



Meeting Date: April 10, 2025

To: Public Works Commission

Through: Carla Short, Public Works Director
Albert Ko, PE, City Engineer & Deputy Director

From: Colin Mosher, Project Manager & Architect

Subject: Southeast Health Center Phase 3 Renovation - Contract Award

Director's Recommendation: Award the Southeast Health Center Phase 3 Renovation Construction Contract Sourcing ID# 0000009561 in the amount of \$6,838,680 for 209 consecutive calendar days to Chiang C.M. Construction, Inc. for tenant improvement of the Southeast Health Center clinic building located at 2401 Keith Street, San Francisco, for the Department of Public Health.

Contract Background: This project is the tenant improvement of the Southeast Health Center clinic building at 2401 Keith Street. San Francisco Department of Public Health aims to prepare the space for relocation of the Southeast Child-Family Therapy Center and Families Rising behavioral health programs. Interior work scope includes modification of partitions, ceilings, finishes, and improvements to mechanical, plumbing, fire protection, fire alarm, electrical, telecommunications, and security systems. Limited exterior scope includes facades refresh, windows/storefront system replacements, and minor roof patching, including after rooftop unit upgrades and removal of metal screen. Site work includes upgrades to the building courtyards and modifications to the sidewalk landscape strip along Armstrong Avenue for new street trees, plantings and extended irrigation coverage. The Contractor submitting the lowest responsive bid may be awarded the construction contract to perform the work.

Solicitation Process: On December 23, 2024, San Francisco Public Works advertised the Request for Bids with an estimated contract amount of approximately \$8,523,314 with a contract duration of 209 consecutive calendar days. On February 5, 2025, Public Works received four (4) bids. City staff reviewed the proposals and determined that Chiang C.M. Construction, Inc. is the lowest responsive responsible bidder.

Contract Details:

Contract Title:	Southeast Health Center Phase 3 Renovation
Contract Award Amount:	\$6,838,680
Cost Estimate:	Approximately \$8,523,314

Contract Funding Sources:	State Funds (Mental Health Service Act) Federal Funds (Health Resources and Service Administration)
Anticipated Project Schedule:	Notice-to-Proceed is expected to be issued shortly after the contract is certified by the Public Works Contract Administration staff, which is anticipated to occur in May 2025. Contract will end 209 consecutive calendar days after it commences.
Contract Duration:	209 consecutive calendar days
Contractor Name:	Chiang C.M. Construction, Inc.
Compliance with Chapter 14B Local Business Enterprise Ordinance:	Local Business Enterprise (LBE) Subcontracting Participation under San Francisco Administrative Code Chapter 14B is not applicable to this Contract. Small Business Enterprise (SBE) participation goal is 10%, Minority-Owned Small Business Enterprise (MBE) participation goal is 11%, and the Woman-Owned Business Enterprise (WBE) participation goal is 4%.
Environmental Determination (if applicable):	1. CEQA Exemption Determination has been made for this project, Case No. 2024-003896PRL. The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) per Categorical Exemption Class 1 – Existing Facilities. 2. Regulatory Affairs Final Quality Assurance / Quality Control Review signed 6/12/24.
Other Compliance:	N/A
Additional Information:	N/A
Attachments:	Attachment 1: Tabulation of Bids Attachment 2: Pre-Award Memo Attachment 3: CEQA Exemption Determination

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

RESOLUTION NO. _____

WHEREAS, The San Francisco Department of Public Health plans to move the Southeast Child-Family Therapy Center and Families Rising behavioral health programs into the building located at 2401 Keith Street, San Francisco; and

WHEREAS, On December 23, 2024, San Francisco Public Works advertised the Request for Bids for the Southeast Health Center Phase 3 Renovation construction contract; and

WHEREAS, On February 5, 2025, Public Works received four bids; and

WHEREAS, On April 4, 2025 determined that Chiang C.M. Construction, Inc. is the lowest responsive responsible bidder; and

WHEREAS, On April 9, 2025 bid protest determination was issued; and

WHEREAS, The work to be done under this construction contract consists of a tenant improvement at 2401 Keith Street, San Francisco, and may include, but is not limited to, interior modification of partitions, ceilings, finishes, and improvements to mechanical, plumbing, fire protection, fire alarm, electrical, telecommunications, and security systems; limited exterior scope including facades refresh, windows/storefront system replacements, and minor roof patching, including after rooftop unit upgrades and removal of metal screen; and site work including upgrades to the building courtyards, modifications to the sidewalk landscape strip along Armstrong Avenue for new street trees, plantings, and extended irrigation coverage; and

WHEREAS, The contract award amount is \$6,838,680; and

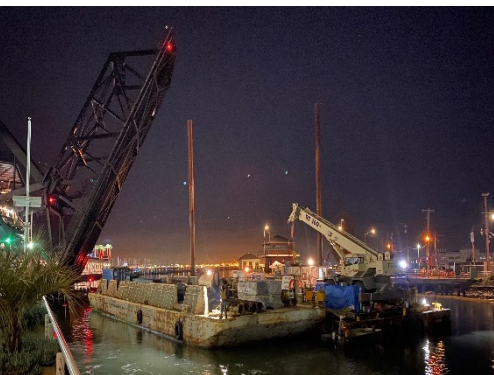
WHEREAS, The contract duration is 209 consecutive calendar days; and

WHEREAS, Public Works staff and Compliance Officer reviewed the bids and determined that Chiang C.M. Construction, Inc. is the lowest responsive bidder; and

RESOLVED, That this Commission hereby awards the Southeast Health Center Phase 3 Renovation Contract in the amount of \$6,838,680 with contract duration of 209 consecutive calendar days to Chiang C.M. Construction, Inc.

