



**Meeting Date:** March 13, 2025

**To:** Public Works Commission

**Through:** Carla Short, Public Works Director

**From:** Jennifer Dameron, Public Works Project Architect

**Subject:** San Francisco Animal Care & Control Tenant Improvement – Contract Award

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**Director’s Recommendation:** Award construction contract in the amount of \$2,363,330 for 305 consecutive calendar days to Buhler Commercial to perform tenant improvements at the San Francisco Animal Care & Control facility.

**Contract Background:** The historic brick masonry building, located at 1419 Bryant Street, underwent a major seismic upgrade and renovation in 2021 to become the new home for San Francisco Animal Care and Control. The facility provides services to the City’s domestic and wild animals including animal adoption, animal cruelty investigation, lost and found services, veterinary care and public education. San Francisco Animal Care and Control also provides support during disaster response and can operate off the grid for 72 hours with backup power and water.

Work at the Animal Care and Control facility and will include the buildout of third-floor unoccupied space for staff and building support areas. The new program includes a meeting room, fitness room, locker room, two storage rooms, restrooms, and an electrical room. The work will also include upgrades to other existing building elements, such as dog kennel room finishes, acoustic treatment at the roof deck mechanical yard, and the building-wide speaker and paging system. These tenant improvements will support the staff and facility in continuing to provide vital services for San Francisco’s animal population.

On March 5, 2024, the Planning Department determined that the activities encompassed under the contract are exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption (CEQA Guidelines Section 15301), as described in the determination contained in the Commission’s files for this contract.

**Solicitation Process:** Public Works advertised the project on October 3, 2024, and received eight bids on November 13, 2024. Upon review, staff found the lowest bidder to be non-responsible due to the inability to meet the project’s minimum qualifications. Staff evaluated the next lowest bidder, Buhler Commercial, and determined:

1. The bid was deemed responsive by Public Works Contract Administration staff
2. The bidder was deemed responsible by Public Works Project Manager
3. The bid received Contract Monitoring Division’s award recommendation

**Contract Details:**

<b>Contract Title:</b>	San Francisco Animal Care & Control Tenant Improvement
<b>Contract Award Amount:</b>	\$2,363,330
<b>Cost Estimate:</b>	\$2,410,000
<b>Contract Funding Sources:</b>	City Administrator (ADM) General Fund
<b>Anticipated Project Schedule:</b>	The anticipated project milestones are as follows: Notice-to-Proceed: March 2025 Construction Substantial Completion: September 2025 Construction Final Completion: December 2025
<b>Contract Duration:</b>	305 consecutive calendar days to Final Completion
<b>Contractor Name:</b>	Buhler Commercial
<b>Compliance with Chapter 14B Local Business Enterprise Ordinance:</b>	The LBE subcontractor participation requirement for this Contract is 15%. Buhler Commercial committed to LBE subconsultant participation of 26.69% in its proposal.
<b>Environmental Determination (if applicable):</b>	California Environmental Quality Act (CEQA) Exemption Determination, Class 1, Existing Facilities, Case No. 2024-001951PRL (issued March 5, 2024).
<b>Other Compliance:</b>	N/A
<b>Additional Information:</b>	N/A
<b>Attachments:</b>	Attachment 1: Resolution Attachment 2: Tabulation of Bids Attachment 3: Contract Monitoring Division Bid Review

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

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

WHEREAS, On September 14, 2022, San Francisco Public Works (Public Works) entered into an agreement with the San Francisco Office of the City Administrator to manage the design and construction of the San Francisco Animal Care and Control Tenant Improvement (Project) located at 1419 Bryant Street; and

WHEREAS, The design and construction activities under this contract are categorically exempt from the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities) pursuant to CEQA Guidelines Section 15301, as set forth in the CEQA Exemption Determination issued by the Planning Department on March 5, 2024 (Case No. 2024-001951PRL); and

WHEREAS, On March 5, 2024, the Project was submitted to San Francisco Department of Building Inspection for a construction permit application, and the application was approved on March 19, 2024; and

