



Meeting Date: July 23, 2026

To: Public Works Commission

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

From: Masoud Vafaei, Project Manager

Subject: Chinatown Branch Library Renovation Project [Citywide PLA] –
Approval of Contract Award

Director's Recommendation: Award construction contract for Chinatown Branch Library Renovation Project [Citywide PLA] in the amount of \$28,157,000 with and additional \$2,815,700 for contingency, and a contract duration of 790 consecutive calendar days to reach final completion with an additional 79 consecutive days for contingency to S.J. Amoroso Construction Co., LLC for renovation work at 1135 Powell Street. The Planning Department has determined the Project is categorically exempt from CEQA as a Class 1 (CEQA Guidelines Section 15301) categorical exemption as described in the determination contained in the Commission's files for this contract. Approval of this contract would constitute the Approval Action for the project as defined in San Francisco Administrative Code Chapter 31.

Contract Background: The Chinatown / Him Mark Lai Carnegie Branch Library is a two-story, 18,640 square-foot historic facility originally constructed in 1921 and designated as a San Francisco historic landmark. The building underwent renovation in 1995 that included a rear yard addition, seismic upgrades, and accessibility improvements.

The current renovation project will restore the historic grandeur of the Main Reading Room and deliver extensive building upgrades to support the needs of present and future library users. Major project elements include new architectural finishes, structural improvements, updated mechanical, electrical and elevator systems, exterior façade restoration, construction of a new roof terrace. The completed project will deliver a seismically strengthened, fully modernized, and historically preserved Carnegie library. It will expand accessibility, create dedicated areas for children and teens, support community gatherings, and maintain the building's cultural character and panoramic views. The renovated Him Mark Lai Library will serve as a welcoming, safe, and inclusive space for learning, creativity, and cultural connection for the Chinatown community and the City at large.

Solicitation Process: The project was advertised for bid on January 07, 2026, using the best-value procurement method. Public Works received six bids on April 15, 2026.

Under the best-value process, each bidder was required to submit three (3) separate enclosures:

- 1) Bidder Qualifications and Experience Statement;
- 2) Best Value Questionnaire Response; and

3) Bid Form, which includes the Bid Price and accompanying customary sections of the bid.

Following bid receipt, the Project Manager reviewed all Bidder Qualifications and Experience Statements. During this review, it was determined that two of the six bidders did not meet the minimum qualification requirements specified in the bid documents. Public Works notified both bidders of the deficiencies and provided an opportunity to submit additional documentation to cure the qualification issues.

After submission of additional information by the two bidders, reviewing the supplemental materials, the Project Manager concluded that the additional information did not demonstrate compliance with the minimum qualification criteria. Public Works Contract Administration subsequently issued Preliminary Notices of Failure to Meet Minimum Qualifications and Rejection of Bid, informing the bidders of their right to request a hearing.

One of the two bidders exercised the right to a hearing. A Hearing Officer was appointed by Public Works Contract Administration, and the bidder was invited to submit any further documentation for consideration. After review, the Hearing Officer determined that the bidder still did not meet the minimum qualification requirements. This finding was deemed final, and Public Works Contract Administration notified the bidder accordingly.

The remaining four bidders proceeded to the Best Value Questionnaire evaluation and scoring phase. Public Works Contract Administration distributed the Best Value Questionnaire responses to the approved panelists for independent review and scoring. Panelists were prescreened and approved by the Contract Monitoring Division (CMD) and Contract Administration to ensure qualification and compliance with panel requirements.

Following completion of the Best Value Questionnaire scoring, Contract Administration scheduled a formal price bid opening and notified all qualified bidders. The price bid opening took place online on July 10, 2026. During the event, bid prices were publicly tabulated and then adjusted using the best value formula, in which the bid price is divided by the Best Value Questionnaire score. The bidder with the lowest best value score is deemed the apparent best value contractor, identified as S.J. Amoroso Construction CO. LLC, as shown in the bid tabulation.

The bid tabulation was posted publicly, initiating the five working day bid protest period. No bid protests were filed.

A summary of the four bids is as follows:

Contract Details:

Contract Title:	Chinatown Branch Library Renovation Project [Citywide PLA]
Contract Award Amount:	\$28,157,000.00
Cost Estimate:	\$21,200,000.00

Chinatown Branch Library Renovation Project [Citywide PLA] – Approval of Contract Award
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Contract Funding Sources:	Library Preservation Fund, California State Library Building Forward Grant, General Fund, and Educational Revenue Augmentation Fund (ERAF).
Anticipated Project Schedule:	Anticipated NTP: August 28, 2026 Anticipated Substantial Completion: August 27, 2028 Anticipated Final Completion: October 26, 2028
Contract Duration:	790 consecutive calendar days (730 days from NTP to Substantial Completion, 60 days from Substantial to Final Completion).
Contractor Name:	S.J. Amoroso Construction CO. LLC
Compliance with Chapter 14B Local Business Enterprise Ordinance:	The Contract Monitoring Division (CMD) established an LBE subcontracting requirement of 20% for this contract. The contractor committed to an LBE participation of 20.16% in its bid submittal, and Public Works received CMD's recommendation to award.
Environmental Determination (if applicable):	The Planning Department determined the project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) Class 1 – Existing Facilities.
Other Compliance:	Labor and Employment Code
Additional Information:	N/A
Attachments:	Attachment 1: Tabulation of Bids Attachment 2: CEQA Determination Attachment 3: CMD Memo

