



Meeting Date: September 24, 2026

To: Public Works Commission

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

From: Jumoke Akin-Taylor, Project Manager

Subject: San Francisco Municipal Transportation Agency Garage Elevator Modernization - Phase 2A – Contract Award

Director’s Recommendation: Award construction contract for San Francisco Municipal Transportation Agency Garage Elevator Modernization Phase 2A in the amount of \$4,338,000 with a contract duration of 1,140 consecutive calendar days to W.E. Lyons Construction Co. to modernize two elevators at the St. Mary’s Square Garage and four elevators at the Ellis O’Farrell Garage.

Contract Background: San Francisco Municipal Transportation Agency (“SFMTA”) operates several high-use garages across the San Francisco, including Ellis O’Farrell Garage and St. Mary’s Square Garage. The elevator systems in these facilities have significantly aged, resulting in increased maintenance issues, outdated components, and reduced reliability.

This project will modernize the elevators at both garages with new code-compliant systems that improve safety, performance, and operational uptime. The effort aligns with SFMTA’s commitment to maintaining safe, accessible, and dependable public facilities. Elevators to be modernized under this contract are located at the following locations:

1. St. Mary’s Square Garage - 433 Kearny Street, San Francisco, CA 94108
2. Ellis O’Farrell Garage - 123 O’Farrell Street, San Francisco, CA 94102

Solicitation Process: The solicitation package, including the project design and technical specifications, was publicly advertised on June 12, 2026. A pre-bid meeting was conducted on June 30, 2026 at both project sites to review existing site conditions and provide prospective bidders an opportunity to ask questions and request clarifications.

Bids were received on July 15, 2026. Contract Administration completed a detailed evaluation of all cost items listed in the bid form. A qualification review of the lowest responsive bidder was subsequently conducted, confirming that the bidder met all required criteria for contract award.

San Francisco Municipal Transportation Agency Garage Elevator Modernization - Phase 2A – Contract Award
Public Works Commission Meeting: September 24, 2026

Contract Details:	San Francisco Municipal Transportation Agency Elevator Modernization Phase 2A
Contract Title:	
Contract Award Amount:	\$4,338,000.00
Cost Estimate:	\$8,500,000
Contract Funding Sources:	San Francisco Municipal Transportation Agency Capital – Parking Revenue
Anticipated Project Schedule:	Target Notice-to-Proceed (NTP) October 28, 2026; Field construction activities to start by February 24, 2027
Contract Duration:	1,140 days
Contractor Name:	W.E. Lyons Construction Co.
Compliance with Chapter 14B Local Business Enterprise Ordinance:	LBE Sub Requirement is not required for this contract; 14BSUB0003322 CMD intake not required.
Environmental Determination (if applicable):	Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.
Other Compliance:	N/A
Additional Information:	N/A
Attachments:	None

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

RESOLUTION NO. _____

WHEREAS, On March 28, 2023, San Francisco Public Works entered into an agreement with the San Francisco Municipal Transportation Authority (“SFMTA”) to manage the design and construction of the SFMTA Elevator Modernization Project (“Project”) – Phase 2A located at 433 Kearny Street (St. Mary’s Square Garage) and 123 O’Farrell Street (Ellis-O’Farrell Garage); and

WHEREAS, On April 23, 2026, the Planning Department determined that for purposes of the California Environmental Quality Act (“CEQA”), the Project is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment; and

WHEREAS, On November 24, 2025, the Project was submitted to the San Francisco Department of Building Inspection for a construction permit application, the application was approved on December 17, 2025; and

WHEREAS, On June 12, 2026, Public Works advertised the Project; and

WHEREAS, On July 15, 2026, Public Works received five bids; and

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

WHEREAS, The bid from W. E. Lyons Construction Co. included a base bid for construction of \$4,338,000 and an elevator maintenance agreement of \$187,200 for a total bid amount of \$4,525,200; and

WHEREAS, A portion of the base bid in the amount of \$4,338,000 is for the elevator modernization work to be awarded by Public Works; and

WHEREAS, A portion of the base bid in the amount of \$187,200.00 is for elevator maintenance work, to be awarded separately by the Real Estate Division when the construction work is substantially completed; and

WHEREAS, The Local Business Enterprise Sub-contracting requirement was waived by the Contract Monitoring Division; and

WHEREAS, Funds are available from SFMTA Revenue Funds; now, therefore, be it

RESOLVED, That this Commission hereby approves the award of a contract for San Francisco Municipal Transportation Agency Garage Elevator Modernization – Phase 2A, in the

amount of \$4,338,000 and a contract duration of 1,140 consecutive calendar days to W.E Lyons Construction Co.

