Meeting Date: November 12, 2026

To: Public Works Commission

Through: Carla Short, Public Works Director
Bruce Robertson, Deputy Director

From: Youcef Bouhamama, Project Manager

Subject: 1660 Mission Health Recovery and Connection Center Project Design and Construction, Contract No. 1000039076 – Contract Modification

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Director's Recommendation: Approve modification of Contract No. 1000039076 - 1660 Mission Health Recovery and Connection Center with Charles Pankow Builders, to award the design and construction phases of the contract and increase the contract value by $59,908,630 for a new not-to-exceed amount of $60,766,900 and a total contract duration of 820 consecutive calendar days. On October 22, 2026, the Planning Department determined that the work to be performed under the contract is exempt from CEQA as a Class 32 categorical exemption (CEQA Guidelines Section 15332) 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 Health Recovery and Connection Center is situated at 1660 Mission Street in San Francisco. It is a six-story, steel-framed building constructed in 1990, built over a basement parking garage. The building's footprint measures approximately 98 by 145 feet, with a total gross floor area of around 95,000 square feet. The basement was originally part of a two-story concrete structure that was built in 1927 and was later demolished to make way for the current building. The existing building served as a City permitting and regulatory facility with several public counters and customer service areas until 2021. It was purchased by the City in October 2025; the building is now vacant.

The proposed project will transform the building into the Department of Public Health (DPH) Health Recovery and Connection Center (HRCC). It will consolidate several DPH behavioral health and clinical programs, which are currently spread across multiple sites, into a single facility at 1660 Mission Street. The proposed project will consolidate the key components of the City's response to housing instability and untreated behavioral health conditions.

The renovated building will include a behavioral health intake and a 24/7 center where law enforcement can safely transfer intoxicated individuals for monitoring, stabilization, and linkage to care, all on the first floor as part of the City's behavioral health diversion program. It will also feature a behavioral health services center providing outpatient behavioral health treatment and support, the City Clinic offering public health and clinical care, administrative offices for DPH program staff, and storage and dedicated parking for fleet vehicles in the existing basement.

The facility will serve both walk-in clients and individuals referred by public safety and health care agencies, with operations on weekdays across all program areas and 24/7 activity at the 24/7 center.

The City Clinic sees approximately 80 patients daily through walk-in and scheduled appointments, resulting in over 18,000 encounters each year. The Behavioral Health programs (24/7 Center and Mental Health Services Center) are expected to serve 8,500 people annually (1,800 clients at the 24/7 Center and 6,700 clients at the Behavioral Services Center). Additionally, there will be more than 200 staff offices.

The project would involve selective seismic structural upgrades, demolishing and reconstructing interior spaces, replacing mechanical, electrical, plumbing, and fire-protection systems, and implementing related accessibility and life-safety upgrades.

Exterior construction would involve limited modifications to the building entries and utilities to support the new interior layout. The sidewalks along both Mission and Otis Streets would be removed and replaced to meet current accessibility standards.

Additional physical improvements would include installing one new elevator to serve client areas, modernizing the two existing elevators for staff use, and building a convenience stair connecting the behavioral-health floors (floors 1 -3). Accessibility upgrades would involve installing power door operators and other code-compliant enhancements at entrances and interior routes.

The project would also include replacing and refinishing interior finishes, installing new tactile and identification signage, replacing the roof, and restoring or replacing portions of the exterior envelope for weather protection.

The building would continue to use the existing basement for storage and secure fleet-vehicle parking. Primary construction activities would occur entirely within the existing building envelope and along the adjoining sidewalks within the public right-of-way.

The primary functions of the six-story building are outlined below:

- Existing basement and exterior parking areas: Storage and dedicated DPH fleet vehicle parking
- Level 1: Sobering Center
- Levels 2–3: Behavioral Health Services Center (BHSC) and DPH Administration Offices
- Level 4: City Clinic
- Levels 5–6: DPH Administration Offices

The project is scheduled for completion by the end of 2028 and is funded by multiple sources. The project is under the jurisdiction of the Department of Building Inspection (DBI).

The Design-Build procurement and contract will comply with all Chapter 6 requirements as amended by Section 6.76 “Public Works Addressing Homelessness,” including Local Hiring goals, Project Labor Agreement (PLA), and other City mandates. As the entity responsible for both design and construction, the Design-Builder will be responsible for delivering the project within a Fixed Budget Limit (FBL), on schedule, and to the City’s satisfaction.

Solicitation Process:
This project is both budget-and schedule-focused. In October 2025, the Public Works team conducted a study comparing delivery methods: Design-Bid-Build, Design-Build, Progressive Design-Build, and Construction Manager/General Contractor (CM/GC). In consultation with DPH, the team concluded that the Design-Build (DB) with Fixed Budget Limit (FBL) delivery best fits the Health Recovery and Connection Center project’s needs and funding schedule.

Design-Build delivery was used to procure programming, design and construction services pursuant to San Francisco Administrative Code Chapter 6, Section 6.61(b), Fixed Budget (FBL) Limit Procurement, with a two-step process (Step 1: Request for Qualifications (RFQ) and Step 2: Request for Proposals (RFP)).

On November 7, 2025, Public Works advertised an RFQ to identify a pool of highly qualified Design-Build teams as outlined in SF Code Administration Chapter 6, Section 6.61(b)(1)(A) and (B), which requires that at least three prequalified teams be shortlisted to advance into the RFP stage.

On December 29, 2025, the City received seven RFQ packages, which were reviewed and evaluated by a highly qualified Panel. On February 23, 2026, the City completed the RFQ review and scoring and sent notifications to the DB teams that participated in the RFQ process.

Below is the official ranking of the (7) Design-Build teams.

RFQ Total Scores and Ranking

Rank	Respondent	Overall Score
1	Charles Pankow Builders, Ltd. & LDA	268.67
2	Clark Construction Group – CA, LP & Stantec	267.67
3	Truebeck Construction & TEF Design	263.67
4	Suffolk Construction Co., Inc. & SmithGroup	259.00
5	Skanska USA Building, Inc. & DGA	256.33
6	Cahill Contractors LLC & Gensler / PTA	254.00
7	Guzman Construction Group & WRNS	252.67

On April 21, 2026, the City issued the RFP to the (3) highest-ranked Design-Build teams (1- Pankow + LDA/Forge, 2- Clark Construction + Stantec, and 3- Truebeck + TEF).

On May 14, 2026, the City held separate one-on-one meetings with two Design-Build teams: Pankow + LDA/ Forge and Truebeck + TEF. Clark Construction + Stantec declined to submit an RFP proposal and did not attend the one-on-one meeting.

On June 22, 2026, the City received RFP responses from Pankow + LDA and Truebeck + TEF and proceeded with oral interviews on July 9, 2026.

On July 14, 2026, the City issued the scoring results and notifications to both teams. Pankow + LDA/Forge was the highest-ranked Design-Build team based on the cumulative RFQ and RFP scores. See below.

On July 30, 2026, the Agreement between the City and Pankow + LDA/Forge in the amount of $858,270 for Programming Phase was executed via Public Works Order 300246. On August 18, 2026, DB Agreement (Modification #1), adding insurance requirements, was executed. The Notice to Proceed (NTP #1) for Programming was issued to the DB team on September 21, 2026._

Combined Evaluation Score		
	Truebeck Construction & TEF	**Charles Pankow Builders & LDA**
RFQ - Written	263.67	268.67
RFP - Written	547.00	524.67
RFP - Oral	180.33	173.00
Non-Cost Criteria Score	991.00	966.33
Cost Proposal	446.82	500.00
TOTAL SCORE	**1,437.82**	**1,466.33**
RANKING:	**2**	**1**

Contract Details:

Contract Title:	1660 Mission Health Recovery and Connection
Contract Award Amount:	$60,766,900.85
Cost Estimate:	$68,000,000 (Fixed Budget Limit)
Contract Funding Sources:	General Fund: Behavioral Health Services Act (BHSA), Behavioral Health Continuum Infrastructure Program grant fund, round 5 (BHCIP-5) for the Sobering Center Share; the 2020 Health & Recovery (HR) Bond for the Mental Health Service Center; the 2024 Healthy, Safe and Vibrant San Francisco Bond for the City Clinic Share; Prop C
Anticipated Project Schedule:	NTP #1 for Programming: September 21, 2026 – November 20, 2026 NTP #2 for Design and Construction: November 23, 2026 - Anticipated Substantial Completion: September 23, 2028 Anticipated Final Completion: December 23, 2028)
Contract Duration:	820 consecutive calendar days (NTP #1: 60 consecutive calendar days for Programming + 760 consecutive calendar days for Design and Construction)
Contractor Name:	CHARLES PANKOW BUILDERS, Ltd. & LDA
Compliance with Chapter 14B Local Business Enterprise Ordinance:	The 1660 Mission Street Health Recovery and Connection Center Project qualifies as a public works project under San Francisco Administrative Code Section 6.76, as it is intended primarily to provide services to people experiencing homelessness. Accordingly, pursuant to Section 6.76(a), the requirements of San Francisco Administrative Code Chapter 14B do not apply to this project.
Environmental Determination (if applicable):	On October 22, 2026, thePlanning Department has determined that the project is exempt from the California Environmental Quality Act (CEQA) as a Class 32 exemption (CEQA Guidelines Sec. 15332).

