



**Meeting Date:** February 12, 2026

**To:** Public Works Commission

**Through:** Carla Short, Public Works Director  
Bruce Robertson, Deputy Director of Financial Management and Administration

**From:** Teenchee Le, Job Order Contract (JOC) Program Manager

**Subject:** JOC-J66 General Building Services [Micro-LBE Set-Aside] – Contract Award

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**Director's Recommendation:** Award Job Order Construction contract JOC-J66 General Building Services [Micro-LBE Set-Aside] with a not-to-exceed amount of \$5,000,000 for 730 consecutive calendar days to Svala Construction, Inc. Approve an increase of 1,095 calendar days to the contract duration contingency and an increase of \$2,500,000 to the not-to-exceed amount contingency. Also, authorize the Director of Public Works to approve future modifications to increase the contract duration to a new total duration of up to 1,825 calendar days and a new total not-to-exceed amount to \$7,500,000.

**Contract Background:** Work is accomplished by issuing Task Orders during the term of the contract. The scope of work may include repair, alteration, modernization, maintenance, rehabilitation, demolition and construction of buildings, structures, or other real property. The work is performed on an “if-and-as-needed” basis in accordance with the San Francisco Administrative Code Section 6.62 requirements. The initial master agreement term is two years and not-to-exceed amount of \$5,000,000. Per San Francisco Administrative Code section 6.62(g), the Contract Term may be extended up to 5 years but no new Task Orders will be issued after the first 4 years. Per San Francisco Administrative Code section 6.62(f) the not-to-exceed amount of the Contract can be increased 150% of the original contract amount to a not-to-exceed amount of \$7,500,000.

**Solicitation Process:** The Department advertised the project on November 25, 2025, and received one bid on January 7, 2026. Staff evaluated the low bid proposal from Svala Construction, Inc. and it was determined that:

1. The bid was deemed responsive by Public Works Contract Administration staff
2. The bidder was deemed responsible by Public Works As-Needed Contracts staff
3. The bid received Contract Monitoring Division's award recommendation

**Contract Details:**

<b>Contract Title:</b>	JOC-J66 General Building Services [Micro-LBE Set-Aside]
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<b>Contract Award Amount:</b>	Initial not-to-exceed amount of \$5,000,000 with the option to increase to a not-to-exceed amount of \$7,500,000
<b>Cost Estimate:</b>	N/A, as-needed contract
<b>Contract Funding Sources:</b>	Depends on the task order
<b>Anticipated Project Schedule:</b>	N/A, as-needed contract
<b>Contract Duration:</b>	Initial duration of 730 consecutive calendar days with the option to extend to 1,825 consecutive calendar days
<b>Contractor Name:</b>	Svala Construction, Inc.
<b>Compliance with Chapter 14B Local Business Enterprise Ordinance:</b>	The Contract Monitoring Division (CMD) will establish a Local Business Enterprise (LBE) subcontracting requirement at the Task Order level, and San Francisco Public Works received CMD's recommendation to award.
<b>Environmental Determination (if applicable):</b>	N/A, as-needed contract
<b>Other Compliance:</b>	12B Equal Benefits Ordinance Compliant
<b>Additional Information:</b>	N/A
<b>Attachments:</b>	Attachment 1: Resolution Attachment 2: Bid Tabulations Attachment 3: CMD Award Memo

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

**RESOLUTION NO. \_\_\_\_\_**

WHEREAS, On November 25, 2025, San Francisco Public Works (Public Works) advertised as-needed JOC-J66 General Building Services [Micro-LBE Set-Aside] contract; and

WHEREAS, The Work is accomplished by issuing Task Orders during the term of the contract. The scope of work may include repair, alteration, modernization, maintenance, rehabilitation, demolition and construction of buildings, structures, or other real property; and

WHEREAS, The work is performed on an “if-and-as-needed” basis in accordance with the San Francisco Administrative Code Section 6.62 requirements; and