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

RESOLUTION NO. _____

WHEREAS, On January 9, 2023, San Francisco Public Works (Public Works) entered into an agreement with the San Francisco Public Library Department (SFPL) to manage the design and construction of the Chinatown Branch Library Renovation Project (Project) located at 1135 Powell Street in San Francisco; and

WHEREAS, The renovation will restore the historic grandeur and deliver extensive architectural, structural and building system modernization to serve as a welcoming, safe, and inclusive space for learning, creativity, and cultural connection for the Chinatown community and the City at large; and

WHEREAS, The project will be financed with the Library Preservation Fund, California State Library Building Forward Grant, General Fund, and Educational Revenue Augmentation Fund; and

WHEREAS, The Planning Department has determined the Project is categorically exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 (State CEQA Guidelines 15301 – Minor alteration of existing facilities with negligible or no expansion of use) Categorical Exemption because the Project is an alteration of the existing structure; and

WHEREAS, On January 7, 2026, Public Works advertised the Project using the Best-Value Procurement method and received six bids on April 15, 2026; and

WHEREAS, On June 4, 2026, Public Works Public Works Contract Administration issued Preliminary Notices of Failure to Meet Minimum Qualifications and Rejection of Bid to two of the six bidders and informed the bidders of their right to request a hearing.

WHEREAS, One of the two bidders exercised the right to have a hearing, a Hearing Officer was appointed by Public Works Contract Administration, and Hearing Officer determined that the bidder still did not meet the minimum qualification requirements, and Public Works Contract Administration notified the bidder of this final finding on July 9, 2026, and

WHEREAS, The remaining four bidders proceeded to the Best Value Questionnaire evaluation by approved panelists for independent review and scoring; and

WHEREAS, Following completion of the Best Value Questionnaire scoring, Public Works Contract Administration scheduled a formal price bid opening that took place online on July 10, 2026, and

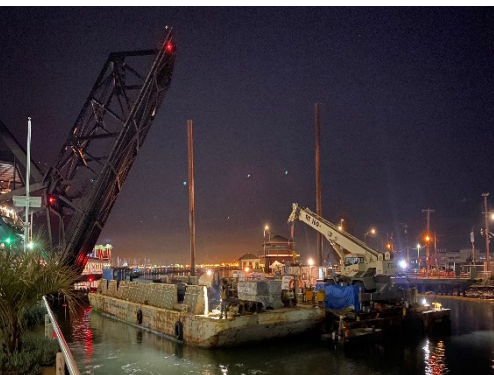
WHEREAS, Public Works staff and Contract Monitoring Division (CMD) staff reviewed the bids and determined that S.J. Amoroso Construction CO. LLC is the responsible bidder providing the best value to the City for the contract amount of \$28,157,000 and no bid protests were filed; and

WHEREAS, Local Business Enterprise (LBE) Sub-contracting requirement of 20% was set by Contract Monitoring Division (CMD) for this contract, and the contractor committed to 20.16% LBE participation; now, therefore, be it

RESOLVED, That this Commission hereby approves the award of Construction Contract for Sourcing Event ID 0000011171 - Chinatown Branch Library Renovation Project, in the amount of \$28,157,000 with a duration of 790 consecutive calendar days to Final Completion, to S.J. Amoroso Construction CO. LLC.

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

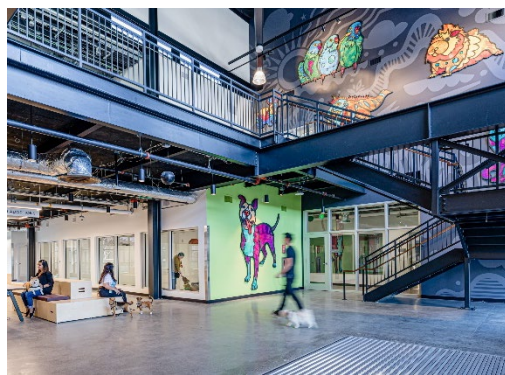
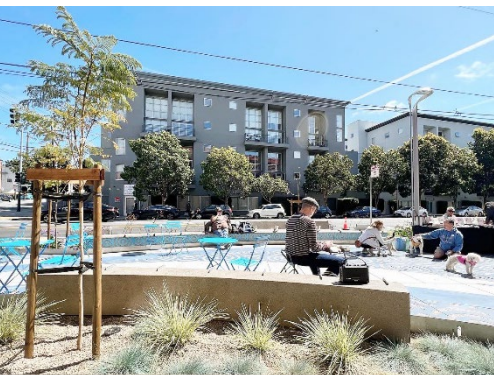
Commission Affairs Manager
Public Works Commission



July 23, 2026

Chinatown Branch Library Renovation

Masoud Vafaei
Project Manager



Chinatown Branch Library Renovation Award Construction Contract

Recommend Commission:

**Award San Francisco Public Works Contract:
Chinatown Branch Library Renovation at 1135 Powell Street**

Amount:

\$28,157,000.00 with a contingency of \$2,815,700.00

Construction Duration:

790 consecutive calendar days with a contingency of 79 consecutive calendar days

Contractor:

S.J. Amoroso Construction Co. LLC

Reason:

Restore the historic grandeur and deliver a seismically strengthened, fully modernized, and historically preserved Carnegie library with expanded accessibility, dedicated areas for children and teens, support community gatherings, and maintain the building's cultural character and panoramic views.