Other Compliance:	Prevailing Wage
Additional Information:	
Attachments:	• Attachment 1: Resolution • Attachment 2: Selection Result • Attachment 3: CEQA Exemption • Attachment 4: 1660 Mission St. HRCC - Ch. 6.76 Letter

PUBLIC WORKS COMMISSION
CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. _____

WHEREAS, In October 2025, San Francisco Public Works entered into an agreement with the Department of Public Health to renovate the vacant City-owned building at 1660 Mission Street to create the Health Recovery and Connection Center; and

WHEREAS, The renovated building will consolidate several Department of Public Health behavioral health and clinical programs, and include a behavioral health intake center where law enforcement can safely transfer intoxicated individuals for monitoring, stabilization, and linkage to care; and

WHEREAS, The building will also include a mental health services center providing outpatient behavioral health treatment and support, the City Clinic offering public health and clinical care, administrative offices for program staff, and dedicated fleet vehicle parking; and

WHEREAS, In November 2025, Public Works advertised a Request for Qualifications (RFQ) to identify a pool of highly qualified Design-Build teams as outlined in San Francisco Administrative Code Chapter 6, Section 6.61(b)(1)(A) and (B), which includes the provision that at least no fewer than three prequalified teams may be shortlisted to advance into the request for proposals stage; and

WHEREAS, In December 2025, the City received seven RFQ packages, which were reviewed and evaluated by a highly qualified Panel; and

WHEREAS, In February 2026, the City completed the RFQ review and scoring and sent notifications to the design-build teams who participated in the RFQ process; and

WHEREAS, In April 2026, the City issued the Request for Proposals (RFP) to the three highest-ranked teams; and

WHEREAS, In May 2026, the City held one-on-one meetings with the two finalist teams; and

WHEREAS, On June 22, 2026, the City received RFP responses and proceeded with oral interviews on July 9, 2026; and

WHEREAS, On July 14, 2026, the City issued the scoring results and notifications to both teams with Charles Pankow Builders, Ltd. & LDA as the highest-ranked design-build team; and

WHEREAS, On July 30, 2026, the Agreement between the City and Pankow + LDA/Forge in the amount of $858,270 for the Programming Phase was executed via Public Works Order 300246; and

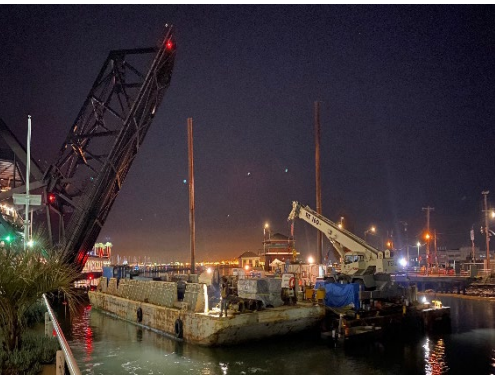
WHEREAS, On October 22, 2026, the Planning Department determined that the project is exempt from environmental review under the California Environmental Quality Act ("CEQA") as a Class 32 categorical exemption (CEQA Guidelines Section 15332); now, therefore, be it

RESOLVED, The Public Works Commission hereby approves the modification of the design and construction contract No. 1000039076 for 1660 Mission Health and Recovery Connection Center with Charles Pankow Builders, Ltd. & LDA in the amount of $59,908,630 for a new not-to-exceed amount of $60,766,900 with a total duration of 820 consecutive calendar days and award the contract for the design and construction phases.

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

_____

Commission Affairs Manager
Public Works Commission





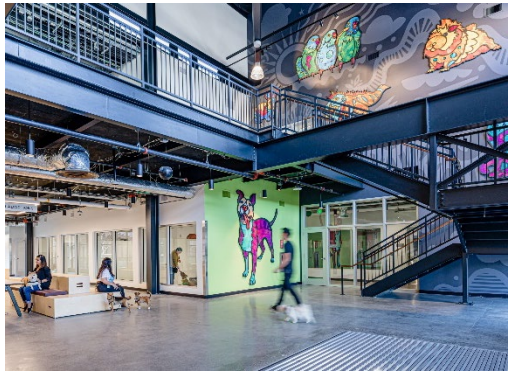
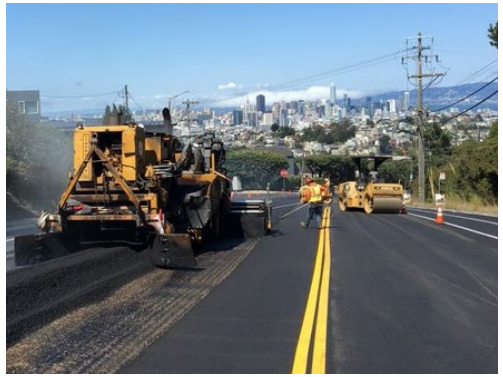


SAN FRANCISCO PUBLIC WORKS

November 12, 2026

1660 Mission Health Recovery & Connection Center

Youcef Bouhamama
Project Manager



1660 Mission Health Recovery & Connection Center Project

Approve Contract Modification Award

Recommend Commission:

Approve Contract Modification for the 1660 Mission Health Recovery and Connection Center Project

Amount:

Increase of $59,908,630 to the approved amount of $858,270 for a new not-to-exceed amount of $60,766,900

Programming, Design and Construction Duration:

820 consecutive calendar days (NTP #1: 60 consecutive calendar days for Programming Phase + NTP #2: 760 consecutive calendar days for Design and Construction Phase)

Contractor:

Charles Pankow Builders, Ltd.

