



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: San Francisco City Hall Elevator Modernization Project - Contract No. 1000027204 - Contract Modification

Director's Recommendation: Approve an increase of \$250,000 and 100 calendar days to the contract for the San Francisco City Hall Elevator Modernization Project Contract No. 1000027204 with CLW Buildings, Inc., and authorize the Director of Public Works to approve modifications to the contract for a total contract amount of \$5,582,764 and a total contract duration of 1,392 calendar days.

Contract Background: There are 11 elevators at San Francisco City Hall. Elevator Nos. 1-6 were installed in the 1960s; elevator Nos. 7-9 were installed in the 1930s, and elevator Nos. 10-11 were installed in the 1990s. In October 2017, an elevator consultant, Syska Hennessy Group, conducted an independent study and evaluation of the City Hall elevators. While the study found that the existing elevators were operating safely, the study noted that their performance was somewhat deficient by accepted industry standards for similar equipment of this type and vintage. As a result, the elevator consultant recommended that a comprehensive equipment modernization was necessary to address performance, accessibility, safety, obsolescence and reliability issues.

Based on Syska Hennessy's recommendation, Public Works, in consultation with the San Francisco Real Estate Division, initiated a solicitation for an outside contractor to perform the modernization work. Due to budget constraints, the project team advertised Elevator Nos. 1-3 as base bid, Elevator Nos 4-6 as bid alternate #1; Elevator Nos 10-11 as bid alternate #2; due to the age of Elevator Nos 7-9, there are no modernization scopes appropriate for elevators of this age, therefore Elevator Nos 7-9 were excluded from this solicitation.

On December 2, 2022, Public Works awarded the construction contract to CLW Builders, Inc. to perform the base bid scope (Elevator Nos 1-3) in the amount of \$2,153,200 (Commission Resolution No. 2022-0024); Notice to proceed was issued on Feb 7, 2023.

On February 12, 2024, the Public Works Commission adopted a resolution to approve a contract modification to CLW Builders, Inc. to modernize Elevator Nos 4-6 and Elevator Nos 10- 11 as a

change order; the additional amount authorized by the Commission was \$2,748,924 (Commission Resolution No. 2024-0004).

Explanation of Requested Contract Cost and Duration: The project construction is approximately 85% completed. Elevator Nos 1-6 are completed, Elevator No 10 is 90% completed, Elevator No 11 will begin in February 2026.

A total of eight change orders had been authorized to the Contractor since the project started construction; an approximately \$150K of pending change order is anticipated to reach final construction completion. The primary reasons for the change orders are client requests, unforeseen site conditions, and additional scope per State Inspector requests.

Contract Details:

Contract Title:	San Francisco City Hall Elevator Modernization
Contract Original Award Amount:	\$2,153,200
Contract Original Duration:	610 Calendar Days
Contractor Name:	CLW Builders, Inc.

Summary of Contract Value:

Contract Cost Amount	Amounts
Original Contract Amount:	\$2,153,200
Original Contingency Amount:	\$215,320
Previously Approved Cost Increase Amount:	\$2,748,924
Previously Approved Cost Increase Contingency Amount:	\$215,320
Additional Cost Increase Requested Now:	\$250,000
Authorized Contract Cost:	\$5,582,764

Contract Duration	Days
Original Contract Duration (Substantial & Final Completion):	610
Original Contingency Duration:	61
Previously Approved Time Increase:	560
Previously Approved Time Increase Contingency:	61
Additional Time Increase Requested Now:	100
Authorized Contract Duration:	1,392

Contract Funding Sources:	Certificates of Participation (COP) – Critical Repair Program General Fund
Compliance Information:	Contract Monitoring Division (CMD) waived the LBE Sub-contracting requirement.

City Hall Elevator Modernization Project - Contract Modification
Public Works Commission Meeting: February 26, 2026

Related Commission Actions:	<ol style="list-style-type: none">1. Commission Resolution No. 2022-0024, adopted on 12/2/20222. Commission Resolution No. 2024-0004, adopted on 2/12/2024
Additional Information:	N/A
Attachments:	Attachment 1: Commission Resolution No. 2022-0024 Attachment 2: Commission Resolution No. 2024-0004

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

RESOLUTION NO. _____

WHEREAS, On February 16, 2021, San Francisco Public Works (Public Works) entered into an agreement with the San Francisco Real Estate Division (RED) to manage the design and construction of the San Francisco City Hall Elevator Modernization project (Project) located at 1 Dr. Carlton B. Goodlett Place; and

WHEREAS, On August 23, 2021, the Project was submitted to San Francisco Department of Building Inspection for a construction permit application, and the application was approved on April 18, 2022; and

WHEREAS, On November 19, 2021, the San Francisco Planning Department determined that the Project is categorically exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 (State CEQA Guidelines 15301 – Minor alterations of existing facilities with negligible or no expansion of use) Categorical Exemption; and

WHEREAS, On June 30, 2022, Public Works advertised the San Francisco City Hall Elevator Modernization project; and

WHEREAS, On August 17, 2022, Public Works received four bids where CLW Builders, Inc. was determined as the lowest responsible and responsive bidder; and

WHEREAS, On December 2, 2022, the San Francisco Public Works Commission approved Resolution No. 2022-0024, awarding Contract No. 1000027204 to CLW Builders, Inc.; and

WHEREAS, Public Works issued the Notice-to-Proceed to CLW Builders, Inc. on Feb 7, 2023 to modernize Elevator Nos 1-3; and

