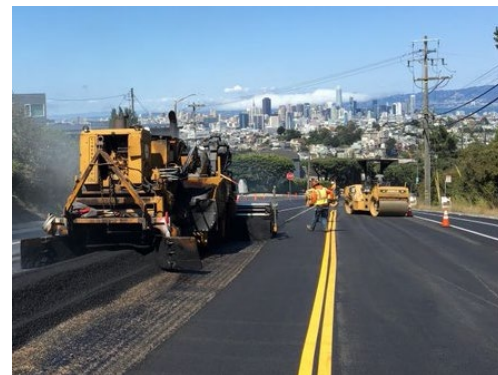
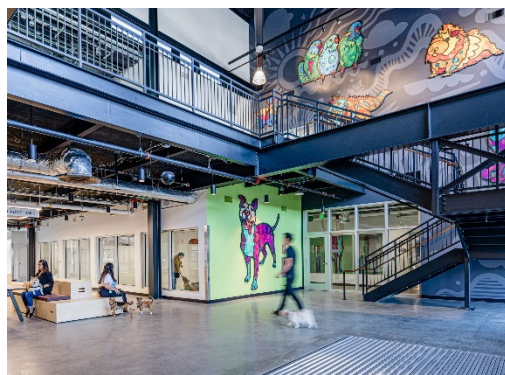
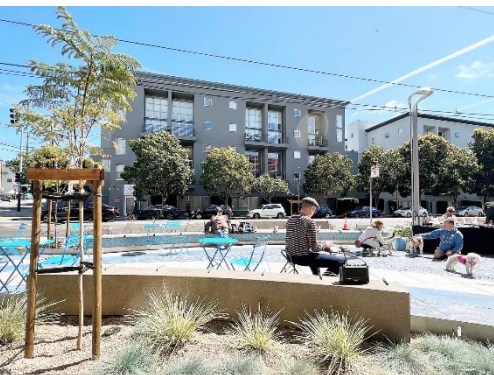