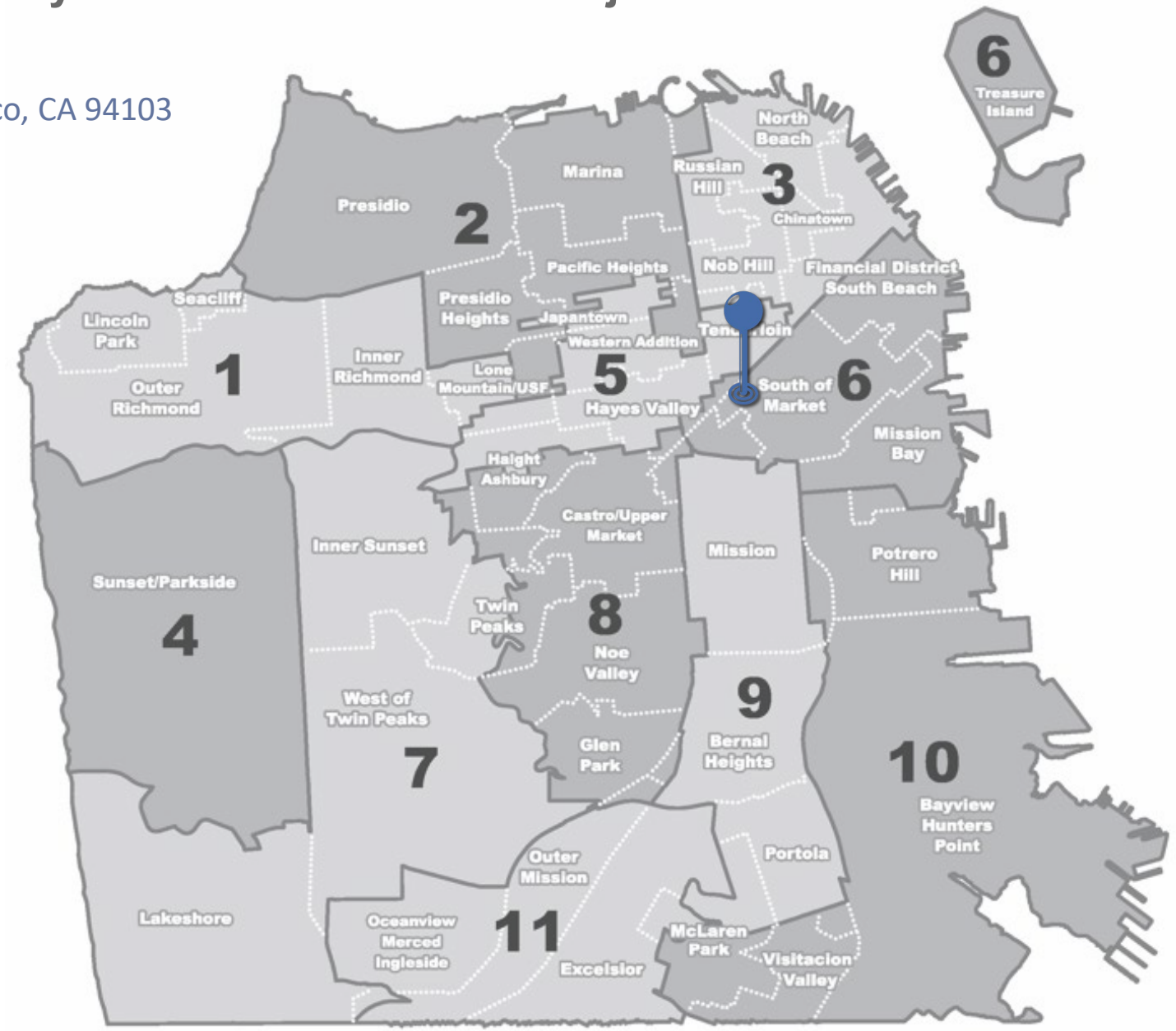
Reason:

Approve the contract modification with Charles Pankow Builders for the 1660 Mission Health Recovery and Connection Center, increasing the contract amount by $59,908,630 to a new not-to-exceed amount of $60,766,900, with an overall contract duration of 820 consecutive calendar days to include the Design and Construction phases; and adopt CEQA findings confirming the Project's exemption under the Class 32 Categorical Exemption.

1660 Mission Health Recovery & Connection Center Project

Location

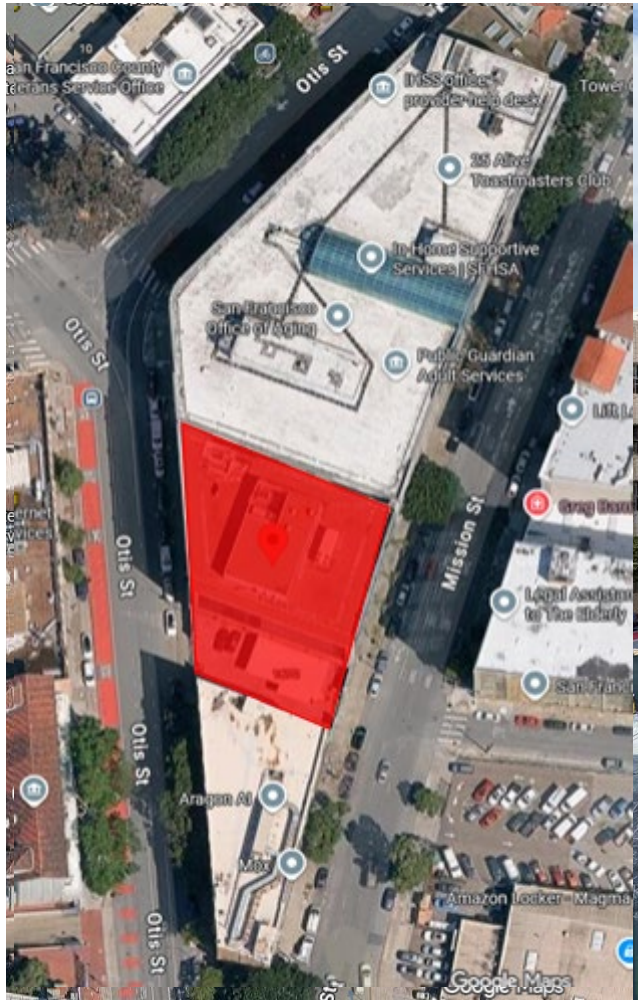
Address: 1660 Mission St., San Francisco, CA 94103
District: 6



1660 Mission Health Recovery & Connection Center Project

Project Background

- The 1660 Mission Street building is located between Mission and Otis Streets.
- Built in 1990, it is a six-story building with approximately 95,000 square feet.
- The building was previously occupied by the Department of Building Inspection (DBI), the Planning Department, and Public Works until 2021, when it became vacant.
- The City acquired the property in October 2025 and will deliver the building to the Design-Build Contractor in a vacant condition.
- The proposed project is a significant City investment in expanding access to integrated public health, behavioral health, and recovery services. It will consolidate several DPH behavioral health and clinical programs, which are currently spread across multiple sites, into a single facility at 1660 Mission Street.
- The project involves a major interior renovation with a voluntary seismic upgrade





1660 Mission Health Recovery & Connection Center Project
Project Information

- Owner: Department of Public Health (DPH)
- Managed by SF Public Works
- Delivery: Design-Build (DB) Delivery with Fixed Budget Limit (FBL)
  - The Design-Build procurement was conducted in accordance with San Francisco Administrative Code Section 6.61, using a two-step competitive selection process: Request for Qualifications (RFQ), followed by Request for Proposals (RFP)
- **Estimated Fixed Budget Limit (FBL) for the DB contract was $68,000,000**
- **Pankow + LDA Forge Joint Venture (JV) was the highest-ranked DB team with a contract amount of $60,766,900**
- Contract Duration: 820 consecutive calendar days
  - (NTP #1): 60 consecutive calendar days for the Programming Phase
  - (NTP #2): 760 consecutive calendar days for the Design and Construction Phase
- Fund sources: 1- Non-bond funds: General Fund, BHSA, BHCIP 5, Prop C, and 2- Bond funds: 2020 HR Bond and 2024 Vibrant SF Bond, for a total amount of $79,300,000



1660 Mission Health Recovery & Connection Center Project
Project Information

- The Project is governed by SF Administrative Code Section 6.76 (Public Works Addressing Homelessness), which provides exemptions from certain City requirements, including Chapters 6 and 14B and the SF Environment Code.
  - Chapter 14B LBE requirements do not apply to the Design-Build procurement or Design and Construction services.
  - LEED certification is not required; however, the Project must comply with applicable 2022 California Green Building Standards (CALGreen), Planning, and Title 24 requirements.
  - Mandatory building electrification requirements do not apply to the Project.
  - The Project is exempt from the Art Enrichment Program and Civil Design Review (CDR).
  - The Project is **exempt from environmental review** pursuant to the Class 32 exemption under the California Environmental Quality Act (CEQA).
- An Administrative Site Permit has been filed with the Department of Building Inspections (DBI) in Dec. 2025
  - ❑ Applicable Code is the 2022 CA Building/MEP and Existing Building Code with SF Amendments



1660 Mission Health Recovery & Connection Center Project

Project Program

CLINICAL SPACES

- Basement Parking for DPH fleet vehicles and storage
- Level 1: 24/7 Sobering Center
- Level 2: Behavioral Health Services Center (BHSC)
- Level 3: Behavioral Health Services (BHS) Pharmacy & Administration Offices
- Level 4: City Clinic
- Levels 5 & 6: Administration Offices

ACCESSIBILITY / SITE

- Drop-off on Otis Street
- Sidewalk replacement (Mission + Otis)
- Path-of-travel improvements

