



Meeting Date: April 10, 2025

To: Public Works Commission

Through: Carla Short, Public Works Director
Magdalena Ryor, Bureau Manager & ESER Program Manager

From: Masoud Vafaei, Project Manager

Subject: 1 South Van Ness Avenue Elevator Modernization (REBID) – Contract Modification

Director’s Recommendation: Approve a net increase of \$769,548 and 143 calendar days to Contract No. 1000034217, 1 South Van Ness Ave. Elevator Modernization with W.E. Lyons Construction Co. and authorize the Director of Public Works to approve future modifications to the contract for a total contract amount of up to \$3,611,444 and a total contract duration of up to 753 calendar days.

Contract Background: There are two passenger elevators and one freight elevator available at 1 South Van Ness Avenue. Elevator consultant, Syska Hennessy Group, completed an assessment report on building elevators and recommended modernization of all three elevators to address obsolescence, poor reliability and unplanned downtime. Based on Syska Hennessy’s recommendation, Public Works, in consultation with the City’s Real Estate Division, initiated a solicitation for an outside contractor to perform the modernization work. Due to budget constraints, the project was advertised for the two passenger elevators as base bid, and the freight elevator as bid alternate #1.

On December 20, 2023, Public Works received four bids and W.E. Lyons Construction Co. was determined as the lowest responsible and responsive bidder. The construction contract for base bid was awarded to W.E. Lyons Construction Co. in the amount of \$2,583,542 based on the Public Works Commission adopted Resolution No. 2024-0080 on September 10, 2024, which authorized San Francisco Public Works to award the Contract to W.E. Lyons Construction Co. Notice to Proceed (NTP) was issued on November 13, 2024, enabling the modernization of two passenger elevators.

Reason for Modification: After award of base contract, Public Works received additional funding from the City’s Real Estate Division for the modernization of the freight elevator as Bid Alternative #1. Per Public Works’ request, W.E. Lyons Construction Co. submitted a change order request to complete the additional scope of modernizing the freight elevator for an additional \$769,548.

Contract Details:

1 South Van Ness Avenue Elevator Modernization (REBID) – Contract Modification
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Contract Title:	1 South Van Ness Avenue Elevator Modernization (REBID)
Contractor Name:	W.E. Lyons Construction Co.
Contract Number: Name:	1000034217

Summary of Total Amounts:

	Contract Amount	Contract Duration
Original Contract Amount:	\$2,583,542	610 days
Previous Approved Modifications:	0	0
10% Contingency:	\$258,354	0
Contract Modification Amount Requested Now:	\$769,548	143 days
Authorized Contract Limits, if Approved:	\$3,611,444	753 days

Contract Funding Sources:	General Fund and Certificate of Participation - Critical Repair Program
Compliance Information:	Contract Monitoring Division (CMD) waived the LBE Subcontracting requirement.
Related Commission Actions:	Public Works Commission adopted Resolution No. 2024-0080 on September 10, 2024.
Additional Information:	
Attachments:	

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

RESOLUTION NO. _____

WHEREAS, On April 12, 2021, San Francisco Public Works (Public Works) entered into an agreement with the San Francisco Real Estate Division (RED) to manage the design and construction of the 1 South Van Ness Elevator Modernization Project (Project); and

WHEREAS, The Planning Department has determined the Project is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment; and

WHEREAS, On March 7, 2022, the Project was submitted to the San Francisco Department of Building Inspection for a construction permit application, and the application was approved on August 3, 2023; and

WHEREAS, On June 30, 2023, Public Works advertised the Project; and

WHEREAS, On September 10, 2024, the San Francisco Public Works Commission approved Resolution No. 2024-0080, awarding Contract No. 1000034217 to W.E. Lyons Construction Co.; and

WHEREAS, Public Works issued the Notice-to-Proceed to W.E. Lyons Construction Co. on November 13, 2024; and

WHEREAS, The awarded contract amount was \$2,583,542; and

WHEREAS, The awarded duration was 610 calendar days; and

WHEREAS, An increase of \$769,548 and 143 calendar days to the contract duration is requested for the Project; now, therefore, be it

RESOLVED, That this Commission hereby approves an increase of \$769,548 and 143 calendar days to the 1 South Van Ness Elevator Modernization contract with W.E. Lyons Construction Co.; and be it

FURTHER RESOLVED, That this Commission hereby authorizes the Director of Public Works to approve future modifications to the contract for a total contract cost of up to \$3,611,444 and a total contract duration of up to 753 calendar days.

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

Commission Affairs Manager
Public Works Commission