WHEREAS, On October 3, 2024, Public Works advertised the Animal Care and Control Tenant Improvement through Sourcing Event ID 0000009772; and

WHEREAS, On November 13, 2024, Public Works received eight (8) bids; and

WHEREAS, On December 23, 2024, Public Works rejected the lowest bid on grounds that it was non-responsible; and

WHEREAS, Public Works staff and Contract Monitoring Division staff reviewed the bids and determined that Buhler Commercial is the responsible bidder with the lowest responsive bid; and

WHEREAS, Buhler Commercial's bid was \$2,363,330; and

WHEREAS, this is a contract for Services and there is a 15% Local Business Enterprise subcontracting participation requirement with respect to the Services; and

WHEREAS, Funds are available from the City Administrator General Fund; now, therefore, be it

RESOLVED, That this Commission hereby approves the award of Sourcing ID 0000009772 for San Francisco Animal Care and Control Tenant Improvement, in the amount of \$2,363,330, with a duration of 305 consecutive calendar days to the lowest responsive and responsible bidder, Buhler Commercial.

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

\_\_\_\_\_  
Commission Affairs Manager  
Public Works Commission

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

SOURCING ID: 0000009772  
 CONTRACT TITLE: PW SF ACC TENANT IMPR  
 FULL TITLE: San Francisco Animal Care & Control Tenant Improvement [CITYWIDE PLA]  
 BIDS RECEIVED: November 13, 2024

<u>PROPOSERS (in the order received &amp; opened):</u>	<u>LBE Status Claimed</u>	<u>Total Bid Price</u>
Trico Construction	Micro-LBE 10%	\$2,898,372.00
CLW Builders, Inc.	Small-LBE 10%	\$2,558,000.00
Buhler Commercial	Micro-LBE 10%	\$2,363,330.00
City Building, Inc.	N/A	\$2,577,688.00
Rubecon General Contracting, Inc.	Small-LBE 10%	\$4,026,189.00
Argo Construction, Inc.	Micro-LBE 10%	\$2,297,000.00
Mar Con Builders	N/A	\$2,732,749.00
Arana Group, Inc.	Micro-LBE 10%	\$2,983,367.00
	Average Bid:	\$2,804,586.88
	Engineer's Estimate:	\$2,410,000.00
	% of Engineer's Estimate:	116%
	% of Engineer's Estimate vs. Low Bid Received	95%

cc: Jennifer Dameron                      Albert Ko                      Carla Short  
       Stephanie Tang                      Ron Alameida                      Julia Laue  
       Queena Chen                      Laura Tanigawa

For complete subcontractor listings, check: <https://bidopportunities.apps.sfdpw.org/CaseLoad/Details/2541>

November 13, 2024



**MEMORANDUM**

Date: February 11, 2025

To: Jennifer Dameron, Public Works  
Ben Washington, Public Works

From: Queena Chen, Contract Monitoring Division

Subject: CMD Review of Bids Submitted on November 13, 2024 for San Francisco Animal Care & Control Tenant Improvement [CITYWIDE PLA], Sourcing Event: 0000009772

**Buhler Commercial (Buhler) is the apparent low bidder after the bid discount.**

The bid discount was applied to bidders who are certified by the Contract Monitoring Division, (“CMD”) as an LBE in the type of work that is specified for the bidder by the Contract Awarding Authority. [Sec. 14B.7(D)]