STRUCTURE / ENVELOPE

- Voluntary Seismic upgrades
- Roof replacement
- Selective glazing replacement

VERTICAL TRANSPORTATION

- Modernize 2 existing elevators for staff
- Addition of one elevator for clients
- Addition of interconnecting stairs for clients accessing Levels 1- 3

Mech./ Elect/ Plumbing/ FA/BMS

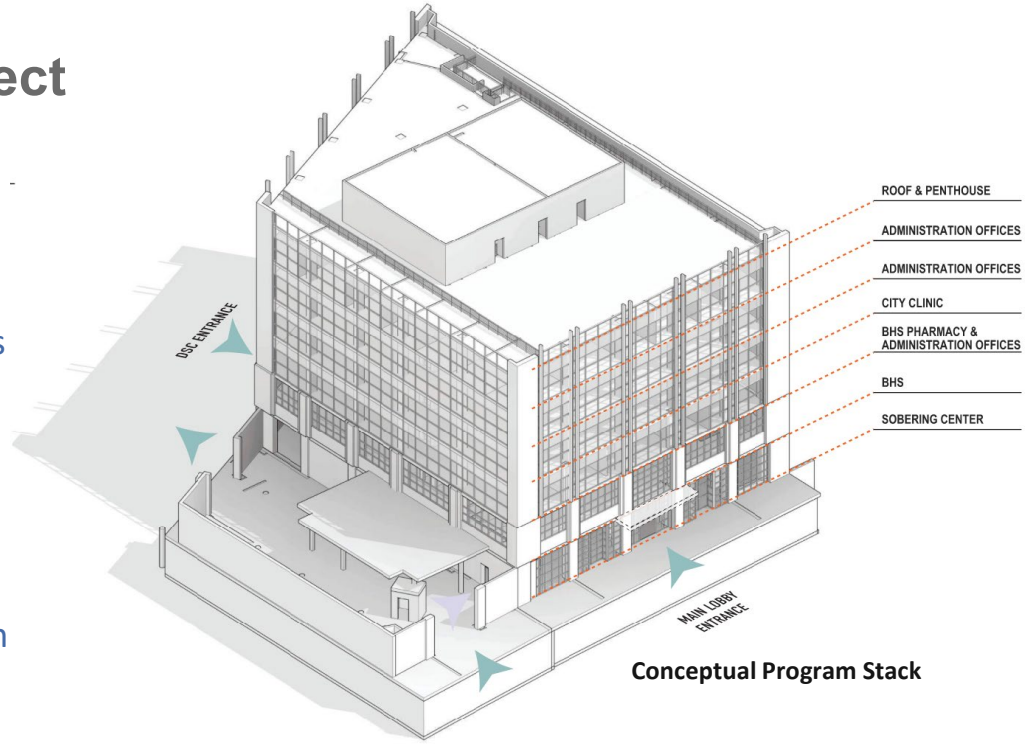
- Full MEP/Fire Alarm replacement
- New Building Management System

SECURITY/ IT

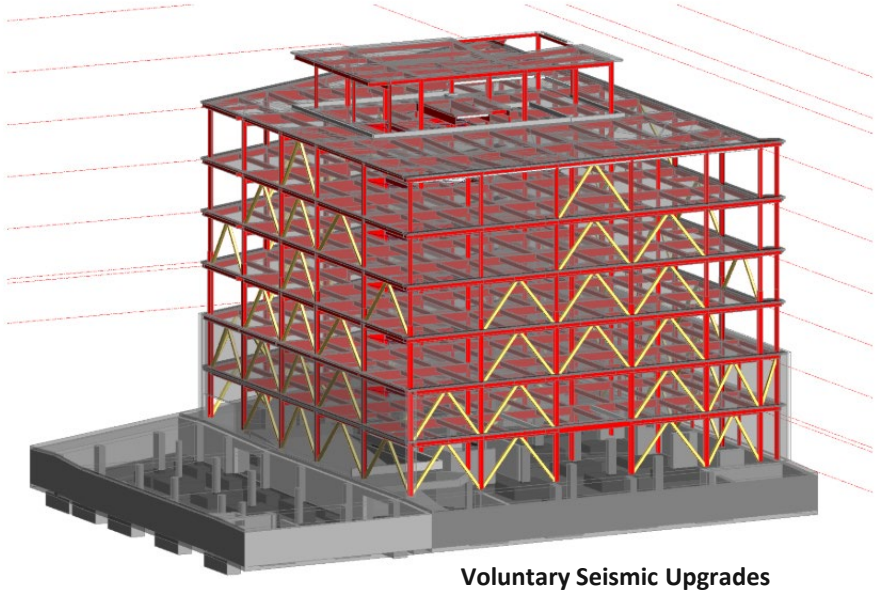
- Security cameras
- New alarm system
- New CAT6A and fiber-optic network infrastructure.

FINISHES / INTERIORS

- Targeted interior rebuild
- Trauma-informed, durable materials
- Acoustics + lighting upgrades



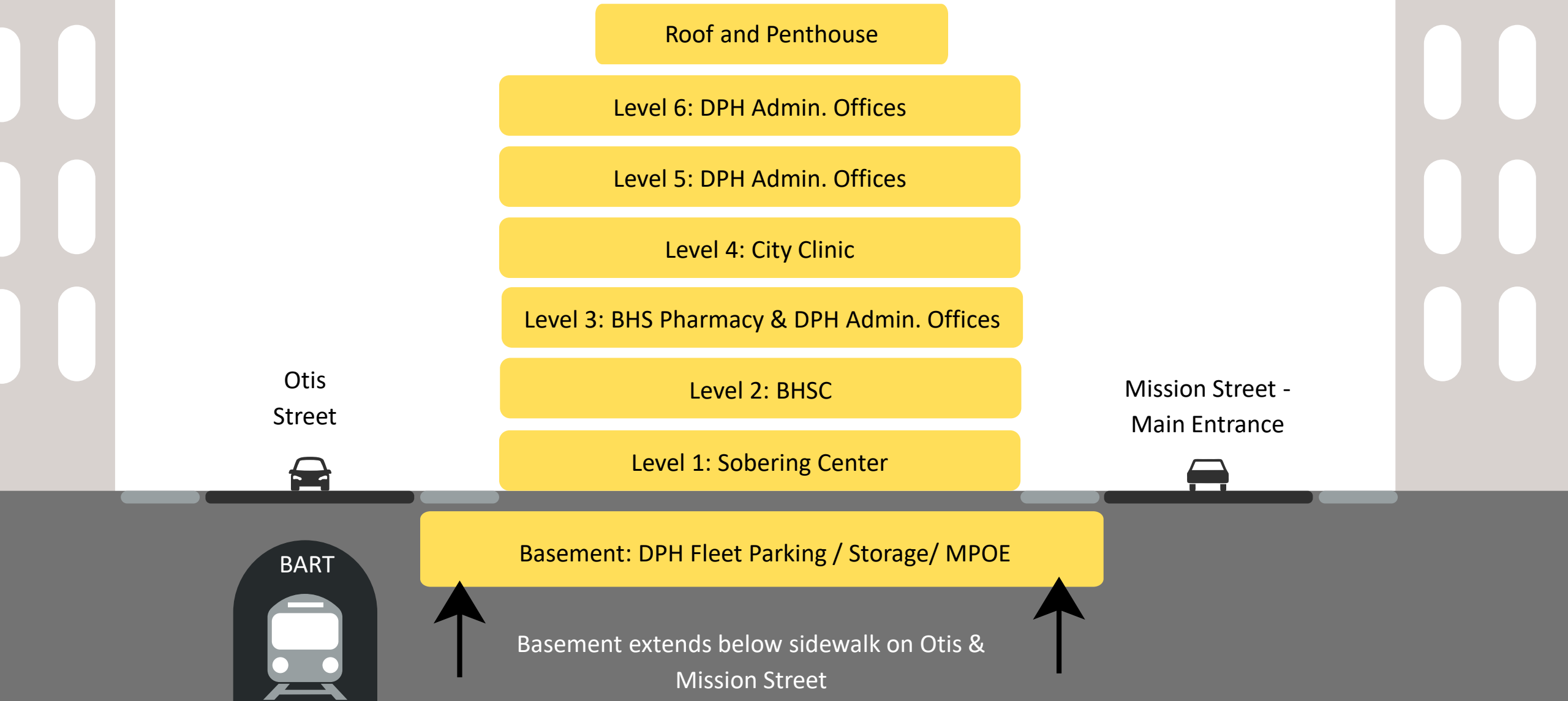
Conceptual Program Stack



Voluntary Seismic Upgrades

1660 Mission Health Recovery & Connection Center Project

Program Stacking Diagram



1660 Mission Health Recovery & Connection Center Project

Conceptual Floor Plans

BASEMENT – Building Support Services & Fleet Parking

- DPH Fleet Parking/ Vehicles with future EV-ready infrastructure.
- Building Support Services
- Storage & Operations: Dedicated storage for EVS, Pharmacy, and Behavioral Health Services (BHS), including custodial spaces.
- Personal lockers, and rest/shower rooms.
- Centralized Main Distribution Frame (MDF) room serving floor-by-floor (intermediate Distribution Frame (IDF) rooms, compliant with DPH-IT standards and readiness requirements.



