



Meeting Date: April 9, 2026

To: Public Works Commission

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

From: Lisa Zhuo, Project Manager

Subject: San Francisco Public Library Main Library Roof Replacement - Award Construction Contract

Director's Recommendation: Award construction contract for Sourcing Event ID 0000011181 - San Francisco Public Library Main Library Roof Replacement in the amount of \$4,314,000 with an additional \$431,400 for contingency, and a contract duration of 285 consecutive calendar days to reach final completion with an additional 29 consecutive calendar days for contingency to Pioneer Contractors, Inc. to replace the existing roof at the Main Library located at 100 Larkin Street. On September 16, 2025, 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. Approval of the contract would constitute the Approval Action for the project under San Francisco Administrative Code Chapter 31.

Contract Background: The primary project scope is to replace the existing built-up roofing system at the San Francisco Main Library, located at 100 Larkin Street, with a brand new SBS Modified Membrane Roofing system and new roof insulation.

The existing roofing system at the San Francisco Main Library consists of a combination of built-up roof and standing seam roof. Allana Buick & Bers, Inc. (ABB) was retained as the waterproofing consultant for the project. In 2023, ABB performed an investigation report on the roof to document the existing conditions of the roofing systems. Based on the findings of the report, the built-up roofing and standing seam roof systems were original to the building and installed in circa 1995. The built-up roof was assessed by the consultant to be in fair/poor condition; there are reported ongoing leaks associated with the built-up roof. Due to the age and the existing condition of the built-up roof system, the consultant recommended a replacement. The standing seam roof system was assessed by the consultant to be in fair/poor condition. There are no reported leaks associated with the standing seam roof. The consultant recommended continued monitoring of the standing seam roof system.

Solicitation Process: SF Public Works advertised the project on January 12, 2026 and received four bids on February 18, 2026. Contract Monitoring Division (CMD) reviewed the contractor bid packages and determined Pioneer Contractors, Inc., is the apparent low bidder after the 10% bid discount. Public Works staff reviewed the bid packages and contractor experience statements and found that Pioneer Contractor Inc. met the required qualification and experience

requirements to perform the work. Thus, we find Pioneer Contractors, Inc. to be the lowest responsive and responsible bidder.

Contract Details:

Contract Title:	San Francisco Public Library Main Library Roof Replacement
Contract Award Amount:	\$4,314,000
Cost Estimate:	\$4,150,000
Contract Funding Sources:	<ul style="list-style-type: none"> • State Grant Fund • Library Fund
Anticipated Project Schedule:	NTP: June 2026 Substantial Completion: January 2027
Contract Duration:	240 consecutive days to achieve Substantial Completion 45 consecutive days to achieve Final Completion
Contractor Name:	Pioneer Contractors, Inc.
Compliance with Chapter 14B Local Business Enterprise Ordinance:	Contractor Monitoring Division (CMD) LBE Subcontracting requirement: 20% Pioneer Contractors, Inc. LBE Commitment: 20.23%
Environmental Determination (if applicable):	The project is exempted per CEQA Guidelines Section 15301 – Class 1 - Existing Facilities.
Other Compliance:	N/A
Additional Information:	N/A
Attachments:	Attachment 1: Bid Tabulation Attachment 2: Contract Monitoring Division (CMD) Memo Attachment 3 – CEQA Exemption Determination

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

RESOLUTION NO. _____

WHEREAS, On January 10, 2023, San Francisco Public Works entered into an agreement with the San Francisco Public Library (“SFPL”) to manage the design and construction of the San Francisco Main Library Roof Replacement (“Project”) located at 100 Larkin Street; and

WHEREAS, On September 16, 2025, the Planning Department determined that the Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 Exemption according to CEQA Guidelines Section 15301; and

WHEREAS, On September 16, 2025, the Project was submitted to the San Francisco Department of Building Inspection for a construction permit application, the application was approved on March 17, 2026; and

WHEREAS, On January 12, 2026, Public Works advertised the Project; and

WHEREAS, On February 18, 2026, Public Works received four (4) bids; and

WHEREAS, Contract Monitoring Division (“CMD”) staff reviewed the bids and applied applicable LBE bid discounts to the LBE bidders who are certified by the CMD; and

WHEREAS, Public Works staff and Contract Monitoring Division (“CMD”) staff reviewed the bids and determined that Pioneer Contractors, Inc. is the responsible bidder with the lowest responsive bid after applying the 10% bid discount; and

WHEREAS, Pioneer Contractors, Inc. bid was \$4,314,000; and

WHEREAS, The Local Business Enterprise subcontracting requirement is 20%; and

WHEREAS, Funds are available from State Grant Funds and the Library Fund; now, therefore, be it

RESOLVED, That this Commission hereby approves the award of Construction Contract for Sourcing Event ID 0000011181 - San Francisco Public Library Main Library Roof Replacement, in the amount of \$4,314,000 and a duration of 285 consecutive calendar days, with an additional \$431,400 and an additional 29 consecutive calendar days for contingency, to the lowest responsive and responsible bidder, Pioneer Contractors, 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



Daniel Lurie
Mayor

Carla Short
Director of Public Works

Division of Contract Administration
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San Francisco, CA 94103
www.sfpublicworks.org

Public Works Project Manager Form

Project Manager/Project Lead: Lisa Zhuo

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

Contract Title: San Francisco Public Library Main Library Roof Replacement

Supplier Name: Pioneer Contractors, Inc.

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

Contract Background: The primary project scope is to replace the existing built-up roofing system at the San Francisco Main Library located at 100 Larkin Street with a brand new SBS Modified Membrane Roofing system and new roof insulation.

