



Meeting Date: July 23, 2026

To: Public Works Commission

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

From: Michael Rossetto, Project Manager

Subject: San Francisco Municipal Transportation Agency
Parking Enforcement Headquarters at 1200 15th Street
CM/GC Contract Modification

Director's Recommendation: Approve an increase of the contract value by \$21,646,058 for a new not-to-exceed amount of \$56,500,000 and an increase of the contract duration by 611 calendar days for a new not-to-exceed duration of 1,628 calendar days.

Contract Background: On November 3, 2023, the Public Works Commission adopted Resolution No. 2023-0110 authorizing San Francisco Public Works to award the Contract to Clark Construction Group – California LP. The original contract amount was for a not-to-exceed amount of \$34,853,942 and the original contract duration was 1,216 calendar days. As a Construction Manager/General Contractor (CM/GC) project, a contract modification was anticipated upon completion of the design phase.

The San Francisco Municipal Transportation Agency (SFMTA) Parking Enforcement Headquarters project is located at 1200 15th Street between Harrison Street on the west and Treat Avenue on the east. The existing 29,000 square feet, two-story building is a reinforced-concrete, Art Deco style, industrial building built in 1931.

The proposed project scope is to create new headquarters for SFMTA's Parking and Traffic Enforcement Division at 1200 15th Street. The building structure and building systems, including mechanical, electrical, plumbing and fire protection will be replaced to meet current codes.

On May 22, 2022, the Planning Department determined that the Project is exempt from the California Environmental Quality Act (CEQA). The approval of this contract item on November 3, 2023, served as the Approval Action for the Project for the purposes of California Environmental Quality Act (CEQA).

Reason for Modification: The original CM/GC contract amount of \$34,853,942 is based primarily on the City's estimated direct cost budget of \$28,000,000, established by the City's cost estimate of the 100% Schematic Design in late 2022. The City's estimated direct cost budget, partnering and reimbursable allowances were stated by the City on the CM/GC Bid Forms so that these fixed amounts could not influence the CM/GC solicitation. At the time, the estimated construction cost was \$49,500,000, stated in the CM/GC request for proposals and the November 3, 2023, SFPW Commission approval of the CM/GC contract. The recently

completed Construction Documents have yielded two cost estimates reconciled between the City’s cost estimator and the CM/GC at approximately \$56,500,000. The contract modification is needed to increase the original CM/GC contract amount to \$56,500,000, allowing the project to move into the bid and construction phases. The contract duration increase is needed to reflect additional pre-construction services time for value engineering, cost estimate reconciliation, and funding efforts by the client department. The CM/GC team was put on-hold during pre-construction services to mitigate cost impacts during that phase, from July 2025 until January 2026.

Contract Details:

Contract Title:	San Francisco Municipal Transportation Agency Parking Enforcement Headquarters at 1200 15 th Street
Contract Original Award Amount:	\$34,853,942
Contract Original Duration:	1,216 calendar days
Contractor Name:	Clark Construction Group – California LP

Summary of Total Amounts:

	Contract Amount	Contract Duration	Contract Dates
Original Contract Amount:	\$34,853,942.00	1,216 calendar days	1/16/2024 – 5/16/2027
Contract On Hold:	Non-compensable	199 calendar days	7/10/2025 – 1/21/2026
Proposed Modification:	\$21,646,058.00	611 calendar days	1/16/2024 – 1/15/2029 (excluding on-hold days)
Total Contract Values, if approved	\$56,500,000.00	1,628 calendar days (1,827 including on-hold days)	1/16/2024 – 1/15/2029 (including on-hold days)

Contract Funding Sources:	SFMTA funding sources: 2015, 2018, 2020 Revenue Bonds; 2027 & 2028 State of Good Repair; 2028 Prop B
Compliance with Chapter 14B Local Business Enterprise Ordinance:	The Contract Monitoring Division (CMD) established a Local Business Enterprise (LBE) subcontracting requirement of 22% for this contract.
Environmental Determination (if applicable):	On May 2, 2022, SF Planning issued a Common Sense Exemption, stating “No further environmental review is required. The project is exempt under CEQA. It can be seen with certainty that there is no possibility of a significant effect on the environment.”