Chinatown Branch Library Renovation

1135 Powell Street

1135 Powell Street

District 3

More info:

sfpublicworks.org/...



Current Building

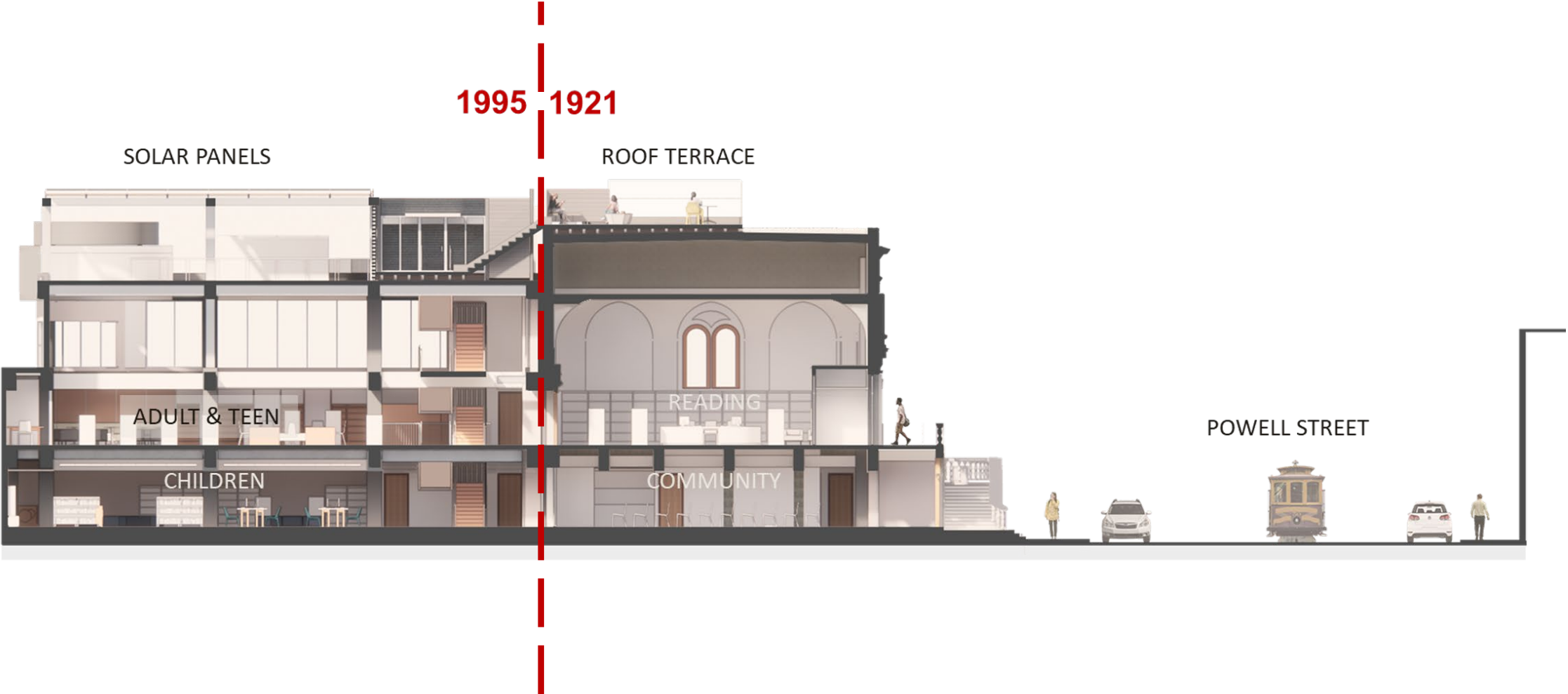


Chinatown Branch Library Renovation | Bureau of Architecture

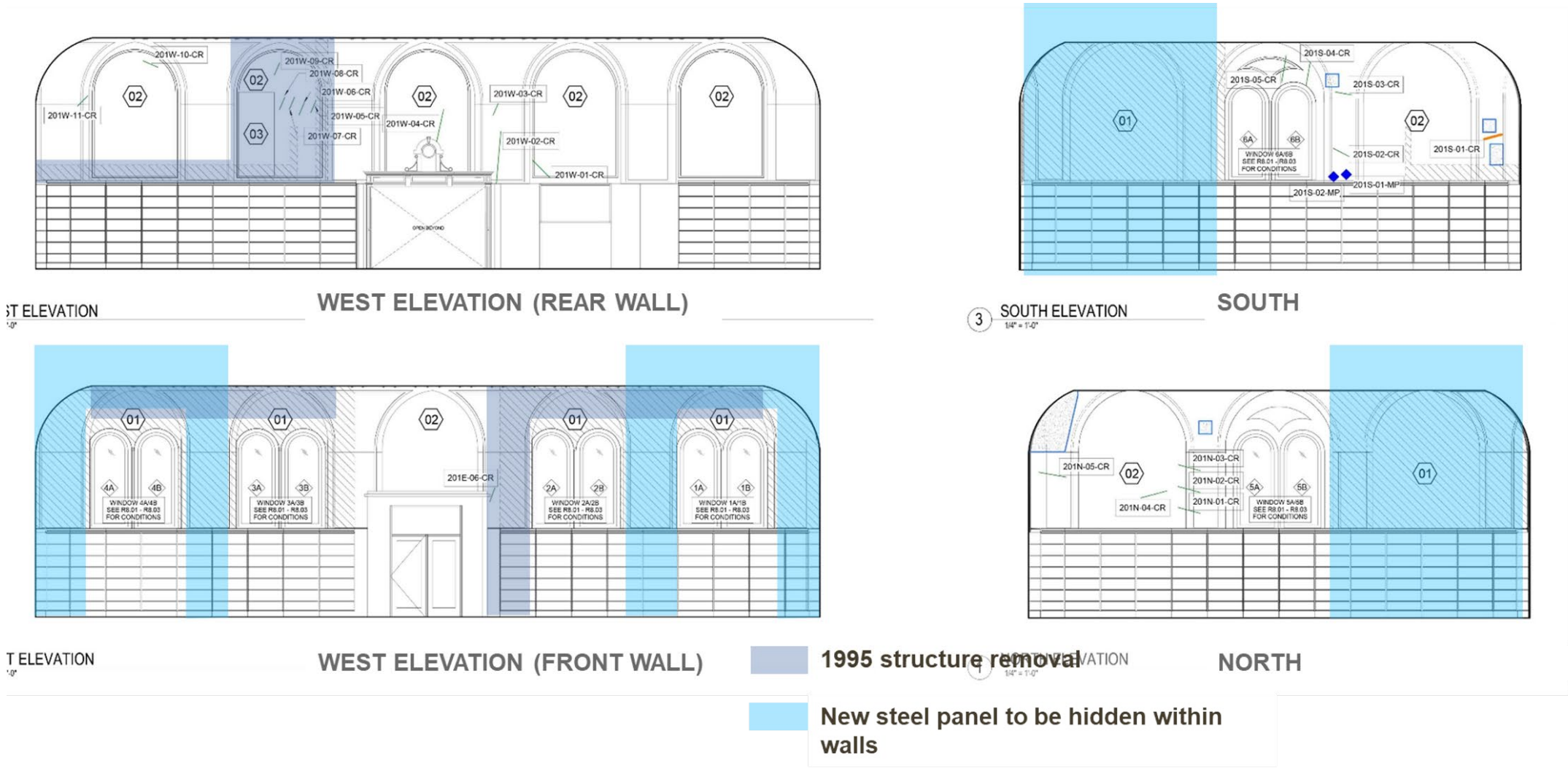
Project Overview

- **Owner: SF Public Library**
- **Designed & Managed by SF Public Works**
- **Design-Bid-Build Best Value Delivery**
- **Construction Duration of 24 months**
- **Contractor License: Class B**
- **LBE Goal of 20%**
- **Sustainability: LEED Gold Certification**
- **Overall Budget: \$51.4M**
- **Funding: Library Preservation Fund, California State Library Building Forward Grant, General Fund, Educational Revenue Augmentation Fund.**

