



Meeting Date: February 26, 2026

To: Public Works Commission

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

From: Lisa Zhuo, Project Manager

Subject: Zuckerberg San Francisco General Building 5 Cargo Elevator Modernization - Contract Award

Director's Recommendation: Award construction contract for Sourcing Event ID 0000011078 - Zuckerberg San Francisco General (ZSFG) Building 5 Cargo Elevator Modernization in the amount of \$1,188,100 with an additional \$118,810 for contingency, and a contract duration of 610 consecutive calendar days with an additional 61 consecutive calendar days for contingency to W.E. Lyons Construction to modernize two (2) existing elevators at the ZSFG Hospital located at 1001 Potrero Avenue.

Contract Background: The project is to modernize two existing service elevators at Building 5 of the San Francisco General Hospital, located at 1001 Potrero Avenue.

In 2023, Public Works hired Lerch Bates as an elevator consultant to assess the existing conditions of the elevators. Subsequently, the consultant provided a report with recommendations for upgrades and an opinion of probable costs.

Based on the assessment report provided by Lerch Bates, a comprehensive modernization was recommended for 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 elevator's service life.

Solicitation Process: SF Public Works advertised the project on November 12, 2025, and received two (2) bids on December 17, 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)
W.E Lyons Construction	\$ 1,188,100.00	\$ 127,260.00	\$ 1,315,360.00
CityBuilding, Inc.	\$ 1,372,637.00	\$ 93,900.00	\$ 1,466,537.00

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 operating department will award the maintenance contract in the amount indicated under Schedule B.

Contract Details:

Contract Title:	ZSFG Building 5 Cargo Elevator Modernization
Contract Award Amount:	\$1,188,100.00
Cost Estimate:	\$1,300,000.00
Contract Funding Sources:	Certificates of Participation (COP) General Fund
Anticipated Project Schedule:	Construction Start: April 2026 Substantial Completion: October 2027 Final Completion: December 2027
Contract Duration:	550 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 work to be performed under this contract is not defined as a project under California Environmental Quality Act Guidelines Sections 15378 and 15060(c)(2) because the project will 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 January 25, 2024, the Department of Public Health selected San Francisco Public Works to manage the design and construction of the ZSFG Building 5 Cargo Elevator Modernization project (“Project”) located at 1001 Potrero Avenue; and

WHEREAS, On November 12, 2025, Public Works advertised the Project; and

WHEREAS, On December 17, 2025, Public Works received two (2) bids; 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 \$1,315,360; and

WHEREAS, The \$1,188,100 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 \$127,260 portion of the bid price is for the elevator maintenance contract, to be awarded separately by the operating department to W.E. Lyons Construction Co.’s elevator subcontractor for maintenance services 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 \$19,781.00 of the construction contract; and

WHEREAS, The General Fund is funding \$1,168,139.00 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 0000011078 – ZSFG Building 5 Cargo Elevator Modernization, in the amount of \$1,188,100 with an additional \$118,810 for contingency, and a contract duration of

610 consecutive calendar days with an additional 61 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
 PLA**

SOURCING ID: 0000011078

CONTRACT TITLE: ZSFG Building 5 Cargo Elevator Modernization

FULL TITLE: PW ZSFG BLDG 5 CARGO ELV MDRN

BIDS RECEIVED: December 17, 2025

<u>BIDDERS (in the order received & opened):</u>	<u>LBE Status Claimed</u>	<u>Total Bid Price</u>
W.E. Lyons Construction	N/A	\$1,315,360.00
City Building, Inc.	N/A	\$1,466,537.00
	Average Bid:	\$1,390,948.50
	Engineer's Estimate:	\$1,300,000.00
	% of Engineer's Estimate:	93%
	% of Engineer's Estimate vs. Low Bid Received	101%

cc: Lisa Zhuo
 James Chung
 Jason Chin

Scott Anderson
 Magdalena Ryor
 Ed Yee

All Bidders

For complete subcontractor listings, check: <https://bidopportunities.apps.sfdpw.org/CaseLoad/Details/2646>

December 17, 2025

= Indicates a correction after review

Report Title: CMD14B PREBID Details
Run Date and Time: 2025-10-10 09:38:29 Pacific Daylight Time
Run by: Lisa Zhuo
Table name: u_cmd14b_prebid

CMD14B PREBID

Number:	14BPREBID0002621	Request Status:	Completed
Requested for:	Lisa Zhuo	State:	Completed
Requester Phone:	+16282712777	Waiver Type:	14B Waiver
Department Head/Delegated authority:	Carla Short	14B Waiver Type:	Pre Solicitation
Requesting Department:	DPW	Awaiting Info from:	
Opened:	2025-09-10 13:49:50	Awaiting Info reason:	
Opened by:	Lisa Zhuo	Watch list:	

Is this a new waiver or are you modifying a previously approved waiver?:	New Waiver	Requested Amount:	\$1,300,000.00
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:

Modernize two freight elevators at the Zuckerberg San Francisco Hospital (ZSFH).

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:
 The project will modernize two existing elevators to conform with current code and safety standards.

Cancel Notes:

CMD Analyst

CMD Analyst:	Vivian Liu	CMD Analyst Decision:	Reviewed and Approved
CMD Director:	Regina Chan	LBE Bid Discount Waiver Reason:	Not Applicable (N/A)
		LBE Participation Requirement Reason:	14B.8(A) (Lack of Sufficient LBEs)

CMD Analyst Comments:
 There is a lack of sufficient LBEs qualified to perform elevator services. The associated electrical, mechanical, and miscellaneous work is minimal and incidental to the primary elevator scope.

CMD Director

CMD Director:	Regina Chan	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:	1. A previously approved 14B waiver for a project with similar scope at SF Davies Symphony Hall , 14BPREBID0001562, dated 5/15/2023. 2. A previously approved 14B waiver for a project with similar scope at WAR Memorial Opera House, 14BPREBID0002447, dated 4/7/2025
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Activities

Additional comments:

Related List Title: Approval List
Table name: sysapproval_approver
Query Condition: Approval for = 14BPREBID0002621
Sort Order: Order in ascending order

1 Approvals

State	Approver	Approving	Created	Comments
Approved	Carla Short	CMD14B PREBID: 14BPREBID0002621	2025-09-10 15:56:00	

Related List Title: Metric List
Table name: metric_instance
Query Condition: Table = u_cmd14b_prebid AND ID = ea2126db2bf3a6106469ff10de91bf0a
Sort Order: None