



Meeting Date: January 8, 2026

To: Public Works Commission

Through: Carla Short, Public Works Director
Albert Ko, Deputy Director of Project Design and Development

From: Colin Mosher, Architect

Subject: Southeast Community Health Center Phase 3 - Contract Modification

Director's Recommendation: Approve contract modification to Southeast Community Health Center Phase 3 Child and Family Therapy Renovation, Contract ID No. 1000035753 with Chiang C.M. Construction, Inc., to increase the contract amount by \$1,367,736 for a new not-to-exceed amount of \$8,206,416 and increase the contract duration by 38 consecutive calendar days for a new term of 247 consecutive calendar days.

Contract Background: This project involves tenant improvements to the Southeast Health Center clinic building, which serves the Bayview and Hunters Point neighborhoods. Upon completion, the facility will house the Southeast Child-Family Therapy Center and the Families Rising behavioral health programs.

The interior scope of work includes modifications to partitions, ceilings, finishes, and upgrades to the mechanical, plumbing, fire protection, fire alarm, electrical, telecommunications, and security systems. The limited exterior scope includes façade enhancements, replacement of windows and storefront systems, and minor roof patching, including the installation of a new mechanical unit.

Site work includes modifications to the sidewalk landscape strip along Armstrong Avenue to accommodate new street trees, plantings, and extended irrigation coverage.

On April 10, 2025, the Public Works Commission adopted Resolution No. 2025-0044, authorizing San Francisco Public Works to award the contract to Chiang C.M. Construction, Inc. The original contract amount was a not-to-exceed total of \$6,838,680, with a contract duration of 209 calendar days.

Reason for Modification: The Contract modification is due to unforeseen conditions, which include the replacement of hydronic piping and associated ceiling removal and replacement for access, as well as tariff costs.

Contract Details:

Contract Title:	Southeast Health Center Phase 3 Renovation
Personal Services Contract No. (Required for Professional Services Only):	1000035753 (Sourcing ID: 0000009561) 20250044
Contract Original Award Amount:	\$6,838,680.00
Contract Original Duration:	209 Days
Contractor Name:	Chiang C.M. Construction Inc.

Summary of Total Amounts:

	Contract Amount	Contract Duration	Contract Dates
Original Contract Amount:	\$6,838,680.00	209 days	6/6/2025 – 3/1/2026
Previous Approved Modifications:	0	0	0
Proposed Modification:	\$1,367,736.00	38 Days	3/1/2026 - 4/8/2026
Total Contract Values, if approved	\$8,206,416.00	247 Days	6/6/2025 – 4/8/2026

Previously Approved Modifications:

Modification	Amount	Extension (days)	Description
		None	PCO's

Contract Funding Sources:	Mental Health Service Act (Proposition 63) Health Resources and Services Administration Federal Grant
Compliance Information:	N/A
Related Commission Actions:	Public Works Commission Resolution No. 2025-0044 on April 10, 2025
Additional Information:	N/A
Attachments:	N/A

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

RESOLUTION NO. _____

WHEREAS, On April 10, 2025, the Public Works Commission awarded the Southeast Health Center Phase 3 Renovation construction contract to Chiang C.M. Construction, Inc. (the "Contract") for the renovation of the Southeast Health Center building at 401 Keith Street in the amount of \$6,838,680.00 and stipulated the contract duration of 209 consecutive calendar days; and

WHEREAS, Public Works issued the Notice-to-Proceed to Chiang C.M Construction, Inc. on June 6, 2025; and

WHEREAS, An increase of \$1,367,736 plus contingency to the contract amount and an increase of 38 consecutive calendar days to the contract duration are requested due to unforeseen conditions; now, therefore, be it

RESOLVED, The Commission hereby approves an increase of \$1,367,736 to the contract amount with Chiang C.M. Construction Inc., for a new not-to-exceed amount of \$8,206,416. and an increase of 38 calendar days to the contract duration for a total contract duration of up to 247 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