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

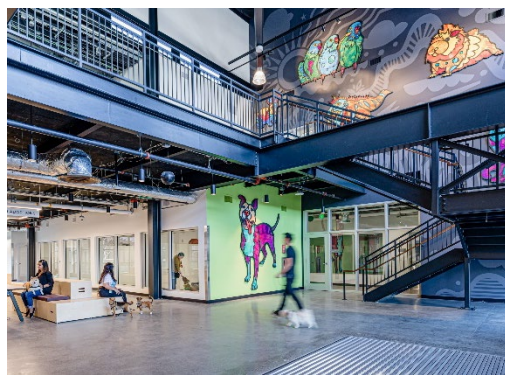
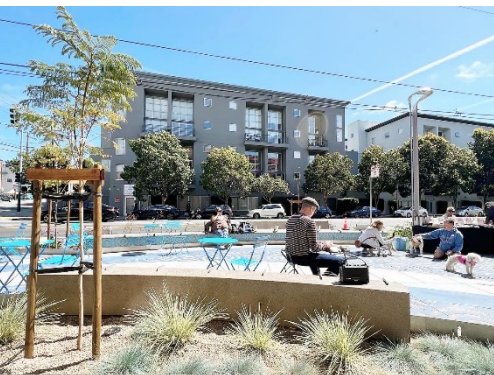
Commission Affairs Manager
Public Works Commission



April 10, 2025

Southeast Health Center Phase 3 Renovation

Colin Mosher
Project Architect



Southeast Health Center Phase 3 Renovation

Contract Award

Recommend Commission:

Award San Francisco Public Works Contract for the Southeast Health Center Phase 3 Renovation for tenant improvement located at 2401 Keith St. in preparation for Department of Public Health behavioral health programs

Amount:

\$6,838,680

Construction Duration:

209 calendar days

Contractor:

Chiang C.M. Construction, Inc.

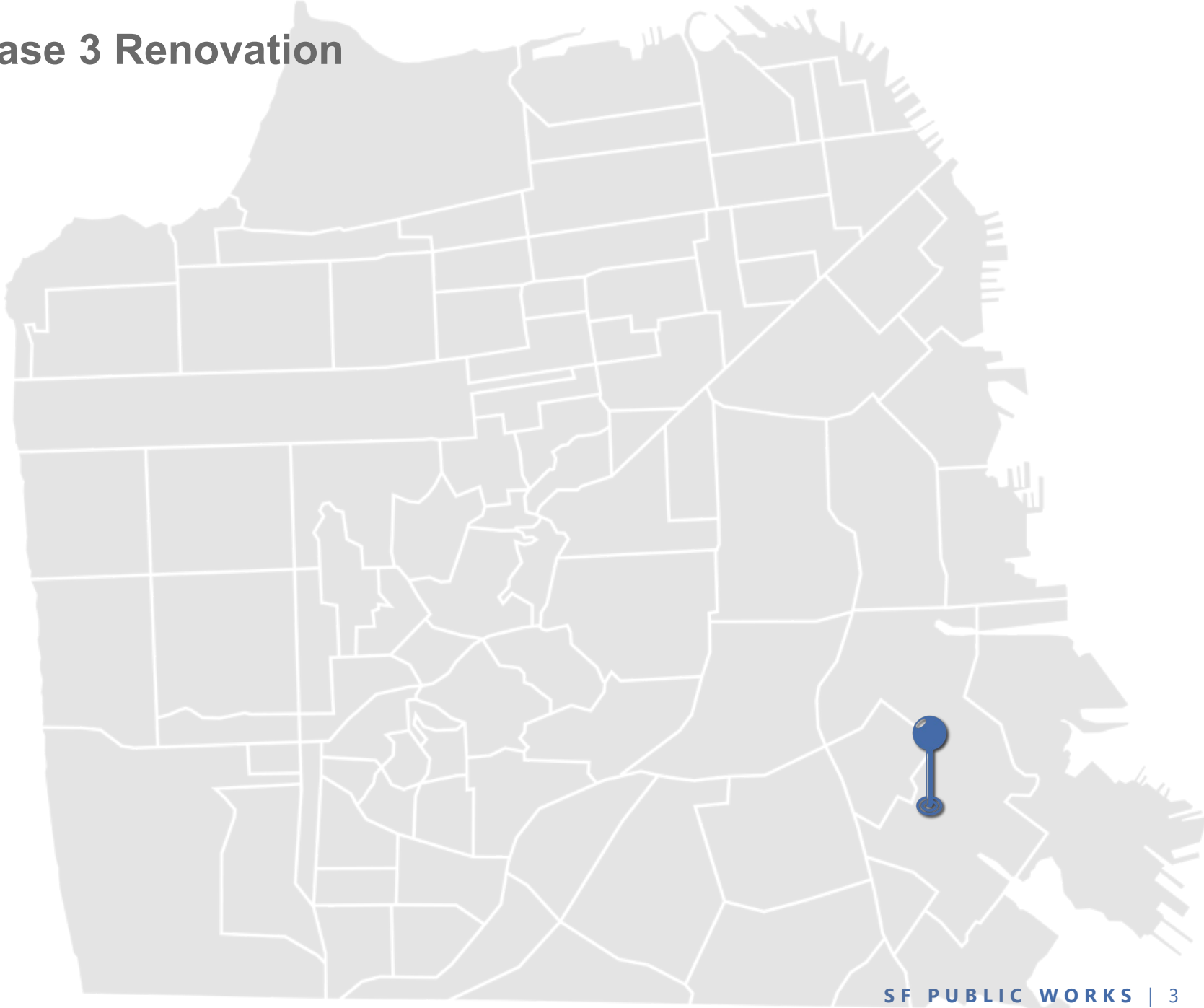
Reason:

Allow for the renovation of 2401 Keith St. to accommodate relocation of the Southeast Child-Family Therapy Center and Families Rising behavioral health programs

Southeast Health Center Phase 3 Renovation

Location

2401 Keith St., San Francisco, CA 94124
District 10



Southeast Health Center Phase 3 Renovation

Location



Project Overview and Scope of Work

- **Contract:** Southeast Health Center Phase 3 Renovation (Sourcing ID #0000009561)
- **Client:** San Francisco Department of Public Health (DPH)
- **Design Lead:** Public Works, Bureau of Architecture (BOA)
- **Project Overview:**
 - Approximately 9,940 SF tenant improvement to renovate 2401 Keith St.; primarily interior work scope with limited exterior scope for facades refresh
 - Part of larger DPH effort to improve the Southeast Health Center site
 - Project was determined to be exempt under the California Environmental Quality Act as Class 1 Existing Facilities exemption type