Building Cross-Section



Main Reading Room Structural Retrofit



Interior View of Historic Reading Room



Interior View of Info Desk and Stairs



Interior View of Children's Storytime



Exterior View of Roof Terrace



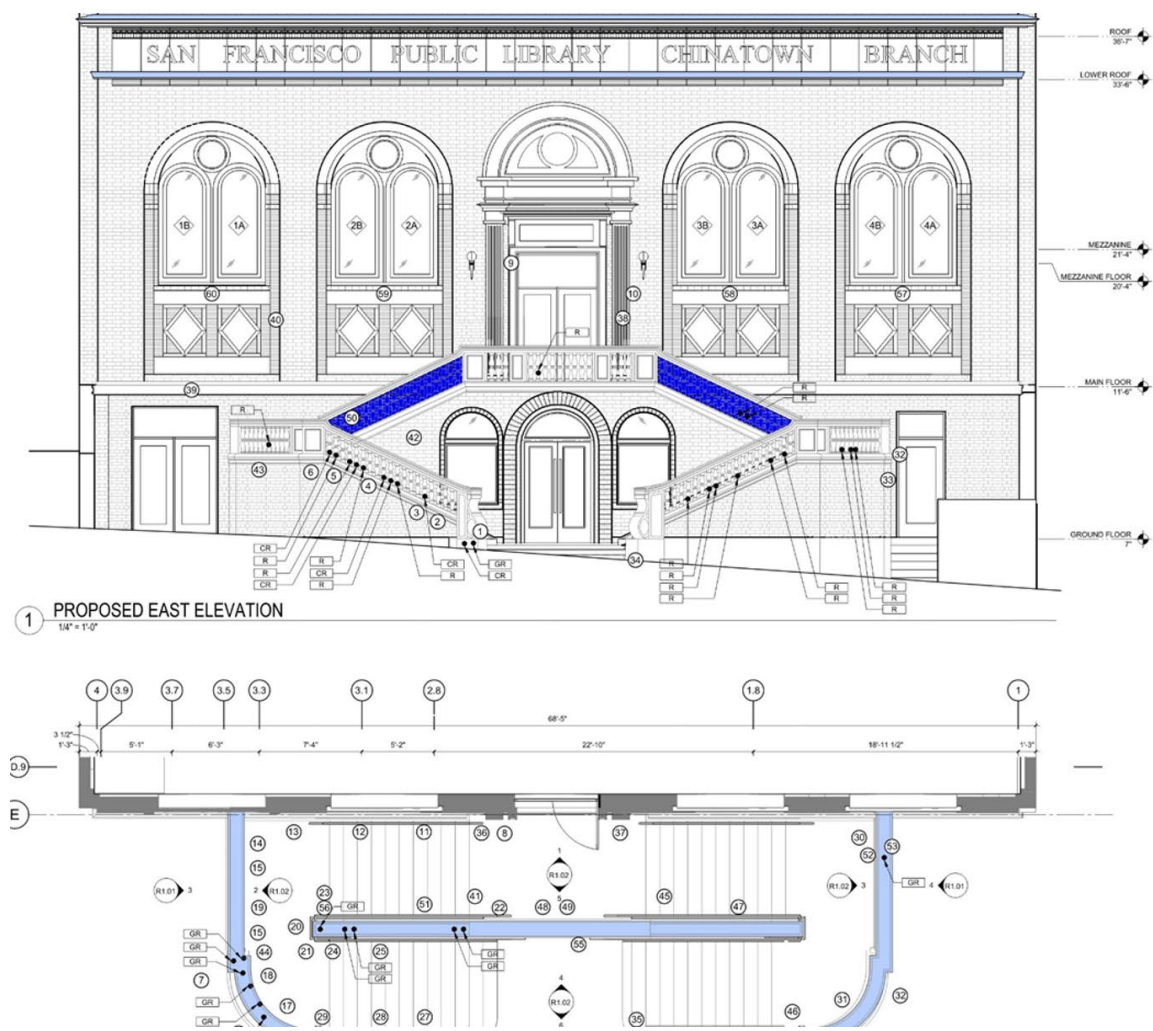
Key Anticipated Milestones

- **Contract Award:** August 2026
- **Notice-to-Proceed:** September 2026
- **Substantial Completion:** August 2028
- **Final Completion:** October 2028

