



**Meeting Date:** March 12, 2026

**To:** Public Works Commission

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

**From:** Youcef Bouhamama, Project Manager

**Subject:** Chinatown Public Health Center Renovation [Citywide PLA] - Contract Award

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**Director's Recommendation:**

Award the Chinatown Public Health Center Renovation project [Citywide PLA] contract to SUFFOLK Construction Company, Inc., in the amount of \$44,790,096 with a contingency of \$4,479,100 for a contract duration of 1,000 consecutive calendar days with a contingency of 100 consecutive calendar days.

**Contract Background:**

The Chinatown Public Health Center will undergo a seismic retrofit and its first comprehensive remodel since its construction in 1969. This four-story, 30,000 square-foot facility, located on the east side of the Broadway Tunnel, will provide extensive health care services for the community, including a first-floor dental clinic, primary care facilities on the second floor, and the Child Development Center, with over a dozen care rooms on the third floor. The Health Center spans the Broadway roadway leading to the tunnel entrance but is structurally separate from the tunnel structure. It is supported on steel box columns encased in concrete, adjacent to concrete retaining walls.

Inside the Broadway Tunnel, the project would involve installing braced frames along the north and south walls, which requires temporary shoring and modifications to the tops of existing piles supporting these frames. Below-grade concrete beams will connect the new foundations of the Tunnel's north and south walls, and tie beams will provide transverse reinforcement underground. After installation is complete, the concrete island and nearby pedestrian pathways will be reconstructed, ensuring no structural elements protrude above the finished roadway. Interior work within the Broadway Tunnel also includes removing and abating existing walls and ceiling tiles, then installing new tiles to match the existing ones. The ceiling will either be replaced or covered with a lightweight, removable panel system for easier maintenance. LED fixtures will be upgraded. Construction will be phased to reduce traffic disruptions, keeping two lanes open, except for one or two full-weekend closures. Pedestrian sidewalks will be closed periodically as needed during the phased work. A coordinated plan has been created with the San Francisco Municipal Transportation Agency, and the final Broadway Tunnel closure schedule will be set once the Contractor is on board.

Inside the building, the work consists of interior demolition and installation of new partitions, ceilings, and finishes. Upgrades to building systems include modifications to mechanical, plumbing, electrical, security, fire alarm, and fire sprinkler systems. The required seismic upgrades consist of strengthening the existing beam-column moment-frame joints.

The scope of the exterior work includes repairing and refinishing existing precast cladding. Storefronts and window frames, along with all glazing, will be replaced with aluminum-framed insulated glass storefronts and windows. New metal panels will replace the aluminum fascia and the stucco roof overhang soffit. The Mason Street façade will include a new entrance canopy and an aluminum storefront entry vestibule, along with new windows at the stair tower. Metal mesh sunshades will also be installed on the east and west facades. The roof will be replaced, and the photovoltaic system will be upgraded. Sidewalks and the existing garage will be upgraded for accessibility. The “Dragon Relief” sculpture will not be restored to the facade. Instead, it will be placed in permanent storage. The project is targeting LEED Gold certification. The project will be under the jurisdiction of the Department of Building Inspections.

**Solicitation Process:**

The project was advertised for bid on August 14, 2025, using the best-value procurement in accordance with San Francisco Administrative Code 6.74. Public Works received two bids on December 17, 2025.

In accordance with the best-value procurement process, each bidder was required to submit three separate enclosures with their bid on or before 2:30 p.m. on the bid date of December 17, 2025. The three enclosures are as follows: 1) Bidder Qualifications and Experience Statement; 2) Best Value Questionnaire; and 3) the remaining sections of the bid. After the bids were received, the project manager reviewed the Bidder Qualifications and Experience Statements submitted by each bidder and determined that the two bidders were responsible and met the stipulated minimum qualifications, recommending that they advance to the next stage of the best value evaluation.

Public Works Contract Administration distributed the Best Value Questionnaire to each responsive bidder to the best value panelists for independent review and scoring. Panelists were pre-screened and approved by the Contract Monitoring Division (“CMD”) and Contract Administration for impartial scoring. Once the review panel returned its scores, Contract Administration scheduled a formal bid opening and informed the qualified bidders.

The bid opening took place online on January 13, 2026. During the bid opening, the bid prices were publicly tabulated and then adjusted based on the non-price scores to identify the apparent best value contractor, SUFFOLK Construction Company, Inc., as shown in the table below.

The best value score is determined by dividing the bid price by the non-price score. The lowest best-value score will represent the best-value bid. The bid tabulation was posted to reflect the results, which started the five-working-day bid-protest period. No bid protests were filed.

A summary of the two bids is as follows:

LBE bid discounts do not apply to this project because the engineer’s estimate exceeded \$20 Million.

Bidder	Base Bid	Non-Price Score	Best Value Score (Total Price/Non-Price Score)
Suffolk Construction Company, Inc.	\$44,790,096.60	650.33	68,872.87
S.J. Amoroso Construction Co.	\$47,897,000.00	498.00	96,178.71

The engineer’s estimate for this project is approximately \$43,000,000.

Immediately after bid opening, CMD reviewed the bids for responsiveness and conformance with the Local Business Enterprise (“LBE”) participation requirements. Bidders also submitted supplementary bidding forms. On February 3, 2026, CMD issued a memorandum confirming that SUFFOLK Construction Company, Inc. submitted a responsive bid and met the LBE subcontractor participation requirement. On February 9, 2026, the project manager submitted a memorandum to Contract Administration recommending that the contract be awarded to SUFFOLK Construction Company, Inc.

