



**Meeting Date:** June 18, 2026

**To:** Public Works Commission

**Through:** Carla Short, Public Works Director  
Scott Anderson, Deputy Director for Project Delivery

**From:** Lisa Zhuo, Project Manager

**Subject:** 25 Van Ness Elevator Modernization - Construction Contract Award

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**Director's Recommendation:** Award construction contract for Sourcing Event ID 0000011316 - 25 Van Ness Elevator Modernization in the amount of \$1,902,041 with an additional \$190,204.10 for contingency, and a contract duration of 510 consecutive calendar days with an additional 51 consecutive calendar days for contingency to CLW Builders, Inc. to modernize three (3) existing elevators at 25 Van Ness Avenue. On October 17, 2024, the Planning Department determined the project to be exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Class 1 categorical exemption). Approval of the contract would constitute the Approval Action for the project under San Francisco Administrative Code Chapter 31.

**Contract Background:** The project is to modernize three existing passenger elevators at 25 Van Ness Avenue. In 2023, Public Works hired JE Sellen as an elevator consultant to assess the conditions of the existing elevators at the facility. There are three passenger elevators that serve the building; all three elevators were installed in 1984. Based on the assessment report provided by JE Sellen in March 2023, all three elevators have long since operated beyond their expected service life. A thorough modernization was recommended for these elevators to improve the overall system safety, reliability, performance, and to conform with current building code standards and regulations. A comprehensive modernization would also replace aged components to extend the elevator's service life.

**Solicitation Process:** San Francisco Public Works advertised the project on February 11, 2026. The Base Bid was to modernize Elevators 1 & 2; Bid Alternate #1 was to modernize Elevator #3. The project received six (6) bids on March 18, 2026. Below are the bid results:

25 Van Ness Elevator Modernization – Contract Award  
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Bidder	Sum of Schedule A (Construction Contract)	Sum of Schedule B (Maintenance Contract)	Total Bid (Sum of A+B)	Bid Alternate 1
W.E. Lyons Construction	\$1,545,500.00	\$141,200.00	\$1,686,700.00	\$460,300.00
Trico Construction	\$1,583,153.00	\$141,200.00	\$1,724,353.00	\$383,144.00
CLW Builders, Inc.	\$1,488,103.00	\$141,200.00	\$1,629,303.00	\$413,938.00
Chiang C. M Construction, Inc.	\$1,505,138.00	\$163,700.00	\$1,668,838.00	\$383,817.00
City Building, Inc.	\$1,679,611.00	\$141,200.00	\$1,820,811.00	\$518,988.00
OnPoint Construction	\$1,675,965.00	\$220,050.00	\$1,896,015.00	\$435,000.00

The sum of Schedule A and Schedule B was used to determine the low bid; based on the above, CLW Builders, Inc. is determined to be the lowest responsive and responsible bidder. Public Works will award the construction contract for the sum of Schedule A and Bid Alternate 1 for the total amount of \$1,902,041.00.

**Contract Details:**

<b>Contract Title:</b>	25 Van Ness Elevator Modernization
<b>Contract Award Amount:</b>	\$1,902,041
<b>Cost Estimate:</b>	\$2,400,000
<b>Contract Funding Sources:</b>	Administrator Office (ADM) Special Revenue Fund
<b>Anticipated Project Schedule:</b>	Anticipate Construction Start: July 2026 Substantial Completion: October 2027 Final Completion: December 2027
<b>Contract Duration:</b>	450 consecutive calendar days to reach Substantial Completion 60 consecutive calendar days to reach Final Completion
<b>Contractor Name:</b>	CLW Builders, Inc.
<b>Compliance with Chapter 14B Local Business Enterprise Ordinance:</b>	Contract Monitoring Division (CMD) waived the LBE Sub-contracting requirement.
<b>Environmental Determination (if applicable):</b>	The project is exempted per CEQA Guidelines section 15301, Class 1 Existing Facilities. The project does not substantially impact character-defining features of a historic resource.
<b>Other Compliance:</b>	N/A
<b>Additional Information:</b>	N/A

<b>Attachments:</b>	Attachment 1: Bid Tabulation Attachment 2: CMD LBE Waiver Approval Attachment 3: CEQA Exemption Determination
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**PUBLIC WORKS COMMISSION  
CITY AND COUNTY OF SAN FRANCISCO**

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

WHEREAS, On November 28, 2023, San Francisco Public Works entered into an agreement with the Real Estate Division (“RED”) to manage the design and construction of the 25 Van Ness Elevator Modernization project (“Project”) located at 25 Van Ness Avenue; and

WHEREAS, On October 17, 2024, the Planning Department determined that the Project is exempt under the California Environmental Quality Act (“CEQA”) according to CEQA Guidelines section 1530 because the project does not substantially impact character-defining features of a historic resource; and