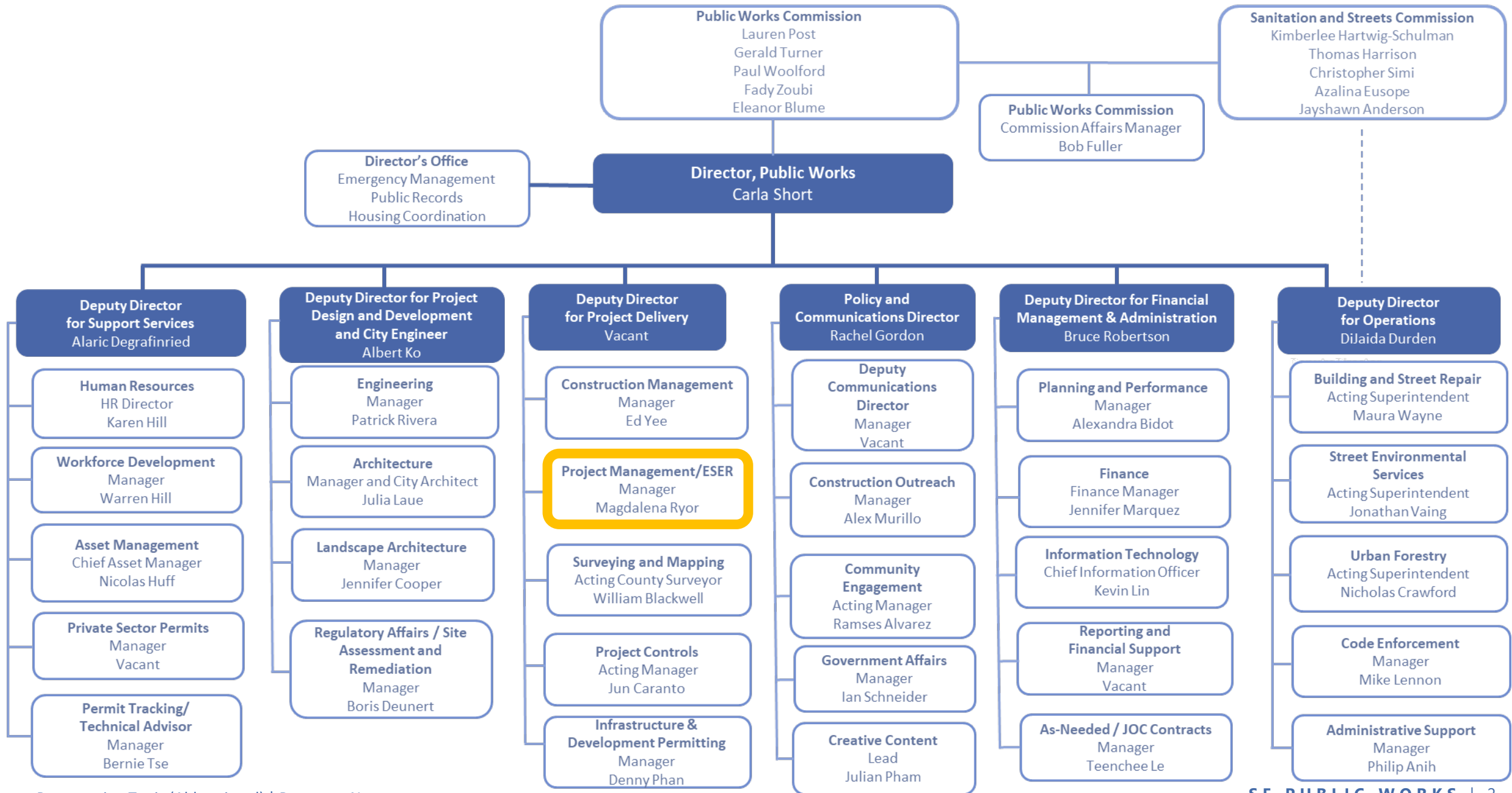
July 24, 2025

# War Memorial Opera House Roof Replacement

Simon Chu  
Project Manager







# War Memorial Opera House Roof Replacement

301 Van Ness Avenue,  
San Francisco, CA 94104

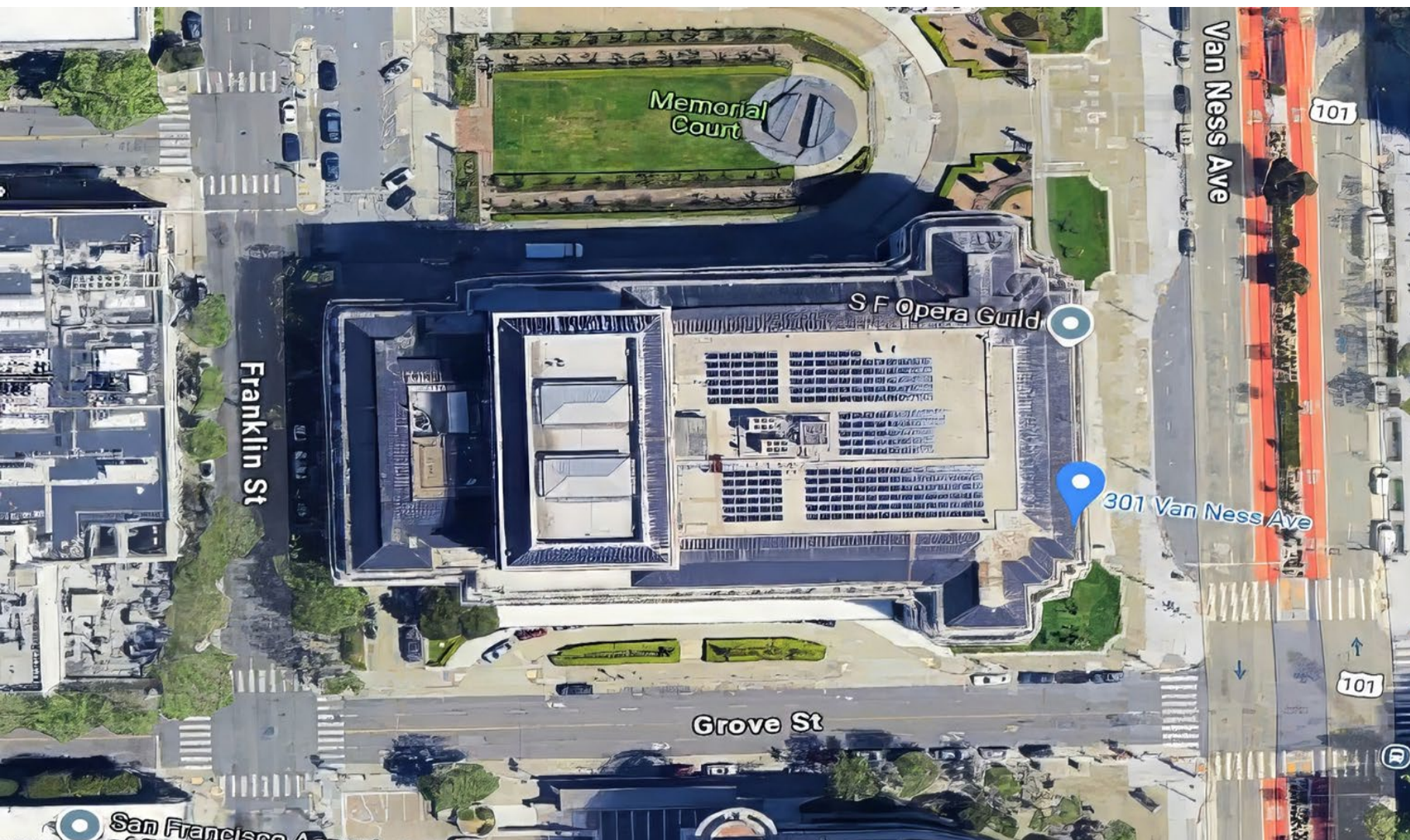




# War Memorial Opera House

Street View

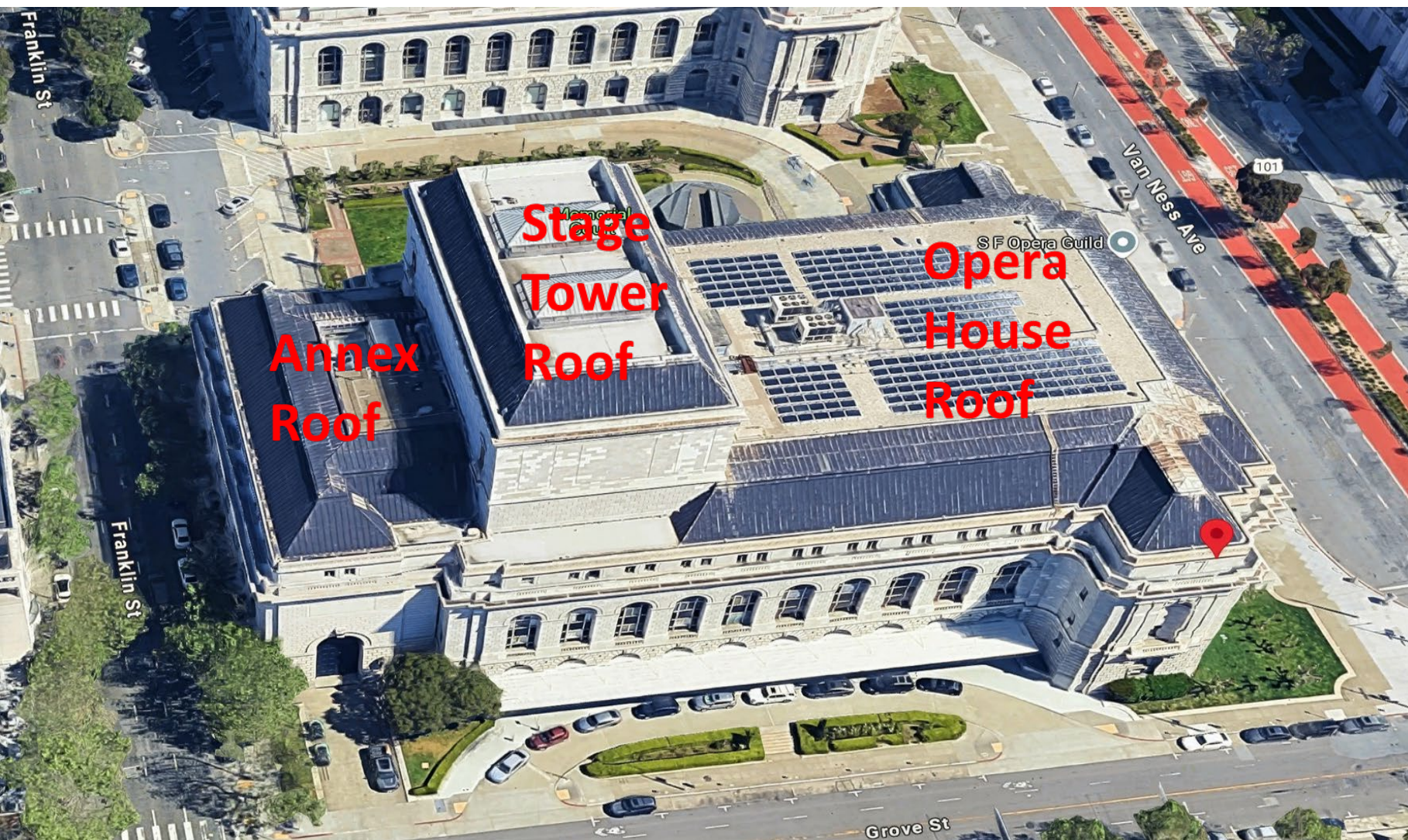




# War Memorial Opera House

Aerial View





# War Memorial Opera House

3D View





This is a roof replacement project for the historic War Memorial Opera House building located at 301 Van Ness Ave. The intent of this project is to replace the existing, and likely original, lead-coated copper roof to match the roof of adjacent Veterans Building. The project includes replacing the mansard metal roofing around the perimeter of the building as base bid with alternate #1 to install a fall protection system on the roof. Some reroofing associated exterior repairs such as gutter and masonry repairs are also included in the project scope. The building will be fully operational and open to the public during construction.

The project is estimated by Saylor Consulting Group to cost \$8,389,699 to replace the metal roof and \$1,545,303 to install a fall protection system on the roof.

## War Memorial Opera House

Roof Replacement project  
description



- The War Memorial Opera House staff has reported that the stage tower roof leaks in the rainy season.
- Sections of metal roof was damaged by wind in March 2025.



