



Meeting Date: December 11, 2025

To: Public Works Commission

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

From: Lisa Zhuo, Project Manager

Subject: War Memorial Opera House Elevator Modernization – Contract Award

Director’s Recommendation: Award construction contract for Sourcing Event ID 0000010730 - War Memorial Opera House Elevator Modernization in the amount of \$1,476,842.00 with an additional \$147,684.20 for contingency, and a contract duration of 540 consecutive calendar days with an additional 54 consecutive calendar days for contingency to W.E. Lyons Construction Co. to modernize two existing elevators at the War Memorial Opera House located at 301 Van Ness Avenue.

Contract Background: The project is to modernize two existing freight elevators at the War Memorial Opera House, located at 301 Van Ness Avenue. In 2024, Public Works hired Lerch Bates as an elevator consultant to assess the existing conditions of elevator numbers 6 and 7 of the War Memorial Opera House. Subsequently, the consultant provided a report with recommendations for upgrades and an opinion of probable costs. Lerch Bates’ report recommended a comprehensive modernization of both elevators to improve the overall system safety, reliability, performance, and to conform with current building code standards and regulations. A comprehensive modernization would also replace aged components to extend the elevators’ service life.

Solicitation Process: Public Works advertised the project on July 3, 2025, and received four (4) bids on August 13, 2025. A bid protest was received on August 19, 2025; Public Works reviewed the bid protest and issued the bid protest determination letter on September 19, 2025. Below are the bid results:

Bidder	Sum of Schedule A (Construction Contract)	Sum of Schedule B (Maintenance Contract)	Total Bid Amount (Sum of Schedule A and Schedule B)
CLW Builders, Inc.	\$ 1,643,544.00	\$ 159,328.00	\$ 1,802,872.00
W.E. Lyons Construction	\$ 1,476,842.00	\$ 119,500.00	\$ 1,596,342.00
Trico Construction	\$ 1,987,349.00	\$ 159,328.00	\$ 2,146,677.00
City Building, Inc.	\$ 1,784,875.00	\$ 159,328.00	\$ 1,944,203.00

The sums of Schedule A and Schedule B were used to determine the low bid. Based on the bid results, Public Works identified W.E. Lyons Construction as the lowest responsive and responsible bidder.

Public Works will award the construction contract for the amount indicated under Schedule A. The sponsoring department will award the maintenance contract in the amount indicated under Schedule B.

Contract Details:

Contract Title:	War Memorial Opera House Elevator Modernization
Contract Award Amount:	\$1,476,842.00
Cost Estimate:	\$2,200,000.00
Contract Funding Sources:	Certificates of Participation General Fund
Anticipated Project Schedule:	Construction Start: January 2026 Substantial Completion: April 2027 Final Completion: June 2027
Contract Duration:	480 consecutive calendar days to reach Substantial Completion 60 consecutive calendar days to reach Final Completion
Contractor Name:	W.E. Lyons Construction Co.
Compliance with Chapter 14B Local Business Enterprise Ordinance:	Contract Monitoring Division (CMD) waived the LBE Sub-contracting requirement.
Environmental Determination (if applicable):	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.
Other Compliance:	N/A
Additional Information:	N/A
Attachments:	Attachment 1: Bid Tabulation Attachment 2: Contract Monitoring Division (CMD) 14B Waiver Approval

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

RESOLUTION NO. _____

WHEREAS, On April 15, 2024, the War Memorial selected San Francisco Public Works to manage the design and construction of the War Memorial Opera House Elevator Modernization project (“Project”) located at 301 Van Ness Avenue; and

WHEREAS, On April 3, 2025, the Project was submitted to the San Francisco Department of Building Inspection for a construction permit application, and the application was approved on April 15, 2025; and

WHEREAS, On July 03, 2025, Public Works advertised the Project; and

WHEREAS, On August 13, 2025, Public Works received four (4) bids; and

WHEREAS, On August 19, 2025, Public Works received one (1) bid protest; and

WHEREAS, On September 19, 2025, the bid protest was resolved; and

WHEREAS, Public Works staff reviewed the bids and identified W.E. Lyons Construction Co. as the responsible bidder with the lowest responsive bid; and

WHEREAS, W.E. Lyons Construction Co.’s bid was \$1,596,342; and

WHEREAS, The \$1,476,842 portion of the bid price is for the construction contract, to be awarded by Public Works to W.E. Lyons Construction Co.; and

WHEREAS, The \$119,500 portion of the bid price is for the elevator maintenance contract, to be awarded separately by the War Memorial Department to W.E. Lyons Construction Co.’s elevator subcontractor for maintenance services during construction and post Substantial Completion; and

WHEREAS, The project is funded by the combination of Certificate of Participation - Critical Repair / Stimulus Recovery Program and the General Fund; and

WHEREAS, The Certificate of Participation - Critical Repair / Stimulus Recovery Program is funding \$770,015.37 of the construction contract; and

WHEREAS, The General Fund is funding \$706,826.63 of the construction contract; and

WHEREAS, The Contract Management Division waived the Local Business Enterprise Sub-contracting requirement; now, therefore, be it

RESOLVED, That this Commission hereby approves the award of the Contract for Sourcing Event ID 0000010730 –War Memorial Opera House Elevator Modernization, in the amount of \$1,476,842 with an additional \$147,684.20 for contingency and a contract duration of 540 consecutive calendar days with an additional 54 consecutive calendar days for contingency to the lowest responsive and responsible bidder, W.E. Lyons Construction Co.

