



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
Public Works: Yard Fuel Station Replacement Project (2323 Cesar Chavez)		4342001
Case No.		Permit No.
2024-005203ENV		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The project site is located at 2323 Cesar Chavez Street. The fuel station, which is located inside the Public Works Yard property, is used to fuel many of the City's fleet vehicles including police cars and street sweepers. The work would not extend to the public right of way. The fuel station, originally built around the 1950s according to a drawing dated April 8, 1949, currently has a fuel storage and dispensing system that was installed in the late 1990s. Now over 20 years old, the dispensing system is nearing the end of its lifespan. The objective of this project is to replace the entire fuel station, including the removal of existing tanks and installation of new tanks. This is in line with state regulations that mandate the removal of underground, single-wall fuel tanks. The scope of work consists of the following: • Replace two underground gasoline storage tanks and one underground diesel storage tank with double wall, underground FRP tanks. • Replace dispenser island. • Replace all underground fuel supply and vapor return lines. • Replace Veeder Root tank monitoring system, and interface tank level signal with FDS system. • Salvage and reinstall Fleet Data Systems (FDS) dispenser transaction island terminals. • Modify FDS software for new equipment. • Replace vapor recovery system. (No enclosure) • Replace air/water FULL PROJECT DESCRIPTION ATTACHED		

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. (CEQA Guidelines section 15301) Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. (CEQA Guidelines section 15303) 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"/>	Class 32 - In-Fill Development. (CEQA Guidelines section 15332) 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"/>	Other _____
<input checked="" type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment.

ENVIRONMENTAL SCREENING ASSESSMENT

Comments:

No sensitive uses are proposed and Public Works enrolled in DPH's Maher Program on 6/5/2024 (SMED #2251).

On 7/8/2024, planning department staff archaeologist determined that implementation of Public Works Standard Archaeological Measure I (Discovery) applies to the proposed project.

Planner Signature: Don Lewis

PROPERTY STATUS - HISTORIC RESOURCE

PROPERTY IS ONE OF THE FOLLOWING:

<input type="checkbox"/>	Category A: Known Historical Resource.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age).
<input type="checkbox"/>	Category C: 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"/>	Change of use and new construction. Tenant improvements not included.
<input checked="" type="checkbox"/>	Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	Window replacement that meets the Department's <i>Window Replacement Standards</i> .
<input type="checkbox"/>	Garage work. 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"/>	Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	Addition(s) 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"/>	Façade or storefront alterations that do not remove, alter, or obscure character -defining features.
<input type="checkbox"/>	Restoration based upon documented evidence of a building's historic condition , such as historic photographs, plans, physical evidence, or similar buildings.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed.
<input checked="" type="checkbox"/>	Project involves scope of work listed above.

ADVANCED HISTORICAL REVIEW

Check all that apply to the project.

<input type="checkbox"/>	Reclassification of property status. (<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 known historical resource (CEQA Category A)
<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 type="checkbox"/>	Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties
Note: If ANY box above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with EXEMPTION REVIEW. The project has been reviewed by the Preservation Planner and can proceed with exemption review.
Comments by Preservation Planner: The project would replace the entire fuel station, including the removal of existing tanks and installation of new tanks.	
Preservation Planner Signature: Don Lewis	

EXEMPTION DETERMINATION

	Common Sense Exemption: 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.	
	Project Approval Action: Public Works Commission Hearing	Signature: Don Lewis 07/16/2024
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/pim/ . 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 (https://sfplanning.org/resource/ceqa-exemptions) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.	

Full Project Description

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The scope of work consists of the following:

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- Replace Veeder Root tank monitoring system, and interface tank level signal with FDS system.
- Salvage and reinstall Fleet Data Systems (FDS) dispenser transaction island terminals.
- Modify FDS software for new equipment.
- Replace vapor recovery system. (No enclosure)
- Replace air/water dispensers and piping.
- Add diesel-vehicle oil, gas-vehicle oil, and diesel exhaust additive dispensing systems (managed by FDS).
- Replace canopy. (20 ft deep foundations)
- Provide temporary gasoline/diesel fueling station. Minimum storage capacity is 2,000 gallons for diesel and 2,000 gallons for gasoline.
- Provide connection and treatment of storm water into the sewer. The sewer line is located within the property.
- Paving of disturbed area. Disturbed Area is approximately 6,500 square feet.