WHEREAS, On September 19, 2024, the Project was submitted to the San Francisco Department of Building Inspection for a construction permit application, the application was approved on September 08, 2025; and

WHEREAS, On February 11, 2026, Public Works advertised the Project; and

WHEREAS, On March 18, 2026, Public Works received six (6) bids; and

WHEREAS, Public Works staff reviewed the bids and determined that CLW Builders, Inc. is the responsible bidder with the lowest responsive bid; and

WHEREAS, CLW Builders, Inc.’s Base Bid was \$1,629,303; and

WHEREAS, The \$1,488,103 portion of the Base Bid is for the elevator modernization work to be awarded by Public Works; and

WHEREAS, The \$141,200 portion of the Base Bid is for elevator maintenance work, to be awarded separately by RED when the construction work is substantially completed; and

WHEREAS, CLW Builders, Inc.’s Bid Alternate #1 was \$413,938; and

WHEREAS, Bid Alternate #1 will be awarded by Public Works; and

WHEREAS, The Local Business Enterprise (LBE) Sub-contracting requirement was waived by CMD; and

WHEREAS, Funds are available from Real Estate Division Special Revenue Fund; now, therefore, be it

RESOLVED, That this Commission hereby approves the award of Contract for Sourcing Event ID 0000011316 – 25 Van Ness Elevator Modernization, in the amount of \$1,902,041, with a duration of 510 consecutive calendar days to the lowest responsive and responsible bidder, CLW Builders, Inc.

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

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Commission Affairs Manager  
Public Works Commission

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

SOURCING ID: 0000011316

CONTRACT TITLE: PW 25 VN ELV MDRN

FULL TITLE: 25 VAN NESS ELEVATOR MODERNIZATION

BIDS RECEIVED: March 18, 2026

<u>BIDDERS (in the order received &amp; opened):</u>	<u>LBE Status Claimed</u>	<u>Sum of Schedule A &amp; B Bid Price</u>	<u>Alternate 1</u>	<u>Total Bid Price</u>	
W.E. Lyons Construction	N/A	\$1,686,700.00	\$460,300.00	\$2,147,000.00	
Trico Construction	Micro-LBE 10%	\$1,724,353.00	\$383,144.00	\$2,107,497.00	
CLW Builders, Inc.	Small-LBE 10%	\$1,629,303.00	\$413,938.00	\$2,043,241.00	
Chiang C.M Construction, Inc.	Micro-LBE 10%	\$1,668,828.00	\$383,817.00	\$2,052,645.00	
City Building, Inc	N/A	\$1,820,811.00	\$518,988.00	\$2,339,799.00	
OnPoint Construction	N/A	<b>\$1,895,715.00</b>	\$435,000.00	\$2,330,715.00	
		Average Bid:	\$1,737,618.33	\$432,531.17	\$2,127,248.50
		Engineer's Estimate:	\$1,700,000.00	\$675,000.00	\$2,375,000.00
		% of Engineer's Estimate:	102%	64%	90%
		% of Engineer's Estimate vs. Low Bid Received	96%	57%	86%

**The following announcement was made prior to bid opening:  
The Construction Budget for this Project is \$2,500,000.00, and the priority of alternates is as follows: 1**

cc: Lisa Zhuo Scott Anderson All Bidders  
James Chung Magdalena Ryor  
Jason Chin Ed Yee

For complete subcontractor listings, check: <https://bidopportunities.apps.sfdpw.org/CaseLoad/Details/2662>

March 18, 2026

**[Yellow Box]** = Indicates a correction after review

**Report Title:** CMD14B PREBID Details  
**Run Date and Time:** 2026-01-13 16:33:23 Pacific Standard Time  
**Run by:** Lisa Zhuo  
**Table name:** u\_cmd14b\_prebid

**CMD14B PREBID**

Number:	14BPREBID0002270	Request Status:	Completed
Requested for:	Lisa Zhuo	State:	Completed
Requester Phone:	+16282712777	Waiver Type:	14B Waiver
Department Head/Delegated authority:	Carla Short	14B Waiver Type:	Pre Solicitation
Requesting Department:	DPW	Awaiting Info from:	
Opened:	2024-11-14 10:55:03	Awaiting Info reason:	
Opened by:	Tony Abuyaghi	Watch list:	

Is this a new waiver or are you modifying a previously approved waiver?:	New Waiver	Requested Amount:	\$3,000,000.00
New waiver or digitize a previously approved Pre Solicitation waiver? :	New Waiver	Total amount of all related approved Post Solicitation waivers:	\$0.00
Last Approved 14BPREBID Request:		Total Amount Awarded Explanation:	
Original CMD approval date:			
Approved CMD 14B waiver number/id:			

**Short Description:**

This project will modernize (3) existing passenger elevators at 25 Van Ness Avenue to conform with current code and safety standards.