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: 0000010730

Contract Title: PW WM OPERA HOUSE ELEV MDRN

Full Title: War Memorial Opera House Elevator Modernization

Bids Received: August 13, 2025

<u>BIDDERS (in the order received & opened):</u>	<u>LBE Status Claimed</u>	<u>Sum of Schedule A & Schedule B Bid Price</u>
CLW Builders, Inc.	Small-LBE 10%	\$1,802,872.00
W.E. Lyons Construction	N/A	\$1,596,342.00
Trico Consturction	Micro-LBE 10%	\$2,146,677.00
City Building, Inc.	N/A	\$1,944,203.00
	Average Bid:	\$1,872,523.50
	Engineer's Estimate:	\$2,200,000.00
	% of Engineer's Estimate:	85%
	% of Engineer's Estimate vs. Low Bid Received	73%

 = Indicates a correction of the bid price after review.

cc:	Lisa Zhuo	Scott Anderson	All Bidders
	Richard Gee	Vivian Liu	
	Teenchee Le	Ken Nim	
	Magdalena Ryor	Pansy Lam	

For complete subcontractor listings, check: <https://bidopportunities.apps.sfdpw.org/CaseLoad/Details/2627>

Report Title: CMD14B PREBID Details
Run Date and Time: 2025-09-25 10:54:47 Pacific Daylight Time
Run by: Lisa Zhuo
Table name: u_cmd14b_prebid

CMD14B PREBID

Number:	14BPREBID0002447	Request Status:	Completed
Requested for:	Simon Chu	State:	Completed
Requester Phone:	(628) 271-2957	Waiver Type:	14B Waiver
Department Head/Delegated authority:	Carla Short	14B Waiver Type:	Pre Solicitation
Requesting Department:	DPW	Awaiting Info from:	
Opened:	2025-04-07 16:45:57	Awaiting Info reason:	
Opened by:	Simon Chu	Watch list:	

Is this a new waiver or are you modifying a previously approved waiver?:	New Waiver	Requested Amount:	\$2,200,000.00
New waiver or digitize a previously approved Pre Solicitation waiver? :	New Waiver	Total amount of all related approved Post Solicitation waivers:	\$0.00
Last Approved 14BPREBID Request:		Total Amount Awarded Explanation:	
Original CMD approval date:			
Approved CMD 14B waiver number/id:			

Short Description:

Modernization of one passenger and one freight elevator at War Memorial Opera House at 301 Van Ness Avenue.

What kind of solicitation will you be conducting?:	Invitation for bid	Explain, if other::
How many contracts do you anticipate awarding pursuant to this Solicitation?:	1	
Admin Code Chapter:	Chapter 6 Public Works	
Select Chapter 21.04 Section:		
Advertising:	false	
Commodities, Equipment and Hardware :	false	
Equipment and Vehicle Lease:	false	
On Premise Software and Support:	false	
Online Content, Reports, Periodicals and Journals:	false	
Professional and General Services:	false	
Software as a Service (SaaS) and Cloud Software Applications:	false	
Vehicles and Trailers:	false	

LBE Bid Discounts/Rating Bonuses:	false	LBE Bid Discount Waiver Justification:	
LBE Subcontracting Participation Requirements:	true	LBE Participation Requirement Waiver Justification:	14B.8(A) (Lack of Sufficient LBEs)

Describe the product or service:

Both passenger and freight elevators selected to be modernized in this project are originally installed with the opera house building back in 1950's. Both elevators are experiencing frequent equipment breakdowns with costly repairs. Extended service down time is causing hardship to occupants of the building. This overdue elevator modernization will ensure the elevator service is reliable and safe to the users with less money spent on repairs. As part of the modernization, some non-code compliance installations at the elevator machine room will be corrected. Both elevators will have new features to meet current ADA requirements.

Cancel Notes:

CMD Analyst

CMD Analyst:	Seth Benkle	CMD Analyst Decision:	Reviewed and Approved
CMD Director:	Stephanie Tang	LBE Bid Discount Waiver Reason:	Not Applicable (N/A)
		LBE Participation Requirement Reason:	14B.8(A) (Lack of Sufficient LBEs)

CMD Analyst Comments:

Not enough LBEs to perform requested elevator services

CMD Director

CMD Director:	Stephanie Tang	CMD Director Decision:	Reviewed and Approved
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Reason for Determination:

Approved per 14B.8(A) Lack of Sufficient LBEs

14B.7(J)(2) (Significant Additional Cost

14B LBE Bid Discount/Rating Bonus
Waiver Qn1:

14B.8(A) (Lack of Subcontracting Opport

14B LBE Participation Requirements
Waiver Qn1:

14B.8(A) (Lack of Sufficient LBEs)

14B LBE Participation Requirements
Waiver Qn2:

A search at the Construction Blue Book, there is one minority elevator contractor registered but there is no LBE elevator contractor listed for the San Francisco bay area. There is not sufficient LBE available to perform the work available on this contract.

Activities

Additional comments:

Related List Title: Approval List
Table name: sysapproval_approver
Query Condition: Approval for = 14BPREBID0002447
Sort Order: Order in ascending order

1 Approvals

State	Approver	Approving	Created	Comments
Approved	Carla Short	CMD14B PREBID: 14BPREBID0002447	2025-04-07 17:34:05	

Related List Title: Metric List
Table name: metric_instance
Query Condition: Table = u_cmd14b_prebid AND ID = d171f38d3bb826d0cf49eef764e45a8c
Sort Order: None