Other Compliance:	Article 131 Equal Benefits Ordinance Compliant Project Labor Agreement
Related Commission Actions:	Public Works Commission adopted Resolution No. 2023-0110 on November 3, 2023.
Additional Information:	N/A
Attachments:	Attachment 1: Commission Resolution

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

RESOLUTION NO. _____

WHEREAS, On November 3, 2023, San Francisco Public Works (Public Works) awarded the San Francisco Municipal Transit Agency Parking Enforcement Headquarters project at 1200 15th Street (Project) Construction Manager/General Contractor (“CM/GC”) contract, in the amount of \$34,853,942 with a contract duration of 1,216 consecutive calendar days to Clark Construction Group – California LP to perform preconstruction and construction services for the project.

WHEREAS, On January 16, 2024, Public Works issued the Notice to Proceed for Pre-Construction Services with a contract duration of 396 consecutive calendar days; and,

WHEREAS, On July 10, 2025, the CM/GC pre-construction services phase was put on hold for 196 consecutive calendar days pending scope, budget and funding resolution, and resumed pre-construction services on January 26, 2026; and,

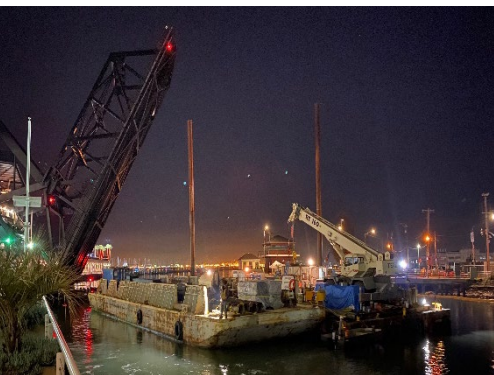
WHEREAS, The anticipated final contract amount will be \$56,500,000; and,

WHEREAS, The anticipated final contract duration will be 1,628 consecutive calendar days (1,827 including on-hold days); and,

RESOLVED, That this Commission hereby approves a modified CM/GC Contract value not-to-exceed \$56,500,000 and a contract duration of 1,827 consecutive calendar days to Clark Construction Group - California, LP, to perform preconstruction and construction services for the project.

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

Commission Affairs Manager
Public Works Commission

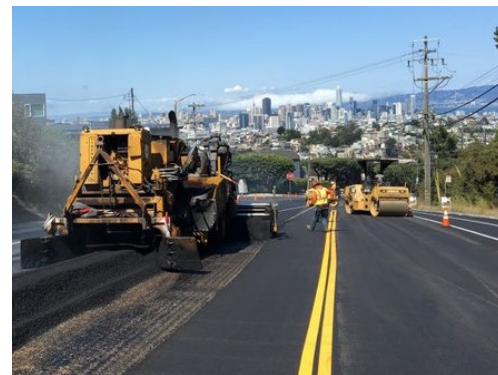
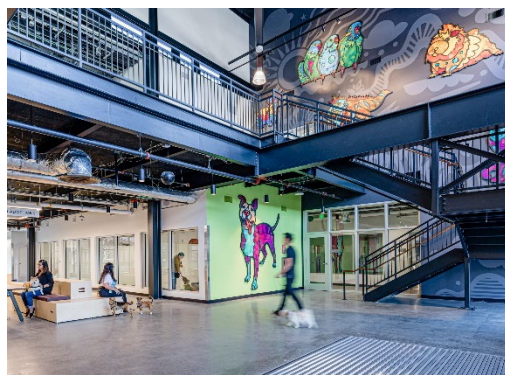
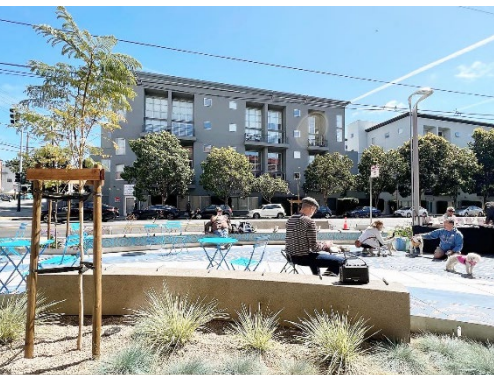


July 23, 2026

SFMTA Parking Enforcement Headquarters

1200-15th St.

Michael Rossetto
Project Manager, Public Works



SFMTA Parking Enforcement Headquarters

Recommend Commission:

Approve modification to CM/GC contract amount & duration

Client:

San Francisco Municipal Transportation Agency

Contract Amount & Duration:

\$34,853,942 & 1,216 consecutive calendar days

Approving Contract Modification Amount & Duration:

\$56,500,000 & 1,827 consecutive calendar days

Contractor:

Clark Construction Group - California, LP

Reason:

As a CM/GC project, a contract modification was anticipated upon completion of the design phase, as presented to the Public Works Commission on Nov. 3, 2023.