Acronyms:
EV: Electric Vehicle
EVS: Environmental Services
BHS: Behavioral Health Services

Basement floor plan – Not to scale

1660 Mission Health Recovery & Connection Center Project

Conceptual Floor Plans

LEVEL 1 – Public Entry, Sobering Center

- Main Entry on Mission Street with centralized lobby, integrated security screening, and controlled public access.
- Dedicated staff elevators, dedicated client elevator, and a new client convenience stair connecting Levels 1–3.
- **Sobering Center:** Secure, 24/7 Entry on Otis Street
- **Exterior Site Improvements:** DPH fleet parking with EV charging, remove existing canopy and add secure covered bicycle storage, and upgrade sidewalks along Mission and Otis Streets.
- **Drop-off zone** on Otis for emergency access.



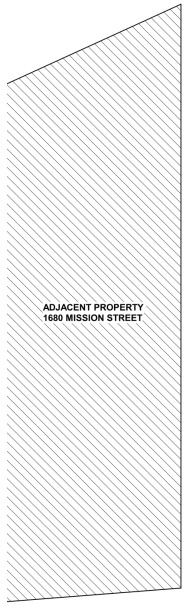
Level 1 floor plan – Not to scale

Acronyms:
BHSC: Behavioral Health Services Center

1660 Mission Health Recovery & Connection Center Project
Conceptual Floor Plans

LEVEL 2 – Behavioral Health Services Center (BHSC)

- Integrated Behavioral Health Programs: Co-located BEAM, LMS, and BHAC programs providing coordinated intake, triage, treatment, and care referrals.
- Centralized reception, waiting area, public restrooms, laboratory, and dedicated medication room shared by BEAM and BHAC.
- Open interconnecting stair from Level 1 lobby, promoting visibility and intuitive wayfinding.
- Strategically located offices and assessment rooms with optimized adjacencies, clear sightlines, visibility, and staff communication.





Level 2 floor plan — Not to scale

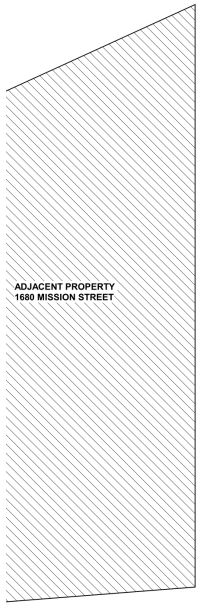
Acronyms:
BEAM: Bringing Expanded Access to MOUD – Medication for Opioid Use Disorder
LMS: Linkage Medication Supports
BHAC: Behavioral Health Access Center

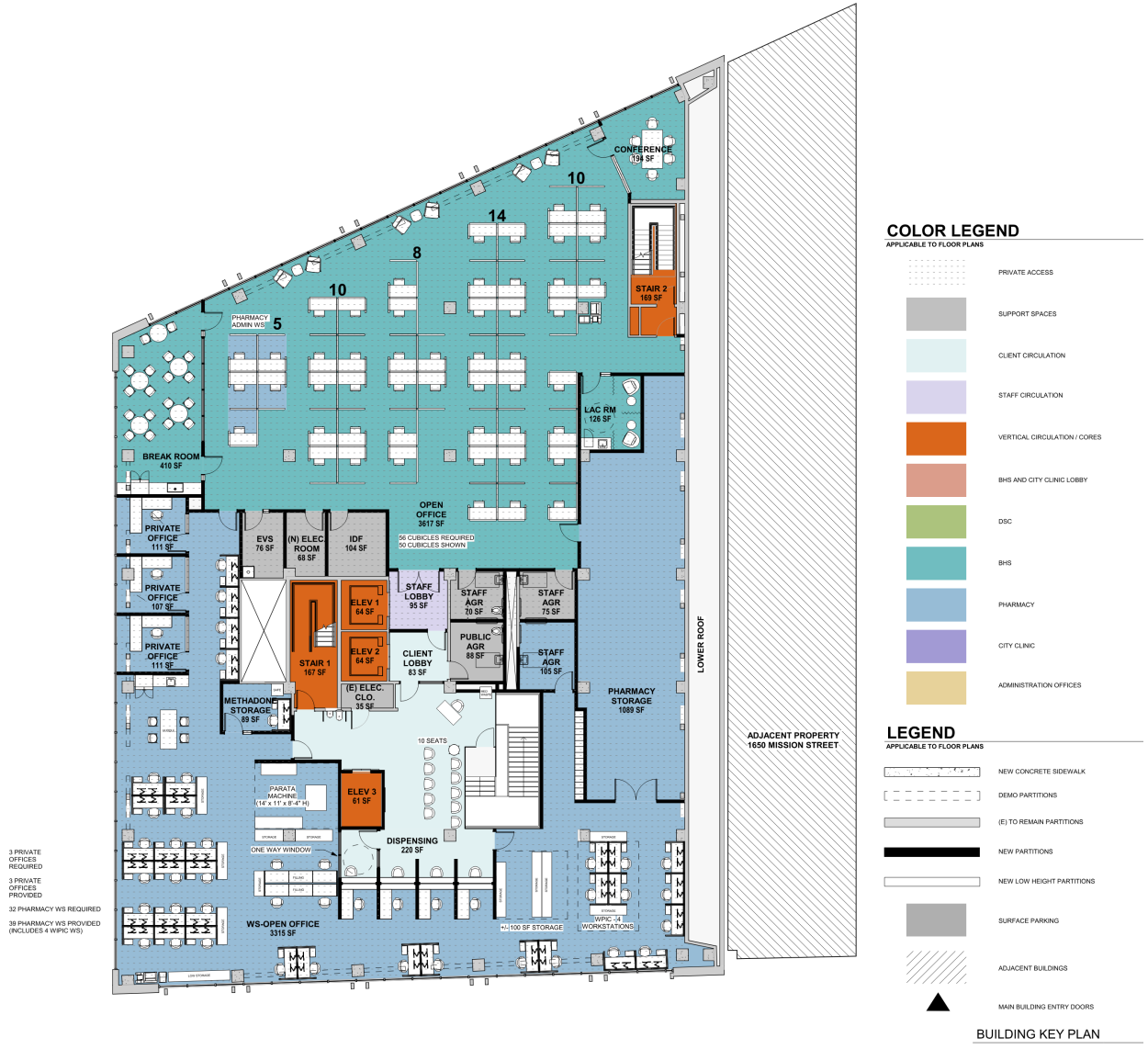
1660 Mission Health Recovery & Connection Center Project

Conceptual Floor Plans

LEVEL 3 – BHS PHARMACY & ADMINISTRATIVE OFFICES

- Houses the Behavioral Health Services (BHS) outpatient pharmacy and centralized administrative offices.
- Provides prescription services, medication dispensing, and pharmacotherapy support for behavioral health and substance use disorder clients.
- Glass-enclosed interconnecting stair linking BHSC Level 2 clinics to Level 3 pharmacy services.
- Secured pharmacy staff areas separated from public waiting areas and administrative offices.