Construction is anticipated to last 18 months. Construction staging would be off site as space is limited at the Yard. There would be no sidewalk or road closures, and traffic would not be disrupted outside of the Yard.



Carla Short, Director | Director's Office

carla.short@sfdpw.org | T. 628.271.3078 | 49 South Van Ness Ave. Suite 1600, San Francisco, CA 94103

TO: San Francisco Public Works Commission

THROUGH: Carla Short
Director, San Francisco Public Works

FROM: Brittany Jones
Project Manager, San Francisco Public Works

SUBJECT: 0000010007 - San Francisco Public Works Yard Fuel Station Replacement
Bid Analysis - One Responsive Bid Received; No Other Bids Received

In accordance with San Francisco Administrative Code, Chapter 6, Section 6.23(c)(2), San Francisco Public Works ("SFPW", "City") requests Chapter 6 SFPW Commission award construction contract for the following project: 0000010007 - San Francisco Public Works Yard Fuel Station Replacement to the one Responsive and Responsible bid received by Mitchell Engineering.

San Francisco Administrative Code, Chapter 6, Article II, Section 6.23 (c)(2) states:
"If only one Responsive Bid is received from a Responsible Bidder, and no other Bids are submitted for the same work, the Department Head may recommend the Award of a Contract to the sole Bidder at the bid price received, provided that the bid price does not exceed the engineer's estimate for the work. 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."

It has been determined that further outreach efforts would **NOT** likely result in more than one bid at bid prices substantially lower than the bid price received as the project was advertised in many mediums, there were many plan holders and sufficient was provided to prepare a bid.

- San Francisco Public Works advertised the project in many mediums, including the San Francisco City Partner website ([http:// https://sfcitypartner.sfgov.org/pages/index.aspx](http://https://sfcitypartner.sfgov.org/pages/index.aspx)), Public Works websites (www.sfpublishworks.org and the Electronic Bid Documents website: www.sfpublishworks.org/biddocs).
- There were 53 project plan holders.

- The project was advertised on 2/13/2025 and accepted bids on 3/19/2025. 35 calendar days (or approximately 1 month) is sufficient time to prepare a bid.

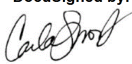
It has been determined removal or modification of certain requirements in the Contract would **NOT** result in more than one Bid, provided that such requirements are not required by statute or law and their removal or modification would not compromise the interests of the City.

- The project duration is 490 consecutive calendar days, which is required and standard for a project of this nature.
- The project requires a Class "A" license required to bid, which cannot be waived and is typical and standard for a project of this nature.
- The project requires "Clean Construction" per San Francisco Administrative Code ("Administrative Code") Section 6.25 and Chapter 25 of the Environment Code, which cannot be waived and is typical and standard for a project of this nature.
- The project requires LBE Bid discounts may be applied as per San Francisco Administrative Code Chapter 14B, which cannot be waived and is typical and standard for a project of this nature.
- The project requires Local Business Enterprise Subcontracting Participation of 20%, which cannot be waived and is typical and standard for a project of this nature.
- The project requires Good Faith Efforts in accordance with Administrative Code 14B, which cannot be waived and is typical and standard for a project of this nature.
- The project requires partner elements at Partnering Level 1, which cannot be waived and is typical and standard for a project of this nature.
- Modifications to the scope of work are not possible as each aspect is critical to ensure a safe and reliable fuel station at the PW Yard
 - Work includes demolition of existing fuel tanks including a single wall fuel tank that is required to be removed from the ground pursuant to California Senate Bill (SB) 445 (Stats. 2014, Ch. 547) and Health and Safety Code, chapter 6.7 (H&SC), section 25292.05.
 - Demolition of associated dispensers, piping, etc.
 - Installation of new fuel tanks, dispensers, piping, and over head canopy to ensure proper clearance for all vehicles as the existing canopy has been previously struck.
 - Paving and storm drainage/sewer work is crucial to ensure proper site drainage.