WHEREAS, The not-to-exceed contract amount is \$5,000,000; and

WHEREAS, The initial contract duration is 730 calendars days; and

WHEREAS, An increase of 1,095 calendar days to the contract duration contingency and an increase of \$2,500,000 to the not-to-exceed amount contingency are requested; and

WHEREAS, On January 7, 2026, Public Works received and opened publicly one bid; and

WHEREAS, Public Works staff and Contract Monitoring Division (CMD) staff reviewed the bids and determined that Svala Construction, Inc. is a responsive and responsible bidder that submitted the lowest responsive bid; and

WHEREAS, The Contract Monitoring Division (CMD) will establish a Local Business Enterprise (LBE) subcontracting requirement at the Task Order level; now, therefore, be it

RESOLVED, That this Commission hereby awards Public Works Construction Contract, JOC-J66 General Building Services [Micro-LBE Set-Aside], in the not-to-exceed amount of \$5,000,000 for 730 consecutive calendar days to Svala Construction, Inc.; and be it

FURTHER RESOLVED, That this Commission hereby approves an increase of 1,095 calendar days to the contract duration contingency and an increase of \$2,500,000 to the not-to-exceed amount contingency.

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

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Commission Affairs Manager  
Public Works Commission



## MEMORANDUM

Date: January 16, 2026

To: Teenchee Le, P.E., Department of Public Works  
Dennis Lam, Department of Public Works

From: Norbu Dhonyo, Contract Monitoring Division

Subject: CMD Review of Bids Submitted on 01/07/2026 for Job Order Contract J66 General Building Services Micro LBE Set-Aside (MLBE), Sourcing Event number 0000011234

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SVALA CONSTRUCTION INC ("SVALA") is the sole bidder.

Bidder	LBE MICRO?	Award Criteria Figure	Discounted Award Criteria Figure
SVALA CONSTRUCTION INC	Yes	1.1250	N/A

SVALA must self-perform at least 25% of the total contract amount. Should the Micro-LBE set-aside awardee subcontract out any portion of the contract, the work should be subcontracted to other Micro-LBEs to the maximum extent possible. [Sec. 14B.7(K)(4)]

There is no LBE subcontractor participation requirement on Micro-LBE Set-Asides.

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

Supplier Name	Scope of Work	LBE	LBE Size
EVRA Construction, Inc.	Carpentry, Concrete, Drywall	LBE	MICR
EXPERT PLUMBING SOLUTIONS	Plumbing	LBE	MICR
PIONEER CONTRACTORS INC	Roofing, Sheet Metal	LBE	SML

Yiz Ironworker	Steel		
ECO BAY SERVICES INC	Abatement		
K&I Electrical, Inc.	Electrical		

**CMD finds SVALA is responsive to pre-award requirements of Chapter 14B. Once awarded, the contract will be monitored for compliance with 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 LBEs

Noncompliance may result in penalties, including monetary fines. Please communicate with CMD early.

N.D.

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

Sourcing ID No. 0000011234  
Contract No. JOC-J66

Title: **JOB ORDER CONTRACT J66 GENERAL BUILDING SERVICES [Micro-LBE Set-Aside Program]**

Bids Received: January 7, 2026

Bidders: (In the order of bids received & opened) Svala Construction, Inc.

LBE Status Claimed Micro-LBE

**Adjustment Factors**

1.0 Normal Working Hours Adjustment Factor	1.1200
2.0 Other Than Normal Working Hours Adjustment Factor	1.1700

**Award Criteria Figure Formula**

**Prorated Factors**

1.0 x 0.90	1.0080
2.0 x 0.10	0.1170

**Award Criteria Figure (Sum of the Prorated Factors)** **1.1250**

cc: Teenchee Le	Magdalena Ryor	Carla Short
Victor Tam	Scott Anderson	Service Desk
Norbu Dhonyo	James Chung	All Bidders

January 7, 2026

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