What kind of solicitation will you be conducting?:	Invitation for bid	Explain, if other::	
How many contracts do you anticipate awarding pursuant to this Solicitation?:	1		
Admin Code Chapter:	Chapter 6 Public Works		
Select Chapter 21.04 Section:			
Advertising:	false		
Commodities, Equipment and Hardware :	false		
Equipment and Vehicle Lease:	false		
On Premise Software and Support:	false		
Online Content, Reports, Periodicals and Journals:	false		
Professional and General Services:	false		
Software as a Service (SaaS) and Cloud Software Applications:	false		
Vehicles and Trailers:	false		

LBE Bid Discounts/Rating Bonuses:	false	LBE Bid Discount Waiver Justification:	
LBE Subcontracting Participation Requirements:	true	LBE Participation Requirement Waiver Justification:	14B.8(A) (Lack of Sufficient LBEs)

Describe the product or service:  
 This project will modernize (3) existing passenger elevators at 25 Van Ness Avenue to conform with current code and safety standards.

Cancel Notes:

**CMD Analyst**

CMD Analyst:	James Chung	CMD Analyst Decision:	Reviewed and Approved
CMD Director:	Regina Chan	LBE Bid Discount Waiver Reason:	Not Applicable (N/A)
		LBE Participation Requirement Reason:	14B.8(A) (Lack of Sufficient LBEs)

CMD Analyst Comments:  
 14B.8(A) - lack of sufficient LBEs that perform elevator repairs and installation.

**CMD Director**

CMD Director:	Regina Chan	CMD Director Decision:	Reviewed and Approved
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Reason for Determination:  
 Approved per 14B.8(A) Lack of Sufficient LBEs

**14B.7(J)(2) (Significant Additional Cost)**

14B LBE Bid Discount/Rating Bonus Waiver Qn1:

**14B.8(A) (Lack of Subcontracting Opport**

14B LBE Participation Requirements Waiver Qn1:

**14B.8(A) (Lack of Sufficient LBEs)**

14B LBE Participation Requirements Waiver Qn2: There are no approved LBE elevator subcontractors available. Below is the list of similar projects that was approved by CMD to waive LBE participation goals:

City Hall Elevator Modernization, approved by CMD Oct 2021 and April 2024

OSVN Elevator Modernization, approved by CMD Jun 2023

Davies Symphony Hall Elevator Modernization, approved by CMD May 2023

**Activities**

Additional comments:

**Related List Title:** Approval List  
**Table name:** sysapproval\_approver  
**Query Condition:** Approval for = 14BPREBID0002270  
**Sort Order:** Order in ascending order

1 Approvals

State	Approver	Approving	Created	Comments
Approved	Carla Short	CMD14B PREBID: 14BPREBID0002270	2024-11-25 16:01:57	

**Related List Title:** Metric List  
**Table name:** metric\_instance



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
25 HICKORY ST		0834004
<b>Case No.</b>		<b>Permit No.</b>
2024-009422PRL		202409191147
<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>
<p><b>Project description for Planning Department approval.</b>          ELEVATOR MODERNIZATION OF TWO TRACTION ELEVATORS (ELEVATORS #1 AND #2) AND ONE HYDRAULIC ELEVATOR (#3) AT 25 VAN NESS AVE; NO EXTERIOR WORK</p>		

### 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"/>	<p><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:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p>
<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>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> .
<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"/>	<p><b>Reclassification of property status.</b> (<i>Attach HRRER Part I relevant analysis; requires Principal Preservation Planner approval</i>)</p> <p><input type="checkbox"/> Reclassify to Category A</p> <p style="text-align: right;"><input type="checkbox"/> Reclassify to Category C</p> <p style="text-align: right;"><input type="checkbox"/> Lacks Historic Integrity</p> <p style="text-align: right;"><input type="checkbox"/> Lacks Historic Significance</p>
<input type="checkbox"/>	Project involves a <b>known historical resource (CEQA Category A)</b>
<input checked="" 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
<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>	
The project is limited to replacement of non-historic finishes in the elevators of this building and mechanical upgrades to the elevator equipment. No character-defining features of the property will be impacted and no exterior	
<b>Preservation Planner Signature:</b> Rebecca Salgado	

## EXEMPTION DETERMINATION

<input checked="" type="checkbox"/>	<p><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></p>	
	<p><b>Project Approval Action:</b> Building Permit</p>	<p><b>Signature:</b> Rebecca Salgado 10/17/2024</p>
	<p>If discretionary review before the planning commission is requested, the discretionary review hearing is the approval action for the project.</p>	
	<p>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.</p> <p>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.</p>	