## War Memorial Opera House

Roof Replacement project  
Current Condition

# Bid Requirements:

**License** Class B general building.

**Bid discount** Per SF Administrative Code Chapter 14B.

**LBE** 8% subcontracting participation.

**Clean Construction** Per SF Administrative Code Section 6.25 and Chapter 25 of the Environment Code.

**Experience** Completion of minimum one 7 million dollars metal roof project in the past 8 years.



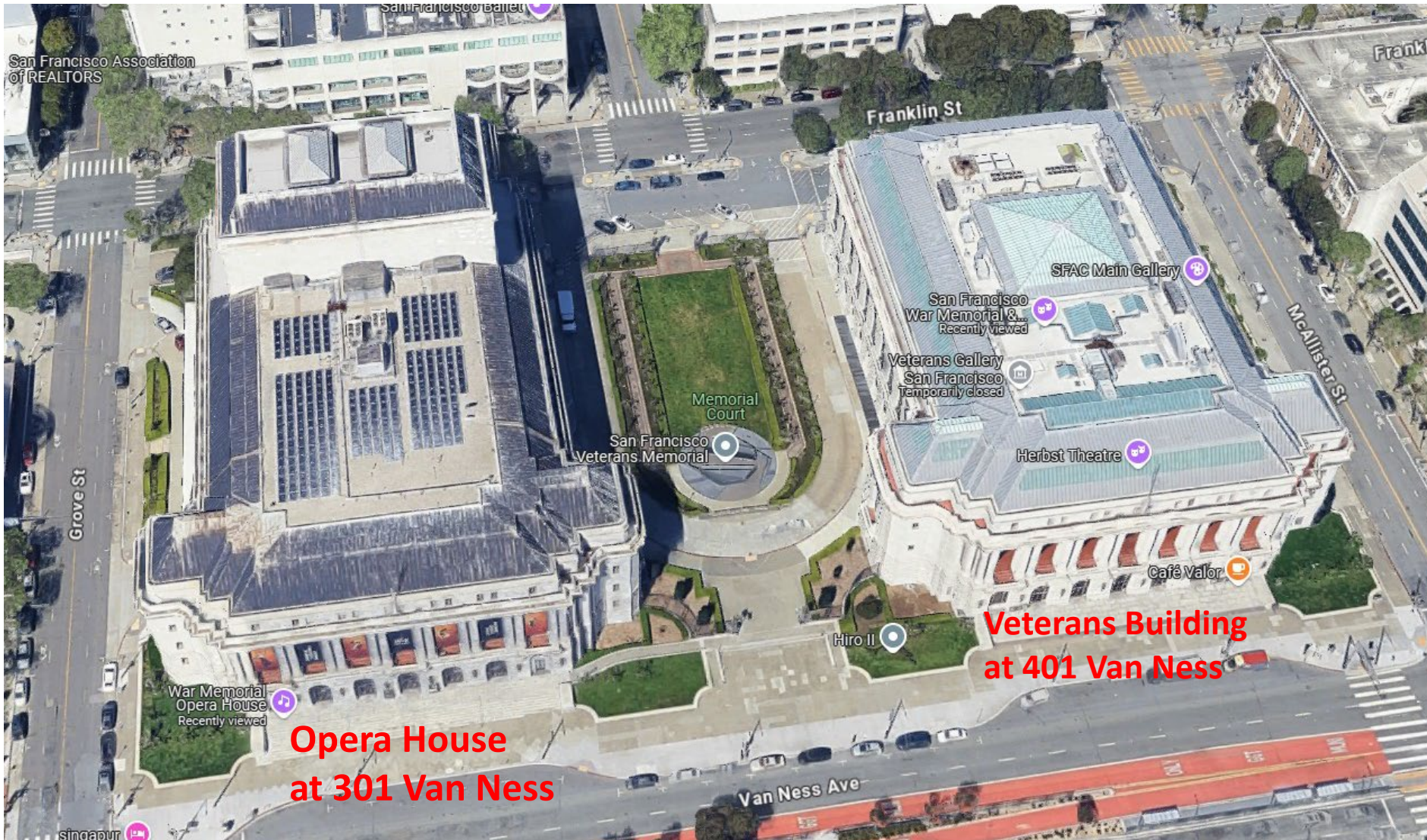
# Bid result

<u>BIDDER</u>	<u>LBE Status Claimed</u>	<u>Base Bid Price</u>	<u>Alternate 1</u>	<u>Total Bid Price</u>
Pioneer Contractors Inc.	Small-LBE 10%	\$8,746,000.00	\$610,000.00	\$9,356,000.00

