



Meeting Date: July 24, 2025

To: Public Works Commission

Through: Carla Short, Public Works Director
Bruce Robertson, Deputy Director of Financial Management & Administration

From: Teenchee Le, Job Order Contract (JOC) Program Manager

Subject: JOC-J65 General Building Services - Contract Award

Director's Recommendation: Award Job Order Construction contract JOC-J65 General Building Services with a not-to-exceed amount of \$5,000,000 for 730 consecutive calendar days to MIK Construction, Inc. Approve an additional 1,095 calendar days to the contract duration contingency and an additional \$2,500,000 to the not-to-exceed amount contingency. Also, authorize the Director of Public Works to approve future modifications to increase the contract duration to a new total duration of up to 1,825 calendar days and a new total not-to-exceed amount of \$7,500,000.

Contract Background: Work is accomplished by issuing Task Orders during the term of the contract. The scope of work may include repair, alteration, modernization, maintenance, rehabilitation, demolition, and construction of infrastructure, rights-of-way, retaining walls, parks, playgrounds, medians, and other similar works, structures, or other real property. The work is performed on an "if-and-as-needed" basis in accordance with the San Francisco Administrative Code Section 6.62 requirements. The initial master agreement term is two years and a not-to-exceed amount of \$5,000,000. Per San Francisco Administrative Code section 6.62(g), the Contract Term may be extended up to 5 years but no new Task Orders will be issued after the first 4 years. Per San Francisco Administrative Code section 6.62(f), the not-to-exceed amount of the Contract can be increased by 150% of the original contract amount to a not-to-exceed amount of \$7,500,000.

Solicitation Process: The Department advertised the project on May 13, 2025, and received two bids on May 28, 2025. Staff evaluated the low bid proposal from MIK Construction, Inc. and it was determined that:

1. The bid was deemed responsive by Public Works Contract Administration staff
2. The bidder was deemed responsible by Public Works As-Needed Construction
3. The bid received Contract Monitoring Division's award recommendation

Contract Details:

Contract Title:	JOC-J65 General Building Services

Contract Award Amount:	Initial not-to-exceed amount of \$5,000,000 with the option to increase to a not-to-exceed amount of \$7,500,000
Cost Estimate:	N/A, as-needed contract
Contract Funding Sources:	Depends on the task order
Anticipated Project Schedule:	N/A, as-needed contract
Contract Duration:	Initial duration of 730 consecutive calendar days with the option to extend to 1,825 consecutive calendar days
Contractor Name:	MIK Construction, Inc.
Compliance with Chapter 14B Local Business Enterprise Ordinance:	The Contract Monitoring Division (CMD) will establish a Local Business Enterprise (LBE) subcontracting requirement at the Task Order level, and San Francisco Public Works received CMD's recommendation to award.
Environmental Determination (if applicable):	N/A, as-needed contract
Other Compliance:	12B Equal Benefits Ordinance Compliant
Additional Information:	N/A
Attachments:	Attachment 1: Resolution Attachment 2: Bid Tabulations Attachment 3: CMD Award Memo

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

RESOLUTION NO. _____

WHEREAS, On May 13, 2025, San Francisco Public Works (Public Works) advertised as-needed Job Order Contracting (JOC) JOC-J65 General Building Services contract; and

WHEREAS, The work to be performed under this contract will be accomplished by issuing Task Orders during the term of the contract; and the scope of work may include repair, alteration, modernization, maintenance, rehabilitation, demolition and construction of infrastructure, rights-of-way, retaining walls, parks, playgrounds, medians and other similar works, structures, or other real property; and

WHEREAS, The work will be performed on an “if-and-as-needed” basis in accordance with the San Francisco Administrative Code Section 6.62 requirements; and

WHEREAS, The not-to-exceed contract amount is \$5,000,000; and

WHEREAS, The initial contract duration is 730 calendar days; and

WHEREAS, An increase of 1,095 additional calendar days to the contract duration contingency and an increase of an additional \$2,500,000 to the not-to-exceed amount contingency are requested; and

