



Meeting Date: June 18, 2026

To: Public Works Commission

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

From: Masoud Vafaei, Project Manager

Subject: Youth Guidance Center Boiler Replacement Contract No. 1000035743 - Contract Modification

Director's Recommendation: Approve a net increase of \$756,400.00 and 154 calendar days to Contract No. 1000035743, Youth Guidance Center Boiler Replacement Project with CLW Builders Inc. and authorize the Director of Public Works to approve future modifications to the contract for a total contract amount of up to \$2,647,400.00 and total contract duration of up to 794 calendar days.

Contract Background: There is a total of three existing obsolete boilers encased in brick structures containing asbestos and lead paint in the congested boiler plant at Youth Guidance Center at 375 Woodside Ave. Two of the obsolete boilers are not operational and the Juvenile Probation Department (JPD) is interested in removing these obsolete boilers to make space for the installation of new boilers for reliable generation of steam for space heating and kitchen facilities. JPD is also interested in creating additional space for a trade staff workshop.

On April 10, 2025, the Public Works Commission adopted Resolution No. 2025-0043 authorizing San Francisco Public Works to award the Contract to CLW Builders, Inc. The original contract amount was for a not-to-exceed amount of \$1,891,000.000 and the original contract duration was 640 calendar days.

Reason for Modification: Due to budget constraints, this project was advertised for demolition of one non-operational boiler, abatement of asbestos and lead paint, and installation of two new compact boilers. Additional funding for hazardous material removal of a second non-operational boiler has since become available and JPD is interested in expedited removal of a second boiler under the existing contract to reduce the work safety risk of a congested boiler plant and provide sufficient space for the trade staff's workshop.

Contract Details:

Contract Title:	Youth Guidance Center Boiler Replacement Project
Contract Original Award Amount:	\$1,891,000.00
Contract Original Duration:	640 days

Contractor Name:	CLW Builders, Inc.

Summary of Total Amounts:

	Contract Amount	Contract Duration
Original Contract Amount:	\$1,891,000.00	640 days
Previous Approved Modifications:	-	-
Contract Modification Amount Requested:	\$756,400.00	154 days
Authorized Contract Limits:	\$2,647,400.00	794 days

Contract Funding Sources:	General Fund
Compliance Information:	Contract Monitoring Division (CMD) has set a LBE Sub-contracting requirement of 15% for this project. CLW Builders, Inc. has committed 26.08%.
Related Commission Actions:	Public Works Commission adopted Resolution No. 2025-0043 on April 10, 2025.
Additional Information:	
Attachments:	Resolution No. 2025-0043

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

RESOLUTION NO. _____

WHEREAS, On April 18, 2021, San Francisco Public Works (Public Works) entered into an agreement with the San Francisco Juvenile Probation Department (JPD) to manage the design and construction of the Youth Guidance Center Boiler Replacement Project (Project); and

WHEREAS, The Planning Department has determined the Project is categorically exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 (State CEQA Guidelines 15301 – Minor alteration of existing facilities with negligible or no expansion of use) Categorical Exemption because the Project is an alteration of the existing structure; and

WHEREAS, On December 14, 2022, the Project was submitted to San Francisco Department of Building Inspection for a construction permit application, and the application was approved on December 05, 2023; and

WHEREAS, On November 1, 2024, Public Works advertised the Project; and

WHEREAS, On April 10, 2025, the San Francisco Public Works Commission approved Resolution No. 2025-0043, awarding Contract No. 1000035743 to CLW Builders, Inc.; and

WHEREAS, Public Works issued the Notice-to-Proceed to CLW Builders, Inc. May 14, 2025; and

WHEREAS, The awarded contract amount was \$1,891,000.00; and

WHEREAS, The awarded duration was 640 calendar days; and

WHEREAS, An increase of \$756,400.00 and 154 calendar days to the contract duration is requested for the Project; now, therefore be it

RESOLVED, That this Commission hereby approves an increase of \$756,400.00 and 154 calendar days to the Youth Guidance Center Boiler Replacement contract with CLW Builders, Inc.; 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 \$2,647,400.00 and total contract duration of up to 794 calendar days.

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

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

RESOLUTION NO. 2025-0043

WHEREAS, On April 18, 2021, San Francisco Public Works (Public Works) entered into an agreement with the San Francisco Juvenile Probation Department to manage the design and construction of the Youth Guidance Center Boiler Replacement Project (Project); and

WHEREAS, The Planning Department has determined the Project is categorically exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 (State CEQA Guidelines 15301 – Minor alteration of existing facilities with negligible or no expansion of use) Categorical Exemption because the Project is an alteration of the existing structure; and

WHEREAS, On December 14, 2022, the Project was submitted to the San Francisco Department of Building Inspection for a construction permit application, and the application was approved on December 5, 2023; and

WHEREAS, On November 1, 2024, Public Works advertised the Project; and

WHEREAS, On December 11, 2024, Public Works received four bids; and

WHEREAS, On December 18, 2024, Public Works received a bid protest from the second-lowest bidder; and

WHEREAS, On January 13, 2025, Public Works determined the bid protest to be valid; and

WHEREAS, Public Works staff and Contract Monitoring Division 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 bid was \$1,891,000; and


WHEREAS, Local Business Enterprise Sub-contracting requirement of 15% was set by Contract Monitoring Division for this Project; and

WHEREAS, CLW Builders, Inc. has committed to 17.19% Local Business Enterprise Sub-contracting; and

WHEREAS, \$1,891,000 of the construction contract will be funded by the General Fund; now, therefore, be it

RESOLVED, That this Commission hereby approves the award of Construction Contract for Sourcing Event ID 0000010057 - Youth Guidance Center Boiler Replacement project, in the amount of \$1,891,000 with a duration of 640 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 April 10, 2025.



Commission Affairs Manager
Public Works Commission