



Meeting Date: June 18, 2026

To: Public Works Commission

Through: Carla Short, Public Works Director
Scott Anderson, Deputy Director

From: Andrew Sohn, Architect

Subject: Mission Branch Library Renovation No. 100002780 - Contract Modification

Director's Recommendation: Approve an increase of \$2,302,000 to the contract cost contingency and an increase of 285 calendar days to the contract duration contingency to Contract No. 1000027820, Mission Branch Library Renovation with SJ Amoroso Construction Co., LLC; authorize the Director of Public Works to approve modifications to the contract for a total contract amount of up to \$27,624,000 and a total contract duration of up to 1,217 calendar days.

Contract Background: The project is for the complete renewal of and addition to the Mission Branch Library, a historic 1914 Carnegie Library, located in the heart of San Francisco's Mission District at 3359 24th Street (formerly 300 Bartlett Street), 94110, San Francisco, CA.

On December 2, 2022, the Public Works Commission adopted Resolution No. 2022-0025 authorizing San Francisco Public Works to award the Contract to SJ Amoroso Construction Co., LLC. The original contract amount was for a not-to-exceed amount of \$23,020,000 and the original contract duration was 790 calendar days.

The Mission Branch Library Renovation received a CEQA Class 1 Categorical Exemption Determination, case no. 2019-021832PRJ.

Reason for Modification: Construction is 95% complete and pending change orders will exceed the original construction contingency and project duration. Change orders to date include the following: construction time delays due to utility disconnects and startup, scope additions, required additions from jurisdictional review, unforeseen site conditions and impacts on demolition, structural engineering revisions for unforeseen conditions, subcontractor substitutions for non-performance and related delays. Pending change orders will include scope revisions, unforeseen site conditions, and delays due to electric utility installation and startup.

Contract Details:

Contract Title:	Mission Branch Library Renovation
Personal Services Contract No.:	N/A

Mission Branch Library Renovation - Contract Modification
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Contract Original Award Amount:	\$23,020,000
Contract Original Duration:	790 calendar days.
Contractor Name:	S.J Amoroso Construction Co., LLC

Summary of Contract Value:

Contract Cost Amount	Amounts
Original Contract Amount:	\$23,020,000.00
Original Contingency Reserve:	\$2,302,000.00
Additional Contingency Reserve Requested:	\$2,302,000.00
Authorized Contract Cost Limit:	\$27,624,000.00

Contract Duration	Days
Original Contract Duration:	790
Original Contingency Duration:	79
Previously Approved Contingency Reserve:	142
Additional Contingency Reserve Requested:	285
Authorized Contract Duration Limit:	1,217

Contract Funding Sources:	Library Preservation Fund (LPF), California State Library Grant
Compliance Information:	14B Local Business Enterprise (LBE) subcontracting requirement of 21.09%. 12 B Equal Benefits Ordinance Compliant.
Related Commission Actions:	Public Works Commission Resolution 2022-0025, December 2, 2022.
Additional Information:	N/A
Attachments:	Attachment 1: Resolution

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

RESOLUTION NO. _____

WHEREAS, On December 2, 2022, the Public Works Commission adopted Resolution No. 2022-0025 authorizing San Francisco Public Works to award the Contract to SJ Amoroso Construction Co., LLC for construction of the Mission Branch Library Renovation project. The original contract amount was for a not-to-exceed amount of \$23,020,000 with a contract duration of 790 calendar days; and

WHEREAS, SJ Amoroso Construction Co., LLC was subsequently awarded Contract No. 1000027820 for construction of the Mission Branch Library Renovation and issued Notice to Proceed on August 1, 2023; and

WHEREAS, SJ Amoroso Construction Co., LLC has performed construction work to achieve 95% completion; and

WHEREAS, Due to scope revisions, unforeseen site conditions and delays due to electricity utility installation and startup, Public Works requests an increase of contract value of \$2,302,000 for the Project to execute pending construction change orders; and

WHEREAS, In addition, an increase of 285 consecutive calendar days to the contract duration has been requested to enable the Project to extend the construction duration until Final Completion; now, therefore, be it

RESOLVED, That this Commission hereby approves an increase of \$2,302,000 to the contract cost contingency and an increase of 285 calendar days to the contract duration contingency to Contract No. 1000027820, Mission Branch Library Renovation with SJ Amoroso Construction Co., LLC; and be it further

FURTHER RESOLVED, That this Commission hereby authorizes the Director of Public Works to approve modifications to the contract for a total contract amount of up to \$27,624,000, and a total contract duration of up to 1,217 calendar days.

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

Commission Affairs Manager
Public Works Commission