



Meeting Date: October 22, 2026

To: Public Works Commission

Through: Carla Short, Public Works Director
Albert Ko, Deputy Director, Project Design and Development

From: Gabriel Lim, Senior Architect & Section Manager

Subject: SOMArts Cultural Center ADA Barrier Removal - Contract Award

Director's Recommendation: Award the SOMArts Cultural Center ADA Barrier Removal Contract, in the amount of \$1,234,215 for 195 consecutive calendar days, to Buhler Commercial to add an interior stair and a limited use and limited application elevator, modify the first-floor restroom in compliance with the Americans with Disabilities Act (ADA), and relocate the kiln at 934 Brannan Street. On March 25, 2019, the Planning Department determined that the work to be performed under the contract is exempt from 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. Approval of the resolution for this contract constitutes the Approval Action for the project as defined in Administrative Code Chapter 31.

Contract Background: Through a Master Agreement between the Mayor's Office on Disability and the Department of Public Works Bureau of Architecture dated January 12, 2009, the SOMArts Cultural Center Americans with Disabilities Act ("ADA") Barrier Removal project and other projects were developed with the goal of removing barriers to access multiple facilities. These interior projects build upon the exterior accessibility improvements that were completed in 2025, as performed by the Public Works Bureau of Building and Street Repair. The work is permitted under the San Francisco Department of Building Inspection and includes accessibility improvements to this building, built in 1906 by the Western Pacific Railway. With the completion of this scope, SOMArts Cultural Center will be able to accommodate ADA access to both the main floor and the Ceramics and Dance Classrooms on the Mezzanine level.

Solicitation Process: The project was advertised for bid on July 17, 2026 and received 5 bids on August 12, 2026. A summary of the five bids is as follows:

Bidder	LBE Bid Discount	Sum of Schedule A (Construction Contract)	Sum of Schedule B (Maintenance Contract)	Total Bid (Sum of A+B)
Buhler Commercial	10%	\$1,234,215.00	\$128,200.00	\$1,362,415.00
MFS Construction	N/A	\$1,261,246.54	\$182,235.16	\$1,443,481.70
Wickman Development & Construction	5%*	\$1,514,000.00	\$183,540.00	\$1,697,540.00
Rubecon General Contracting Inc.	10%	\$1,640,900.00	\$177,564.00	\$1,818,464.00
Mar Con Builders, Inc.	N/A	\$1,435,754.00	\$149,488.00	\$1,585,242.00

*A 5% bid discount was applied to Wickman Development & Construction, an SBA-LBE; it did not change the lowest apparent bidder.

The engineer's estimate for this project was \$1,498,978.00.

The sum of Schedule A and Schedule B was used to determine the low bid; based on the above, Buhler Commercial is determined to be the lowest bidder. Public Works will award the construction contract for the sum of Schedule A for the total amount of \$1,234,215.00.

Within 10 days of bid opening, the apparent lowest bidder, Buhler Commercial, provided the Supplementary Bidding Forms and documents as listed in Section 00 49 00 to substantiate their bid qualifications and experience. The City proceeded to review Buhler Commercial's Supplementary Bidding Forms and documents. Buhler Commercial's listed key team members and subcontractors have demonstrated that they have the necessary experience working on construction projects of similar scope and complexity. Buhler Commercial and their subs have also completed previous projects to a satisfactory level. Buhler Commercial was deemed a responsible bidder by Public Works staff.

Contract Details:

Contract Title:	SOMArts Cultural Center ADA Barrier Removal
Contract Award Amount:	\$1,234,215.00
Cost Estimate:	\$1,498,978.00
Contract Funding Sources:	General Fund
Anticipated Project Schedule:	Anticipated NTP: November 2, 2026 Anticipated Substantial Completion: April 1, 2027 Anticipated Closeout: May 16, 2027

Contract Duration:	195 consecutive calendar days (150 days from NTP to Substantial, 45 days from Substantial to Final)
Contractor Name:	Buhler Commercial
Compliance with Chapter 14B Local Business Enterprise Ordinance:	The Contract Monitoring Division (CMD) established a Local Business Enterprise (LBE) subcontracting requirement of 16% for this contract. The contractor committed to 16.8% LBE participation in its bid submittal, and Public Works received CMD's recommendation to award.
Environmental Determination (if applicable):	On March 25, 2019, the Planning Department determined that the work to be performed under the contract is exempt from CEQA as a Class 1 categorical exemption (CEQA Guidelines Section 15301)
Other Compliance:	Prevailing Wage
Additional Information:	N/A
Attachments:	Attachment 1: Resolution Attachment 2: Tabulation of Bids Attachment 3: CEQA Categorical Exemption Determination Attachment 4: Bidder's Reminder Attachment 5: CMD Memo

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

RESOLUTION NO. _____

WHEREAS, The work to be performed under the SOMArts Cultural Center ADA Barrier Removal project (Sourcing ID No. 0000002326) will consist of adding an interior stair and elevator (LULA - Limited Use Limited Application), modifying the first-floor restroom in compliance with the Americans with Disabilities Act (“ADA”), and relocating the kiln at the SOMArts Cultural Center at 934 Brannan Street for the San Francisco Office on Disability and Accessibility and San Francisco Arts Commission; and

WHEREAS, On March 25, 2019, the Planning Department determined that the work to be performed under the contract is 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; and

WHEREAS, The Contract Monitoring Division (“CMD”) established a Local Business (“LBE”) subcontracting requirement of 16% for this contract and the contractor committed to the LBE participation of 16.8%; and

WHEREAS, Public Works advertised the project on July 14, 2026, and received five bids on August 12, 2026. Public Works staff and CMD staff reviewed the bids and determined that Buhler Commercial. is the lowest responsible bidder; and

WHEREAS, The bid from Buhler Commercial included a base bid for construction of \$1,234,215.00 and an elevator maintenance agreement of \$128,200.00 for a total bid amount of \$1,362,415.00; and

WHEREAS, A portion of the base bid in the amount of \$1,234,215 is for the construction work to be awarded by Public Works; and

WHEREAS, A portion of the base bid in the amount of \$128,200 is for elevator maintenance work, to be awarded separately by the Real Estate Division when the construction work is substantially completed; and

WHEREAS, The contract amount is \$1,234,215 and the contract duration is 195 consecutive calendar days until Final Completion; now therefore, be it

RESOLVED, That the Public Works Commission hereby awards Buhler Commercial the SOMArts Cultural Center ADA Barrier Removal project (Sourcing ID No. 0000002326) in the amount of \$1,234,215 with contract duration of 195 consecutive 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