**Contract Details:**

<b>Contract Title:</b>	Chinatown Public Health Center Renovation Project
<b>Contract Award Amount:</b>	\$44,790,096.60
<b>Cost Estimate:</b>	\$43,000,000.00
<b>Contract Funding Sources:</b>	2024 Healthy, Safe, and Vibrant General Obligation Bond and the Mental Health Service Act (MHSA) State Fund.
<b>Anticipated Project Schedule:</b>	Anticipated NTP: June 1, 2026 Anticipated Substantial Completion: November 27, 2028 Anticipated Final Completion: February 25, 2029
<b>Contract Duration:</b>	1,000 consecutive calendar days (910 days from NTP to Substantial, 90 days from Substantial to Final)
<b>Contractor Name:</b>	SUFFOLK Construction Company, Inc.
<b>Compliance with Chapter 14B Local Business Enterprise Ordinance:</b>	CMD established an LBE subcontracting requirement of 16% for this contract. The contractor committed to an LBE participation of 15.74% in its bid submittal, and Public Works received CMD’s recommendation to award.
<b>Environmental Determination (if applicable):</b>	The Planning Department determined the project is exempt from the California Environmental Quality Act

Chinatown Public Health Center Renovation Project - Approval of Contract Award  
 Public Works Commission Meeting: March 12, 2026

	("CEQA") as a Class 1 categorical exemption (CEQA Guidelines Section 15301).
<b>Other Compliance:</b>	Prevailing Wage
<b>Additional Information:</b>	
<b>Attachments:</b>	Attachment 1: Resolution Attachment 2: Tabulation of Bids Attachment 3: CEQA Exemption Attachment 4: CMD Memo Attachment 5: Public Works Project Manager Recommendation

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

**RESOLUTION NO. \_\_\_\_\_**

WHEREAS, The work for the Chinatown Public Health Center project (Sourcing ID No. 0000010892), located at 1490 Mason Street, San Francisco 94133, will consist of a seismic retrofit of the Chinatown Public Health Center as well as its first comprehensive renovation; and

WHEREAS, Operated by the San Francisco Department of Public Health, this 30,000-square-foot, three-story building sits above the east entrance to the Broadway Tunnel and provides dental care, primary care, behavioral health, and child development services; and

WHEREAS, The renovation will include complete seismic upgrades and extensive interior demolition to modernize the facility into a cutting-edge health center; and

WHEREAS, The tunnel’s structural upgrades will include installing new braced frames, adjusting pile caps, extending grade beams, and reinforcing moment connections, which will require traffic controls and phased roadway closures; and

WHEREAS, Site improvements will include sidewalk upgrades, roadway repaving, and utility trenching, including installation of new electrical service, and exterior enhancements will include re-roofing, adding metal panels, replacing high-performance windows, and installing vertical sunshades, and the project will also integrate artwork; and

WHEREAS, Interior reconfigurations and building system upgrades will improve operational efficiency and the overall experience for staff and patients; and

WHEREAS, The project will be financed with the 2024 Healthy, Safe and Vibrant General Obligation Bond and the Mental Health Service Act state fund; and

WHEREAS, On September 14, 2023, the Planning Department determined the project to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption under CEQA Guidelines Section 15301, and approval of the contract would constitute the Approval Action for the project under San Francisco Administrative Code Chapter 31

; and

WHEREAS, The contract was procured through best value procurement under San Francisco Administrative Code Section 6.74; and

WHEREAS, The Contract Monitoring Division (“CMD”) established a 16% Local Business (“LBE”) subcontracting requirement for this contract, and the contractor committed to 15.74% LBE participation; and

WHEREAS, The Department of Public Works (“Public Works”) advertised the project on August 14, 2025, and received two bids on December 17, 2025; and

WHEREAS, Public Works and CMD reviewed the bids and determined that SUFFOLK Construction Company, Inc., is the responsive and responsible bidder providing the best value to the City; and

WHEREAS, The contract amount is \$44,790,096.60, with a contingency of \$4,479,100, and a contract duration of 1,000 consecutive calendar days until Final Completion, and a contingency of 100 consecutive calendar days; now, therefore, be it

RESOLVED, That the Public Works Commission hereby awards the Chinatown Public Health Center Renovation project (Sourcing ID No. 0000010892) to SUFFOLK Construction Company, Inc., in the amount of \$44,790,096.60, with a contingency of \$4,479,100, and a contract duration of 1,000 consecutive calendar days until Final Completion, and a contingency of 100 consecutive calendar days.

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

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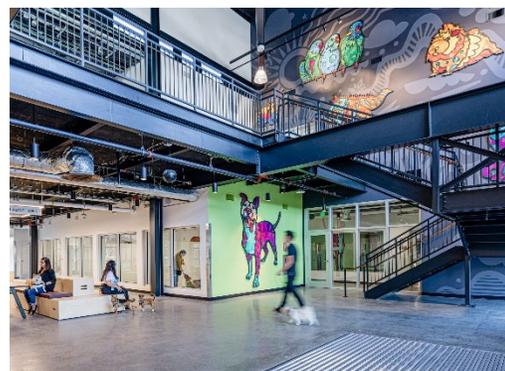
Commission Affairs Manager  
Public Works Commission



March 12, 2026

# Chinatown Public Health Center

Youcef Bouhamama  
Project Manager



# Chinatown Public Health Center

## Award Construction Contract

Recommend Commission:

**Award San Francisco Public Works Contract for the Chinatown Public Health Center  
Renovation at 1490 Mason St.**

Amount:

**\$44,790,096.60 with a contingency of \$4,479,009.66**

Construction Duration:

**1,000 consecutive calendar days with a contingency of 100 consecutive calendar days**

Contractor:

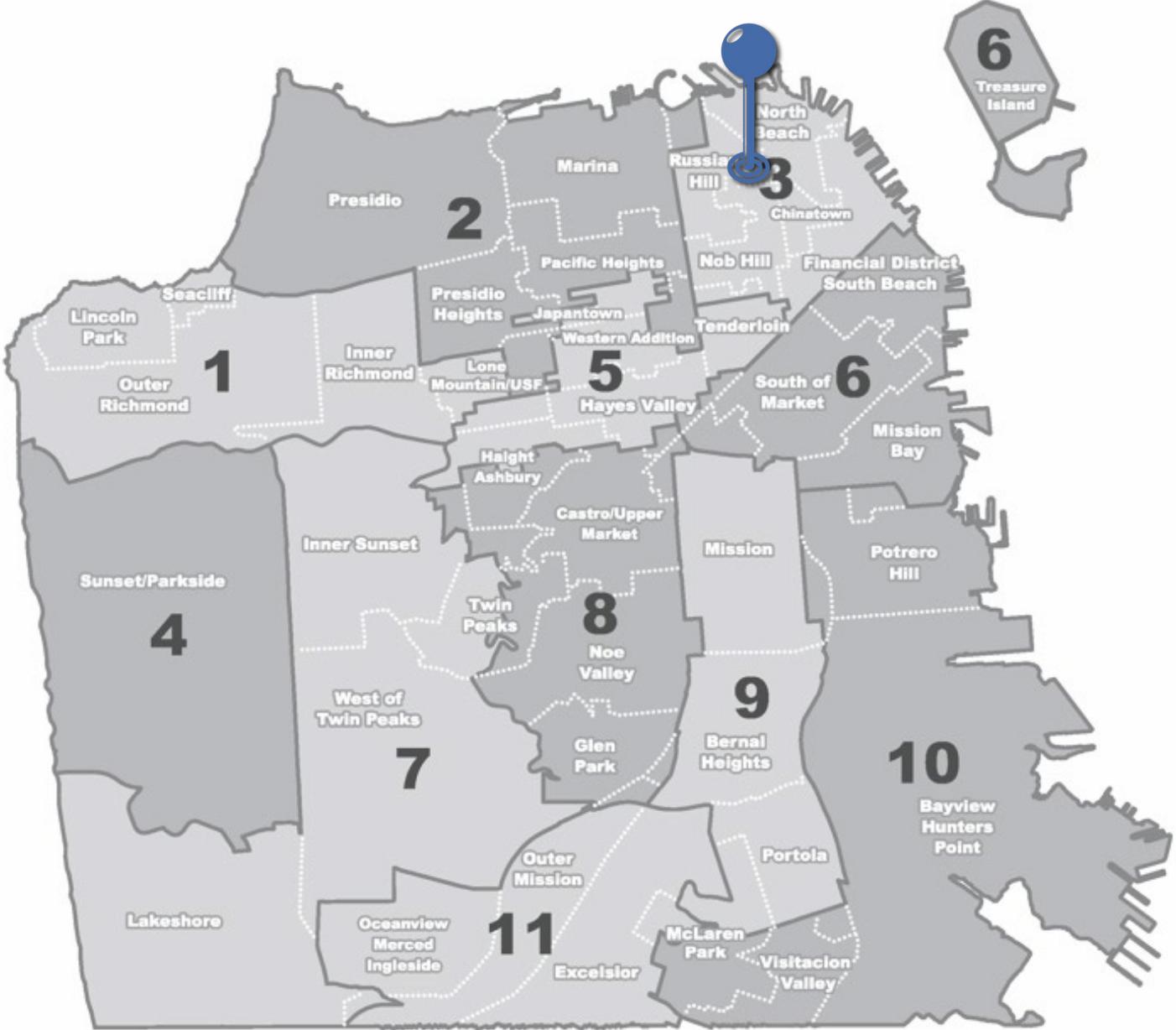
**Suffolk Construction Company Inc.**

Reason:

**Seismic retrofit, significant upgrades to existing building systems, HazMat abatement,  
and renovation to make the building safer for the current Primary Care Program and the  
co-location of Mental Health Services**

# Chinatown Public Health Center Location

1490 Mason St., San Francisco, CA 94133  
District 3



# Chinatown Public Health Center Location



BROADWAY

# Chinatown Public Health Center

## Project Overview

- **Owner:** Department of Public Health (DPH)
- **Designed and Managed by:** San Francisco Public Works
- **Delivery:** Design Bid Build Best Value
- **Budget:** \$76.1M
- **Funding:** 2024 Healthy, Safe, and Vibrant General Obligation Bond (\$71.1M) and the Mental Health Services Act State Fund (\$5M)
- **Contractor:** Suffolk Construction Company Inc.
- **Contract Duration:** (910) consecutive calendar days from NTP to Substantial Completion and (90) consecutive calendar days for Closeout
- **Required Contractor's License:** License B; Traffic Control Subcontractor – License C-31
- **Sustainability:** LEED Gold Certification



Entrance to Broadway Tunnel

# Chinatown Public Health Center

## Project Overview:

- The three-story, 30,000-square-foot Health Center improvement project is the first major renovation since its opening in 1971.
- It provides primary care for adults and children, prenatal care, behavioral health services, a pediatric dentistry, community health education, and Women, Infants & Children Nutrition Services. It accommodates more than 19,000 patient visits annually, and more than 80% of patients speak Chinese dialects.
- It is a critical public health facility and a priority for the Department of Public Health and Public Works.
- It will temporarily relocate its services to the Chinese Hospital during construction to ensure continuity of service.

FINANCIAL DISTRICT

NORTH BEACH

CHINATOWN

BROADWAY TUNNEL

RUSSIAN HILL

# Chinatown Public Health Center

## Project Features:

- The project includes a comprehensive seismic retrofit and significant upgrades to Mechanical, Electrical, Plumbing, Fire Protection and Fire Alarm systems. It also includes HazMat abatement and the installation of solar panels.
- Internally, the building will be modernized with new interiors to align with the new program.
- Externally, the building will be enhanced with new cladding, including metal panels, storefronts and curtainwall systems.
- Public art installations will be placed throughout the building's floors.