Given the above information, Public Works recommends award for Design-Bid-Build project: 0000010007 - San Francisco Public Works Yard Fuel Station Replacement with the one Responsive and Responsible bid received by Mitchell Engineering in accordance with the San Francisco Administrative Code.

My determination is to adopt the recommendation above.

Approved:

DocuSigned by:

 073CF73A4EA6486...

Director of Public Works

5/18/2025 | 9:09:06 PM PDT

Date

Attachments: 0000010007 – Tabulation of Bids
 0000010007 – Plan Holders List
 0000010007 – Project Manual

City & County of San Francisco
Daniel Lurie, Mayor



Office of the City Administrator
Carmen Chu, City Administrator
Contract Monitoring Division
Stephanie Tang, Director

MEMORANDUM

Date: May 9, 2025

To: Brittany Jones, Public Works
Dennis Lam, Public Works

From: James Chung, Contract Monitoring Division

Subject: CMD Review of Bids Submitted on 03/19/2025 for San Francisco Public Works Yard Fuel Station Replacement [Sourcing ID 0000010007]

Mitchell Engineering is the sole bidder

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	Bid Discount	Adjusted Bid with Bid Discount
Mitchell Engineering	Non-LBE	\$7,583,300	Not eligible	\$7,583,300

Mitchell Engineering 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. Mitchell Engineering's commitment for this contract:

	Requirement %	Commitment %
Micro/Small LBE	20%	20.11%

In their bid, Mitchell Engineering listed the following subcontractors on this contract.

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent of Work	Amount
Rogers Trucks, LLC	Trucking Partial, Hazardous Soil	LBE	MICR	100%	2.64%	\$200,000.00

Camajani Trucking	Trucking Partial	LBE	MICR	100%	1.58%	\$120,000.00
RES Engineers Inc	Quality Control Partial	LBE	SML	100%	2.64%	\$200,000.00
R & S Construction Management Inc	Concrete Partial	LBE	MICR	100%	4.66%	\$353,350.00
BayTech Engineering, Inc.	Partial Electrical	LBE	MICR	100%	5.96%	\$451,900.00
Mike O'Dell Surveys	Surveying Partial	LBE	MICR	100%	1.32%	\$100,000.00
DR Traffic Control	Partial Traffic Control	LBE	MICR	100%	1.32%	\$100,000.00
Accelerated Construction and Metal LLC	Partial Steel				2.11%	\$159,700.00
Armer/Normal & Associates	Fuel Tank & Accessories				29.00%	\$2,199,500.00

Mitchell Engineering satisfied the “Good Faith Efforts” requirement.

Mitchell Engineering utilized Approach B by subcontracting with Micro-LBE firm, Baytech Engineering, Inc.

CMD finds Mitchell Engineering 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/substitutions;
- 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: 0000010007
CONTRACT TITLE: PW SFPW YARD FUEL STATION RPLC
FULL TITLE: San Francisco Public Works Yard Fuel Station Replacement

BIDS RECEIVED: March 19, 2025

<u>BIDDERS (in the order received & opened):</u>	<u>LBE Status Claimed</u>	<u>Total Bid Price</u>
Mitchell Engineering	N/A	\$7,583,300.00

= Indicates a correction of the bid price after review.

Average Bid:	\$7,583,300.00
Engineer's Estimate:	\$5,600,000.00
% of Engineer's Estimate:	135%
% of Engineer's Estimate vs. Low Bid Received	135%

cc:	Brittany Jones	Carla Short	Albert Ko
	Iqbalbhai Dhapa	Au Bui	K2 Systems
	Vivian Liu	Patrick Rivera	Nicolas Huff
	James Chung	Cyril Velasquez	All Bidders

For complete subcontractor listings, check: <https://bidopportunities.apps.sfdpw.org/CaseLoad/Details/2600>

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Department of Public Works
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