



Meeting Date: 12/2/2022

To: Public Works Commission
Lauren Post, Chair
Fady Zoubi, Vice Chair
Lynne Newhouse Segal
Paul Woolford

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

From: Andrew Sohn, Public Works Architect & Project Manager

Subject: Mission Branch Library Renovation - Contract Award

Director's Recommendation: Award Mission Branch Library Renovation contract in the amount of \$23,020,000 for 730 consecutive calendar days to S.J. Amoroso Construction Co., LLC to perform a complete renovation and expansion of the Mission Branch Library.

Contract Background: The Mission Branch Library is located at 300 Bartlett Street, San Francisco, CA 94110. The building fronts 24th Street and is bounded by Bartlett Streets and Orange Alley. Built in 1916, the Mission Branch Library is one of seven San Francisco Carnegie libraries and was designed by Beaux Arts architect G. Albert Lansburgh and is designed in the Italian Renaissance Revival style. The main entry was originally centered on the façade (now relocated to a side entrance) followed by a centrally located stair, now demolished, that led to the second floor and the high-ceilinged main reading room. The building was renovated in 1997 for seismic and accessibility upgrades which resulted in architectural impacts including the loss of the historic entry and monumental stairway. Mission Library received landmark status in 2002.

Public Works Bureau of Architecture (BOA) began working with the San Francisco Public Library (SFPL) on the design for Mission Branch Library Renovation in 2018. Through extensive programming efforts with the Library and the Mission community we established the following design goals:

- Provide a 100-person Community Room (there is currently no community room)
- Provide a dedicated Teen Room
- Update the adjacent landscape with secure courtyard adjacent to the Community Room
- Restore the main entry to the original location on the primary facade
- Replace the lost historic main staircase
- Replace obsolete building systems
- Provide sustainability and resiliency upgrades such as rooftop solar panels, battery storage system, air conditioning and enhanced air filtration.
- Provide additional rest rooms

Demolition: Demolition of non-historic construction and sitework will occur as required for the new project. The existing historic west façade will be selectively demolished as required for the new addition. Excavation will be as required for the new basement and foundations.

Restoration: Existing exterior historic walls and windows will be cleaned and repaired including damage to exterior terra cotta tile. The historic reading room will be repaired to original and repainted with a new monumental stair built in the location of the original 1916 stair.

New Construction: The building will be fully renovated with new air conditioning systems, lighting, security systems, fire sprinklers, fire alarm, audiovisual systems, interior finishes, casework, rest rooms, elevator, stairs, and clay tile roof.

Landscape: Existing street trees will be maintained, and adjacent landscape updated with new sidewalk, planters, pedestrian light poles, and a fenced courtyard adjacent to the Community Room

Building Addition: A new two-story addition will be built on the west side adjacent to Orange Alley and will be two stories above grade with a basement. The two stories above grade will house public library functions while the basement will house service spaces and storage.

Electrical Infrastructure: New electrical primary power service will be provided and is being designed in collaboration with the San Francisco Public Utilities Commission and PG&E.

Public Art: The San Francisco Arts Commission commissioned public art through a competitive and community driven process. The selected artist, Juana Alicia, is well known in the Mission community. The art piece is back-lit stained glass and located in the historic reading room.

Community engagement: There was extensive community engagement throughout the design process through in-person and virtual meetings. There are regular project presentations to the San Francisco Public Library Commission which is a public forum. SFPL also maintains a website with project updates. Community engagement to date:

- Spring 2018 - Community Survey
- May 2018 - Public Works Tabling at Library Open House
- May & June 2018 - Community Meetings
- January & March 2019 - Community Meetings
- June 2019 - Civic Design Review Meeting
- August 2020 - Civic Design Review Meeting
- August 2020 - Historic Preservation Commission
- December 2021 – Community Meetings
- January 2022 – Community Meetings

Approvals:

- San Francisco Planning, Historic Preservation Commission approval
- San Francisco Planning, Certificate of Appropriateness
- San Francisco Arts Commission, Civic Design Review approval

Solicitation Process: Due to the complex and historic nature of the project, the project was bid utilizing the Best Value delivery method in which contractor selection is based on bidder qualifications as well as bid pricing. The bidder qualifications were scored by a three-person panel. At conclusion of qualifications scoring, the bids were tabulated by dividing the bid price by the proposal scores. The entity with the lowest tabulated score is the apparent low bidder and is evaluated for award.