- **Current Health Services on Site:**
 - DENTAL CARE SERVICES
(2401 Keith St. – Renovated during Phase 1)
 - PRIMARY CARE SERVICES
(2403 Keith St. – Completed during Phase 2)
- **DPH Behavioral Health Programs Relocating to Site in Phase 3 Renovation:**
 - SOUTHEAST CHILD-FAMILY THERAPY CENTER
 - Mental health services
 - Individual, group and family therapy
 - Case management
 - Crisis intervention
 - Help dealing with trauma and stress
 - Help with medication
 - Help for parents and schools
 - Culturally relevant services for youth and families
 - FAMILIES RISING
 - CalWORKS Home Visiting Program for households
 - Pregnancy and post-partum support
 - Early child care and education to prepare child for school
 - Child health screenings
 - Mental health support for parents
 - Voluntary parent support groups with other program participants
 - Referrals for services, including housing, domestic violence, substance abuse

Previous Phase 1 Renovation

Dental Suite, Partial Lobby & Support Rooms

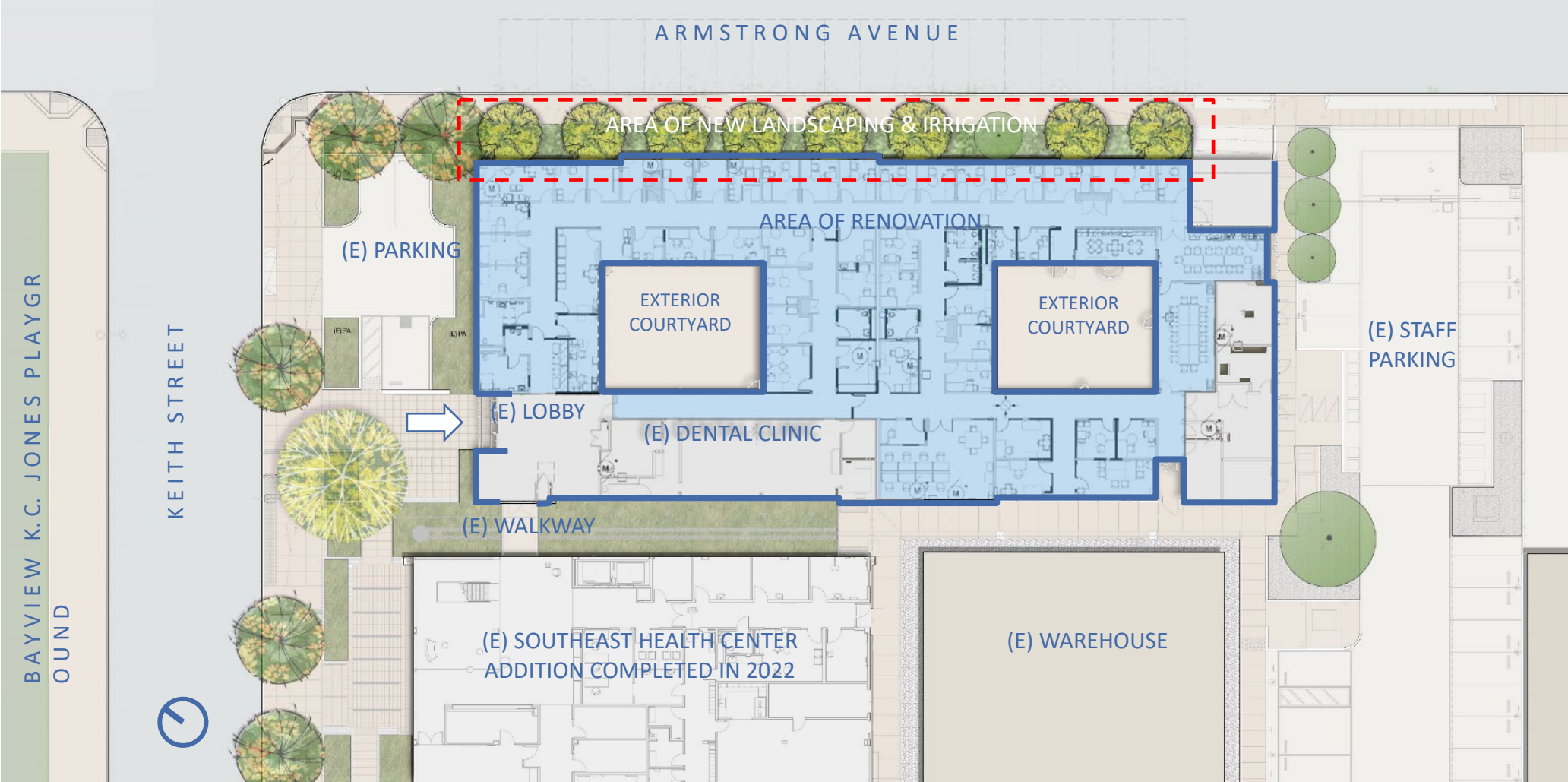


Previous Phase 2 Addition

Primary Care Services



Phase 3 Renovation: Project Overview and Scope of Work



SITE PLAN

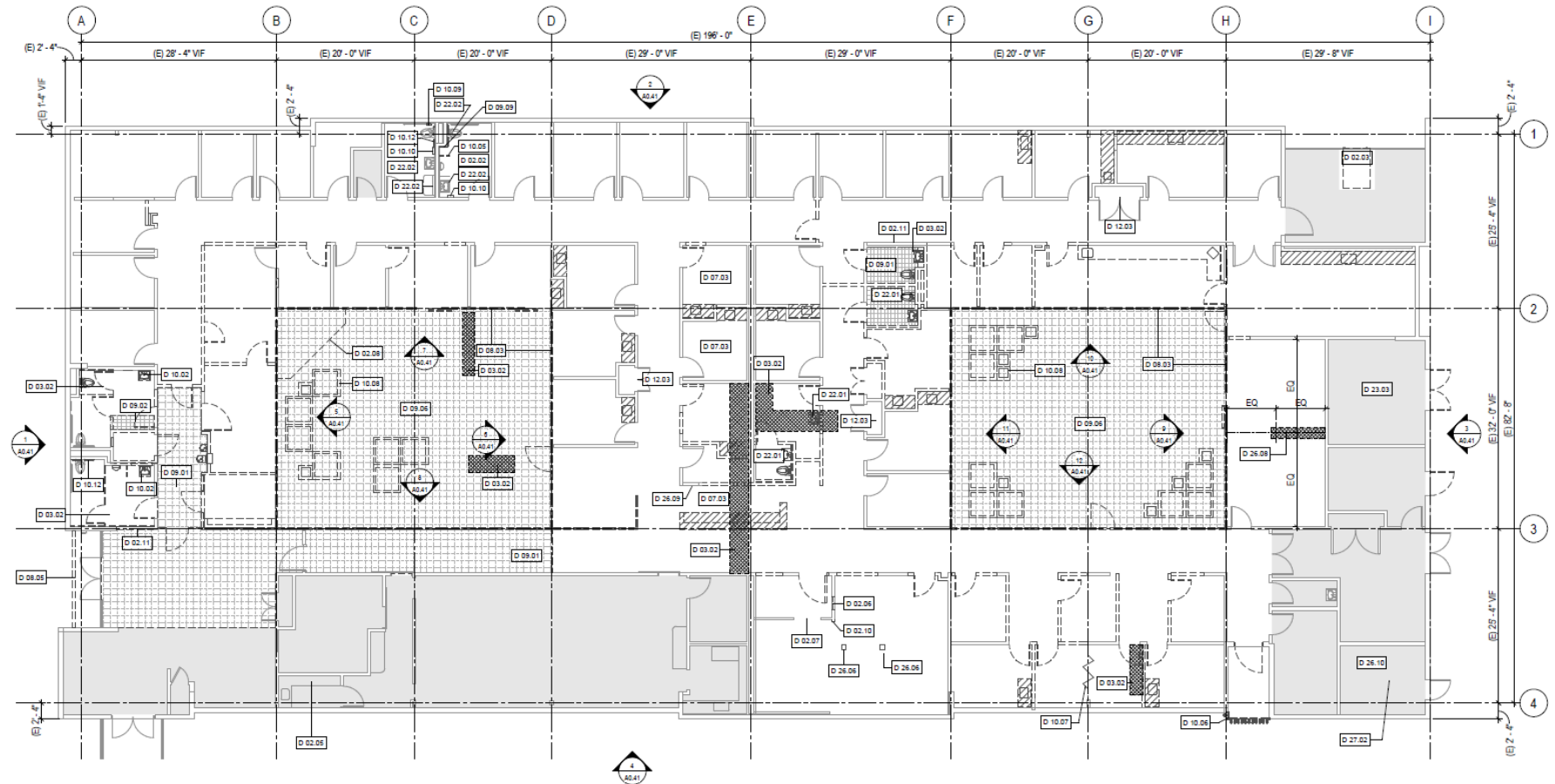