Level 3 floor plan — Not to scale

1660 Mission Health Recovery & Connection Center Project

Conceptual Floor Plans

LEVEL 4 - CITY CLINIC

- Dedicated floor for the City Clinic, an independent outpatient sexual health program.
- Provides low-barrier access to rapid HIV testing, PrEP/PEP prevention, and STI screening and treatment.
- Includes client registration, waiting areas, examination rooms, consultation spaces, medication management, and staff offices.
- New dedicated City Clinic Client Elevator #3, providing direct access from Level 1.
- Separation of public and secured staff areas.
- Registration area positioned for visibility of both the waiting area and dedicated client elevator.
- On-site laboratory, CLIA-certified for moderate-complexity testing.
- Dedicated medication management and clinical support spaces.



Acronyms:
PrEP: Pre-Exposure Prophylaxis
PEP: Post-Exposure Prophylaxis
STI: Sexual Transmitted Infection
CLIA: Clinical Laboratory Improvement Amendments

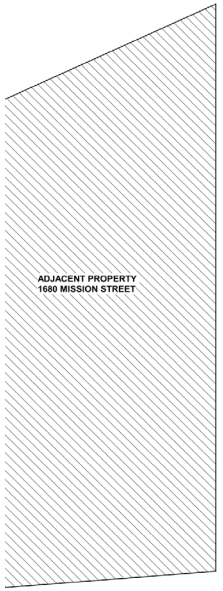
Level 4 floor plan — Not to scale

1660 Mission Health Recovery & Connection Center Project

Conceptual Floor Plans

LEVEL 5 – ADMINISTRATION OFFICES

- Dedicated open office floor supporting BHSC and City Clinic administrative, clinical support, and program operations.
- Provides departmental management and staff workspaces.
- Over 100 cubicles accommodated per 2024 DPH Cubicle Standards.
- Includes 17 dedicated workstations for City Clinic staff.
- Retains and adapts existing elevator lobby, lunchroom, distribution room, and storage facilities.
- Existing men's and women's restrooms remain structurally unchanged, with updated fixtures and finishes.





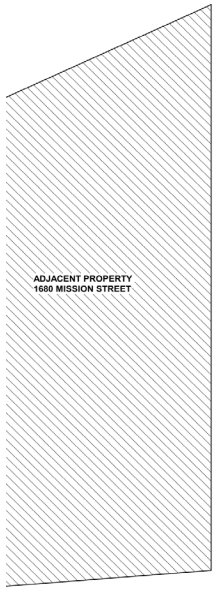
Level 5 floor plan — Not to scale

1660 Mission Health Recovery & Connection Center Project

Conceptual Floor Plans

LEVEL 6 – ADMINISTRATION OFFICES

- Consolidated executive and administrative hub for facility management and multi-departmental support teams.
- Provides private offices, conference rooms, training spaces, and collaborative work areas.
- Engineering office
- Slice of Life Café: Dedicated café for staff use.
- Training & Conference
- Staff Break Room
- Staff-only access and controlled vertical circulation.





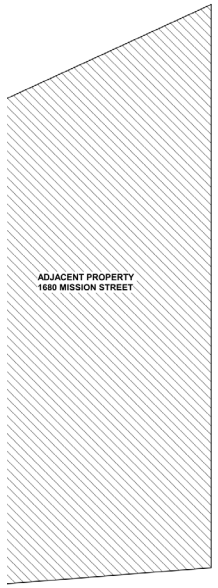
Level 6 floor plan — Not to scale

1660 Mission Health Recovery & Connection Center Project

Conceptual Floor Plans

ROOF LEVEL – MECHANICAL PENTHOUSE

- Replacement of the existing roofing system to ensure long-term building envelope integrity.
- Installation of new rooftop mechanical equipment serving Levels 5 and 6.
- New protective screening for rooftop mechanical equipment.
- Dedicated space for essential building mechanical and support functions.



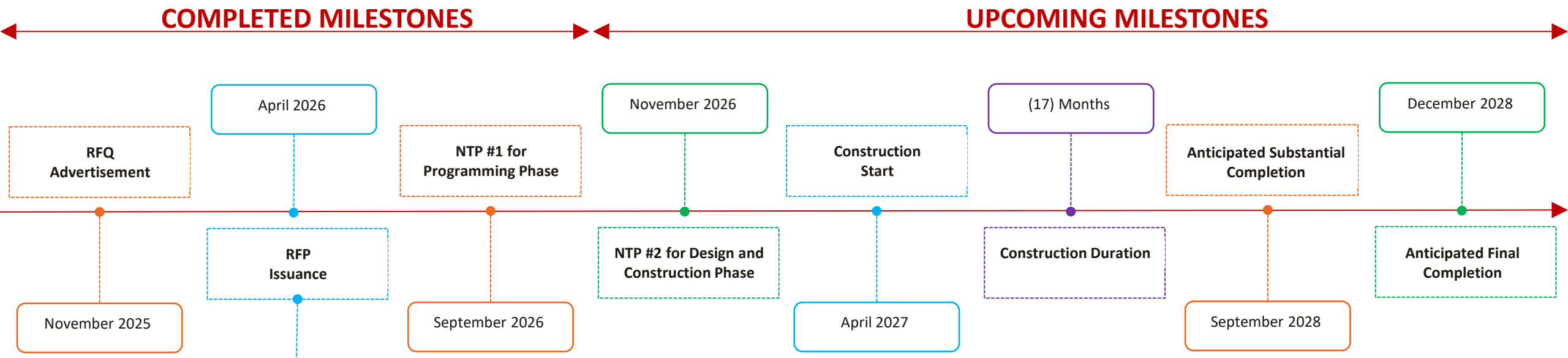


Roof floor plan — Not to scale

1660 Mission Health Recovery & Connection Center Project

Design Build Procurement Process - Upcoming Milestone Dates

Today's Date: 11.12.2026



- ❑ Received (7) RFQ responses, which were evaluated by a highly qualified panel

- ❑ RFP issued to the (3) highest-ranked DB teams: Pankow, Truebeck, and Clark.
- ❑ Proposals received from Pankow and Truebeck; Clark withdrew.
- ❑ Conducted Oral Interviews; completed scoring and evaluation.
- ❑ Pankow ranked highest.

1660 Mission Health Recovery & Connection Center Project

Approve Contract Modification Award

Recommend Commission:

Approve Contract Modification for the 1660 Mission Health Recovery and Connection Center Project

Amount:

Increase of $59,908,630 to the approved amount of $858,270 for a new not-to-exceed amount of $60,766,900

Programming, Design and Construction Duration:

820 consecutive calendar days (NTP #1: 60 consecutive calendar days for Programming Phase + NTP #2: 760 consecutive calendar days for Design and Construction Phase)

Contractor:

Charles Pankow Builders, Ltd.

Reason:

Approve the contract modification with Charles Pankow Builders for the 1660 Mission Health Recovery and Connection Center, increasing the contract amount by $59,908,630 to a new not-to-exceed amount of $60,766,900, with an overall contract duration of 820 consecutive calendar days to include the Design and Construction phases; and adopt CEQA findings confirming the Project's exemption under the Class 32 Categorical Exemption.

QUESTIONS

1660 Mission Health Recovery and Connection Center

Combined Evaluation Score

	Truebeck Construction & TEF	Charles Pankow Builders & LDA
RFQ - Written	263.67	268.67
RFP - Written	547.00	524.67
RFP - Oral	180.33	173.00
Non-Cost Criteria Score	991.00	966.33
Cost Proposal	446.82	500.00
TOTAL SCORE	**1,437.82**	**1,466.33**
RANKING:	**2**	**1**

1660 Mission Health Recovery and Connection Center

Evaluation Score Sheet - RFQ for Design-Build Services

RFQ Technical Proposal Evaluation Criteria	Max. Possible
Q1. Introduction and Executive Summary	10
Q2. Respondent Project Team	100
Q3. Experience and Qualifications	90
Q4. Project Approach	100
Maximum Possible Raw Score from Technical Proposal	**300**

Cahill Contractors & Gensler			
Panelists			Average
K Kim	R Thall	J Zook	
9	7	8	8.00
92	74	85	83.67
82	72	75	76.33
90	83	85	86.00
273	**236**	**253**	**254.00**

Charles Pankow Builders & LDA			
Panelists			Average
K Kim	R Thall	J Zook	
9	9	9	9.00
90	84	90	88.00
82	78	85	81.67
90	90	90	90.00
271	**261**	**274**	**268.67**