Construction Manager/General Contractor

Clark Construction Group – California, LP

CM/GC and Core Trade Design-Assist Subcontractor Team

- Clark Construction Group – CA, LP: CM/GC
- Rosendin Electric, Inc.: Electrical (including low-voltage)
- Southland Industries: Mechanical and Plumbing
- Condon-Johnson & Associates: Structural (Pile Driving and Compaction Grouting) and Shoring Design

SFMTA Parking Enforcement Headquarters

Location

Address:
1200-15th St.
Block 3925/Lots 002 & 007

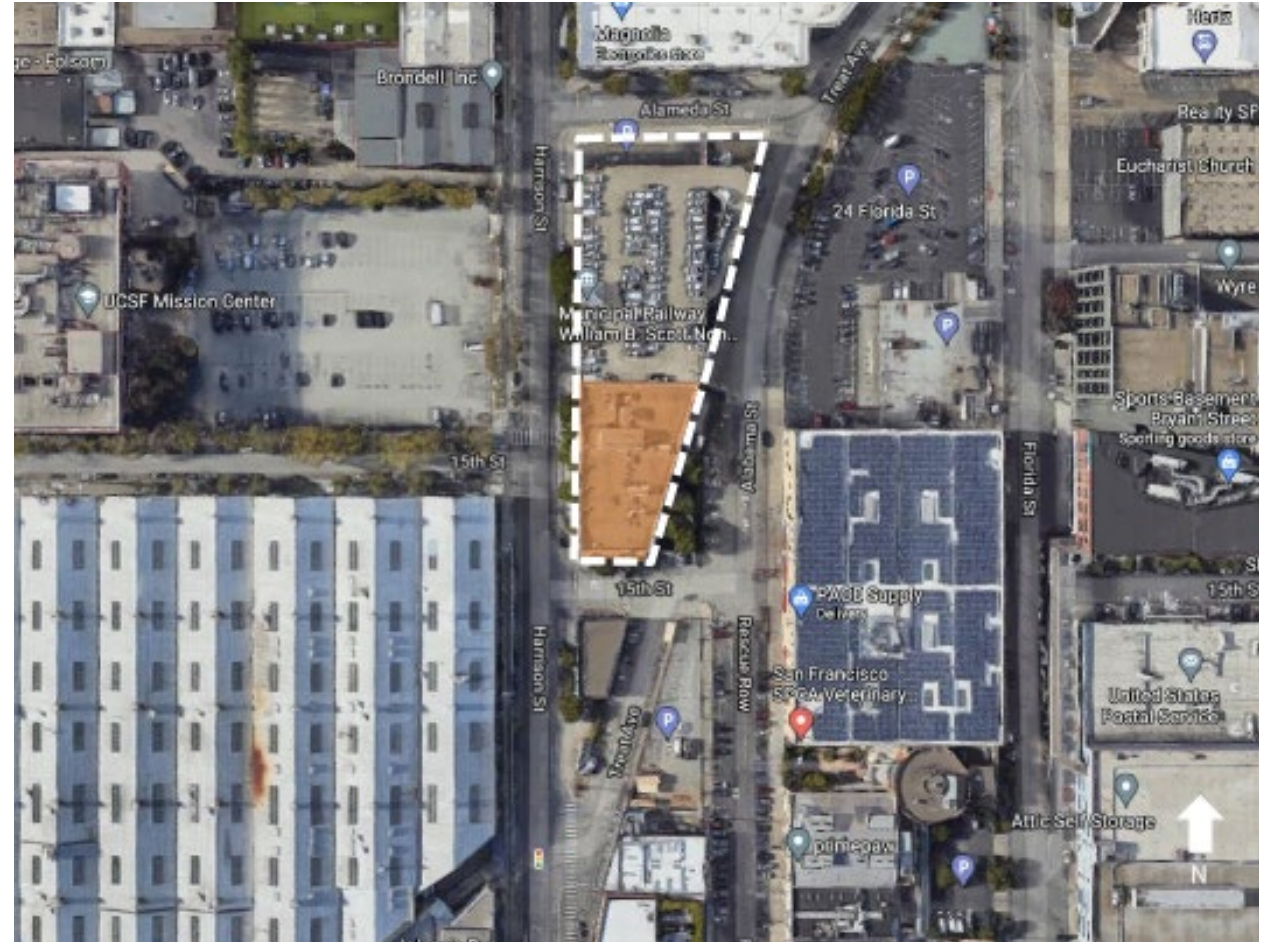
District:
District 9, northeast Mission District