## Pioneer Contractors, Inc.’s experience in metal roofing projects

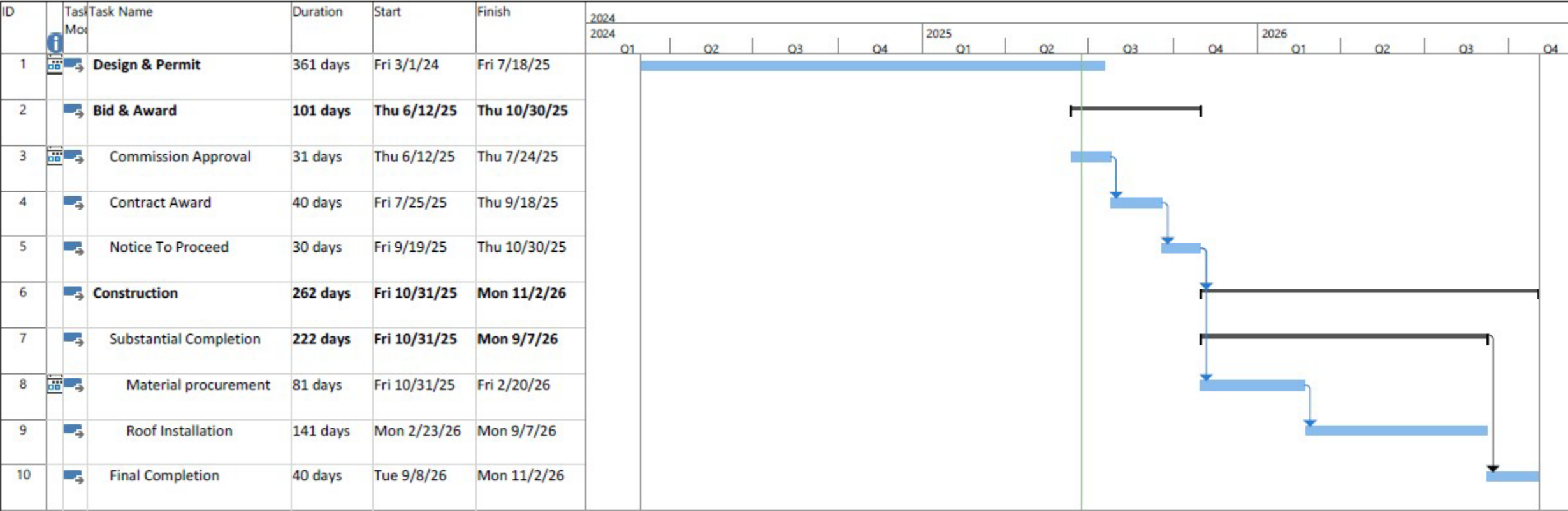
- YouTube’s San Bruno Campus - \$7,100,000.00 completed on March 2023.
- War Memorial Veterans Building - \$4,813,000.00 (Historical Building)
- Muni Burke Warehouse - \$4,475,000.00 (Historical Building)
- Napa Hospital - \$2,123,670.00 (Historical Building)

Opera House on the left; Veterans Building on the right with new metal roof installed by Pioneer Contractors, inc. in 2017.





# Anticipated Project Timeline



Note: Duration is in working days as in five working days in a week.

# War Memorial Opera House Roof Replacement Request

Recommend Commission:

**Award/Approve/Authorize/Review San Francisco Public Works Contract #0000010586:  
War Memorial Opera House Roof Replacement**

Amount:

**\$8,746,000.00**

Construction Duration:

**370 calendar days**

Contractor:

**Pioneer Contractors, Inc.**

Reason:

**Award the War Memorial Opera House Roof Replacement Contract in the amount of \$8,746,000 for 310 consecutive calendar days to Pioneer Contractors, Inc. for Construction Services to replace the mansard roof at the War Memorial Opera House at 301 Van Ness Avenue in San Francisco.**





# QUESTIONS



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
301 VAN NESS AVE		0786A001
<b>Case No.</b>		<b>Permit No.</b>
2025-002064PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> This proposed project is a roof replacement of the historic War Memorial Opera House lead-coated copper roof to match existing. Some reroofing associated exterior repairs are being included in the project. Project scope consists of a base bid to replace the mansard metal roofing around the perimeter of the original building, and an alternate scope to install a fall protection system and roof access ladders.		

### EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities. (CEQA Guidelines section 15301)</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction. (CEQA Guidelines section 15303)</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development. (CEQA Guidelines section 15332)</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
<input type="checkbox"/>	<b>Other _____</b>
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment.



## ENVIRONMENTAL SCREENING ASSESSMENT

Comments:

Planner Signature: Rebecca Salgado

## PROPERTY STATUS - HISTORIC RESOURCE

PROPERTY IS ONE OF THE FOLLOWING:

<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource.
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age).
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age).

## PROPOSED WORK CHECKLIST

Check all that apply to the project.

