



Meeting Date: September 10, 2024

To: Public Works Commission

Through: Carla Short, Public Works Director
Ronald Alameida, City Architect & Deputy Director

From: Irene Aquino, Public Works Architect

Subject: San Francisco Rent Board Tenant Improvement Project – Contract Modification

Director’s Recommendation: Approve an increase of \$70,438 and 94 calendar days to San Francisco Rent Board Tenant Improvement Contract No. 1000030694 with Chiang C.M. Construction, Inc.; and authorize the Director of Public Works to approve future modifications to the contract for a total contract amount of \$1,619,535.41 and contract duration up to 338 consecutive calendar days.

Contract Background: The San Francisco Rent Board (SFRB) is relocating to the 6th and 7th floors of 25 Van Ness Avenue. This contract is for the 7th floor work only and the 6th floor is not part of this scope of work. The approximate square footage of Suite 700 is 6,713 SF.

Most of the suite’s existing construction will remain except for room modifications to the existing waiting room and reception area to increase the size; relocation of the breakroom from the northwest quadrant to the southeast quadrant; modifications to walls on the north side to create larger meeting rooms and to increase acoustic privacy. New finishes will be provided throughout. Accessibility upgrades will be required and include new signage, relocation of toilets, relocation of toilet accessories, and new toilet partitions. On September 15, 2023, the San Francisco Public Works Commission approved Resolution No. 2023-0090, awarding Contract No. 1000030694 to Chiang C.M. Construction, Inc. On November 27, 2023, the Notice-to-Proceed was issued to Chiang C.M. Construction, Inc. as the Prime Contractor for construction services.

Reason for Modification: While the project team works closely with Chiang C. M. Construction, Inc to complete the project scope of work outlined in the construction documents, there have been changes due to a lack of as-built documentation, unforeseen conditions, client requests, design errors and omissions, and code requirements. Additionally, the metal stud framing and drywall subcontractor could no longer perform and after soliciting new bids from numerous subcontractors, Chiang C.M. Construction, Inc. eventually self-performed the work. There was also an issue with the building’s boiler permit which prevented the contractor from obtaining necessary inspections to complete their scope. Both instances resulted in a delay to the project schedule.

Below is a breakdown of the change orders that have been approved to date. The approved change orders will nearly exhaust the 10% construction contingency allocated for this project. Commission approval of the proposed modification is required and requested.

Change Order Breakdown:

Change Order Number	Amount	Duration (in calendar days)
CO #1	\$42,844.00	+15
CO #2	\$97,485.41	+0
Total	\$140,329.41	+15

These changes require the contract amount to be increased to \$1,619,535.41 and the duration to reach final completion to be extended by 94 days. Both the contract amount increase, and the time extension are agreed by the project sponsor, San Francisco Rent Board, GSA Real Estate Division, and the Contractor.

Contract Details:

Contract Title:	San Francisco Rent Board Tenant Improvement
Personal Services Contract No. (Required for Professional Services Only):	-
Contract Original Award Amount:	\$1,408,768.00
Contract Original Duration:	229 Consecutive Calendar Days. Start on 11/27/23 and Substantial Completion on 5/28/24
Contractor Name:	Chiang. C.M. Construction, Inc

Summary of Total Amounts:

	Contract Amount	Contract Duration	Contract Dates
Original Contract Amount:	\$1,408,768.00	229 days	11/27/23 – 7/12/24
Previously Approved Modification:	\$140,329.41	15 days	11/27/23 – 8/1/24
Proposed Modification:	\$70,438.00	94 days	11/27/23 – 10/29/24
Total Contract Values, if approved:	\$1,619,538.41	338 days	11/27/23 – 10/29/24

Previously Approved Modifications:

Modification	Amount	Extension (days)	Description

Contract Funding Sources:	Rent General Fund, Rent Special Revenue Fund		
Compliance Information:	N/A		
Related Commission Actions:	On September 15, 2023, the San Francisco Public Works Commission approved Resolution No. 2023-0090		
Additional Information:	N/A		
Attachments:			

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

RESOLUTION NO. _____

WHEREAS, on September 15, 2023 the City awarded Chiang C.M. Construction Inc. a contract for tenant improvements to Suite 700 of the office building located at 25 Van Ness Avenue in the amount of \$1,408,768 and stipulated the contract duration of 229 consecutive calendar days with a Notice to Proceed on November 27, 2023; and

WHEREAS, an increase of \$70,438 to the contract amount is requested due to a lack of as-built documentation, unforeseen conditions, client requests, design errors and omissions, and code requirements increased the construction contract amount; and

WHEREAS, an increase of 94 calendar days to the contract duration is requested due to delays in the building securing a boiler permit and the contractor needing to solicit bids from new sub-contractors; now, therefore, be it

RESOLVED, The Commission hereby approves an increase of \$70,438 to the contract cost contingency and an increase of 94 calendar days to contract # 1000030694 with Chiang C.M. Construction; and, be it

FURTHER RESOLVED, That this Commission hereby authorizes the Director of Public Works to approve future modifications to increase the contract amount up to a total contract amount of \$1,619,538.41 and to increase the contract duration up to a total contract duration of 338 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