SFMTA Parking Enforcement Headquarters

Location

- Aerial image of 1200-15th St. and immediate vicinity
- The subject building, highlighted in orange, sits at the south end of an irregularly shaped parcel (outlined with a dashed white line). It is bounded by 15th Street to the south, the Scott Garage (owned by SFMTA) and Alameda Street to the north, Harrison Street to the west and Lot 007 (orange line) and Alabama Street to the east



SFMTA Parking Enforcement Headquarters

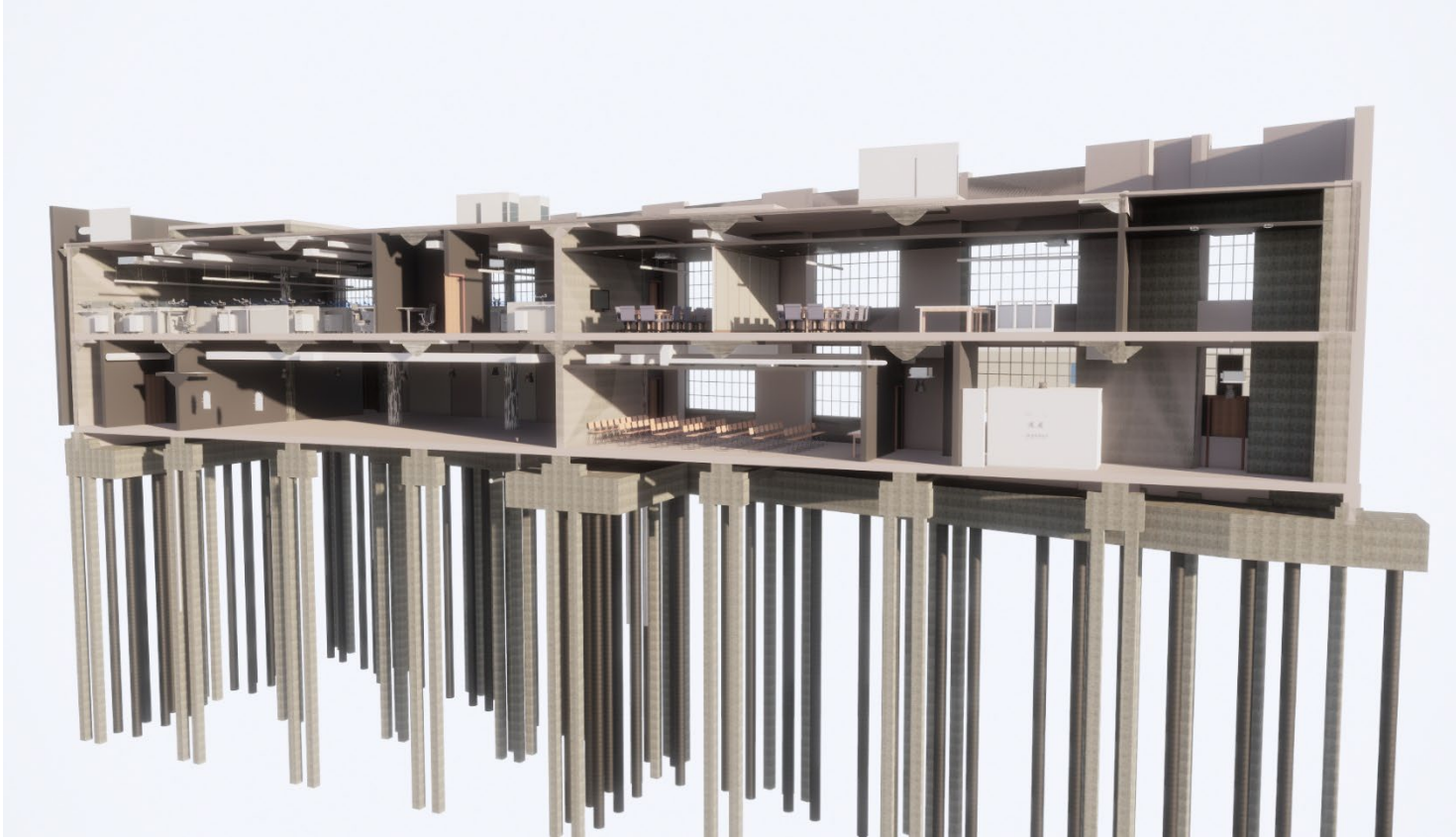
Historic Status



- **Style:** Art Deco Light Industrial
- **Built:** 1931
- **Architect:** Dodge A. Riedy
- **Current Historic Status:**
 - Former home to Animal Care & Control
 - Classified as “Category A-Historic Resource Present” by the San Francisco Planning Department
 - Recorded in conjunction with the adjacent Scott Garage under the address 1849 Harrison St. with the California Department of Parks and Recreation