FINANCIAL DISTRICT

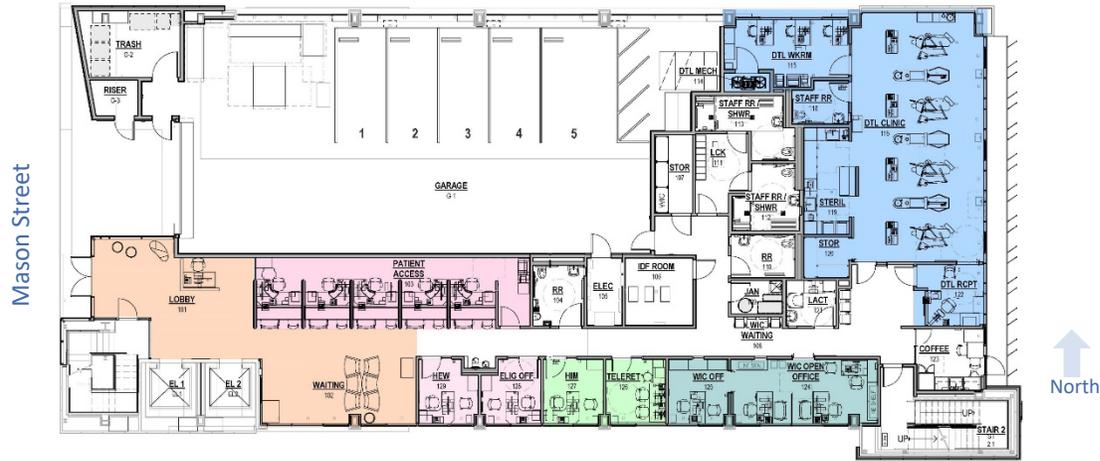
NORTH BEACH

CHINATOWN

BROADWAY TUNNEL

RUSSIAN HILL

# Project Scope of Work – First Floor



- ENTRANCE LOBBY & WAITING
- DENTAL CLINIC
- WOMEN INFANTS AND CHILDREN
- PATIENT ACCESS
- PRIMARY CARE

## INTERIOR PROPOSED



## EXISTING



# Project Scope of Work – Second Floor



## INTERIOR PROPOSED



## EXISTING



# Project Scope of Work – Third Floor



- WAITING
- CHINATOWN CHILD DEVELOPMENT CENTER
- NUTRITION
- HEALTH EDUCATION
- GROUP / COMMUNITY ROOMS / CONFERENCE
- ADMIN OFFICE

