



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: Youth Guidance Center Boiler Replacement Project - Contract Award

Director's Recommendation: Award construction contract for Youth Guidance Center Boiler Replacement, in the amount of \$1,891,000 for 640 consecutive calendar days, to CLW Builders Inc. to replace one existing non-operational boiler with two new compact boilers at the Youth Guidance Center at 375 Woodside Avenue, San Francisco.

Contract Background: This project will replace one existing non-operational boiler with two new compact boilers at the Youth Guidance Center at 375 Woodside Avenue, San Francisco. There are a total of four existing boilers in this facility that provide heating energy for space heating and for kitchen facilities. Three of the existing boilers are obsolete and encased in a brick structure containing asbestos and lead paint. Two of the obsolete boilers are not operational and the third boiler is at imminent risk of failure. The fourth boiler is in serviceable condition and is in continuous use. The facility requires additional boilers to meet peak seasonal heating demands and to provide backup capacity in case of failure of the single serviceable boiler. This project will demolish one existing boiler, abate asbestos and lead paint, and install two new compact boilers.

Solicitation Process: SF Public Works advertised the project on November 01, 2024 and received four bids on December 11, 2024. A bid protest was received from the second-lowest bidder on December 18, 2024. The bid protest was reviewed and determined to be valid, and the bid submitted by Arana Group, Inc. was deemed non-responsive on January 13, 2025. CLW Builders, Inc.'s bid was reviewed and determined to be the lowest responsive and responsible bidder.

The average bid was 138% above the engineer's estimate; the lowest bid was from Arana Group, Inc., their bid was 133% above the engineer's estimate. Below is a summary of the bid results; a full tabulation of bids can be found in Attachment 1.

Youth Guidance Center Boiler Replacement Project - Contract Award

Public Works Commission Meeting: April 10, 2025

Bid Item	Arana Group, Inc.	CLW Builders, Inc.	Trico Construction	Svala Construction, Inc.
Youth Guidance Center Boiler Replacement Project <i>(Construction contract between SFPW and general contractor)</i>	\$1,863,957.02	\$1,891,000.00	\$1,996,036.00	\$2,000,094.00

Contract Details:

Contract Title:	Youth Guidance Center Boiler Replacement Project - Contract Award
Contract Award Amount:	\$1,891,000
Cost Estimate:	\$1,400,000
Contract Funding Sources:	General Fund
Anticipated Project Schedule:	Anticipated Start of Construction: June 2025 Substantial Completion: February 2027 Final Completion: April 2027
Contract Duration:	580 consecutive calendar days to reach substantial completion 60 consecutive calendar days thereafter to reach final completion
Contractor Name:	CLW Builders, Inc.
Compliance with Chapter 14B Local Business Enterprise Ordinance:	Contract Monitoring Division (CMD) has set an LBE subcontracting requirement of 15% for this project. CLW Builders, Inc. has committed 17.19%.
Environmental Determination (if applicable):	The Planning Department has determined the Project is categorically exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 (State CEQA Guidelines 15301 – Minor alteration of existing facilities with negligible or no expansion of use) Categorical Exemption because the project is an alteration of the existing structure.
Other Compliance:	N/A
Additional Information:	N/A
Attachments:	Attachment 1: Bid Tabulation Attachment 2: Contract Monitoring Division (CMD) Memo

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

RESOLUTION NO. _____

WHEREAS, On April 18, 2021, San Francisco Public Works (Public Works) entered into an agreement with the San Francisco Juvenile Probation Department to manage the design and construction of the Youth Guidance Center Boiler Replacement Project (Project); and

WHEREAS, The Planning Department has determined the Project is categorically exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 (State CEQA Guidelines 15301 – Minor alteration of existing facilities with negligible or no expansion of use) Categorical Exemption because the Project is an alteration of the existing structure; and

WHEREAS, On December 14, 2022, the Project was submitted to the San Francisco Department of Building Inspection for a construction permit application, and the application was approved on December 5, 2023; and

WHEREAS, On November 1, 2024, Public Works advertised the Project; and

WHEREAS, On December 11, 2024, Public Works received four bids; and

WHEREAS, On December 18, 2024, Public Works received a bid protest from the second-lowest bidder; and

WHEREAS, On January 13, 2025, Public Works determined the bid protest to be valid; and

WHEREAS, Public Works staff and Contract Monitoring Division staff reviewed the bids and determined that CLW Builders, Inc. is the responsible bidder with the lowest responsive bid; and

WHEREAS, CLW Builders, Inc.’s bid was \$1,891,000; and

WHEREAS, Local Business Enterprise Sub-contracting requirement of 15% was set by Contract Monitoring Division for this Project; and

WHEREAS, CLW Builders, Inc. has committed to 17.19% Local Business Enterprise Sub-contracting; and

WHEREAS, \$1,891,000 of the construction contract will be funded by the General Fund; now, therefore, be it