in 2008 as part of the Showplace Square/Northeast Mission Historic Resource Survey (Showplace Square Survey) as potentially eligible for California Register listing as a significant example of an Art Deco industrial building

SFMTA Parking Enforcement Headquarters

Goals and Objectives



Isometric cut-away view shows the proposed foundation piles and interior spaces.

- Provide a safe, welcoming, and healthy work environment for the parking enforcement team
- Provide enhanced operational efficiencies
- Preserve the historic building façade with a re-use of a City-owned building
- Build a sustainable, energy-efficient and durable facility

SFMTA Parking Enforcement Headquarters

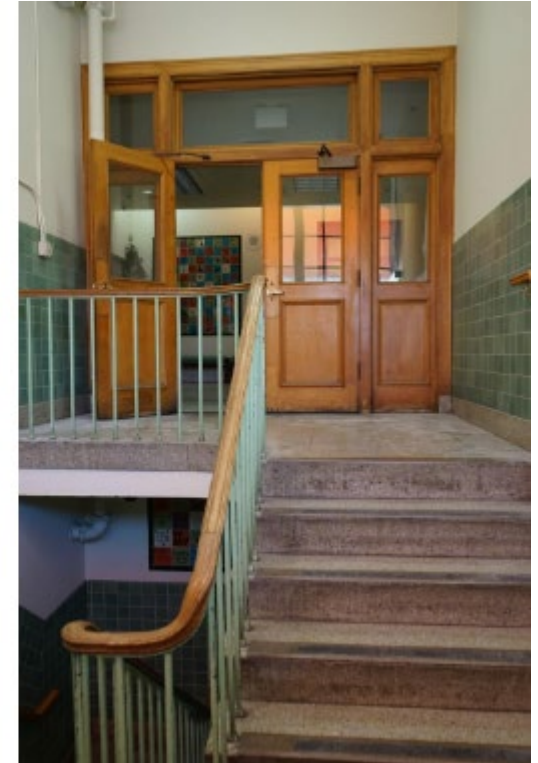
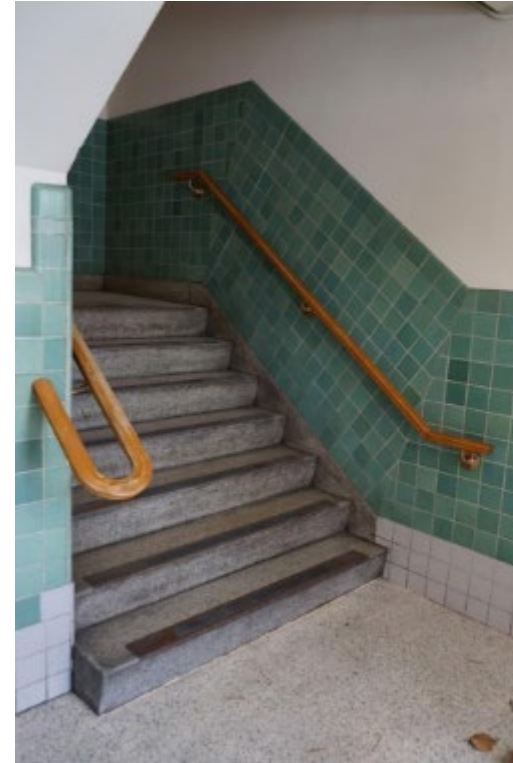
Project Overview

- **Background:**

- 1200-15th St. is the former Animal Care & Control (ACC) building, which was jurisdictionally transferred to SFMTA in November 2019