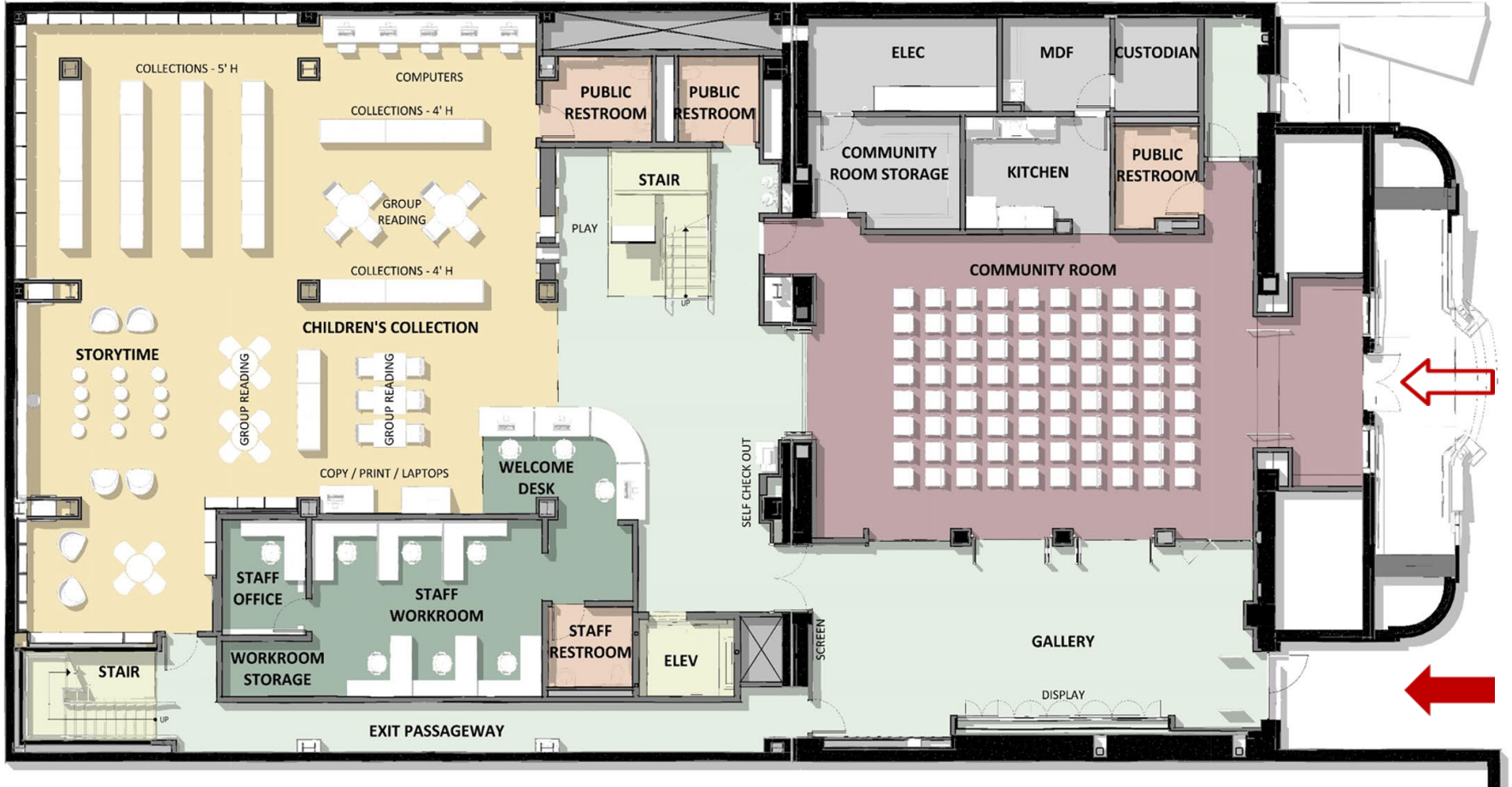


QUESTIONS

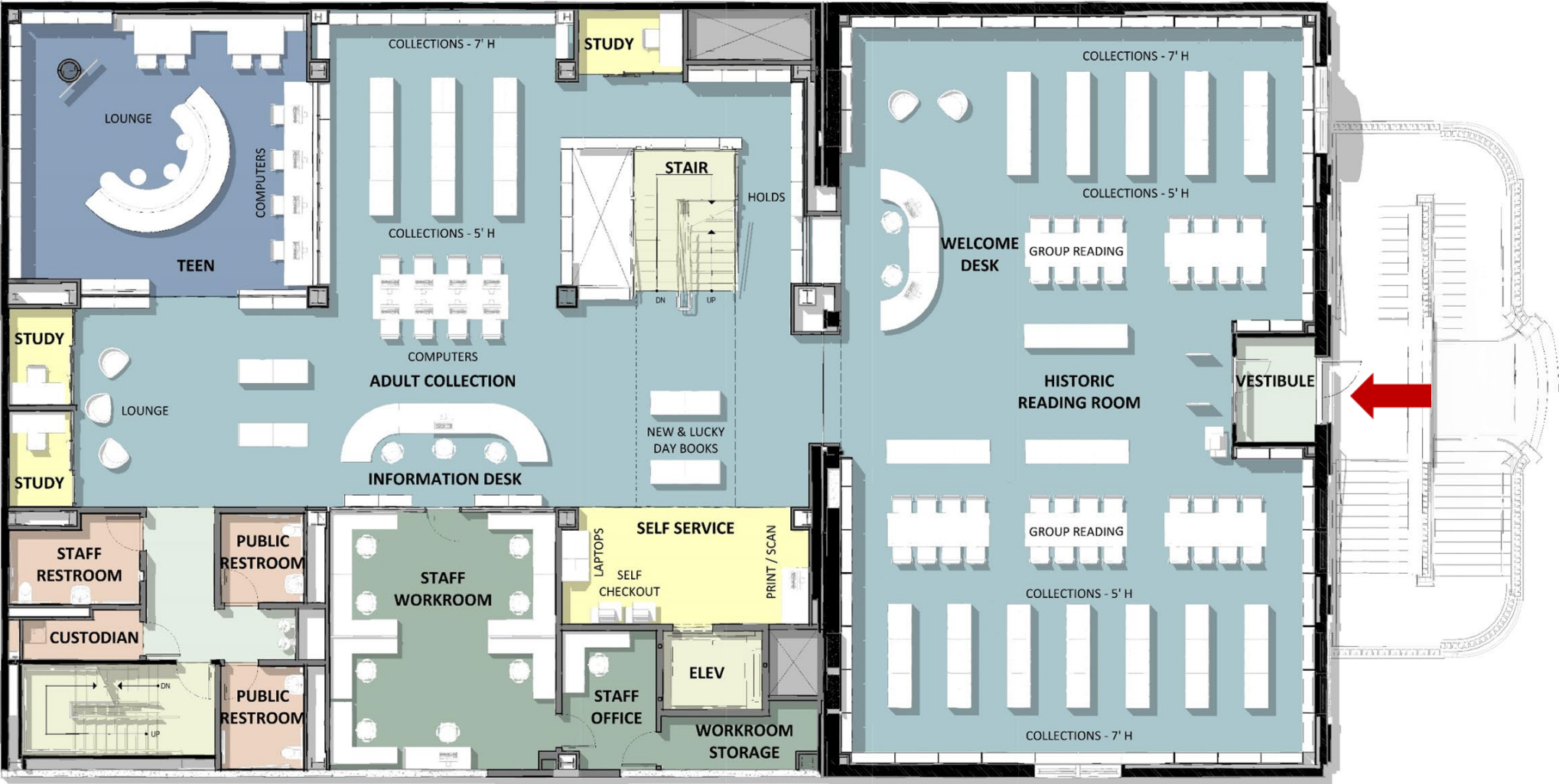
Façade Restoration



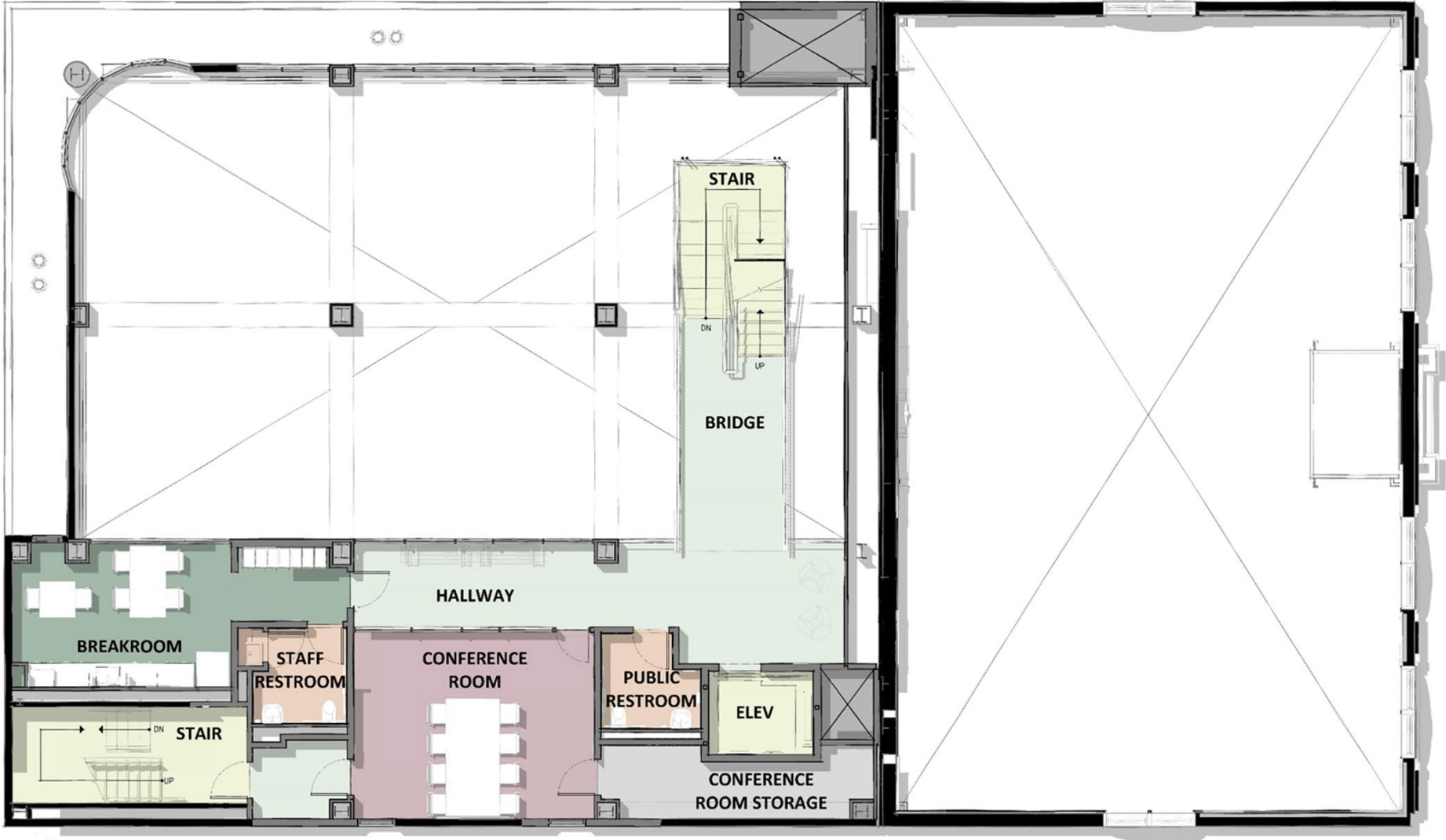
Ground Floor



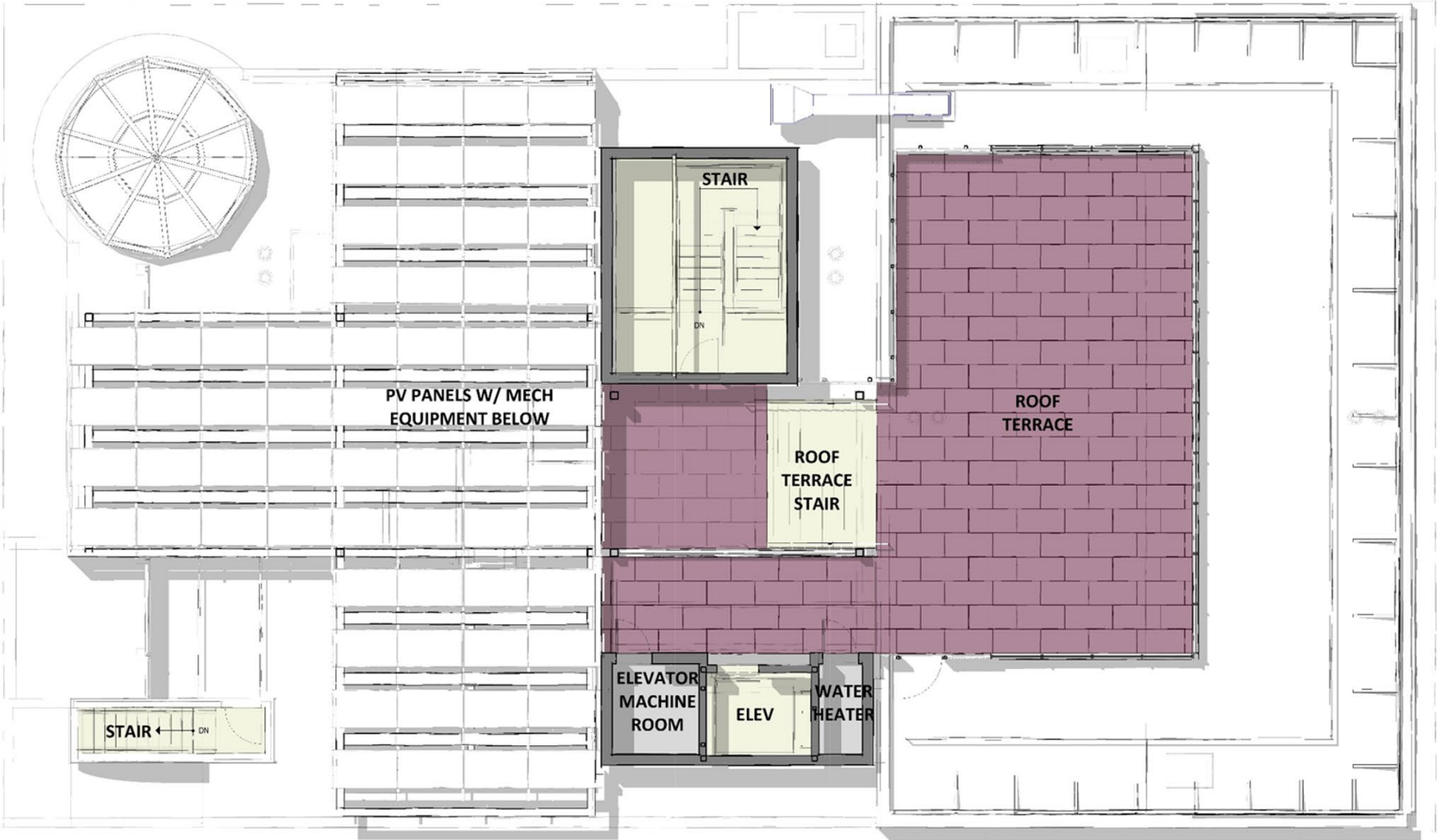
Main Floor



Mezzanine



Roof



Bid & Award – Best Value Procurement

- **Advertisement:** January 7, 2026
- **Bid Due Date:** April 15, 2026
- **Bids Received:** Six Bids
- **Three Separate Bid Packages**
 - Bidder’s Minimum Qualifications – Reviewed by Project Manager
 - Best Value Questionnaire – Independent Review & Scoring by Panelists
 - Bid Price & Requirements – Publicly opened and tabulated
 - Review by Contract Administration and Contract Monitoring Division (CMD)

BIDS OPENED: July 10, 2026			
			<u>Best Value Score</u>
<u>BIDDERS (in the order received & opened):</u>	<u>Total Bid Price</u>	<u>Non-Price Score</u>	<u>(Total Price + Non-Price Score)</u>
S.J. Amoroso Construction Co. LLC	\$28,157,000.00	82.33	342,001.70
Swinerton	\$33,371,595.20	85.33	391,088.66
Wickman Development and Construction	\$26,235,998.68	73.00	359,397.24
Thompson Builders Corp.	\$33,392,989.00	79.33	420,937.72
Average Bid: \$30,289,395.72			
Engineer's Estimate: \$21,200,000.00			
% of Engineer's Estimate: 143%			
% of Engineer's Estimate vs. Low Bid Received 124%			

- **July 17, 2026 – Public Works concluded that S.J. Amoroso Construction Co. LLC is the responsive bidder with the best value score and recommended award of contract with LBE Commitment of 24%.**

Bird's Eye View