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: 0000011717

Contract Title: SFMTA GRG ELEV MODRN - PH 2A

Full Title: SFMTA Garage Elevator Modernization - Phase 2A

Bids Received: July 15, 2025

<u>BIDDERS (in the order received & opened):</u>	<u>LBE Status Claimed</u>	<u>Sum of Schedule A & Schedule B Bid Price</u>
E.F. Brett and Company, Inc.	N/A	\$9,024,000.00
Mar Con Builders, Inc.	N/A	\$6,433,556.00
W.E. Lyons	N/A	\$4,525,200.00
CLW Builders, Inc.	Small-LBE 10%	\$5,289,338.00
Buhler Commercial	Small-LBE 10%	\$5,758,920.92
Average Bid:		\$6,206,202.98
Engineer's Estimate:		\$8,500,000.00
% of Engineer's Estimate:		73%
% of Engineer's Estimate vs. Low Bid Received		53%

[Redacted] = Indicates a correction of the bid price after review.

cc: Jumoke Akin-Taylor Magdalena Ryor All Bidders
 Queena Chen Scott Anderson

For complete subcontractor listings, check: <https://bidopportunities.apps.sfdpw.org/CaseLoad/Details/2679>

RE: SFMTA Garage Elevator Modernization Phase 2A [Not a Project]

From Fordham, Chelsea (CPC) <chelsea.fordham@sfgov.org>
Date Thu 4/23/2026 11:52 AM
To Lobo, Jeremy (DPW) <jeremy.lobo@sfdpw.org>; Akin-Taylor, Jumoke (DPW) <Jumoke.Akin-Taylor@sfdpw.org>
Cc Salgado, Rebecca (CPC) <rebecca.salgado@sfgov.org>

Hi Jeremy, The SFMTA Garage Elevator Modernization Phase 2A ([Project Summary V1.0 - RAMS](#)), which is the modernization of the hardware of four elevators at 123 O'Farrell Street (Ellis O'Farrell Garage) is considered not a project under CEQA. Please include the following language in RAMS: "Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment."

Thank you!
Chelsea

Chelsea E. Fordham, PMP, Principal Planner
Environmental Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7579 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Lobo, Jeremy (DPW) <jeremy.lobo@sfdpw.org>
Sent: Wednesday, April 22, 2026 1:20 PM
To: Akin-Taylor, Jumoke (DPW) <Jumoke.Akin-Taylor@sfdpw.org>; Fordham, Chelsea (CPC) <chelsea.fordham@sfgov.org>
Cc: Salgado, Rebecca (CPC) <rebecca.salgado@sfgov.org>
Subject: Re: SFMTA Garage Elevator Modernization Phase 2A [Not a Project]

Hi Jumoke, sorry I missed responding to your email!

We are updated in RAMS with the summary.
Chelsea, please let us know if you need anything else provided before the Not a Project Memo may be released. Thanks!

Thank you,

*When corresponding with Regulatory Compliance and Remediation, please refer to projects by the names used in the RAMS database.



Jeremy Lobo (415) 694-3328

Regulatory Specialist of Regulatory Compliance and Remediation
Project Design and Development | San Francisco Public Works | City and County of San Francisco
49 S. Van Ness Ave. | San Francisco, CA 94103 | sfpublicworks.org · twitter.com/sfpublicworks

From: Akin-Taylor, Jumoke (DPW) <Jumoke.Akin-Taylor@sfdpw.org>
Sent: Monday, April 20, 2026 12:50 PM
To: Lobo, Jeremy (DPW) <jeremy.lobo@sfdpw.org>; Fordham, Chelsea (CPC) <chelsea.fordham@sfgov.org>
Cc: Salgado, Rebecca (CPC) <rebecca.salgado@sfgov.org>
Subject: RE: SFMTA Garage Elevator Modernization Phase 2A [Not a Project]

Hello Jeremy,

Please check Rams to make sure the description I entered for Project scope is saved.

Thank you.



Jumoke Akin-Taylor, CCM, DBIA, PMP Project Manager
San Francisco Public Works
Project Delivery Division | Bureau of Project Management
49 South Van Ness, Suite 1065 San Francisco, CA 94103
Jumoke.Akin-Taylor@sfdpw.org | 510-284-7119 | <http://www.sfdpw.org>

"In the end, we will remember not the words of our enemies, but the silence of our friends." — Martin Luther King Jr.