Project Overview and Scope of Work

Existing Building at 2401 Keith St.

- **Built: 1978**
- **Architect: Jenkins-Fleming Architects, Inc.**
- **Historic Resource Determination: Issued 2024 per SF Planning requested historic resource review application evaluation**
- **Space previously used by primary care services until completion of new clinic building next door.**
- **DPH proposing to maintain building use for clinical services.**

Partial demolition and abatement for renovation scope areas.

Dental clinic suite to remain in operation through most of construction.

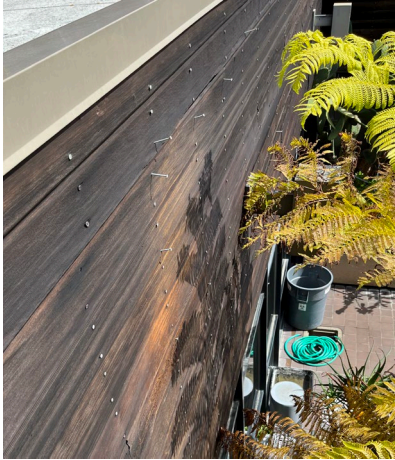


DEMOLITION PLAN

- **Modified wall partitions and finishes**
- **Replacement flooring and ceiling areas**
- **New casework, reception windows, furniture, fixtures and equipment**
- **Accessibility improvements, including door hardware upgrades for better access**
- **Improvements to mechanical, plumbing, electrical, fire protection, telecommunications and security systems**



Project Images: Exterior – Before



Project Overview and Scope of Work

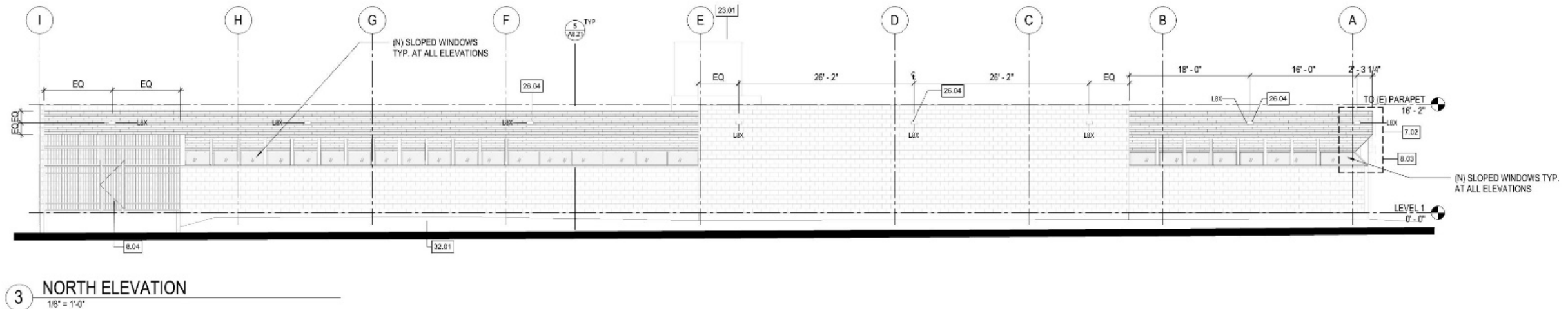
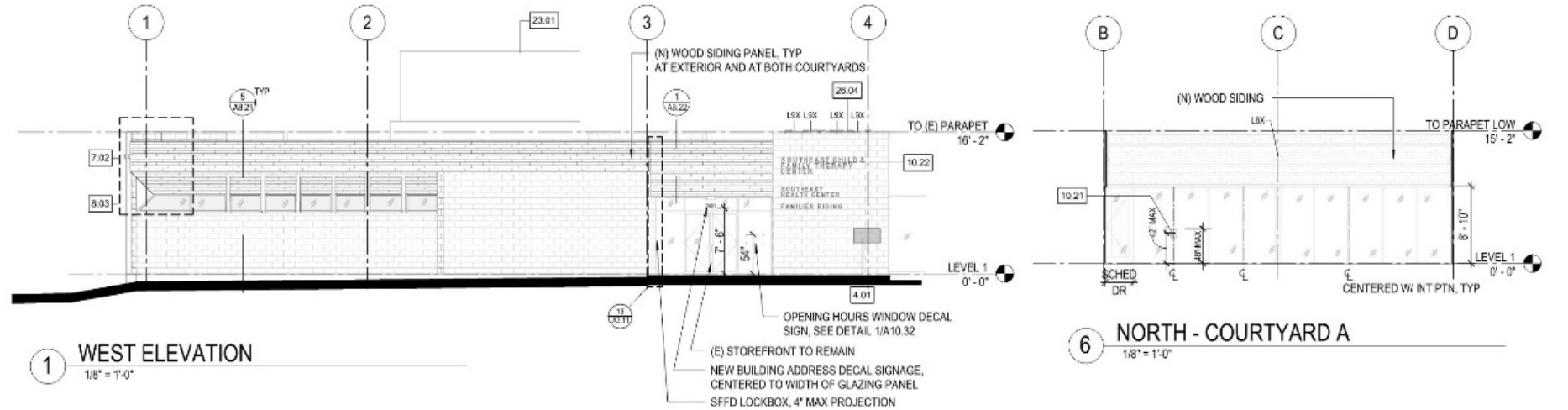
Limited Exterior Scope:

- Façades siding refresh
- Window replacements
- Courtyard storefront systems replacements
- Signage replacements

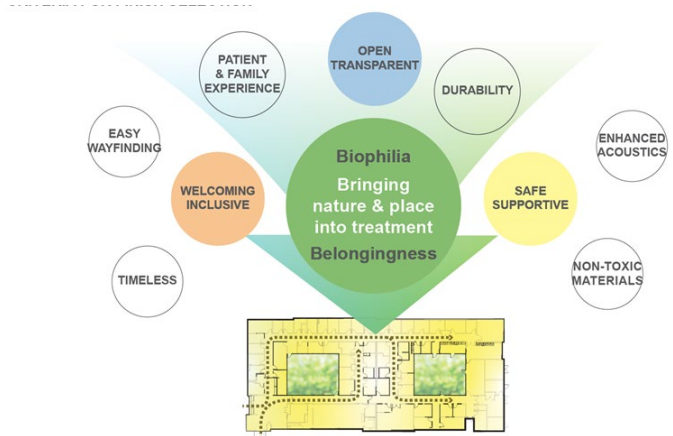
- Minor roof patching
- Rooftop unit upgrades

Site Work at North Planter Area:

- Extended irrigation coverage
- New plants and street trees



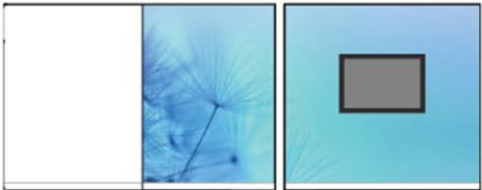
Project Images: Exterior – Proposed



Project Images: Interior - Before



Project Images: Interior - Proposed



ABSTRACT NATURE



LOCAL LANDMARK
HUNTERS POINT CRANE



LOCAL LANDMARK
Postcard image of drydocks in apx.1910
(SFMemory.org)



LOCAL NATURE



COMMUNITY KEYWORDS



Landmark

- Cow Palace
- The Hunters Point crane
- Bayview Opera House
- Bayview Hill

Neighborhood

- Candlestick Point
- Naval Shipyards
- India Basin
- Islands Creek
- Point Avisadero

Ethnicity and History

- Oholene
- Great Migration
- Tutulla
- Panther Way
- Calle 24
- Manilatown

Influencer











- Jenkins-Fleming
- Cesar Chavez
- Dolores Huerta
- Frida Kahlo
- Maya Angelou
- Elouise Westbrook
- Angela Davis
- Bell Hooks
- Indira Gandhi
- Kamala Harris
- Michelle Alexander
- Tupac Shakur
- James Baldwin

Bayview Community

A love letter to Hunters Point crane, the most underated Bay Area landmark

Project Images: Interior - Proposed



LOCAL LANDMARK BAYVIEW HILL PARK		
NEIGHBORHOOD		
NEIGHBORHOOD HUNTERS POINT CRANE		
ABSTRACT NATURE		
ABSTRACT NATURE		

Approval of Contract Award

The City received four (4) timely submitted bids for the project on Feb. 5, 2025.

Chiang C.M. Construction, Inc. was identified as the lowest responsive bidder.

Compliance Officer has reviewed the bids and provided award recommendation.

Chiang C.M. Construction, Inc. satisfies minimum requirements for the Small Business Enterprise (SBE) participation goal of 10%, Minority-Owned Small Business Enterprise (MBE) participation goal of 11%, and the Woman-Owned Business Enterprise (WBE) participation goal of 4%.

Contract Funding Sources:

State funds (Mental Health Service Act), federal funds (Health Resources and Service Administration)

Key Milestone Dates

Key Schedule Information / Milestones	Dates
Project Advertised	Dec. 23, 2024
Bid Opening	Feb. 5, 2025
Anticipated Notice-to-Proceed	May 2025
Anticipated Construction Start	May 2025
Anticipated Project Substantial Completion	Dec. 2025
Anticipated Final Completion	March 2026

Southeast Health Center Phase 3 Renovation

Contract Award

Recommend Commission:

Award San Francisco Public Works Contract for the Southeast Health Center Phase 3 Renovation for tenant improvement located at 2401 Keith St. in preparation for Department of Public Health behavioral health programs

Amount:

\$6,838,680

Construction Duration:

209 calendar days

Contractor:

Chiang C.M. Construction, Inc.

