



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: War Memorial Opera House Elevator Modernization - Contract Modification

Director's Recommendation: Approve an increase of \$295,368 to Contract No. 1000037638, War Memorial Opera House Elevator Modernization with W.E. Lyons Construction Co. and authorize the Director of Public Works to approve future modifications to the contract for a total contract amount of up to \$1,772,210.

Contract Background: In 2024, Public Works hired Lerch Bates as an elevator consultant to assess the existing conditions of elevator numbers 6 and 7 of the War Memorial Opera House. Subsequently, the consultant provided a report with recommendations for upgrades and an opinion of probable costs. Lerch Bates' report recommended a comprehensive modernization of both 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 elevators' service life.

On August 13, 2025 Public Works received four (4) bids where W.E. Lyons Construction Co. was determined the lowest responsible and responsive bidder; the construction contract was awarded to W.E. Lyons Construction Co. in the amount of \$1,476,842.00, NTP was issued on February 03, 2026.

Reason for Modification: The project was advertised with the condition that the generator contractor can modernize both elevators 6 and 7 at the same time, the contractor's bid reflects this understanding. During construction, the War Memorial requested the contractor to modernize the two elevators sequentially to reduce impacts to operations. This requested change resulted in an extension of the general contractor's project timeline by four months. While the general contractor is able to complete the project within the contract duration, there is a cost impact due to extended supervision by the general contractor and their subcontractors. The cost for the extended supervision exceeds 10% of the original contract value.

Contract Details:

Contract Title:	War Memorial Opera House Elevator Modernization
Personal Services Contract No. (Required)	N/A

for Professional Services Only):	
Contract Original Award Amount:	\$1,476,842.00
Contract Original Duration:	480 consecutive calendar days to reach Substantial Completion 60 consecutive calendar days to reach Final Completion
Contractor Name:	W.E. Lyons Construction Co.

Summary of Total Amounts:

	Contract Amount	Contract Duration	Contract Dates
Original Contract Amount:	\$1,476,842.00	540 days	2/3/2026 – 7/27/2027
Previous Approved Modifications:	-	-	-
Proposed Modification:	\$295,368.40	0 days	2/3/2026 – 7/27/2027
Total Contract Values, if approved	\$1,772,210.40	540 days	2/3/2026 – 7/27/2027

Previously Approved Modifications:

Modification	Amount	Extension (days)	Description
-	-	-	-

Contract Funding Sources:	Certificates of Participation General Fund
Compliance Information:	Contract Monitoring Division (CMD) waived the LBE Sub-contracting requirement.
Related Commission Actions:	Commission Resolution No. 2025-0110, adopted 12/11/2025.
Additional Information:	N/A
Attachments:	Attachment 1: Contract Monitoring Division (CMD) Memo Attachment 2: Commission Resolution No. 2025-0110

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

RESOLUTION NO. _____

WHEREAS, On April 15, 2024, the War Memorial selected San Francisco Public Works to manage the design and construction of the War Memorial Opera House Elevator Modernization project (“Project”) located at 301 Van Ness Avenue; and

WHEREAS, On April 3, 2025, the Project was submitted to the San Francisco Department of Building Inspection for a construction permit application, and the application was approved on April 15, 2025; and

WHEREAS, On July 03, 2025, Public Works advertised the Project; and

WHEREAS, On August 13, 2025, Public Works received four (4) bids where W.E. Lyons Construction Co. was determined the lowest responsible and responsive bidder; and

WHEREAS, On December 11, 2025, the San Francisco Public Works Commission approved Resolution No. 2025-0110, awarding Contract No. 1000037638 to W.E. Lyons Construction Co.; and

WHEREAS, Public Works issued the Notice-to-Proceed to W.E. Lyons, Construction Co. on February 03, 2026; and

WHEREAS, the awarded contract amount was \$1,476,842.00; and

WHEREAS, the awarded duration was 540 calendar days; and

WHEREAS, An increase of \$295,368.40 to the contract amount is requested for the War Opera House Elevator Modernization Project; now, therefore be it

RESOLVED, That this Commission hereby approves an increase of \$295,368.40 to the War Opera House Elevator Modernization Project contract with W.E. Lyons Construction Co.; and be it

FURTHER RESOLVED, That this Commission hereby authorizes the Director of Public Works to approve future modifications to the contract for a total contract cost of up to \$1,772,210.40.