The existing roofing system at the San Francisco Main Library consists of a combination of built-up roof and standing seam roof. Allana Buick & Bers, Inc. (ABB) was retained as the waterproofing consultant for the project. In 2023, ABB performed an investigation report on the roof to document the existing conditions of the roofing systems. Based on the findings of the report, the built-up roofing and standing seam roof systems were original to the building and installed in circa 1995. The built-up roof was assessed by the consultant to be in fair/poor condition, there are reported ongoing leaks associated with the built-up roof. Due to the age and the existing condition of the built-up roof system, the consultant recommended a replacement. The standing seam roof system was assessed by the consultant to be in fair/poor condition, there are no reported leaks associated with the standing seam roof. The consultant recommended continued monitoring of the standing seam roof system.

SF Public Works advertised the project on 1/12/2026 and received four (4) bids on 2/18/2026. Contract Monitoring Division (CMD) reviewed the contractor bid packages and determined Pioneer Contractors, Inc. is the apparent low bidder after the 10% bid discount. PW staff reviewed the bid packages and contractor experience statements and find that Pioneer Contractor Inc. met the required qualification and experience requirements to perform the work. Thus, we find Pioneer Contractors, Inc. to be the lowest responsive and responsible bidder.

Contract Funding Source(s):

Source(s)	Amount
State Grant Fund	\$3,100,000
Library Fund	\$1,214,000

City & County of San Francisco
Daniel Lurie, Mayor



Office of the City Administrator
Carmen Chu, City Administrator
Contract Monitoring Division
Regina Chan, Director

MEMORANDUM

Date: March 4, 2026

To: Lisa Zhuo, Public Works
Robert Loftus, Public Works

From: Norbu Dhonyo, Contract Monitoring Division

Subject: CMD Review of Bids Submitted on 2/18/2026 for San Francisco Public Library Main Library Roof Replacement Project, [Sourcing Event ID No. 0000011181]

Pioneer Contractors, Inc. ("Pioneer") is the apparent low bidder after the bid discount.

A 10% 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 and Size	Base Bid	Bid Discount	Adjusted Bid with Bid Discount
Pioneer Contractors, Inc.	SF LBE (Small)	\$4,314,000.00	10.00% = \$431,400.00	\$3,882,600.00
Western Roofing Services	Non-LBE	\$3,920,000.00	Not eligible	\$3,920,000.00
Stronger Building Services	Non-LBE	\$4,820,000.00	Not eligible	\$4,820,000.00
Best Contracting Services, Inc.	Non-LBE	\$4,890,800.00	Not eligible	\$4,890,800.00

Pioneer 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. Pioneer's commitment for this contract:

	Requirement %	Commitment %
Micro/Small LBE	20.00%	20.23%

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

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent Of Work	Amount
Glazzen	Glazing Work on Windows and Skylights	LBE	MICR	100%	4.52%	\$195,000.00
WESTERN GRAVEL & ROOFING SUPPLY INC	Materials, Tools, Equipment Supplier	LBE	SML	60%	22.25%	\$960,000.00*
ALPHA BAY BUILDERS INC.	Plumbing Scope	LBE	MICR	100%	2.36%	\$102,000.00

*Western Gravel & Roofing Supply Inc is serving as a material supplier and is therefore eligible for 60% LBE credit. Their LBE credited participation is \$576,000, which represents 13.35% of the total bid amount.

Pioneer satisfied the “Good Faith Efforts” requirement.

As an LBE Prime bidder, Pioneer utilized Approach A by relying on its self-performed contract work to satisfy the 35% good faith outreach requirement.

CMD finds Pioneer 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: Norbu Dhonyo, norbu.dhonyo@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.

ND



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
30 GROVE ST		0354001
Case No.		Permit No.
2025-008669PRL		202509165379
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Replacement of flat roofing membrane at main library, non visible from PROW. No portions of roof are visible from PROW. Sealant replacement of skylights and curtain wall. Scope of work non visible from PROW and limited to ordinary maintenance and repair per Article 10.</p>		

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"/>	<p>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:</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"/>	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:

Planner Signature: Melanie Bishop

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 checked="" type="checkbox"/>	Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<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 type="checkbox"/>	Project is not listed.
<input checked="" type="checkbox"/>	Project involves scope of work listed above.

ADVANCED HISTORICAL REVIEW

Check all that apply to the project.

<input type="checkbox"/>	<p>Reclassification of property status. (<i>Attach HRRER Part I relevant analysis; requires Principal Preservation Planner approval</i>)</p> <p><input type="checkbox"/> Reclassify to Category A</p> <p style="text-align: right;"><input type="checkbox"/> Reclassify to Category C</p> <p style="text-align: right;"><input type="checkbox"/> Lacks Historic Integrity</p> <p style="text-align: right;"><input checked="" type="checkbox"/> Lacks Historic Significance</p>
<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 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 checked="" type="checkbox"/>	Project can proceed with EXEMPTION REVIEW. The project has been reviewed by the Preservation Planner and can proceed with exemption review.
<p>Comments by Preservation Planner: Replacement of non visible roof at non contributor.</p>	
<p>Preservation Planner Signature: Melanie Bishop</p>	

EXEMPTION DETERMINATION

<input checked="" type="checkbox"/>	<p>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.</p>	
	<p>Project Approval Action: Building Permit</p>	<p>Signature: Melanie Bishop 09/16/2025</p>
	<p>If discretionary review before the planning commission is requested, the discretionary review hearing is the approval action for the project.</p>	
	<p>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.</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 (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.</p>	