Clark Construction & Stantec			
Panelists			Average
K Kim	R Thall	J Zook	
10	8	8	8.67
95	82	90	89.00
85	81	80	82.00
92	87	85	88.00
282	**258**	**263**	**267.67**

Guzman Construction & WRNS			
Panelists			Average
K Kim	R Thall	J Zook	
8	7	8	7.67
93	65	85	81.00
80	75	80	78.33
88	84	85	85.67
269	**231**	**258**	**252.67**

Skanska USA & DGA			
Panelists			Average
K Kim	R Thall	J Zook	
9	8	8	8.33
86	80	90	85.33
85	71	75	77.00
92	80	85	85.67
272	**239**	**258**	**256.33**

Suffolk Construction Co. & SmithGroup			
Panelists			Average
K Kim	R Thall	J Zook	
8	7	7	7.33
86	84	88	86.00
84	75	80	79.67
88	80	90	86.00
266	**246**	**265**	**259.00**

Truebeck Construction & TEF			
Panelists			Average
K Kim	R Thall	J Zook	
9	7	8	8.00
90	79	88	85.67
86	69	80	78.33
97	88	90	91.67
282	**243**	**266**	**263.67**

1660 Mission Health Recovery and Connection Center

Evaluation Score Sheet - RFP for Design-Build Services

RFP Written Proposal Evaluation Criteria	Max. Possible	Truebeck & TEF				Charles Pankow Builders & LDA			
		Panelists			Average	Panelists			Average
		K Kim	R Thall	J Zook		K Kim	R Thall	J Zook	
Interpretive Conceptual Design									
Board 1 - Project Vision and Design Philosophy	60	56	56	55	55.67	52	48	56	52.00
Board 2 - Functional Program and Space Organization	60	57	55	55	55.67	53	50	55	52.67
Board 3 - Conceptual Architectural Design	60	58	56	58	57.33	51	50	55	52.00
Board 4 - Building Systems and Implementation Strategy	60	52	58	58	56.00	56	50	55	53.67
Written Descriptions	60	54	56	57	55.67	50	50	56	52.00
Schedule and Project Management Approach									
Schedule	100	82	90	85	85.67	88	84	87	86.33
Work Plan	50	42	48	45	45.00	44	40	46	43.33
Permits and Regulatory Approvals	50	43	45	50	46.00	46	42	50	46.00
Risk Management and Project Controls	50	42	45	45	44.00	47	36	45	42.67
QA / QC Methodology	50	44	46	48	46.00	46	40	46	44.00
Maximum Possible Raw Score from Technical Proposal	**600**	**530**	**555**	**556**	**547.00**	**533**	**490**	**551**	**524.67**

1660 Mission Health Recovery and Connection Center

Evaluation Score Sheet - RFP for Design-Build Services

RFP Oral Interview Evaluation Criteria	Max. Possible Weighted	Truebeck & TEF				Charles Pankow Builders & LDA			
		Panelists			Average	Panelists			Average
		K Kim	R Thall	J Zook		K Kim	R Thall	J Zook	
Presentation (Introduction)	**25.00**	20	22	23	21.67	23	20	24	22.33
Interpretive Conceptual Design - Board 1 - Project Vision and Design Philosophy - Board 2 - Functional Program and Space Organization - Board 3 - Conceptual Architectural Design - Board 4 - Building Systems and Implementation Strategy	**50.00**	45	48	48	47.00	42	42	44	42.67
Schedule and Project Management Approach - Schedule - Work Plan - Permits and Regulatory Approvals - Risk Management and Project Controls - QA / QC Methodology	**50.00**	45	45	44	44.67	45	42	46	44.33
Scenarios / Question & Answer Session									
Scenario No. 1 - Design Interpretation, Programming, and Code Triggers	**17.00**	16	15	15	15.33	12	13	15	13.33
Scenario No. 2 - Fixed Budget Limit	**17.00**	15	15	14	14.67	14	16	15	15.00
Scenario No. 3 - Schedule Risk Management and Recovery	**16.00**	14	15	14	14.33	14	15	14	14.33
Presentation (Conclusion)	**25.00**	20	24	24	22.67	20	20	23	21.00
Maximum Possible Raw Score from Oral Interviews	**200.00**	**175**	**184**	**182**	**180.33**	**170**	**168**	**181**	**173.00**

1660 Mission Health Recovery and Connection Center

Evaluation Score Sheet - RFP for Design-Build Services

Table		Truebeck / TEF	Charles Pankow Builders, Ltd. / LDA
A	Direct Construction Cost	$52,650,962.00	$45,318,830.00
B	Allowances	$250,000.00	$250,000.00
C	Bond Premium (Lump Sum Fee)	$403,040.00	$385,900.00
D	Programming Fee (Lump Sum Fee)	$657,592.00	$858,270.00
E	Management Fee (Lump Sum Fee)	$6,960,694.00	$4,537,268.00
F	Design Fee (Lump Sum Fee)	$4,181,909.00	$5,111,344.00
G	Builder's Fee (Percentage)	5.50%	9.50%
H	Design Builder's Fee (Lump Sum Fee) (Product of A & G above)	$2,895,802.91	$4,305,288.85
I	Total Price for Design and Construction Services(Sum of A-F & H above)	**$67,999,999.91**	**$60,766,900.85**

Low Proposer to High Proposer		Total Bid Price		Cost Criteria Score
Charles Pankow Builders, Ltd. / LDA		$60,766,900.85		500
Truebeck / TEF		$67,999,999.91		446.82

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1660 Mission Street - Health, Recovery and Connection Center		3512005
Case No.		**Permit No.**
2026-007715ENV		
☐ **Addition/ Alteration**	☐ **Demolition (requires HRE for Category B Building)**	☐ **New Construction**

Project Description

The proposed project would remodel the building to house the Department of Public Health's (DPH) Health, Recovery and Connection Center. Work would include selective voluntary seismic upgrades; demolition and reconstruction of interior spaces with new finishes; replacement of mechanical, electrical, plumbing, and fire protection systems; and accessibility and life safety improvements. Exterior work would involve limited modifications to building entries and utilities to support the revised interior layout, replacement of the roofing system, and removal and replacement of sidewalks along Mission and Otis Streets to meet accessibility standards. Four existing trees in planters on Mission Street would be removed.

The project would consolidate and relocate several DPH programs and establish a new 24 hour sobering center at 1660 Mission Street. It would provide behavioral health intake and stabilization, outpatient mental health and substance use services, a behavioral health pharmacy, City Clinic services, and administrative offices, with no overnight hospital beds.

Please see page 4 for a complete project description.

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).

☐	**Class 1 - Existing Facilities.** **(CEQA Guidelines section 15301)** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**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.
■	**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.
☐	**Other** ____
☐	**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:

Please see page 5.

Planner Signature: Don Lewis

PROPERTY STATUS - HISTORIC RESOURCE

PROPERTY IS ONE OF THE FOLLOWING:	
☐	**Category A:** Known Historical Resource.
☐	**Category B:** Potential Historical Resource (over 45 years of age).
■	**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.	
☐	**Change of use and new construction.** Tenant improvements not included.
☐	**Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	**Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	**Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	**Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	**Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	**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.
☐	**Façade or storefront alterations** that do not remove, alter, or obscure character -defining features.
☐	**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.	
☐	Project is not listed.
☐	Project involves scope of work listed above.

ADVANCED HISTORICAL REVIEW

Check all that apply to the project.

☐ **Reclassification of property status**. *(Attach HRER Part I relevant analysis; requires Principal Preservation Planner approval)*

- ☐ Reclassify to Category A
- ☐ Reclassify to Category C
- ☐ Lacks Historic Integrity
- ☐ Lacks Historic Significance

☐ Project involves a **known historical resource (CEQA Category A)**

☐ Project does not substantially impact character-defining features of a historic resource (see Comments)

☐ Project is compatible, yet differentiated, with a historic resource.

☐ 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.

☐ **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:

Preservation Planner Signature:

EXEMPTION DETERMINATION

■ **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.**

Project Approval Action:	**Signature:**
Public Works Award of Notice to Proceed for Project Design	Don Lewis 10/22/2026

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

The existing building at 1660 Mission Street is a six story, approximately 95,000 square foot structure with a basement parking garage. It previously operated as a city permitting and regulatory facility with public counters and customer service areas until 2021 and has remained vacant since then.

