



**Meeting Date:** July 24, 2025

**To:** Public Works Commission

**Through:** Carla Short, Public Works Director  
Alaric Degrafinried, Deputy Director

**From:** Simon Chu, Project Manager

**Subject:** War Memorial Opera House Roof Replacement – Contract Award

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**Director's Recommendation:** Approve the War Memorial Opera House Roof Replacement construction contract with Pioneer Contractors, Inc. in the amount of \$8,746,000 with an additional \$874,600 for contingency with a duration of 370 consecutive calendar days and an additional 37 days for contingency.

**Contract Background:** The work to be performed under this contract consists of the replacement of the original mansard roof at the War Memorial Opera House at 301 Van Ness Avenue along with the replacement of existing worker safety ladders and safety cables at various roof locations. The current roof experiences water leaks from rainstorms and is in urgent need of replacement

**Solicitation Process:** The project was advertised on April 4, 2025, for 37 calendar days at three minority business development agencies and six builder exchanges in the Bay Area. Public Works received a single bid on May 14, 2025, and Public Works opened and announced the bid in public. Public Works confirmed the bid document's completeness and the qualification of bidders. Likewise, the City's Contract Monitor Division verified and confirmed the bidder met all the applicable City laws designed to protect equality among bidders and to ensure the City's contracting process is carried out fairly, effectively, and efficiently.

**Contract Details:**

<b>Contract Title:</b>	War Memorial Opera House Roof Replacement
<b>Contract Award Amount:</b>	\$8,746,000.00
<b>Cost Estimate:</b>	\$8,000,000.00
<b>Contract Funding Sources:</b>	Certificate of Participation FY23/FY24
<b>Anticipated Project Schedule:</b>	NTP in November 2025, Construction starts in March 2026, and substantial completion by October 2026.

<b>Contract Duration:</b>	370 Days
<b>Contractor Name:</b>	Pioneer Contractors, Inc.
<b>Compliance with Chapter 14B Local Business Enterprise Ordinance:</b>	An 8% LBE participation is required for this project.
<b>Environmental Determination (if applicable):</b>	The Planning Department determined the project to be categorically exempt as a Class 1 categorical exemption (Existing Facilities) under the California Environmental Quality Act (Case No. 2025-002064PRJ).
<b>Other Compliance:</b>	N/A
<b>Additional Information:</b>	N/A
<b>Attachments:</b>	Attachment 1: CMD Memorandum dated May 28, 2025. Attachment 2: CEQA Exemption Determination, dated June 5, 2025 (Case No. 2025-002064PRJ). Attachment 3: Sole Bid Contract Justification

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

**RESOLUTION NO. \_\_\_\_\_**

WHEREAS, San Francisco Public Works wishes to procure the services of Pioneer Contractors, Inc. (“Contractor”) to replace the roof of the War Memorial Opera House (“Opera House”) and to replace rooftop safety equipment; and

WHEREAS, The project includes the replacement of the mansard roof of the Opera House’s main building, stage building, and the annex building along with the replacement of existing worker safety ladders and safety cables at various roof locations; and,

WHEREAS, On April 4, 2025, Public Works advertised the project; and

WHEREAS, On May 14, 2025, Public Works received one bid; and

WHEREAS, Contractor was selected pursuant to a bid entitled War Memorial Opera House Roof Replacement issued through Sourcing Event ID No. 10586 from which Contractor was selected pursuant to Section 6.23 of the San Francisco Administrative Code for a sole bid contract; and

WHEREAS, Public Works staff and Contract Monitoring Division staff have reviewed the bid and have determined that Pioneer Contractors, Inc. is the responsible bidder with the lowest responsive bid; and

WHEREAS, Pioneer Contractors, Inc.’s bid was \$8,746,000.00; and

WHEREAS, The LBE subcontracting requirement is 8% and Pioneer Contractors, Inc. met the 8% LBE requirement by committing 8.23% to LBE subcontractors; and

WHEREAS, On June 5, 2025, the Planning Department determined the project to be categorically exempt as a Class 1 categorical exemption (Existing Facilities) under the California Environmental Quality Act; now, therefore, be it

RESOLVED, That this Commission hereby awards to Pioneer Contractors, Inc. War Memorial Opera House Roof Replacement construction contract (Sourcing Event ID No. 10586), in the amount of \$8,746,000.00, with an additional \$874,600 for contingency, and a contract duration of 370 consecutive calendar days, with an additional 37 days for contingency

*I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting on \_\_\_\_\_.*

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Commission Affairs Manager  
Public Works Commission