<input type="checkbox"/>	<b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	<b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	<b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	<b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	<b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	<b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	<b>Addition(s)</b> not visible from any immediately adjacent public right-of-way for 150 feet in each direction; or does not extend vertically beyond the floor level of the top story of the structure, or does not cause the removal of architectural significant roofing features.
<input type="checkbox"/>	<b>Façade or storefront alterations</b> that do not remove, alter, or obscure character -defining features.
<input type="checkbox"/>	<b>Restoration</b> based upon documented evidence of a building's historic condition , such as historic photographs, plans, physical evidence, or similar buildings.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed.
<input type="checkbox"/>	Project involves scope of work listed above.

## ADVANCED HISTORICAL REVIEW

Check all that apply to the project.

<input type="checkbox"/>	<b>Reclassification of property status.</b> ( <i>Attach HRER Part I relevant analysis; requires Principal Preservation Planner approval</i> ) <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C <input type="checkbox"/> Lacks Historic Integrity <input type="checkbox"/> Lacks Historic Significance
<input type="checkbox"/>	Project involves a <b>known historical resource (CEQA Category A)</b>
<input type="checkbox"/>	Project does not substantially impact character-defining features of a historic resource (see Comments)
<input type="checkbox"/>	Project is compatible, yet differentiated, with a historic resource.
<input checked="" type="checkbox"/>	Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties
<b>Note: If ANY box above is checked, a Preservation Planner MUST sign below.</b>	
<input type="checkbox"/>	<b>Project can proceed with EXEMPTION REVIEW.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review.
<b>Comments by Preservation Planner:</b> PLEASE SEE ATTACHED	
<b>Preservation Planner Signature:</b> Rebecca Salgado	

## EXEMPTION DETERMINATION

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Rebecca Salgado 06/05/2025
	If discretionary review before the planning commission is requested, the discretionary review hearing is the approval action for the project.	
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at <a href="https://sfplanninggis.org/pim/">https://sfplanninggis.org/pim/</a> . Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and chapter 31 of the San Francisco Administrative Code. Per chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the approval action occurs at a noticed public hearing, or within 30 days after posting on the planning department's website ( <a href="https://sfplanning.org/resource/ceqa-exemptions">https://sfplanning.org/resource/ceqa-exemptions</a> ) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.	



**Advanced Historical Review Comments (Continued)**

The proposed work will retain and preserve the historic character of the property. A conditions assessment of the property's historic lead-coated copper roof cladding at its mansard roofs determined that this cladding, some of which is almost 100 years old, is significantly deteriorated and is causing leaking and maintenance issues for the building as a whole. As such, the proposed work includes the replacement of the lead-coated copper roof cladding with new standing-seam zinc cladding that will match the historic appearance of the lead-coated copper roof. Any portions of the proposed fall protection system and roof access ladders that are visible from a public right of way shall have a finish matching that of the proposed new zinc roof cladding.



## MEMORANDUM

Date: May 28, 2025

To: Simon Chu, PW  
Dennis Lam, PW

From: James Chung, CMD

Subject: CMD Review of Bids Submitted on 05/14/2025 for War Memorial Opera House Roof Replacement [Sourcing Event number 0000010586]

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**Pioneer Contracts 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	Base Bid	LBE Bid Discount	Adjusted Bid with LBE Bid Discount
Pioneer Contractors Inc	SF LBE-MBE (Small)	\$8,746,000.00	10.00% = \$874,600.00	\$7,871,400.00

**Pioneer Contracts Inc. satisfactorily demonstrated how they will meet the LBE subcontractor participation requirement.**

A combination of Micro-LBE and Small-LBE participation will count toward LBE subcontractor participation compliance. Pioneer Contractor Inc.'s commitment for this contract is as follows:

	Requirement %	Commitment %
Micro/Small LBE	8.00%	8.23%

**In their bid, Pioneer Contractors Inc. listed the following subcontractors on this contract.**

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent of Work	Amount
Western Gravel & Roofing Supply Inc	Material, Tool, Equipment Supplier	LBE	SML	60%	13.72%	\$1,200,000.00 <sup>1</sup>

<sup>1</sup> A clerical error on Document 00 43 36 listed Western Gravel's amount as \$1,200,00.00. The correct amount, further supported by their other bid documents, is \$1,200,000.00.