The Department advertised the project on June 7, 2022, and received two responsive bids on August 17, 2022. Bids were evaluated using the Best Value process and the low score was S.J. Amoroso Construction Co., LLC. Staff evaluated the low bid proposal from S.J. Amoroso Construction Co., LLC and it was 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:

Contract Title:	Mission Branch Library Renovation
Contract Award Amount:	\$23,020,000
Cost Estimate:	\$16,131,108
Contract Funding Sources:	Library Preservation Fund
Anticipated Project Schedule:	Notice to Proceed: February 2023 Construction: February 2023 – January 2024
Contract Duration:	730 consecutive calendar days
Contractor Name:	S.J. Amoroso Construction Co., LLC
Compliance with Chapter 14B Local Business Enterprise Ordinance:	The Contract Monitoring Division (CMD) established a Local Business Enterprise (LBE) subcontracting requirement of 20% for this contract. The contractor committed to LBE participation of 20.35% in its bid submittal, and San Francisco Public Works received CMD’s recommendation to award.
Environmental Determination (if applicable):	1. California Environmental Quality Act (CEQA) case number 2019-021832PRJ 2. San Francisco Planning Department determined the project to be categorically exempt from environmental review under CEQA, Class 1 – Existing Facilities guidelines.

	<p>3. Regulatory Affairs Final Quality Assurance / Quality Control Review received January 28, 2022</p> <p>4. In compliance with Maher Ordinance requirements, the project completed Phase I and II Environmental Site Assessments.</p>
Other Compliance:	<p>12 B Equal Benefits Ordinance Compliant</p> <p>12X Prohibiting City Travel and Contracting in States that Allow Discrimination Compliant</p>
Additional Information:	N/A
Attachments:	<p>Attachment 1: 0000006871 Mission Branch Library – CMD Review memo</p> <p>Attachment 2: 0000006871 Mission Branch Library – PM Recommendation Memo</p> <p>Attachment 3: 0000006871 Tabulation of Bids</p> <p>Attachment 4: 2022-1202 Commission Mtg – PW Mission Lib Reno Award.pptx</p>

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

RESOLUTION NO. 2022-_____

WHEREAS, On June 7, 2022, San Francisco Public Works (Public Works) advertised the Mission Branch Library Renovation request for bids; and

WHEREAS, The contract scope includes work required to perform the complete renovation and expansion of the Mission Branch Library, a historic Carnegie Library, built in 1916; and

WHEREAS, Work includes repairs to the historic facade, new main stair, restored main entry, roof replacement, interior finishes, building systems, building expansion with glazing systems and basement, landscaping, and other associated work; and

WHEREAS, The contract amount is \$23,020,000; and

WHEREAS, The contract duration is 730 consecutive calendar days; and

WHEREAS, On September 30, 2022, Public Works received two bids; and

WHEREAS, Public Works staff and Contract Monitoring Division (CMD) staff reviewed the bids and application of bid preferences and determined that S.J. Amoroso Construction Co., LLC is the responsible bidder who submitted the lowest responsive bid; and

WHEREAS, CMD established a Local Business Enterprise (LBE) subcontracting participation requirement of 20% for this contract, and the contractor committed to LBE participation of 20.35% in its bid submittal; now, therefore, be it

RESOLVED, That this Commission hereby awards Public Works Construction Contract, Mission Branch Library Renovation in the amount of \$23,020,000 for 730 consecutive calendar days to S.J. Amoroso Construction Co., LLC, to perform the complete renovation and expansion of the Mission Branch Library.

I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of December 2, 2022.

Robert Fuller, Commission Affairs Manager
Public Works Commission



CONTRACT MONITORING DIVISION OFFICE OF THE CITY ADMINISTRATOR



London N. Breed, Mayor
Carmen Chu, City Administrator

Romulus Asenloo, Director

MEMORANDUM

Date: October 18, 2022

To: Ben Washington, SF Public Works
Andrew Sohn, Project Manager, SF Public Works

From: Ivan Oldenkamp, Contract Monitoring Division

Subject: Sourcing ID: 0000006871 Mission Branch Library Renovation – CMD Review Memo

The Contract Monitoring Division (“CMD”) has reviewed the bids submitted for the above referenced project, applied the appropriate bid discounts, and determined responsiveness to the Chapter 14B pre-award requirements. An LBE subcontracting requirement of 20% was established for this project. Below is a summary of CMD’s review.