Reason:

Allow for the renovation of 2401 Keith St. to accommodate relocation of the Southeast Child-Family Therapy Center and Families Rising behavioral health programs



QUESTIONS

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

SOURCING ID: 0000009561

CONTRACT TITLE: PW STHST HLTH CNTR PH 3 RENO

FULL TITLE: Southeast Health Center Phase 3 Renovation

BIDS RECEIVED: February 5, 2025

<u>PROPOSERS (in the order received & opened):</u>	<u>SBE Status Claimed</u>	<u>Total Bid Price</u>
W.E Lyons Construction Co.	N/A	\$7,667,437.00
Chiang C.M. Construction, Inc.	MBE	\$6,838,680.00
CLW Builders, Inc.	MBE	\$8,168,200.00
Guzman Construction Group	MBE	\$8,788,642.00
Average Bid:		\$7,865,739.75
Engineer's Estimate:		\$8,523,314.00
% of Engineer's Estimate:		92%
% of Engineer's Estimate vs. Low Bid Received		80%

cc:	Colin Mosher	Albert Ko	Carla Short
	Magdalena Ryor	Alaric Degrafinried	Julia Laue
	Selormey Dzikunu	Laura Tanigawa	

For complete subcontractor listings, check: <https://bidopportunities.apps.sfdpw.org/CaseLoad/Details/2597>



Daniel Lurie
Mayor

Carla Short
Director of Public Works

Division of Contract Administration
49 South Van Ness, Suite 1600
San Francisco, CA 94103
www.sfpublicworks.org

Public Works Project Manager Form

Project Manager/Project Lead: Colin Mosher

Public Works Division/Section: Bureau of Architecture

Contract Title: Southeast Health Center Phase 3 Renovation

Supplier Name: Chiang C.M. Construction, Inc.

Project Manager Recommendation: The project team has concluded its review of the four bids submitted for the subject project. We find that Chiang C.M. Construction, Inc. has met the experience requirements, is responsible, and is qualified to perform the work. We recommend Chiang C.M. Construction, Inc. for award of contract.

Contract Background: This project is the tenant improvement of the Southeast Health Center clinic building at 2401 Keith Street. San Francisco Department of Public Health aims to prepare the space for relocation of the Southeast Child-Family Therapy Center and Families Rising behavioral health programs. Interior work scope includes modification of partitions, ceilings, finishes, and improvements to mechanical, plumbing, fire protection, fire alarm, electrical, telecommunications and security systems. Limited exterior scope includes facades refresh, windows/storefront system replacements, and minor roof patching, including after rooftop unit upgrades and removal of metal screen. Site work includes upgrades to the building courtyards and modifications to the sidewalk landscape strip along Armstrong Avenue for new street trees, plantings and extended irrigation coverage.

Contract Funding Source(s):

Source(s)	Amount
<i>State Funds – Mental Health Services Act</i>	<i>\$6,838,680</i>
<i>Federal Funds – Health Resources and Service Administration</i>	



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

MEMORANDUM

Date: March 18, 2025

To: San Francisco Public Works:

- Yadira Taylor, Deputy City Attorney
- Alaric Degrafinried, Deputy Director
- Colin Mosher, Project Manager
- Ben Washington, Acting Contract Administration Manager
- Boris Deunert, Regulatory Affairs Manager & DBE Liaison

From: Selormey Dzikunu, SF Public Works Contract Compliance Manager

Subject: 0000009561 Southeast Health Center Phase 3 Renovation Bid, SBE, MBE, WBE Participation Review and Award Recommendation

Overview

The San Francisco Public Works ("Public Works") Contract Compliance Officer ("CCO") has completed the review of the bids and Good Faith Effort documentation and determined responsiveness to the Small Business Enterprise ("SBE"), Minority Owned Business ("MBE") and Woman Owned Business Enterprise ("WBE") Participation Goals and Requirements of this project.

An SBE subcontracting participation Goal of 10%, MBE subcontracting participation goal of 11% and a WBE Participation goal of 4% were established for this project.

CLW Builders, Inc. ("CLW") the 3rd low bidder, protested the apparent low bidder, Chiang CM Construction, Inc.'s bid for lack of compliance with the minimum qualification requirements.

CLW also protested the 2nd low bidder, W. E. Lyons Construction Co. for failure to meet the bid's MBE and WBE Subcontractor participation commitment requirements.

Finding of the City and County of San Francisco

Based on this review, the Contract Compliance Officer has determined the following:

- Chiang CM Construction, Inc. (“Chiang, CM Construction”), the apparent low bidder, exceeded the 11% MBE goal by committing 32.28% to MBE participation.
- Chiang exceeded the 4% WBE Goal and committed 9.04% to WBE participation. In addition, Chiang exceeded the 10% SBE Goal and listed SBEs for a 37% commitment.
- The Project Manager has determined Chiang CM Construction, Inc. to be qualified. CM Construction is eligible for contract award.
- W.E. Lyons Construction Co. (“Lyons”), the 2nd low bidder, failed to meet the 11% MBE subcontracting participation goal established for the bid and committed only 3.19% to MBE subcontractor participation.
- Lyons also failed to meet the 4% WBE subcontracting participation goal established for the bid and committed only 2.87% to WBE participation.
- Lyons exceeded the 10% SBE Goal established for the project and committed 13.60% to SBEs.
- CLW Builders, Inc., the 3rd low bidder, exceeded the MBE goal by committing 30.90% to MBEs.
- CLW also met the 4% WBE Goal by committing 4.04% to WBE participation.
- CLW exceeded the 10% SBE goals for the bid by committing 15.66% to SBEs.
- The 4th Low Bidder, Guzman Construction Group, failed to assign dollar values to listed subcontractors submitted with bid on bid Doc 00 43 36, subcontractor listing form, and also failed to submit SBE Form 1, the SBE/DBE Commitment Form after bid opening. Guzman Construction Group is therefore deemed non-responsive.