From: Lobo, Jeremy (DPW) <jeremy.lobo@sfdpw.org>
Sent: Monday, April 20, 2026 12:16 PM
To: Akin-Taylor, Jumoke (DPW) <Jumoke.Akin-Taylor@sfdpw.org>; Fordham, Chelsea (CPC) <chelsea.fordham@sfgov.org>

Cc: Salgado, Rebecca (CPC) <rebecca.salgado@sfgov.org>

Subject: Re: SFMTA Garage Elevator Modernization Phase 2A [Not a Project]

Hi all, touching base since last week's correspondence. I was following along the email thread and scope provided, thanks for the synchronicity here! It looks like everyone is clear to action items.

I'll keep an eye here on the RAMS update.

Jumoke, let me know if there are any RAMS issues you come across. Otherwise circle back when the project data: description/scope is added.

Chelsea, with SF Planning's "Not a Project" documentation, I'll upload the memo and issue Not a Project on RAMS to proceed 'Elevator Phase 2A.'

Thank you!

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Jeremy Lobo (415) 694-3328

Regulatory Specialist of Regulatory Compliance and Remediation

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From: Akin-Taylor, Jumoke (DPW) <jumoke.akin-taylor@sfdpw.org>

Sent: Friday, April 17, 2026 10:15 AM

To: Fordham, Chelsea (CPC) <chelsea.fordham@sfgov.org>; Lobo, Jeremy (DPW) <jeremy.lobo@sfdpw.org>

Cc: Salgado, Rebecca (CPC) <rebecca.salgado@sfgov.org>

Subject: Re: SFMTA Garage Elevator Modernization Phase 2A [Not a Project]

Duly noted. Will do so.



Jumoke Akin-Taylor, CCM, DBIA, PM, P | Project Manager

San Francisco Public Works

Project Delivery Division | Bureau of Project Management

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"In the end, we will remember not the words of our enemies, but the silence of our friends." — Martin Luther King Jr.

From: Fordham, Chelsea (CPC) <chelsea.fordham@sfgov.org>

Sent: Friday, April 17, 2026 9:24 AM

To: Akin-Taylor, Jumoke (DPW) <jumoke.akin-taylor@sfdpw.org>; Lobo, Jeremy (DPW) <jeremy.lobo@sfdpw.org>

Cc: Salgado, Rebecca (CPC) <rebecca.salgado@sfgov.org>

Subject: Re: SFMTA Garage Elevator Modernization Phase 2A [Not a Project]

Hi Jumoke, Can you please add the description to RAMS that you provided in the email below and the pictures and then I can issue the not a project determination. This is the place to add the description in RAMS.

Project Data

Project: SFMTA Garage Elevator Modernization Phase 2A

Specialist Assigned **Begin Environmental** **Environmental Review** **QA/QC** **Awaiting Approval Action** **In Construction** **Completed**

Created: 03/18/2026 **RA Specialist:** Jeremy Lobo

Project Manager: Jumoke Akin-Taylor **PM Email:** jumoke.a

Project Scope: Elevator Modernization at 2 SFMTA Garages

Project Intake Review - Step 1

Project Name
SFMTA Garage Elevator Modernization Phase 2A

In one to three sentences, provide a concise summary of the project, identifying its key components, their approximate s
Elevator Modernization at 2 SFMTA Garages

Is this an entry for a new or renewed master contract?

Thanks!
Chelsea

Chelsea E. Fordham, PMP, Principal Planner

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[San Francisco Property Information Map](#)

From: Akin-Taylor, Jumoke (DPW) <Jumoke.Akin-Taylor@sfdpw.org>
Sent: Thursday, April 16, 2026 11:24 AM
To: Fordham, Chelsea (CPC) <chelsea.fordham@sfgov.org>; Lobo, Jeremy (DPW) <jeremy.lobo@sfdpw.org>
Cc: Salgado, Rebecca (CPC) <rebecca.salgado@sfgov.org>
Subject: RE: SFMTA Garage Elevator Modernization Phase 2A [Not a Project]

Hello Chelsea,

Please see the pictures from the assessment reports for the machine areas where majority of the work will occur.

Thank you.



Jumoke Akin-Taylor, CCM, DBIA, PMP Project Manager
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"In the end, we will remember not the words of our enemies, but the silence of our friends." — Martin Luther King Jr.