Bidder	LBE Status	Total Bid	LBE Bid Discount	Adjusted Bid with Bid Discount	Non-Price Score	Best Value Score (Total Price / Non-Price Score)
S.J. Amoroso Construction Co. LLC	Non-LBE	\$23,020,000.00	0%	\$23,020,000.00	653.67	35,216.55
CLW Builders Inc.	SF LBE - MBE (Small)	\$25,125,000.00	2%	\$24,622,500.00	249.67	98,620.18

S.J. Amoroso Construction Co. (“SJA”) is the lowest responsive bidder. SJA satisfied the Good Faith Outreach requirement by achieving at least 80 points on CMD Form 2B.

SJA met the 20% LBE subcontracting requirement by listing the following LBE firms for the base bid items:

LBE Subcontractor	Scope of Work	Status	Percent LBE	Listed Amount	Amount Credited	Percent of Work
Alta Group	Concrete reinforcement	SF LBE - WBE (Micro)	100%	\$555,500.00	\$555,500.00	2.41%
Bannon Construction	Structural steel, metal fabrication	SF LBE - OBE (Micro)	100%	\$1,152,474.00	\$1,152,474.00	5.01%
McKee & Company Electric	Electrical	SF LBE - MBE (Micro)	100%	\$3,012,556.00	\$2,574,748.00	11.18%
JDB & Sons Construction Inc.	Earthwork/site utilities	SF LBE - OBE (Micro)	100%	\$402,000.00	\$402,000.00	1.75%
TOTAL				\$5,122,530.00	\$4,684,722.00	20.35%
** Per CMD Form 6 submitted for McKee & Company Electric, McKee will be further subcontracting out \$437,808 of work to non-LBE firm WPCS Inc.						

SJA has also listed the following non-LBE subcontractors for base bid items:

Non-LBE Subcontractor	Scope of Work	Status	Listed Amount
Dees-Hennessey Inc.	Shotcrete	Non-LBE	None Listed
Giampolini/Courtney	Historic terra cotta unit masonry repair	Non-LBE	None Listed
KZ Tile Company	Stone masonry/tile	Non-LBE	None Listed
Florian Industries	Ornamental metals	Non-LBE	None Listed
Swinerton Millwork	Architectural wood casework	Non-LBE	None Listed
Elite Waterproofing & Epoxy Flooring	Waterproofing	Non-LBE	None Listed
Alcal Glass Systems Inc.	Metal panels, glazing	Non-LBE	None Listed
Alcal Specialty Contracting Inc.	Clay roof tile/membrane roofing	Non-LBE	None Listed
Harrison Drywall	Gypsum board	Non-LBE	None Listed
Cal West Acoustics	Acoustical ceilings	Non-LBE	None Listed
KBI Painting Contractors	Painting	Non-LBE	None Listed
Kone Inc	Elevators	Non-LBE	None Listed
Bay Cities Fire Protection Inc	Fire suppression	Non-LBE	None Listed
Dowdle & Sons Mechanical Inc.	Plumbing/HVAC	Non-LBE	None Listed
Asbestos Management Group of California, Inc.	Demolition/asbestos abatement	Non-LBE	None Listed
Malcolm Drilling Company, Inc.	Micropiles/shoring	Non-LBE	None Listed
TOTAL			None Listed

Based on the foregoing, CMD has determined that S.J. Amoroso Construction Co. has complied with the Chapter 14B pre-award requirements. Should you have any questions, please contact Ivan Oldenkamp at ivan.oldenkamp@sfgov.org



Carla Short, Interim Director | Director's Office

carla.short@sfdpw.org | T. 628.271.3078 | 49 South Van Ness Ave. Suite 1600, San Francisco, CA 94103

Public Works Project Manager Form

Project Manager/Project Lead: Andrew Sohn

Public Works Division/Section: Bureau of Architecture

Contract Title: Mission Branch Library Renovation

Supplier Name: S.J. Amoroso Construction Co., LLC

Project Manager Recommendation: The project team has concluded its review of the bids submitted for the subject project. We find that S.J. Amoroso Construction Co., LLC, has met the experience requirements, is responsible, and is qualified to perform the work. We recommend S.J. Amoroso Construction Co., LLC for award of contract.