The proposed project would remodel the building to house the Department of Public Health's (DPH) Health, Recovery and Connection Center. Work would include selective voluntary seismic upgrades; demolition and reconstruction of interior spaces with new finishes; replacement of mechanical, electrical, plumbing, and fire protection systems; and accessibility and life safety improvements. Exterior work would involve limited modifications to building entries and utilities to support the revised interior layout, replacement of the roofing system, and removal and replacement of sidewalks along Mission and Otis Streets to meet accessibility standards. Four existing trees in planters on Mission Street would be removed.

The project would consolidate and relocate several DPH programs and establish a new 24 hour sobering center at 1660 Mission Street. It would provide behavioral health intake and stabilization, outpatient mental health and substance use services, a behavioral health pharmacy, City Clinic services (which include STI and HIV testing and treatment, HIV care, preventive medications, vaccinations, and reproductive health services), and administrative offices, with no overnight hospital beds. Approximately 30 new full time employees would support the sobering center, while all other employees (approximately 399) would be relocated from existing facilities. The proposed facility would serve about 210 individuals per day across all programs.

The existing surface parking lot would be converted to a passenger loading/ drop off area for ambulances and passenger vehicles. Commercial loading would occur off street, with access from Mission Street and egress to Otis Street. Additional improvements would include installation of one new elevator serving client areas, modernization of two existing staff elevators, and construction of a convenience stair connecting behavioral health floors. Accessibility upgrades would include power door operators and other code compliant improvements at entrances and interior pathways. The basement would continue to be used for secure fleet vehicle parking.

Primary construction activities would occur within the existing building envelope and along adjoining sidewalks within the public right of way. Upon completion, the building would accommodate behavioral health intake and stabilization functions on the ground floor, outpatient mental health service areas and clinic spaces on upper floors, and administrative offices on remaining levels. The project may also include installation of a new sanitary sewer lateral, requiring excavation of approximately 12 cubic yards. Construction duration would be approximately 15 months.

Environmental Screening Comments (Continued)

Class 32, criterion 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.

Class 32, criterion b: The project is within city limits on a project site of no more than five acres substantially surrounded by urban uses. Accordingly, the project site is less than five acres substantially surrounded by urban uses.

Class 32, criterion c, natural habitat: The project site is within a developed urban area. The project site has no significant riparian corridors, estuaries, marshes, wetlands, or any other potential wildlife habitat that might contain endangered, rare or threatened species. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

The project includes removal of 4 trees. The project will comply with Public Works standard construction measure #7, biological resources, including the requirement to conduct bird surveys by a qualified biologist if tree removal is conducted during the bird nesting bird season of February 15 through August 31.

Class 32, criterion d, traffic: The department's transportation staff reviewed the proposed project on October 14, 2026, and determined that it would not exceed any applicable transportation screening criteria. The project would generate a low p.m. peak volume of vehicle trips. The project includes on site passenger and commercial loading areas for patients and deliveries, with vehicles entering the parking lot from Mission Street and exiting onto Otis Street. Additional space within the parking garage is available to accommodate further loading operations. Access to and from the project site via Mission and Otis Streets is not located adjacent to public transit lanes or bicycle facilities.

Noise: The proposed project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile driving or nighttime construction is required. Construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits). Therefore, no significant noise impact would occur.

Air Quality: The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is located within an air pollutant exposure zone but would not add new stationary sources of toxic air contaminants and no building expansion is proposed. Thus, no significant construction or operational air quality impacts would occur. The project does not require compliance with Article 38 of the Health Code because the proposed use is not a sensitive use requiring compliance with interior filtration requirements.

Water Quality: The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). The project would be required to implement best management practices to prevent construction site runoff discharges into the combined or separate sewer systems. Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit. Therefore, no significant water quality impact would occur.

Class 32, criterion e, utilities and public services: The existing building is adequately served by existing utilities and public services. The proposed project would not alter these existing conditions; therefore, it would not increase demand in a way that could result in significant impacts related to utilities or public services.

Archeological Resources: The department's staff archeologist conducted a preliminary archeological review on October 5, 2026, and determined that Public Works' Archeological Measure I (Accidental Discovery) would apply to the proposed project

San Francisco
Department of Public Health

Zaid Alzaid, AIA, LEED AP BD+C
Project Manager – Mental Health SF Facilities
San Francisco Department of Public Health

March 3rd, 2026

Youcef Bouhamama, RA, LEED AP
Project Manager
San Francisco Public Works (SFPW)
Bureau of Project Management (BPM)
49 South Van Ness Avenue, Suite 1000
San Francisco, CA 94103

RE: 1660 Mission Street – Health Recovery and Connection Center
Applicability of San Francisco Administrative Code Section 6.76 – Public Works Addressing Homelessness

Dear Mr. Bouhamama:

The San Francisco Department of Public Health (SFDPH) is advancing the renovation of 1660 Mission Street to establish the Health, Recovery and Connection Center (HRCC), a multi-floor behavioral health services facility that consolidates key components of the City's response to housing instability and untreated behavioral health conditions.

The project includes the relocation and build-out of the Sobering Center, the Behavioral Health Access Center (BHAC), Bridging Expanded Access to Medication for Opioid Use Disorder (BEAM), Linkage Medication Supports (LMS), the Behavioral Health Services (BHS) Pharmacy, City Clinic, and administrative spaces for SFDPH and BHS staff who support these programs. These programs provide stabilization, triage, assessment, care coordination, and medication treatment for mental health and substance use disorders, serving SFDPH's low-income and medically vulnerable clients, many of whom lack stable housing.

The Sobering Center provides short-term stabilization for individuals who are intoxicated and frequently without stable shelter. It functions as a diversion alternative to emergency departments and incarceration, operating as a low-barrier entry point to ongoing care and supportive services. BHAC serves as the centralized behavioral health access point for SFDPH, providing screening, assessment, and referral to appropriate levels of care. BEAM provides rapid access to medication for opioid use disorder (MOUD), an evidence-based treatment that uses FDA-approved medications to reduce opioid use and prevent overdose. LMS and the BHS Pharmacy provide bridge and ongoing medication services that support continuity of care for behavioral health clients. City Clinic provides essential public health services for vulnerable populations, including individuals facing housing instability. The SFDPH and BHS administrative space will include the Office of Coordinated Care (OCC) outreach and case management teams that provide wraparound behavioral health services for priority populations, including people who are experiencing homelessness and/or transitioning from hospitalization or jail.

In calendar year 2025, a majority of clients served by the behavioral health programs to be consolidated at 1660 Mission Street reported experiencing homelessness or housing instability within the previous twelve months. 75% of BEAM clients, 69% of BHAC clients, 70% of OBIC clients, 72% of OCC BEST clients, and 69% of BHS Pharmacy clients reported homelessness or housing instability during that period. For comparison, 12% of City Clinic clients reported homelessness or housing instability. These figures reflect the populations served by the programs being consolidated at 1660 Mission Street.

The consolidation of these programs at 1660 Mission Street creates a coordinated service environment specifically designed to engage individuals who are disconnected from traditional care settings and to support transitions into treatment and housing resources. The primary purpose of the renovated facility is to provide services within the City's behavioral health continuum to people experiencing homelessness and those at immediate risk of homelessness.

The 1660 Mission Street project, therefore, qualifies as a public work used primarily to provide services to people experiencing homelessness. San Francisco Administrative Code Chapter 6, Chapter 14B, Labor and Employment Code Article 131, and

applicable Environment Code requirements should not apply pursuant to San Francisco Administrative Code Section 6.76.

Regards,

Zaid Alzaid

Digitally signed by Zaid Alzaid
DN: C=US, E=zaid.alzaid@sfdph.org, O=Department of Public Health, OU=Project Manager, CN=Zaid Alzaid
Date: 2026.03.02 08:45:24-08'00'

Zaid Alzaid, AIA, LEED AP BD+C
Project Manager – Mental Health SF Facilities
San Francisco Department of Public Health
1145 Market Street, 11th Floor
San Francisco, CA 94103

CC: SFDPH: Fred Simmons, Kathy Jung
SFPW: Magdalena Ryor