



Meeting Date: September 11, 2025

To: Public Works Commission

Through: Carla Short, Public Works Director
Albert Ko, City Engineer

From: Patricia Solis, Project Manager

Subject: City Hall Mechanical Replacement Project Ph 2– Contract Modification

Director's Recommendation: Approve an increase of \$1,504,635 to the City Hall Mechanical Replacement Project Phase 2 with AACO Engineered Systems, Inc. for a new not-to-exceed amount of \$9,027,813 and an increase of 365 calendar days for a new contract duration of 876 calendar days to execute installation of heat pumps.

Contract Background: City Hall in San Francisco is an historic building and is a Federal, State and City Landmark. This project primarily involves the replacement of water-to-air heat pump units which serve the cooling and heating needs of various spaces in City Hall. The heat pump units serving the 4th floor are typically located in the attic. New attic service platforms also need to be constructed for service and maintenance access to the new units. The heat pumps serving the basement, 2nd, and 3rd floors are typically located in mechanical closets. Heat pump units serving Intermediate Distribution Frame and computer server rooms are cooling-only AC (Air Conditioning) or CAC (Central Air Conditioning) units. The building will be occupied during construction including the areas served by the heat pumps that are being replaced. The Contractor shall be responsible for the design, permitting, and installation of the heat pump units including structural and mechanical engineering. The scope of work also includes duct cleaning.

Reason for Modification: Additional work is necessary to address comments from SFFD Department of Building Inspection, fulfill client requests, and solve unforeseen conditions which currently totals \$776,860.60. We are also seeking contingency up to the 20% threshold to a total of \$1,504,636.00.

Contract Details:

Contract Title:	City Hall Mechanical Replacement Project Phase 2
Personal Services Contract No. (Required for Professional Services Only):	N/A
Contract Original Award Amount:	\$7,523,178.00

City Hall Mechanical Replacement Project Ph 2 - Contract Modification
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Contract Original Duration:	365 Calendar Days from NTP to substantial completion plus 60 days to final completion
Contractor Name:	ACCO Engineered Systems, Inc.

Summary of Total Amounts:

	Contract Amount	Contract Duration	Contract Dates
Original Contract Amount:	\$7,523,178.00	365 days	12/8/2022
Previous Approved Modifications:	\$0	146 days	12/8/2022 - 2/5/2024
Proposed Modification:	\$1,504,635.00	365 days	12/8/2022 - 6/30/2025
Total Contract Values:	\$9,027,813.00	876 days	12/8/2022 – 06/30/2026

Previously Approved Modifications:

Modification	Amount	Extension (days)	Description
Resolution 2024-0016	\$0	146	Contract duration extension

Contract Funding Sources:	Certificates of Participation
Compliance Information:	12B
Related Commission Actions:	N/A
Additional Information:	N/A
Attachments:	Attachment 1: Resolution

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

RESOLUTION NO. _____

WHEREAS, On August 11, 2022, the City awarded Contract No. 1000026473 - City Hall Mechanical Replacement Project Phase 2 to AACO Engineered Systems, Inc. (the “Contract”) for the replacement of heat pumps in San Francisco City Hall in the amount of \$7,523,178 and stipulated the contract duration of 365 consecutive calendar days with a Notice to Proceed on December 8, 2022; and

WHEREAS, An original contract amount of \$7,523,178 was approved; and

WHEREAS, On February 26, 2024, the Public Works Commission approved Resolution 2024-0017 to increase the contract duration by 146 consecutive calendar days, and

WHEREAS, An increase of \$1,504,635 plus contingency and an increase of 365 calendar days to the duration are requested due to additional work necessary to address comments from SFFD, DBI, client requests, and unforeseen conditions; now, therefore, be it

RESOLVED, The Commission hereby approves an increase of \$1,504,635 to the amount of the with AACO Engineered Systems, Inc for a total not to exceed amount of \$9,027,813 and an increase of the duration of 365 calendar days for a total contract duration of up to 876 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