RESOLVED, That this Commission hereby approves the award of Construction Contract for Sourcing Event ID 0000010057 - Youth Guidance Center Boiler Replacement project, in the amount of \$1,891,000 with a duration of 640 consecutive calendar days, to the lowest responsive and responsible bidder, CLW Builders, 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

**City and County of San Francisco
Department of Public Works
TABULATION OF BIDS**

SOURCING ID: 0000010057
 CONTRACT TITLE: PW YGC BOILER RPLCMNT PRJ
 FULL TITLE: Youth Guidance Center Boiler Replacement Project
 BIDS RECEIVED: December 11, 2024

<u>PROPOSERS (in the order received & opened):</u>	<u>LBE Status Claimed</u>	<u>Total Bid Price</u>
Trico Construction	Micro-LBE 10%	\$1,996,036.00
CLW Bidders, Inc.	Small-LBE 10%	\$1,891,000.00
Svala Construction, Inc.	Micro-LBE 10%	\$2,000,094.00
Arana Group, Inc.	Micro-LBE 10%	\$1,863,957.02
	Average Bid:	\$1,937,771.76
	Engineer's Estimate:	\$1,400,000.00
	% of Engineer's Estimate:	138%
	% of Engineer's Estimate vs. Low Bid Received	133%

cc: Simon Chu Albert Ko Carla Short
 Vivian Liu Alaric Degrafinried Julia Laue
 Ivan Oldenkamp Laura Tanigawa

For complete subcontractor listings, check: <https://bidopportunities.apps.sfdpw.org/CaseLoad/Details/2581>

Sourcing ID: 0000010057
 Contract Title: PW YGC BOILER RPLCMNT PRJ
 Full Title: Youth Guidance Center Boiler Replacement Project
 Bid Date: December 11, 2024

BID ITEMS	QUANTITIES	UNIT	UNIT PRICE	Trico Construction	UNIT PRICE	CLW Bidders, Inc.	UNIT PRICE	Svala Construction, Inc.	UNIT PRICE	Arana Group, Inc.
				EXTENSION		EXTENSION		EXTENSION		EXTENSION
1	---	LS	---	\$1,831,716.00	---	\$1,738,100.00	---	\$1,555,594.00	---	\$1,559,224.10
2	---	LS	---	\$121,820.00	---	\$110,400.00	---	\$402,000.00	---	\$262,232.92
3	---	AL	---	\$20,000.00	---	\$20,000.00	---	\$20,000.00	---	\$20,000.00
4	---	AL	---	\$22,500.00	---	\$22,500.00	---	\$22,500.00	---	\$22,500.00
TOTAL BID PRICE:				\$1,996,036.00		\$1,891,000.00		\$2,000,094.00		\$1,863,957.02



MEMORANDUM

Date: March 11, 2025

To: Masoud Vafaei, SF Public Works
Dennis Lam, SF Public Works

From: Ivan Oldenkamp, Contract Monitoring Division

Subject: CMD Review of Bids submitted on December 11, 2024 for Youth Guidance Center Boiler Replacement Project, Sourcing Event ID 0000010057

CLW Builders, Inc. ("CLW") is the apparent low bidder after the bid discount.

The bid discount was applied to bidders who are certified by the Contract Monitoring Division, ("CMD") as an LBE in the type of work that is specified for the bidder by the Contract Awarding Authority.

Bidder	LBE Status, Type and Size	Base Bid	Bid Discount	Adjusted Bid with Bid Discount
Arana Group, Inc.	SF LBE - MBE (Micro)	\$1,863,957.02	10%	\$1,677,561.32
CLW Builders, Inc.	SF LBE - MBE (Small)	\$1,891,000.00	10%	\$1,701,900.00
Trico Construction	SF LBE - WBE (Micro)	\$1,996,036.00	10%	\$1,796,432.40
Svala Construction, Inc.	SF LBE - OBE (Micro)	\$2,000,094.00	10%	\$1,800,084.60

CLW is the lowest responsive and responsible bidder because Arana Group, Inc. was found nonresponsive to Chapter 14B pre-award requirements.

CLW 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. CLW's commitment for this contract:

	Requirement %	Commitment %
Micro/Small LBE	15	17.19

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

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent Of Work	Amount
KM 106 Construction, Inc.	Assist w/ demo, install concrete pedestals and mooring bollards.	LBE	MICR	100%	14.01%	\$265,000.00
Volk Electric, Inc.	Electrical	LBE	MICR	100%	3.17%	\$60,000.00
Cal Pacific Construction	Concrete/misc. finishes				1.59%	\$30,000.00
Emcore	HVAC, wetside, piping				50.76%	\$959,861.00

CLW satisfied the “Good Faith Efforts” requirement.

CLW utilized Approach A and exceeded the LBE subcontractor participation requirement by 35%.

CMD finds CLW 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

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.