Bid Summary

Four firms submitted bids as follows:

Bidder	Status	Total Bid Price
Chiang C.M. Construction, Inc.	SBE	\$6,838,680.00
W.E. Lyons Construction Co.	Non-SBE	\$7,667,437.00
CLW Builders, Inc.	SBE	\$8,168,200.00
Guzman Construction Group	SBE	\$8,788,642.00

Chiang CM Construction, Inc. (\$6,838,680) MBE, WBE and SBE Commitment Review

Chiang, the apparent low bidder, submitted SBE/DBE Form 1, Bidder and Subcontractor Participation Commitment Report and listed the following SBE, MBE and WBE subcontractors:

Firm	Service	SBE Status	SBE Participation	
SBE, MBE and WBE Certified Contractors			SBE /MBE/WBE Commitment & % On Awarded Bid	
Firm	Service	SBE Status	Commitment	% of Bid
Chiang CM Construction, Inc.	Self-Performing MBE GC, Concrete, Framing, Drywall, Insulation,	SF SBE LBE MBE (Micro)	\$1,419,034	20.75%
JMA Construction, Inc.	Architectural wood work countertops	SF SBE LBE MBE (Micro)	\$106,500	1.55%
Pioneer Construction Inc.	Roofing & Sheet Metal	SF SBE LBE MBE	\$88,890	1.29%
Hansan Flooring	Resilient Flooring & Carpeting	SF SBE LBE MBE (Micro)	\$110,893	1.62%
Apex Build Solution LLC	Doors & Hardware	SF SBE LBE - MBE (Micro)	\$193,797	2.83%
Apex Build Solution	Wood Cladding	SF SBE LBE-MBE (Micro)	\$289,000	4.22%
Pilot Construction Management Inc.	Aluminum Windows, Store Fronts, Doors & Glazing	SF SBE LBE-WBE (Micro)	\$555,000	8.11%
Picture Painting & Decorating	Painting	SF SBE LBE WBE (Micro)	\$63,500	0.92%
Chiang CM Construction Inc.	Self-Performing SBE GC. Plumbing, Ceramic Tile, Toilet Compartments, Toilet accessories, Misc. Rough and Finish Carpentry, Fire Protection	SF LBE MBE SBE (Micro)	\$1,419,034	20.75%
Anatra Fire Protection	Fire Sprinkler	SF LBE OBE SBE (Micro)	\$89,972	1.31%
T&T Electric Corp	Electrical, & Fire Alarm, Data, Telecom, & Surveillance, Audio, Audio Video.	SF LBE MBE SBE (Micro)	\$1,021,500	14.93%

Hilltop Asbestos Abatement Corp.	Abatement	Non-SBE	\$235,700	
Ceiling Experts Inc.	Acoustical Ceiling	Non-SBE	\$150,000	
Western Allied Mechanical, Inc.	HVAC	Non-SBE	\$924,360	
Thumbellina Gardens, Inc.	Landscaping	Non-SBE	\$73,500	
R&D Interiors, Inc.	Roller Shades	Non-SBE	\$78,000	
Total MBE Certified Subcontractor Commitment:			\$2,208,114	32.28%
Total WBE Certified Subcontractor Commitment:			\$618,500	9.04%
Total SBE Certified Subcontractor Commitment:			\$2,530,506	37%

Chiang CM Construction Commitment Summary:

- **Chiang exceeded the 11% MBE Goal and committed 32.28% (\$2,208,114) to MBE participation.**
- **Chiang exceeded the 4% WBE Goal and committed 9.04% (\$618,500) to WBE participation.**
- **Chiang also exceeded the 10% SBE Goal set for the bid and committed 37% (\$2,530,508) to SBE participation.**

W. E. Lyons Construction Co. (\$7,667,437) Bid and MBE, WBE and SBE Commitment Review

The second Low Bidder, W.E. Lyons Construction Co. ("Lyons"), failed to meet the 11% MBE Goal and the 4% WBE Goal. Lyons exceeded the 10% SBE goal. Lyons listed the following SBE, MBE and WBE Subcontractors on Section 00 00 43 36, proposed Subcontractors Form and SBE/DBE Form 1, Bidder and Subcontractor Participation Report:

FIRM	SERVICE		SBE, MBE, WBE Participation	
SBE, MBE and WBE Certified Subcontractors		SBE MBE WBE Status	SBE Commitment On Awarded Bid	
Anderson Flooring	Flooring	SBE - MBE	\$106,394	1.38%
Hansan Flooring	Concrete Vapor Control	SF SBE LBE MBE (Micro)	\$28,395	0.37%
Spencer Masonry	Masonry	SF SBE LBE MBE (Micro)	\$25,000	0.32%
Slingshot Drywall	Drywall	Cal DGS SBE MBE	\$85,000	1.10%
BK Mill	Casework	Cal DGS SBE WBE	\$129,000	1.75%
Picture Painting	Painting	SF SBE LBE WBE (Micro)	\$91,300	1.19%
Eggli Landscape	Landscape	Cal DGS -SBE	\$61,466	0.80%
Vibrasure	Noise & Vibration Monitoring	SF LBE OBE-SBE	\$33,400	0.43%
Rick Slater	Rough Carpentry	Cal DGS- SBE	\$441,646	5.76%
American Window & Door	Doors Frames Hardware	Cal DGS-SBE	\$317,985	4.14%
Elite Window Coverings	Window Coverings	Cal DGS-SBE	\$66,000	0.86%
Black Creek Builders	Plumbing	Cal DGS-SBE	\$184,136	2.40%
W.C. Maloney	Demolition/Abatement	Non-SBE	\$222,045	
Berkeley Cement	Concrete	Non-SBE	\$110,393	
Art Signs	Signage	Non-SBE	\$28,799	

Western Roofing	Roofing Waterproofing	Non-SBE	\$159,563	
Commercial Glass & Alum.	Storefront/Glazing/Windows.	Non-SBE	\$525,000	
De Anza Tile	Tile	Non-SBE	\$61,000	
Ceiling Experts	Ceilings	Non-SBE	\$150,000	
Bay Cities Fire Protection	Fire Suppression	Non-SBE	\$83,650	
Western Allied	HVAC	Non-SBE	\$917,145	
Bayer	Electrical	Non-SBE	\$1,575,033	
Total MBE Certified Subcontractor Commitment:			\$244,789	3.19%
Total WBE Certified Subcontractor Commitment:			\$220,300	2.87%
Total SBE Certified Subcontractor Commitment:			\$1,104,633	14.40%

Lyons' Commitment Summary:

- **Lyons failed to meet the 11% MBE goal and committed only 3.19% to MBE Participation.**
- **It also failed to meet the 4% WBE goal and committed only 2.87% to WBE Participation.**
- **Lyons exceeded the 10% SBE goal and committed 14.40% to SBE participation.**

CLW Builders, Inc. (“CLW”) (\$8,168,200) Bid and MBE, WBE and SBE Commitment Review

The third Low Bidder, CLW Builders, Inc. exceeded the 11% MBE Goal, met the 4% WBE Goal and exceeded the 10% SBE Goal by listing the following SBE, MBE and WBE Subcontractors:

FIRM	SERVICE	SBE Status	SBE/MBE/WBE Participation	
SBE, MBE and WBE Certified Subcontractors			SBE Commitment On Awarded Bid	
CLW Builders, Inc.	Self-Performing GC	SF SBE LBE MBE (Micro)	\$508,200	6.22%
D&S Leong	Plumbing, Fire Sprinkler	SF SBE LBE-MBE	\$160,000	1.95%
KM106	Abatement	SF SBE LBE-MBE	\$80,000	0.97%
Hansan Flooring	Flooring	SF SBE LBE-MBE (Micro)	\$106,000	1.29%
Grand Electric	Electrical	Cal DGS MBE	\$1,600,000	19.58
Kz Tile	Tiling	Cal DGS MBE SBE-MBE	\$70,000	0.85%
BK Mill	Casework Paneling	Cal DGS SBE WBE	\$124,387	1.52%
Picture painting & Decorating	Painting	SF LBE WBE-Micro	\$120,000	1.46%
Priority Architectural Graphics	Signage	SF LBE WBE	\$86,000	1.05%
Cutting Edge Drapery	Window Coverings	Cal DGS SBE	\$55,807	0.68%
ABCO Mechanical	HVAC	SF SBE LBE – SBE	\$1,171,300	14.33%
Eggli	Sitework, Landscape, Irrigation	Cal DGS SBE	\$52,283	0.64%
Excel Site Service	Demolition	Non-LBE	TBD	
Cal Pacific Construction	CIP, Form work, Rough Framing, Gyp, Carpentry	Non-SBE	TBD	
Lawson Roofing	Roofing	Non-SBE	TBD	
AAC Glass	Store Fronts, Windows	Non-SBE	TBD	

Total MBE Certified Subcontractor Commitment:		\$2,524,200	30.90%
Total WBE Certified Subcontractor Commitment:		\$330,387	4.04%
Total SBE Certified Subcontractor Commitment:		\$1,279,390	15.66%

CLW Commitment Summary:

- CLW Exceeded the 11% MBE goal by committing 30.90% to MBEs.
- CLW met the 4% WBE goal by committing 4.04% to WBE Participation.
- CLW Committed 15.66% to SBE participation and exceeded the 10% SBE Goal established for the bid.

Conclusion and Recommendation

San Francisco Public Works Contract Compliance Manager finds that the apparent low bidder Chiang CM Construction has exceeded all the MBE, WBE and SBE subcontractor participation requirements for the bid.

The Second Low Bidder, W.E Lyons, failed to meet the 11% MBE and the 4% WBE subcontractor participation requirements.

The 3rd low bidder, CLW Builders, Inc., exceeded the MBE and SBE requirements and met the WBE requirement.

Guzman Construction Group, the 4th low bidder, was nonresponsive to the MBE, WBE and SBE requirements of the bid.

The Public Works CCO therefore recommends award of Sourcing Event No. 0000009561 Southeast Health Center Phase 3 Renovation to the low bidder Chiang CM Construction Inc.

Should you have any questions, or if I can be of any further assistance, please do not hesitate to contact me at Selormey.Dzikunu@sfdpw.org or at 628-271-2094.



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2401 KEITH ST		4849016
Case No.		Permit No.
2024-003896PRL		202405021240
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The proposed project is for the renovation of the old clinic building at 2401 Keith Street. The project proposes tenant improvements to upgrade interior spaces for integrating behavioral health services, including modified partitions, new finishes and improvements to mechanical, electrical, plumbing, fire protection/alarm systems and associated structural support modifications as required. At the exterior facades, alterations include removal of the non-historic roll-down security gate and signage at the Keith Street facade, replacement of deteriorated wood siding with new wood siding matching the overall appearance of the existing siding at all facades, and in-kind replacement of clerestory and courtyard windows at all facades. Minor site improvements include added street trees and extended irrigation along the north sidewalk landscape planter.		

EXEMPTION TYPE

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

ENVIRONMENTAL SCREENING ASSESSMENT

Comments:

Project does not involve any excavation or have potential to emit substantial pollutant concentrations.

Planner Signature: Rebecca Salgado

PROPERTY STATUS - HISTORIC RESOURCE

PROPERTY IS ONE OF THE FOLLOWING:

<input checked="" type="checkbox"/>	Category A: Known Historical Resource.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age).
<input type="checkbox"/>	Category C: 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"/>	Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	Window replacement that meets the Department's <i>Window Replacement Standards</i> .
<input type="checkbox"/>	Garage work. 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"/>	Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	Addition(s) 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"/>	Façade or storefront alterations that do not remove, alter, or obscure character -defining features.
<input type="checkbox"/>	Restoration based upon documented evidence of a building's historic condition , such as historic photographs, plans, physical evidence, or similar buildings.

Note: Project Planner must check box below before proceeding.

<input checked="" 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 type="checkbox"/>	Reclassification of property status. (<i>Attach HRER Part I relevant analysis; requires Principal Preservation Planner approval</i>) <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C <input type="checkbox"/> Lacks Historic Integrity <input type="checkbox"/> Lacks Historic Significance
<input type="checkbox"/>	Project involves a known historical resource (CEQA Category A)
<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 checked="" type="checkbox"/>	Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties
Note: If ANY box above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with EXEMPTION REVIEW. The project has been reviewed by the Preservation Planner and can proceed with exemption review.
Comments by Preservation Planner: PLEASE SEE ATTACHED	
Preservation Planner Signature: Rebecca Salgado	

EXEMPTION DETERMINATION

<input checked="" type="checkbox"/>	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.	
	Project Approval Action: Building Permit	Signature: Rebecca Salgado 05/02/2024
	If discretionary review before the planning commission is requested, the discretionary review hearing is the approval action for the project.	
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/pim/ . 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. 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 (https://sfplanning.org/resource/ceqa-exemptions) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.	

Advanced Historical Review Comments (Continued)

The project will retain the public health center use of the existing building. The proposed work will remove non-historic additions to the building that detract from its historic appearance, including the roll-down security gate over the main entrance and the Keith Street signage, and bring the building closer to its original appearance. The proposed replacement windows will match the existing in details, configuration, operation, and finish. The existing historic redwood siding is deteriorated beyond repair and will be replaced with new wood siding that matches the appearance of the existing siding. Replacement rooftop mechanical equipment will be installed in the same location as existing rooftop equipment, and is set far back from the roof edges.