Bidder	LBE Status, Type and Size	Base Bid	Bid Discount	Adjusted Bid with Bid Discount
Argo Construction, Inc.	SF LBE - OBE (Micro)	\$2,297,000.00	10% = \$229,700.00	\$2,067,300.00
Buhler Commercial	SF LBE - OBE (Micro)	\$2,363,330.00	10% = \$236,333.00	\$2,126,997.00
CLW Builders, Inc.	SF LBE - MBE (Small)	\$2,558,000.00	10% = \$255,800.00	\$2,302,200.00
City Building, Inc.	Non-LBE	\$2,577,688.00	Not eligible	\$2,577,688.00
Trico Construction	SF LBE - WBE (Micro)	\$2,898,372.00	10% = \$289,837.20	\$2,608,534.80
Arana Group, Inc.	SF LBE - MBE (Micro)	\$2,983,367.00	10% = \$298,336.70	\$2,685,030.30
Mar Con Builders	Non-LBE	\$2,732,749.00	Not eligible	\$2,732,749.00
Rubecon General Contracting, Inc.	SF LBE - MBE (Small)	\$4,026,189.00	10% = \$402,618.90	\$3,623,570.10

Argo Construction, Inc.’s bid price was the lowest but the contract awarding authority did not find them responsible to bid requirements.

**Buhler satisfactorily demonstrated how they will meet the LBE subcontractor participation requirement.**

	Requirement %	Commitment %
Micro/Small LBE	15%	26.69%

**In their bid, Buhler listed the following subcontractors on this contract.**

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent Of Work	Amount
Apex Building Solutions LLC	Doors	LBE	MICR	100%	1.63%	\$38,500.00
Colliers Building Specialties	Glazing	LBE	MICR	100%	0.95%	\$22,449.00
Hansan Flooring	Flooring	LBE	MICR	100%	0.93%	\$21,877.00
B&C Painting and Decorating	Painting	LBE	MICR	100%	0.88%	\$20,888.00
Bacon Plumbing	Plumbing	LBE	MICR	100%	5.69%	\$134,547.00
Bird Electric	Electrical, Telecom & Fire Alarm	LBE	MICR	100%	16.61%	\$392,500.00
Conflo Services Inc.	Demolition				0.2489%	\$30,240.00
Berkeley Cement Inc	Concrete				0.5746%	\$69,801.00
Kwon Wo Ironworks Inc.	Metals				0.7820%	\$95,000.00
F.D. Thomas, Inc.	Roofing & Waterproofing				0.5448%	\$66,176.00
Daleys Drywall	Drywall				1.2486%	\$151,670.00
Rinaldi Tile and Marble	Tile				0.8919%	\$108,346.00
Zitro Acoustics inc	Ceilings				0.2960%	\$35,956.00
CL Heating and Air Inc	HVAC				0.2877%	\$34,950.00

**Buhler satisfied the “Good Faith Efforts” requirement.**

Buhler utilized Approach C by achieving at least 50 points with their demonstration of outreach.

**CMD finds Buhler is responsive to pre-award requirements of Chapter 14B. Once awarded, the contract will be monitored for compliance with the LBE subcontractor participation commitment, as well as other 14B requirements.**

Primary CMD contact for the contract: Queena Chen, [queena.chen@sfgov.org](mailto:queena.chen@sfgov.org)

CMD must be contacted immediately for:

- Subcontractor addition/substitution;
- Contract modification that cumulatively increases the original contract value by 20%;
- Prompt payment issues;
- Any other issues pertaining to LBE subcontractor participation

Noncompliance may result in penalties, including monetary fines. Please communicate with CMD early.



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b> 2502 ALAMEDA ST		<b>Block/Lot(s)</b> 3904002
<b>Case No.</b> 2024-001951PRL		<b>Permit No.</b> 202403057113
<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>          Build-out of third-floor shell spaces at existing ACC facility, including selective demo and reconfiguration of (e) lighting, plumbing, hvac and fire sprinklers for tie-in to (e) building systems. Misc. interior improvements (dog kennels and speaker/paging system) at other floors. Exterior work at the central courtyard including new awnings, mechanical screens, new door; and five (5) new skylights at the courtyard-facing slope of the north roof. None of the proposed exterior work will be visible from a public right of way.</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.
<p><b>Comments by Preservation Planner:</b>          The proposed work will not impact any character-defining features of the property and will not be visible from a public right of way.</p>	
<p><b>Preservation Planner Signature:</b>            Rebecca Salgado</p>	

## 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 03/05/2024</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>	