From: Fordham, Chelsea (CPC) <chelsea.fordham@sfgov.org>
Sent: Thursday, April 16, 2026 10:31 AM
To: Akin-Taylor, Jumoke (DPW) <Jumoke.Akin-Taylor@sfdpw.org>; Lobo, Jeremy (DPW) <jeremy.lobo@sfdpw.org>
Cc: Salgado, Rebecca (CPC) <rebecca.salgado@sfgov.org>
Subject: RE: SFMTA Garage Elevator Modernization Phase 2A [Not a Project]

Thank you Jumoke. Can you please provide this additional detail into RAMS for the project and provide Rebecca and I pictures of the areas of improvement for the elevators.

Thank you!

Chelsea

Chelsea E. Fordham, PMP, Principal Planner

Environmental Planning Division

San Francisco Planning

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[San Francisco Property Information Map](#)

From: Akin-Taylor, Jumoke (DPW) <Jumoke.Akin-Taylor@sfdpw.org>
Sent: Wednesday, April 15, 2026 8:41 AM
To: Fordham, Chelsea (CPC) <chelsea.fordham@sfgov.org>; Lobo, Jeremy (DPW) <jeremy.lobo@sfdpw.org>
Cc: Salgado, Rebecca (CPC) <rebecca.salgado@sfgov.org>
Subject: RE: SFMTA Garage Elevator Modernization Phase 2A [Not a Project]

Good morning Chelsea,

Elevator modernization is replacement of the “Brain” and related equipments of the elevator. It does not involve any demolition or soil disturbance of any kind.,

Here is the description of the project scope as permitted by DBI.

Project Scope

- Modernization of four (4) Elevators at 123 O’Farrell Street (Ellis O’Farrell Garage)

Upgrade to Elevators #1, #2, #3 & #4

- New Machines, microprocessor-based controllers, digital landing systems and new suspension (basically the brain)
- New door operating equipment, guide rollers, wiring in machine room and hoistway. Some operating fixtures and other related items will be refurbished to “as new” condition.

Additional Work includes

- Providing 2-way emergency interactive video/Text based communication system (per CBC 3001.2) in elevator car control panel
- Replacement of existing pit ladders as required.
- Some electrical and mechanical system upgrades
- Removal of some fire sprinklers in traction elevator machine room

Please let me know if you have questions or need additional information.

Thank you.



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“In the end, we will remember not the words of our enemies, but the silence of our friends.” — Martin Luther King Jr.

From: Fordham, Chelsea (CPC) <chelsea.fordham@sfgov.org>

Sent: Tuesday, April 14, 2026 5:38 PM

To: Lobo, Jeremy (DPW) <jeremy.lobo@sfdpw.org>

Cc: Akin-Taylor, Jumoke (DPW) <Jumoke.Akin-Taylor@sfdpw.org>; Salgado, Rebecca (CPC) <rebecca.salgado@sfgov.org>

Subject: RE: SFMTA Garage Elevator Modernization Phase 2A [Not a Project]

Hi Jeremy, It would be nice to meet as well. For this project, I reviewed the RAMS entry. Can you please provide more information about what the scope of the elevator replacement entails. Is there any soil disturbance? Also, what parts of the elevators will be replaced and how many? Also, the 123 O’Farrell Street building has a category A historic resources rating because its in a historic district. Please provide Rebecca and myself pictures of the locations of the elevator repairs so we can determine there are no impacts to historic resources. Pictures would be helpful for both garage projects.

Please let me know if you have any questions.

Thank you,

Chelsea

Chelsea E. Fordham, PMP, Principal Planner

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[San Francisco Property Information Map](#)

From: Lobo, Jeremy (DPW) <jeremy.lobo@sfdpw.org>
Sent: Tuesday, April 7, 2026 4:05 PM
To: Fordham, Chelsea (CPC) <chelsea.fordham@sfgov.org>
Cc: Akin-Taylor, Jumoke (DPW) <jumoke.akin-taylor@sfdpw.org>
Subject: SFMTA Garage Elevator Modernization Phase 2A [Not a Project]

Hi Chelsea,

I have not yet had the chance to meet you, but I'm sure we will soon! I believe Oliver is working on scheduling introductions.

Before that happens, it was brought to my attention that a RAMS entry from the project manager copied here, Jumoke, is currently outstanding. My understanding is that this job would be deemed "Not a Project." Below are the RAMS link and project details. I haven't processed RAMS "Not a Project" entries with Planning before, so please let me know if I can set up a call with you. Happy to add something to the calendar that's convenient and moves us forward/answers questions! If there is anything Jumoke or I can clarify regarding scope or project compliance, please let me know!

<https://rams.apps.sfdpw.org/PM/ProjectData?id=1020>

Thank you,

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Jeremy Lobo (415) 694-3328

Regulatory Specialist of Regulatory Compliance and Remediation

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