations and safe scaffolding attachment points,
- investigative approaches for aging stone assemblies, and
- previously deferred scopes, conditions, and building-specific complexities.

Awarding the contract to a new contractor would require extensive relearning of the building's intricacies, leading to higher cost, longer schedule, and risk of ineffective or intrusive investigation. This learning curve constitutes substantial duplicative cost. A third-party cost estimator is being used to confirm labor and scaffolding rental rates reasonableness and market alignment.

Estimated Value

While the base cost for investigation and urgent repairs is currently valued at \$1,153,542 the nature of the work in this phase also involves investigative Time & Materials (T&M) due to concealed conditions and variable deterioration. There is a \$400,000 contingency for work that may arise from these conditions. The estimated value for this phase is currently being confirmed based on third-party validation of these labor rates and scaffolding needs. The final estimate will be provided in the complete procurement package.

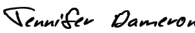
Conclusion

Given the building's historic significance, the specialized nature of the façade, the urgency of falling object hazard to the public and water-intrusion repairs, and TLRC's direct, relevant experience with similar Arthur Brown buildings, a competitive solicitation would result in substantial duplication of cost and schedule impacts. Under Administrative Code Section 6.73(c)(3)(A), it is in the City's best interest to approve a sole-source contract with Tom Lewis Restoration for Phase 1B.

Approval to proceed is respectfully requested.

Recommended by:

Signed by:



48E6D30C361142D...

6/11/2026 | 9:00:06 AM PDT

Jennifer Dameron
Project Manager

Date

DocuSigned by:



2E04892D9F0F4GD...

6/11/2026 | 9:45:12 AM PDT

Lisa Zhuo
Facilities Renewal Program Manager

Date

DocuSigned by:



9526DCFF8CC2400...

6/11/2026 | 9:59:06 AM PDT

M. Magdalena Ryor
Bureau Manager

Date

Approved by:

DocuSigned by:



073CF73A4EA6486...

6/11/2026 | 6:09:22 PM PDT

Carla Short
Director

Date

Cc: Ben Washington, Contract Administration; Scott Anderson, Deputy Director

Dameron, Jennifer (DPW)

From: CCSF IT Service Desk <ccsfdt@service-now.com>
Sent: Monday, July 6, 2026 9:24 AM
To: Dameron, Jennifer (DPW)
Subject: CMD14B0005851 – '14B Requirements' has been Approved



Contract Monitoring Division

Dear Jennifer Dameron,

This is to inform you that CMD14B0005851 - '14B Requirements' has been approved.

Requester: Jennifer Dameron

Department: DPW

LBE Participation Requirement Waiver Justification: 14B.8(A) (Lack of Subcontracting Opportunities)

Supplier ID: 0000005157

Requested total cost: \$1,553,543.00

Contract ID: 1000038800

Waiver Start Date: 2026-08-24

Waiver End Date: 2027-10-25

Short Description: Survey the four-story façade of City Hall for separation and fall hazards and perform any urgent repairs.

Reason for determination: Approved per 14B.8(A) Lack of Subcontracting Opportunities

[Take me to the CMD 14B Waiver Request](#)

Thank you.

Ref:TIS6778106_A0m8TKdU2NzEllzmoya1

Dameron, Jennifer (DPW)

From: Salgado, Rebecca (CPC)
Sent: Tuesday, June 16, 2026 9:16 AM
To: Iberien, Oliver (DPW)
Cc: Deunert, Boris (DPW); Fordham, Chelsea (CPC); Dameron, Jennifer (DPW)
Subject: RE: City Hall Facade Summary of Planning Meeting July 2024

Hi Oliver,
That language sounds appropriate, thanks!

Rebecca

From: Iberien, Oliver (DPW) <oliver.iberien@sfdpw.org>
Sent: Tuesday, June 16, 2026 9:13 AM
To: Salgado, Rebecca (CPC) <rebecca.salgado@sfgov.org>
Cc: Deunert, Boris (DPW) <boris.deunert@sfdpw.org>; Fordham, Chelsea (CPC) <chelsea.fordham@sfgov.org>; Dameron, Jennifer (DPW) <Jennifer.Dameron@sfdpw.org>
Subject: Re: City Hall Facade Summary of Planning Meeting July 2024

Hi, Rebecca,

Could you please approve this language so Jennifer can get her project over to the PW commission? Chelsea is out until next week.

The City Hall Façade & Dome Repairs project is exempt from CEQA under Section 15301 of the CEQA guidelines (Class 1), which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

Thanks,

Oliver

When corresponding with Regulatory Compliance and Remediation, please refer to projects by the names used in the [RAMS database](#)! Thanks!



Oliver Iberien, MA MCP (he, him)

Regulatory Specialist

Project Design and Development | San Francisco Public Works | City and County of San Francisco
49 S. Van Ness Ave. | San Francisco, CA 94103 | Desk: (628)-271-2201 Cell: (628) 252-8469 | [sfpdpublicworks.org](https://www.sfpdpublicworks.org) · twitter.com/sfpdpublicworks