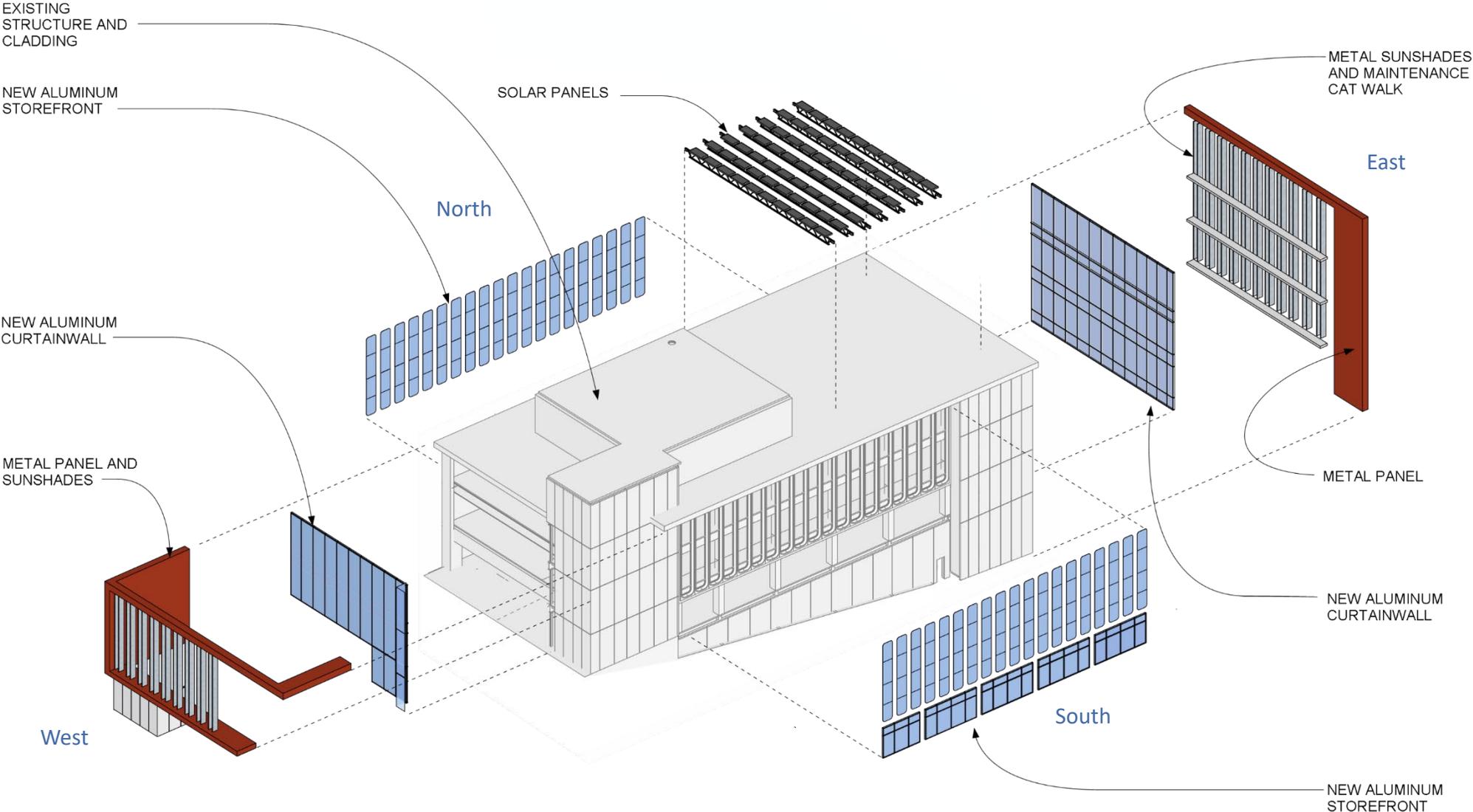
## INTERIOR PROPOSED



## EXISTING



# Re-Cladding Diagram



# Mason Street Re-Cladding

Existing



# Broadway Re-Cladding

Existing



# Project Scope of Work – Entry on Mason Street



## EXISTING

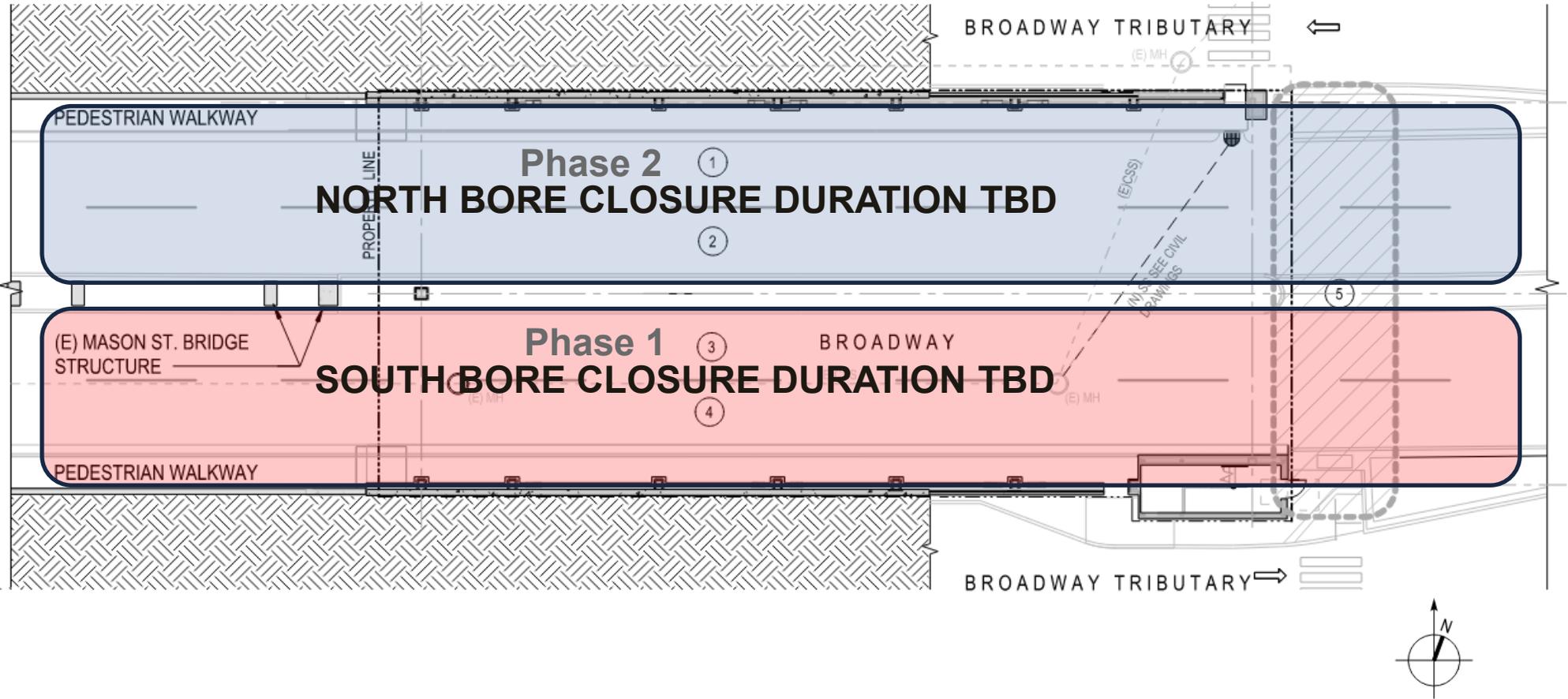


# Project Scope of Work – Tunnel Closure Phasing

Tunnel Full Closure: At the Beginning and End of Construction

Phase 1: Work Performed in South Bore (Lanes 3 & 4 closed, Lanes 1 & 2 open to traffic)

Phase 2: Work Performed in North Bore (Lanes 1 & 2 closed, Lanes 3 & 4 open to traffic)



- Phasing Plan
- SFMTA Traffic Control Plan
- Structural Work
- Civil Work
- HazMat Work

# Bid and Award – Best Value Procurement

## Bid Process:

- Bid Selection was done using the **Best Value Procurement** method. The City determined this to be the most appropriate method to identify the contractor best suited to build and manage an aggressive schedule while working around challenging existing conditions in the Chinatown high-density urban setting.
- **Advertisement Date: Aug. 14, 2025** - Public Works advertised the Chinatown Public Health Center
- **Bids Due: Dec. 17, 2025** - Public Works received **two bids**
- Bids each included three separate bid packages:
  - Bidder's Minimum Qualifications and Experience Statement – Reviewed by the Project Manager
  - Best Value Questionnaire – Independently reviewed and scored by best value panelists
  - Bid Price and Other Bidder Requirements – Publicly opened and tabulated, then reviewed by Contract Monitoring Division (CMD) for responsiveness of the apparent best value bidder

# Bid and Award – Best Value Procurement

## Bid Process (continued):

- **Bid Opening: Jan. 13, 2025** – After tabulating bids, Suffolk Construction Company Inc. was deemed the apparent Best Value Contractor based on bid price and non-price scores

<u>BIDDERS (in the order received &amp; opened):</u>	<u>Total Bid Price</u>	<u>Non-Price Score</u>	<u>Best Value Score</u> <u>(Total Price * Non-Price Score)</u>
S.J. Amoroso Construction Co.	\$47,897,000.00	498.00	96,178.71
Suffolk Construction Company, Inc.	<b>\$44,790,096.60</b>	<b>650.33</b>	<b>68,872.87</b>

Average Bid:	\$46,343,548.30
Engineer's Estimate:	\$43,000,000.00
% of Engineer's Estimate:	108%
% of Engineer's Estimate vs. Low Bid Received	104%

- Public Works reviewed and determined that Suffolk Construction Company Inc. met the minimum contractor bidder qualifications. Best Value panel reviewed the Best Value questionnaire and provided scores for non-price criteria. CMD reviewed and determined that Suffolk Construction Company Inc. met the Local Business Enterprise (LBE) subcontracting requirement of 16%
- **Feb. 12, 2026** – Public Works concluded that Suffolk Construction Company Inc. was a responsive bidder with the best value score and recommended award of contract
- There were no bid protests

# Key Milestone Dates

Key Schedule Information / Milestones	Dates
Project Advertised	Aug. 14, 2025
Bid Received	Dec. 17, 2025
Bid Opening	Jan. 13, 2026
<b>Anticipated Notice-to-Proceed</b>	<b>June 2026</b>
Anticipated Construction Start (mobilization)	July 2026
Anticipated Project Substantial Completion	Nov. 2028
Anticipated Final Completion	Feb. 2029

