



Meeting Date: February 27, 2025

To: Public Works Commission

Through: Carla Short, Public Works Director

From: Jennifer Dameron, Public Works Project Architect

Subject: San Francisco Animal Care & Control Tenant Improvement – Construction Contract Approval

Director’s Recommendation: Award construction contract in the amount of \$2,363,330 for 300 consecutive calendar days to Buhler Commercial to perform tenant improvements at the SF Animal Care & Control facility.

Contract Background: The historic brick masonry building, located at 1419 Bryant Street, underwent a major seismic upgrade and renovation in 2021 to become the new home for San Francisco Animal Care and Control. The facility provides services to the City’s domestic and wild animals including animal adoption, animal cruelty investigation, lost and found services, veterinary care and public education. ACC also provides support during disaster response and is able to operate off the grid for 72 hours with backup power and water.

The work of this contract will be performed at the Animal Care and Control Facility and will include the buildout of third-floor unoccupied space for staff and building support areas. The new program includes a meeting room, fitness room, locker room, two storage rooms, restrooms, and an electrical room. The work will also include upgrades to other existing building elements, such as dog kennel room finishes, acoustic treatment at the roof deck mechanical yard, and the building-wide speaker and paging system. These tenant improvements will support the staff and facility in continuing to provide vital services for San Francisco’s animal population.

Solicitation Process: The project delivery method selected for this project is Design/Bid/Build. The Department advertised the project on October 2, 2024, and received eight bids on November 13, 2024. Staff evaluated the original lowest bidder who was determined to be non-responsible due to inability to meet the minimum qualifications. Therefore, staff evaluated the next low bidder, Buhler Commercial, and it was determined:

1. The bid was deemed responsive by Public Works Contract Administration staff
2. The bidder was deemed responsible by Public Works Project Manager
3. The bid received Contract Monitoring Division’s award recommendation

Contract Details:

Contract Title:	San Francisco Animal Care & Control Tenant Improvement
Contract Award Amount:	\$2,363,330

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Cost Estimate:	\$2,410,000
Contract Funding Sources:	City Administrator (ADM) General Fund
Anticipated Project Schedule:	The anticipated project milestones are as follows: Notice-to-Proceed: March 2025 Construction Substantial Completion: September 2025 Construction Final Completion: December 2025
Contract Duration:	300 consecutive calendar days to Final Completion
Contractor Name:	Buhler Commercial
Compliance with Chapter 14B Local Business Enterprise Ordinance:	The LBE subcontractor participation requirement for this Contract is 15%. Buhler Commercial committed to LBE subconsultant participation of 26.69% in its proposal.
Environmental Determination (if applicable):	The design and construction activities under this contract are categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to Title 14 of the California Code of Regulations Section 15301, because they consist of repair, maintenance, and minor alteration of an existing structure, and will not directly cause any change in the physical environment.
Other Compliance:	N/A
Additional Information:	N/A
Attachments:	Attachment 1: Resolution

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

RESOLUTION NO. _____

WHEREAS, On September 14, 2022, San Francisco Public Works (Public Works) entered into an agreement with the San Francisco Office of the City Administrator (ADM) to manage the design and construction of the San Francisco Animal Care and Control Tenant Improvement (Project) located at 1419 Bryant Street; and

WHEREAS, The Project is not defined as a project under CEQA Guidelines Section 15378 and 15060(c)(2) because it does not result in a physical change in the environment; and

WHEREAS, On March 5, 2024, the Project was submitted to San Francisco Department of Building Inspection for a construction permit application, and the application was approved on March 19, 2024; and

WHEREAS, On October 2, 2024, Public Works advertised the Animal Care and Control Tenant Improvement through Sourcing Event ID 0000009772; and

WHEREAS, On November 13, 2024, Public Works received eight (8) bids; and

WHEREAS, On December 23, 2024, Public Works rejected the lowest bid on grounds that it was non-responsive; and

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

WHEREAS, Buhler Commercial's bid was \$2,363,330; and

WHEREAS, this is a contract for Services and there is a 15% Local Business Enterprise (LBE) subcontracting participation requirement with respect to the Services; and

WHEREAS, Funds are available from the ADM General Fund; now, therefore, be it

RESOLVED, That this Commission hereby approves the award of Contract ID 0000009772 for San Francisco Animal Care and Control Tenant Improvement, in the amount of \$2,363,330, with a duration of 300 consecutive calendar days to the lowest responsive and responsible bidder, Buhler Commercial.

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

Commission Affairs Manager
Public Works Commission