WHEREAS, The awarded contract amount was \$2,153,200; and

WHEREAS, The awarded duration was 610 calendar days; and

WHEREAS, On February 12, 2024, the San Francisco Public Works Commission approved Resolution No. 2024-0004 to modify the contract; and

WHEREAS, The contract modification was to modernize Elevator Nos 4-6 and Elevator Nos 10-11; and

WHEREAS, The contract modification authorized a cost increase in the contract amount by \$2,748,924; and

WHEREAS, The contract modification authorized a time increase of 560 calendar days; and

WHEREAS, An increase of \$250,000 and 100 calendar days to the contract duration is requested for the San Francisco City Hall Elevator Modernization Project; now, therefore be it

RESOLVED, That this Commission hereby approves an increase of \$250,000 and 100 calendar days to the San Francisco City Hall Elevator Modernization contract with CLW Builders, Inc.; and be it

FURTHER RESOLVED, That this Commission hereby authorizes the Director of Public Works to approve future modifications to the contract for a total contract cost of up to \$5,582,764 and a total contract duration of up to 1,392 calendar days.

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

Commission Affairs Manager
Public Works Commission

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

RESOLUTION NO. 2022-0024

WHEREAS, On February 16, 2021, San Francisco Public Works (Public Works) entered into an agreement with the San Francisco Real Estate Division (RED) to manage the design and construction of the San Francisco City Hall Elevator Modernization project (Project) located at 1 Dr. Carlton B. Goodlett Place; and

WHEREAS, On August 23, 2021, the Project was submitted to San Francisco Department of Building Inspection for a construction permit application, and the application was approved on April 18, 2022; and

WHEREAS, On November 19, 2021, the San Francisco Planning Department determined that the Project is categorically exempt from the California Environmental Quality Act ("CEQA") as a Class 1 (State CEQA Guidelines 15301 – Minor alterations of existing facilities with negligible or no expansion of use) Categorical Exemption; and

WHEREAS, On June 30, 2022, Public Works advertised the San Francisco City Hall Elevator Modernization project; and

WHEREAS, On August 17, 2022, Public Works received four (4) bids; and

WHEREAS, Public Works staff and Contract Monitoring Division (CMD) staff reviewed the bids and determined that CLW Builders, Inc. is the responsible bidder with the lowest responsive bid; and

WHEREAS, CLW Builders Inc.'s bid was \$2,657,200; and

WHEREAS, \$2,153,200 of the bid price is for elevator modernization work, to be awarded by Public Works to CLW Builders, Inc.; and

WHEREAS, \$504,000 of the bid price is for elevator maintenance work, to be awarded separately by San Francisco Real Estate Division (RED) to CLW Builders Inc.'s elevator subcontractor upon completion of the elevator modernization work; and

WHEREAS, Local Business Enterprise (LBE) Sub-contracting requirement was waived by CMD; and

WHEREAS, CLW Builders, Inc. committed 5.02% to CMD Certified Micro-LBEs; now, therefore, be it

RESOLVED, That this Commission hereby approves the award of Contract #1000027204 San Francisco City Hall Elevator Modernization, in the amount of \$2,153,200,

with a duration of 550 consecutive calendar days to the lowest responsive and responsible bidder, CLW Builders, Inc.

I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of December 02, 2022

A handwritten signature in black ink, appearing to be 'J. F. ...', is written over a horizontal line.

Commission Affairs Manager, Public Works Commission

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

RESOLUTION NO. 2024-0004

WHEREAS, On February 16, 2021, San Francisco Public Works (Public Works) entered into an agreement with the San Francisco Real Estate Division (RED) to manage the design and construction of the San Francisco City Hall Elevator Modernization project (Project) located at 1 Dr. Carlton B. Goodlett Place; and

WHEREAS, On August 23, 2021, the Project was submitted to San Francisco Department of Building Inspection for a construction permit application, and the application was approved on April 18, 2022; and

WHEREAS, On November 19, 2021, the San Francisco Planning Department determined that the Project is categorically exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 (State CEQA Guidelines 15301 – Minor alterations of existing facilities with negligible or no expansion of use) Categorical Exemption; and

WHEREAS, On June 30, 2022, Public Works advertised the San Francisco City Hall Elevator Modernization project; and

WHEREAS, On August 17, 2022, Public Works received four bids where CLW Builders, Inc. was determined as the lowest responsible and responsive bidder; and

WHEREAS, On December 2, 2022, the San Francisco Public Works Commission approved Resolution No. 2022-0024, awarding Contract No. 1000027204 to CLW Builders, Inc.; and

WHEREAS, Public Works issued the Notice-to-Proceed to CLW Builders, Inc. on Feb 7, 2023; and

WHEREAS, The awarded contract amount was \$2,153,200; and

WHEREAS, The awarded duration was 610 calendar days; and

WHEREAS, An increase of \$2,748,924 and 560 calendar days to the contract duration is requested for the San Francisco City Hall Elevator Modernization Project; now, therefore be it

RESOLVED, That this Commission hereby approves an increase of \$2,748,924 and 560 calendar days to the San Francisco City Hall Elevator Modernization contract with CLW Builders, Inc.; and be it

FURTHER RESOLVED, That this Commission hereby authorizes the Director of Public Works to approve future modifications to the contract for a total contract cost of up to \$5,117,444 and total contract duration of up to 1231 calendar days.

I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of February 12, 2024.



Commission Affairs Manager
Public Works Commission