# Chinatown Public Health Center

## Contract Award

Recommend Commission:

**Award San Francisco Public Works Contract for the Chinatown Public Health Center Renovation at 1490 Mason St.**

Amount:

**\$44,790,096.60 with a contingency of \$4,479,009.66**

Construction Duration:

**1,000 consecutive calendar days with a contingency of 100 consecutive calendar days**

Contractor:

**Suffolk Construction Company Inc.**

Reason:

**Seismic retrofit, significant upgrades to existing building systems, HazMat abatement, and renovation to make the building safer for the current Primary Care Program and the co-location of Mental Health Services**



# QUESTIONS

**City and County of San Francisco  
Department of Public Works  
TABULATION OF BEST VALUE SCORES  
PLA**

SOURCING ID: 0000010892

CONTRACT TITLE: PW CHNTWN PBLC HLTH CNTR RENO

FULL TITLE: Chinatown Public Health Center Renovation [CITYWIDE PLA]

BIDS OPENED: January 13, 2026

<u>BIDDERS (in the order received &amp; opened):</u>	<u>Total Bid Price</u>	<u>Non-Price Score</u>	<u>Best Value Score</u> <small>(Total Price ÷ Non-Price Score)</small>
S.J. Amoroso Construction Co.	\$47,897,000.00	498.00	96,178.71
Suffolk Construction Company, Inc.	<b>\$44,790,096.60</b>	650.33	68,872.87

Average Bid: \$46,343,548.30  
 Engineer's Estimate: \$43,000,000.00  
 % of Engineer's Estimate: 108%  
 % of Engineer's Estimate vs. Low Bid Received: 104%

cc: Youcef Bouhamama Scott Anderson All Bidders  
 Ivan Oldenkamp Vivian Liu  
 Joe Chin Jason Chin  
 Magdalena Ryor Richard Gee

For complete subcontractor listings, check: <https://bidopportunities.apps.sfdpw.org/CaseLoad/Details/2630>

January 13, 2026

**[Yellow Box]** = Indicates a correction after review



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
DPW: Chinatown Health Center - 1490 Mason Street		0159046
<b>Case No.</b>		<b>Permit No.</b>
2021-012063ENV		202212239075
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>The proposed project would gut the entire interior but retain the capacity and all existing uses of the existing building by replacing them with new equivalent clinical facilities rearranged and updated. This includes the replacement of all mechanical/electrical/plumbing (MEP) systems, including the replacement in kind of existing rooftop mechanical equipment and refurbishment of the parking area.</p> <p>The existing exterior precast-clad curtain-wall system with windows will be demolished and be replaced by new lightweight curtain wall system, with the materials and finish to be determined following consultation with the Civic Design Review Committee in advance of the application for a building permit. Modifications to the existing foundation will be required as part of the installation of the new curtain wall; depth of excavation would be approximately 5 feet around the building's entire perimeter to a width of 5 feet. A new support column would be constructed in the median under the building at the entrance to the Broadway Tunnel on a micropile foundation. New fenestration will be introduced into the new curtain-wall system. The existing SFAC "Dragon Relief" sculpture will be removed and relocated to the new exterior roof fascia on the east-facing facade.</p>		

### EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities. (CEQA Guidelines section 15301)</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction. (CEQA Guidelines section 15303)</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development. (CEQA Guidelines section 15332)</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p>
<input type="checkbox"/>	<b>Other _____</b>
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment.

## ENVIRONMENTAL SCREENING ASSESSMENT

### Comments:

The planning department's staff archeologist conducted preliminary archeological review on 9/14/2023 and determined that Public Works Standard Archeological Measure I (Discovery during Construction) is required.

**Planner Signature:** Don Lewis

## PROPERTY STATUS - HISTORIC RESOURCE

### PROPERTY IS ONE OF THE FOLLOWING:

<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource.
<input checked="" type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age).
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age).

## PROPOSED WORK CHECKLIST

### Check all that apply to the project.

<input type="checkbox"/>	<b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	<b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	<b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	<b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	<b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	<b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	<b>Addition(s)</b> not visible from any immediately adjacent public right-of-way for 150 feet in each direction; or does not extend vertically beyond the floor level of the top story of the structure, or does not cause the removal of architectural significant roofing features.
<input type="checkbox"/>	<b>Façade or storefront alterations</b> that do not remove, alter, or obscure character -defining features.
<input type="checkbox"/>	<b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed.
<input type="checkbox"/>	Project involves scope of work listed above.

**ADVANCED HISTORICAL REVIEW**

Check all that apply to the project.

<input checked="" type="checkbox"/>	<p><b>Reclassification of property status.</b> (<i>Attach HRRER Part I relevant analysis; requires Principal Preservation Planner approval</i>)</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><input type="checkbox"/> Reclassify to Category A</p> </div> <div style="width: 45%;"> <p><input checked="" type="checkbox"/> Reclassify to Category C</p> <p><input type="checkbox"/> Lacks Historic Integrity</p> <p><input type="checkbox"/> Lacks Historic Significance</p> </div> </div>
<input type="checkbox"/>	Project involves a <b>known historical resource (CEQA Category A)</b>
<input type="checkbox"/>	Project does not substantially impact character-defining features of a historic resource (see Comments)
<input type="checkbox"/>	Project is compatible, yet differentiated, with a historic resource.
<input type="checkbox"/>	Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties
<b>Note: If ANY box above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with EXEMPTION REVIEW.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review.
<p><b>Comments by Preservation Planner:</b> PLEASE SEE ATTACHED</p>	
<p><b>Preservation Planner Signature:</b>            Rebecca Salgado</p>	

**EXEMPTION DETERMINATION**

<input checked="" type="checkbox"/>	<p><b>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b></p>	
	<p><b>Project Approval Action:</b> Public Works Director's direction to proceed</p>	<p><b>Signature:</b> Don Lewis 09/14/2023</p>
	<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at <a href="https://sfplanninggis.org/pim/">https://sfplanninggis.org/pim/</a>. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link.</p> <p>Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and chapter 31 of the San Francisco Administrative Code. Per chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the approval action occurs at a noticed public hearing, or within 30 days after posting on the planning department's website (<a href="https://sfplanning.org/resource/ceqa-exemptions">https://sfplanning.org/resource/ceqa-exemptions</a>) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.</p>	

**Advanced Historical Review Comments (Continued)**

Per the HRER Part I prepared on 5/6/2022, neither the existing building nor the "Dragon Relief" sculpture attached to the building were found to be individually eligible for listing on the California Register of Historical Resources. The buildings surrounding the subject property are varied in style and construction date, and do not represent a discrete, visually cohesive development that would justify the identification of a historic district. Therefore, the subject block and immediate area do not appear to be eligible as a potential historic district.

## MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### MODIFIED PROJECT DESCRIPTION

The "Dragon Relief" sculpture would not be restored to the facade. Instead, the project sponsor would place it in permanent storage. The Chinatown Public Health Center spans the Broadway roadway to the tunnel entrance and is structurally separated from the tunnel structure. It is supported on steel box columns encased with concrete and fireproofing behind concrete retaining walls along the roadway's north and south sides. The project would install braced frames along the tunnel's north and south walls. This would require temporary shoring and modifications to the tops of existing piles supporting the braced frames. A below-grade concrete grade beams would connect the new foundation of the Tunnel's north and south walls. Tie beams would provide transverse reinforcement below grade. After installation, the concrete island and adjoining pedestrian pathways would be reconstructed. No structural elements would protrude above the finished roadway surface. Interior tunnel work includes removing and abating existing walls and ceiling tile finishes and fireproofing. New 4"x 4" wall tiles would be installed to match existing tiles. The ceiling finish would consist either of replacement 4x4 tiles or a lightweight removable panel system for maintenance access. Tunnel lighting fixtures would be upgraded to LED fixtures. Work would be phased to minimize traffic disruption. Two traffic lanes would remain open at all times during construction, except for two weekend full closures. Pedestrian sidewalks would be opened or closed as required by phasing. A coordinated phasing plan has been developed with SFMTA and would be included in the bid documents. SFMTA has provided traffic control specifications.

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- |                          |                                                                                                                                                                                                                    |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

**If at least one of the above boxes is checked, further environmental review is required**

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

The proposed modification would not result in any of the above changes.

If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.

**Planner Name:**

Don Lewis

**Date:**

05/16/2025



**MEMORANDUM**

Date: February 3, 2026

To: Youcef Bouhamama, SF Public Works  
Ben Washington, SF Public Works  
Dennis Lam, SF Public Works

From: Ivan Oldenkamp, Contract Monitoring Division

Subject: CMD Review of Bids submitted on January 13, 2026 for Chinatown Public Health Center Renovation [CITYWIDE PLA], Sourcing Event ID 0000010892

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**Suffolk Construction Company, Inc. ("Suffolk") is the lowest responsive bidder.**

LBE bid discounts do not apply to this project because the engineer's estimate exceeded \$20 Million.

Bidder	Base Bid	Non-Price Score	Best Value Score (Total Price/Non-Price Score)
Suffolk Construction Company, Inc.	\$44,790,096.60	650.33	68,872.87
S.J. Amoroso Construction Co.	\$47,897,000.00	498.00	96,178.71

**Suffolk satisfactorily demonstrated how they will meet the LBE subcontractor participation requirement.**

A combination of Micro-LBE and Small-LBE participation will count toward LBE subcontractor participation compliance. Suffolk's commitment for this contract:

	Requirement %	Commitment %
Micro LBE	6.00%	14.47%*
Small LBE	10.00%	1.27%
SBA LBE	0%	0%

Bidders may count Micro-LBE participation towards Small-LBE requirement.

\*Suffolk's LBE commitment has been determined to be responsive in accordance with San Francisco Administrative Code 14B.8(C)

**In their bid, Suffolk listed the following subcontractors on this contract.**

Tier	Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent Of Work	Amount
1	Anco Iron & Construction	Misc metals/steel	LBE	MICR	100%	8.94%	\$4,002,007.00
1	De Haro Ramirez Group	Site rebar, formwork, and concrete placement	LBE	SML	100%	1.05%	\$468,969.61
1	JDB & Sons Construction Inc.	Civil utilities, storm drainage	LBE	MICR	100%	0.06%	\$25,000.00
1	LaHue and Associates	Signage	LBE	MICR	100%	0.43%	\$191,447.50*
1	Mike O'Dell Surveys	Surveying	LBE	SML	100%	0.22%	\$99,100.00
1	Reva Murphy Associates, Inc.	Waterproofing & roofing	LBE	MICR	100%	1.48%	\$661,244.00
1	YADEJS, Inc.	Final cleaning	LBE	MICR	100%	0.11%	\$47,670.00
2	Am Pac Builders Inc. (2nd tier to Capitol Glass Company)	Tunnel work	LBE	MICR	100%	0.29%	\$130,000.00
2	Anco Iron & Construction (2nd tier to BT Mancini Co.)	ACM panel (supplier) **	LBE	MICR	60%	0.79%	\$351,693.00
2	Bay-Tech Electric Inc. (2nd tier to Edward W. Scott Electric Co.)	Electrical	LBE	MICR	100%	0.79%	\$351,693.00
2	C&N Reinforcing, Inc. (2nd tier to Disney Construction Inc.)	Tunnel work	LBE	MICR	100%	0.29%	\$130,000.00
2	G&C Equipment Corporation (2nd tier to Bay City Mechanical)	Plumbing (supplier)	LBE	MICR	60%	2.00%	\$894,560.00
2	KM 106 Construction Inc. (2nd tier to Ferma Corporation)	Hazardous material abatement	LBE	MICR	100%	0.27%	\$123,050.00
2	Mars Glass Company (2nd tier to Capitol Glass Company)	Glazing†	LBE	MICR	100%	0.27%	\$123,050.00
1	A1 Quality Blinds	Window treatments				0.70%	\$313,000.00
1	Bay City Mechanical Inc.	Plumbing				2.90%	\$1,299,000.00
1	Bay City Mechanical Inc.	Mechanical				8.91%	\$3,992,000.00
1	BT Mancini Co., Inc.	Metal panel façade				3.77%	\$1,686,464.00