WHEREAS, On May 28, 2025, Public Works received and opened publicly two bids; and

WHEREAS, Public Works staff and Contract Monitoring Division (CMD) staff reviewed the bids and determined that MIK Construction, Inc. is a responsive and responsible bidder that submitted the lowest responsive bid; and

WHEREAS, CMD will establish a Local Business Enterprise (LBE) subcontracting requirement at the Task Order level; now, therefore, be it

RESOLVED, That this Commission hereby awards Public Works Construction Contract, JOC-J65 General Building Services, in the not-to-exceed amount of \$5,000,000 for 730 consecutive calendar days to MIK Construction, Inc.; and be it

FURTHER RESOLVED, That this Commission hereby approves an increase of 1,095 additional calendar days to the contract duration contingency and an increase of an additional \$2,500,000 to the not-to-exceed amount contingency.

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

Commission Affairs Manager
Public Works Commission



MEMORANDUM

Date: June 16, 2025

To: Teenchee Le, PW
Dennis Lam, PW

From: James Chung, CMD

Subject: CMD Review of Bids Submitted on 05/28/2025 for Job Order Contracting No. J65 General Building Services (Sourcing Event ID #0000010740)

MIK Construction Inc. is the apparent low bidder after the bid discount.

The bid discount was applied to bidders who are certified by the Contract Monitoring Division, ("CMD") as an LBE in the type of work that is specified for the bidder by the Contract Awarding Authority.

Bidder	LBE Status, Type and Size	Award Criteria Figure	Bid Discount	Adjusted Award Criteria Figure with Bid Discount
MIK Construction Inc.	Non-LBE	1.0550	N/A	1.0550
Wickman Development and Construction	SF LBE-OBE (SBA)	1.5500	5% = 0.0775	1.4725

MIK Construction, Inc. ("MIK") is the apparent lowest bidder.

LBE Subcontracting Participation and "Good Faith Efforts" Requirement

PW must contact CMD to set an LBE subcontracting participation requirement for each task order.

MIK must meet or exceed the LBE subcontracting participation and applicable "Good Faith Efforts" requirements for each task order to be eligible for the award of the CSO.

CMD finds MIK is responsive to pre-award requirements of Chapter 14B. Once awarded, the contract will be monitored for compliance with the LBE subcontractor participation commitment, as well as other 14B requirements.

Primary CMD contact for the contract: **James Chung, James.Chung@sfgov.org**

CMD must be contacted immediately for:

- Subcontractor addition/substitution;
- Contract modification that cumulatively increases the original contract value by 20%;
- Prompt payment issues;
- Any other issues pertaining to LBE subcontractor participation

Noncompliance may result in penalties, including monetary fines. Please communicate with CMD early.

JC

**City and County of San Francisco
Department of Public Works
TABULATION OF BIDS**

Sourcing ID No. 0000010740
Contract No. JOC-J65

Title: **JOB ORDER CONTRACT J65 GENERAL BUILDING SERVICES**

Bids Received: May 28, 2025

Bidders: (In the order of bids received & opened)	<u>MIK Construction Inc.</u>	<u>Wickman Development and Construction</u>
LBE Status	N/A	SBA-LBE 5%

Adjustment Factors

1.0 Normal Working Hours Adjustment Factor	1.0500	1.5000
2.0 Other Than Normal Working Hours Adjustment Factor	1.1000	2.0000

Award Criteria Figure Formula

Prorated Factors

1.0 x 0.90	0.9450	1.3500
2.0 x 0.10	0.1100	0.2000

Award Criteria Figure (Sum of the Prorated Factors)	1.0550	1.5500
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Bid Discount

Adjusted Award Criteria Figure	N/A	5%
	1.0550	1.4725

cc: Teenchee Le	Carla Short	Julia Laue
Aaron Lee	Alaric Degrafinried	Jieting Yu
James Chung	Jun Caranto	K2Systems
Vivian Liu	Laura Tanigawa	All Bidders

May 28, 2025 Advertisement: <https://bidopportunities.apps.sfdpw.org/CaseLoad/Details/2621>