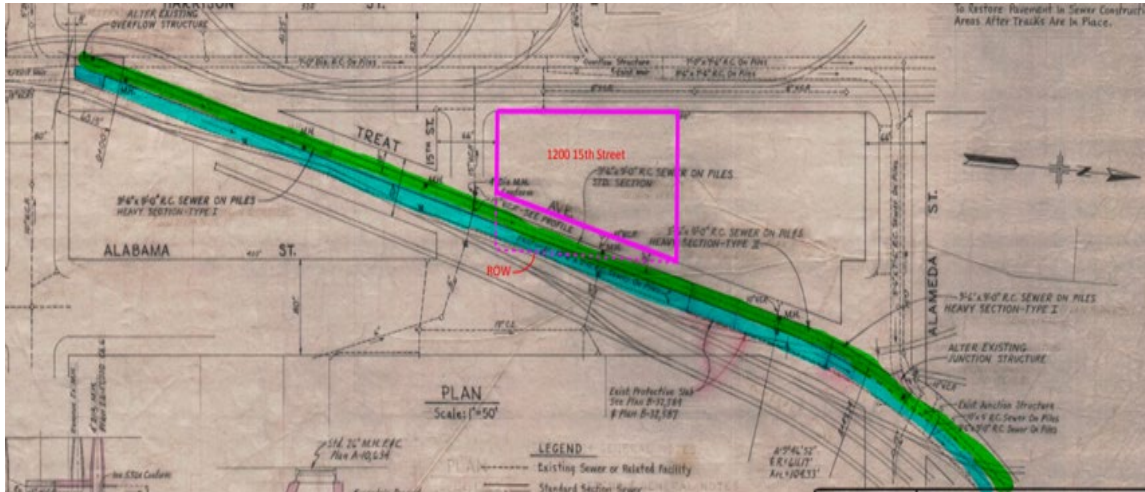
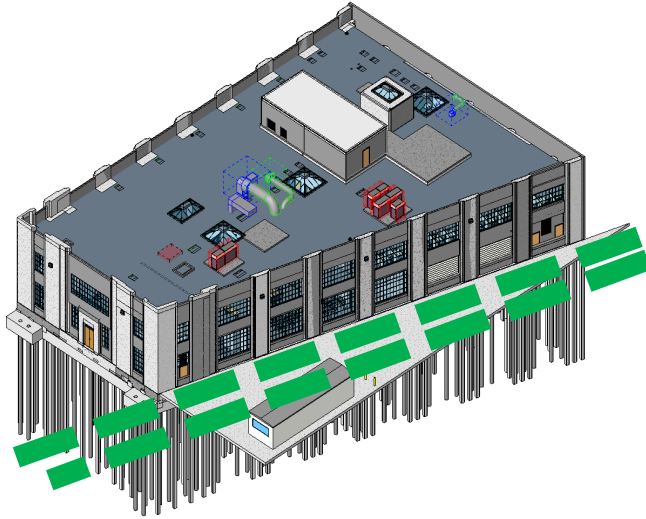
- **Proposed Project Scope:**

- To create a new headquarters for SFMTA's Parking and Traffic Enforcement Division at 1200-15th St., allowing the relocation out of undersized/inadequate leased spaces at 505-7th St. and at 571-10th St.
- To renovate, rehabilitate and seismically retrofit the existing two-story, 29,500-square-foot building to provide roll call and training spaces, lockers, offices, meeting rooms and other operational spaces
- To house Enforcement's emergency-related operations in a permanent trailer and e-bikes adjacent to the primary structure in the exterior triangular-shaped Lot 007 (former Treat Avenue)
- Install 100 KW solar panels system on the roof, funded by the San Francisco Public Utilities Commission
- LEED Gold Certification



Views of the existing main stair with terrazzo floor.

SFMTA Parking Enforcement Headquarters Challenges and Risks



- SFPUC Sewer Replacement Project: Two-thirds of the City's wastewater runs through the two existing sewer lines located 11 feet from the eastern edge of the building and 4 feet below grade (refer to lines in green).
- Commencement of the SFPUC Sewer Replacement Project has yet to be determined. However, it is very likely that the construction will conflict with the Parking Enforcement Headquarters' construction schedule, creating site access and logistical challenges due to the anticipated 24-foot wide and 20-foot deep street excavation
- Local market construction cost escalation and supply chain issues
- Unforeseeable conditions associated with rehabilitation of a historic building

SFMTA Parking Enforcement Headquarters

Anticipated Project Schedule

Notice to Proceed for pre-construction: Jan. 16, 2023

Notice to Proceed for construction (abatement/demolition/construction):

- Start of construction (mobilization): October 2026
- Substantial completion: October 2028
- Final completion: January 2029

SFMTA Parking Enforcement Headquarters

Recommend Commission:

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QUESTIONS