B&M Tear Off Inc.	Roof Demo				8.59%	\$750,990.00

Western Gravel & Roofing Supply Inc's ("Western Gravel") LBE credited amount is less than their listed amount. Their status as an LBE material supplier entitles them to 60% LBE credit. As such, Western Gravel's credited LBE participation is 8.23%.

**Pioneer Contractors Inc satisfied the "Good Faith Efforts" requirement.**

Pioneer Contractors Inc utilized Approach A and exceeded the LBE subcontractor participation requirement by 35%.

**CMD finds Pioneer Contractors Inc is responsive to the 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





## MEMORANDUM

**To:** Carla Short, Director of Public Works

**Thru:** Alaric Degrafinried, Acting Deputy Director for Project Delivery  
Magdalena Ryor, Bureau Manager, Bureau of Project Management

**From:** Simon Chu, Project Manager

**Date:** May 15, 2025

**Project:** War Memorial Opera House Roof Replacement

**Subject:** Sole Bid Contract Award Justification

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The War Memorial Opera House Reroofing Project ("Project") involves the replacement of the mansard metal roof of the Opera House to match the adjacent Veterans Building. The project includes the replacement of existing worker safety ladders and safety cables at various roof locations.

The project was advertised on April 7, 2025, and received one bid from Pioneer Contracting Inc.(PCI) on May 14, 2025. The engineer's estimate for the project was \$8,1M; the bid received from PCI was \$8.7M, which is 9% higher than the engineer's estimate.

According to Administrative Code Section 6.23 (c) (2) One Responsive Bid Received; No Other Bids Received:

*"If the bid price received exceeds the engineer's estimate, the Department Head shall determine (A) whether further outreach efforts would result in more than one Bid and/or (B) whether removal or modification of certain requirements in the Contract would result in more than one Bid, provided that such requirements are not required by statute or law and their removal or modification would not compromise the interests of the City. If the Department Head determines that steps (A) and/or (B), above, would likely result in more than one Bid at bid prices substantially lower than the bid price received, then the Department Head shall re-bid the work. If the Department Head determines that neither step (A) nor (B), above, would likely result in more than one Bid at bid prices substantially lower than the bid price received, then the Department Head, with the approval of the Mayor or the board or commission for the department concerned, as appropriate, may negotiate with the sole Bidder or any qualified Contractor, or may order the work to be executed by the City. The cost of negotiated work or the cost of work executed by the City shall not exceed any bid price received for the same work."*

I am writing to request the Director's approval to award the construction contract to PCI without re-bidding the project, it is believed that re-bidding the project will not result in more than one Bid at substantially lowered bid prices for the following reasons:

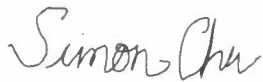
1. The Project Manager performed contractor outreach during the bidding phase. A pre-bid meeting was hosted on April 23, 2025, 19 of general contractors and subcontractors attended the pre-bid meeting; only one contractor submitted a Bid on the bid due date.
2. The Project Manager contacted 7 contractors after the bid due date, the following were explained to the Project Manager:
  - a. 3 of the contractors did not bid on the project because they did not meet the minimum bidder qualifications.
  - b. 1 of the contractors did not bid on the project because of technical issues.
  - c. 2 of the contractors did not bid on the project because they feel they could not win the bid.
  - d. 1 of the contractors did not respond.

Based on the above reasons, it is believed that re-bidding the project will not result in more than one Bid at substantially lower than the bid price received from PCI.

Furthermore, re-bidding the project will add significant time delays to the project schedule.

The War Memorial Opera House is at risk of being damaged due to precipitation at its mansard roof and is scheduled for its replacement in summer of 2026. War Memorial Opera House and staff at Public Works recommend awarding the roof replacement contract to PCI to avoid further delays to the project.

Sincerely,



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**Simon Chu, Project Manager**  
San Francisco Public Works  
Building Design and Construction



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**Carla Short, Director**  
San Francisco Public Works

Cc: Lisa Zhuo, Alaric Degrafinried, Magdalena Ryor, Project File