1	Central California Insulation	Insulation				1.05%	\$469,743.00
1	CMC Traffic Control Specialists	GR's - traffic control plans				1.20%	\$536,792.00
1	Disney Construction Inc.	Tunnel work				7.41%	\$3,320,000.00
1	DS Baxley, Inc. dba DSB+	Flooring (resilient, carpet, VCT, epoxy-resin terazzo)				1.07%	\$477,090.00
1	Edward W. Scott Electric Co.	Electrical/comm/safety and security				13.33%	\$5,970,900.00
1	Ferma Corporation	Interior demolition				0.87%	\$391,721.00
1	Ferma Corporation	Hazardous materials abatement				2.77%	\$1,241,821.00
1	Freas (REPLACE)	Stucco, lath & plaster				1.55%	\$693,019.00
1	FUSE Builds dba Liberty Builds	GR's scaffolding, specialties				1.39%	\$621,606.00
1	George E. Masker, Inc.	Painting, wallcovering, sealers, coatings				0.68%	\$305,000.00
1	Highpoint Acoustic Specialties	Acoustic ceilings				0.70%	\$312,900.00
1	Ironwood Commercial Builders, Inc.	Metal frame/drywall				3.05%	\$1,368,223.00
1	Millbrae Glass LTD dba Capitol Glass Company	Storefront, glass & glazing, interior glazing				3.96%	\$1,772,305.00
1	Otis Elevator Company	Elevators				2.14%	\$956,485.00
1	Paragon Mechanical	Flashing				0.49%	\$217,667.00
1	Pro Installations, Inc. dba Prospectra Contract Flooring	Tile & stone				0.84%	\$375,350.00
1	Rainbow Waterproofing & Restoration Co.	Precast façade restoration				0.75%	\$335,765.00
1	RCM Fire Protection Inc.	Fire protection				0.94%	\$421,000.00
1	Scaffold Solutions Inc.	Scaffolding				0.89%	\$399,660.00
1	Sullivan Construction Company Inc.	DFH				1.69%	\$756,739.00

CMD internal note on credited LBE participation:

\*LaHue and Associates ("LaHue") indicated on CMD Form 6 that it will further subcontract out \$59,500 to Supreme Sign Installations, a non-LBE firm. LaHue's credited LBE participation was reduced by this amount.

\*\*Anco Iron & Construction ("Anco") was listed to perform "electrical (subtier)" on Section 00 43 36 which Suffolk confirmed to be an error due to 1) accidental copy and pasting, and 2) the LBE being listed as a lower tier subcontractor to another subcontractor. CMD verified via the firm's CMD Form 6 and bid quote that their scope of work is consistent with their LBE certification category (metal supplier).

†Mars Glass was listed on Section 00 43 36 to perform "hazardous material abatement (subtier)" which Suffolk confirmed to be an error due to 1) accidental copy and pasting, and 2) the LBE being listed as a lower tier

subcontractor to another subcontractor. CMD verified via the firm's CMD Form 6 and bid quote that their scope of work is consistent with their LBE certification category (glazing).

**Suffolk satisfied the “Good Faith Efforts” requirement.**

Suffolk utilized Approach C by achieving at least 50 points with their demonstration of outreach.

**Contract Monitoring Division (“CMD”) finds Suffolk is responsive to pre-award requirements of Chapter 14B. Once awarded, the contract will be monitored for compliance with the LBE subcontractor participation commitment, as well as other 14B requirements.**

Primary CMD contact for the contract: Ivan Oldenkamp, [ivan.oldenkamp@sfgov.org](mailto:ivan.oldenkamp@sfgov.org)

CMD must be contacted immediately for:

- Subcontractor addition/substitution;
- Contract modification that cumulatively increases the original contract value by 20%;
- Prompt payment issues;
- Any other issues pertaining to LBE subcontractor participation

Noncompliance may result in penalties, including monetary fines. Please communicate with CMD early.

IO



**Carla Short, Director** | Director's Office

carla.short@sfdpw.org | T. 628.271.3078 | 49 South Van Ness Ave. Suite 1600, San Francisco, CA 94103

## **Public Works Project Manager Form**

**Date:** 02/09/26

**Project Manager/Project Lead:** Youcef Bouhamama

**Public Works Division/Section:** Project Delivery/ Bureau of Project Management

**Contract Title:** Chinatown Public Health Center Renovation Project

**Supplier Name:** Suffolk Construction Company, Inc.

### **Project Manager Recommendation:**

The project team has completed reviewing the bids. We find that SUFFOLK Construction Company, Inc. meets the experience requirements, is responsible, and is qualified to perform the work. Accordingly, we recommend awarding the contract to SUFFOLK Construction Company, Inc.

### **Contract Background:**

Since 1969, the Chinatown Public Health Center has been a vital healthcare provider for the Chinatown community. Now, it is experiencing its first major renovation. Operated by the San Francisco Department of Public Health, this three-story, 30,000-square-foot facility is situated above the east entrance of the Broadway Tunnel. It offers services including dental care, primary health care, behavioral health, and child development support.

This renovation will include comprehensive seismic upgrades and significant interior demolition to transform the building into a state-of-the-art health facility. Structural improvements, such as installing new braced frames, updating pile caps, extending grade beams, and reinforcing moment connections, will necessitate traffic management and phased roadway closures.

Site upgrades will feature sidewalk improvements, roadway resurfacing, and utility trenching for new electrical service. Exterior updates include re-roofing, adding new metal panel finishes, replacing windows with high-performance ones, installing vertical sunshades with maintenance access, and adding artwork. Inside, reconfigurations and system upgrades will boost operational efficiency and enhance the experience for staff and patients.

**Contract Funding Source(s):**

<b>Source(s)</b>	<b>Amount</b>
2024 Healthy, Safe and Vibrant General Obligation Bond (Second Bond sale TBD in May 2026 by Controller's office)	\$43,437,111.71
Mental Health Service Act (MHSA) fund – State fund	\$1,352,984.89
<b>Total Bid Award Price</b>	<b>\$44,790,096.60</b>