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

Commission Affairs Manager
Public Works Commission

Report Title: CMD14B PREBID Details
Run Date and Time: 2025-09-25 10:54:47 Pacific Daylight Time
Run by: Lisa Zhuo
Table name: u_cmd14b_prebid

CMD14B PREBID

Number:	14BPREBID0002447	Request Status:	Completed
Requested for:	Simon Chu	State:	Completed
Requester Phone:	(628) 271-2957	Waiver Type:	14B Waiver
Department Head/Delegated authority:	Carla Short	14B Waiver Type:	Pre Solicitation
Requesting Department:	DPW	Awaiting Info from:	
Opened:	2025-04-07 16:45:57	Awaiting Info reason:	
Opened by:	Simon Chu	Watch list:	
Is this a new waiver or are you modifying a previously approved waiver?:	New Waiver	Requested Amount:	\$2,200,000.00
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:

Modernization of one passenger and one freight elevator at War Memorial Opera House at 301 Van Ness Avenue.

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:
 Both passenger and freight elevators selected to be modernized in this project are originally installed with the opera house building back in 1950's. Both elevators are experiencing frequent equipment breakdowns with costly repairs. Extended service down time is causing hardship to occupants of the building. This overdue elevator modernization will ensure the elevator service is reliable and safe to the users with less money spent on repairs. As part of the modernization, some non-code compliance installations at the elevator machine room will be corrected. Both elevators will have new features to meet current ADA requirements.

Cancel Notes:

CMD Analyst

CMD Analyst:	Seth Benkle	CMD Analyst Decision:	Reviewed and Approved
CMD Director:	Stephanie Tang	LBE Bid Discount Waiver Reason:	Not Applicable (N/A)
		LBE Participation Requirement Reason:	14B.8(A) (Lack of Sufficient LBEs)

CMD Analyst Comments:
 Not enough LBEs to perform requested elevator services

CMD Director

CMD Director:	Stephanie Tang	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: A search at the Construction Blue Book, there is one minority elevator contractor registerd but there is no LBE elevator contractor listed for the San Francisco bay area. There is not sufficient LBE available to perform the work available on this contract.

Activities

Additional comments:

Related List Title: Approval List
Table name: sysapproval_approver
Query Condition: Approval for = 14BPREBID0002447
Sort Order: Order in ascending order

1 Approvals

State	Approver	Approving	Created	Comments
Approved	Carla Short	CMD14B PREBID: 14BPREBID0002447	2025-04-07 17:34:05	

Related List Title: Metric List
Table name: metric_instance
Query Condition: Table = u_cmd14b_prebid AND ID = d171f38d3bb826d0cf49eef764e45a8c
Sort Order: None

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

RESOLUTION NO. 2025-0110

WHEREAS, On April 15, 2024, the War Memorial selected San Francisco Public Works to manage the design and construction of the War Memorial Opera House Elevator Modernization project (“Project”) located at 301 Van Ness Avenue; and

WHEREAS, On April 3, 2025, the Project was submitted to the San Francisco Department of Building Inspection for a construction permit application, and the application was approved on April 15, 2025; and

WHEREAS, On July 03, 2025, Public Works advertised the Project; and

WHEREAS, On August 13, 2025, Public Works received four (4) bids; and

WHEREAS, On August 19, 2025, Public Works received one (1) bid protest; and

WHEREAS, On September 19, 2025, the bid protest was resolved; and

WHEREAS, Public Works staff reviewed the bids and identified W.E. Lyons Construction Co. as the responsible bidder with the lowest responsive bid; and

WHEREAS, W.E. Lyons Construction Co.’s bid was \$1,596,342; and

WHEREAS, The \$1,476,842 portion of the bid price is for the construction contract, to be awarded by Public Works to W.E. Lyons Construction Co.; and

WHEREAS, The \$119,500 portion of the bid price is for the elevator maintenance contract, to be awarded separately by the War Memorial Department to W.E. Lyons Construction Co.’s elevator subcontractor for maintenance services during construction and post Substantial Completion; and

WHEREAS, The project is funded by the combination of Certificate of Participation - Critical Repair / Stimulus Recovery Program and the General Fund; and

WHEREAS, The Certificate of Participation - Critical Repair / Stimulus Recovery Program is funding \$770,015.37 of the construction contract; and

WHEREAS, The General Fund is funding \$706,826.63 of the construction contract; and

WHEREAS, The Contract Management Division waived the Local Business Enterprise Sub-contracting requirement; now, therefore, be it

RESOLVED, That this Commission hereby approves the award of the Contract for Sourcing Event ID 0000010730 –War Memorial Opera House Elevator Modernization, in the amount of \$1,476,842 with an additional \$147,684.20 for contingency and a contract duration of 540 consecutive calendar days with an additional 54 consecutive calendar days for contingency to the lowest responsive and responsible bidder, W.E. Lyons Construction Co.

I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of December 11, 2025.



Commission Affairs Manager
Public Works Commission