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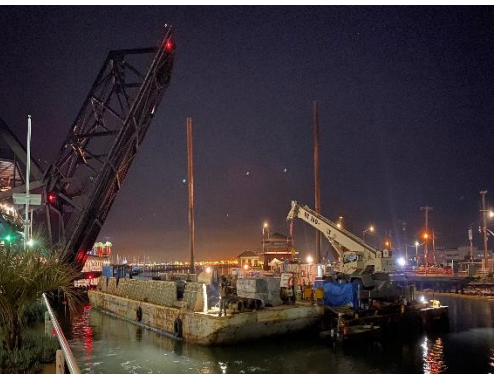
Community engagement: There was extensive community engagement throughout the design process through in-person and virtual meetings. There are regular project presentations to the San Francisco Public Library Commission which is a public forum. SFPL also maintains a website with project updates.

Approvals:

- San Francisco Planning, Historic Preservation Commission approval
- San Francisco Planning, Certificate of Appropriateness
- San Francisco Arts Commission, Civic Design Review approval

Contract Funding Source(s):

Source(s)	Amount
Library Preservation Fund	\$23,202,000.00



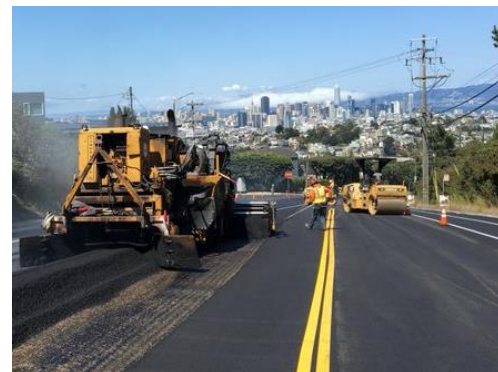
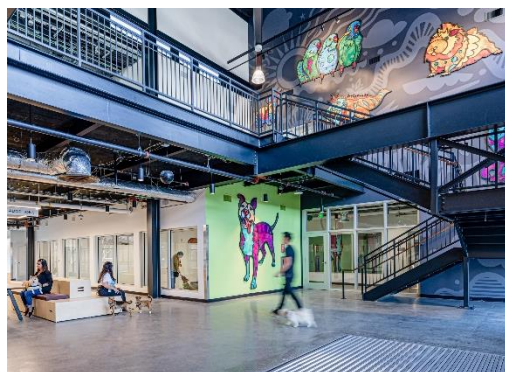
December 2, 2022

Mission Branch Library Renovation

Andrew Sohn
Public Works – Architect / Project Manager



San Francisco Public Library



Mission Branch Library Renovation Request

Recommend Commission:

**Award San Francisco Public Works Contract:
Mission Branch Library Renovation**

Amount:

\$23,020,000

Construction Duration:

730 calendar days

Contractor:

S.J. Amoroso Construction Co., LLC

Reason:

Library features are out of date and lacks amenities

Project Overview

Complete renovation and expansion of the Mission Branch Library

- 1916 Historic Carnegie Library (one of seven in SF)
- Not renovated in past SF library bond (BLIP Program)
- Library features are out of date and lack amenities, such as a community room
- Extensive community engagement process informed project scope



Mission Library, 1940s

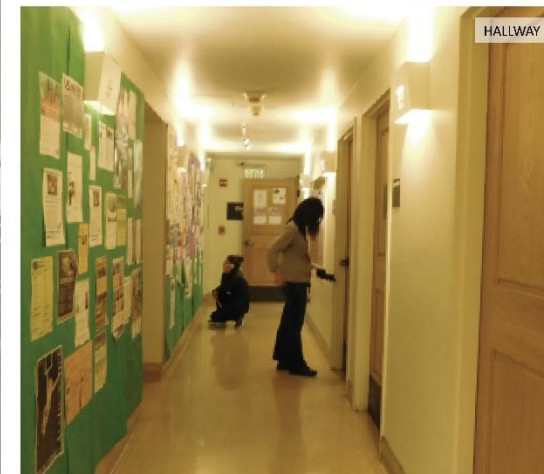
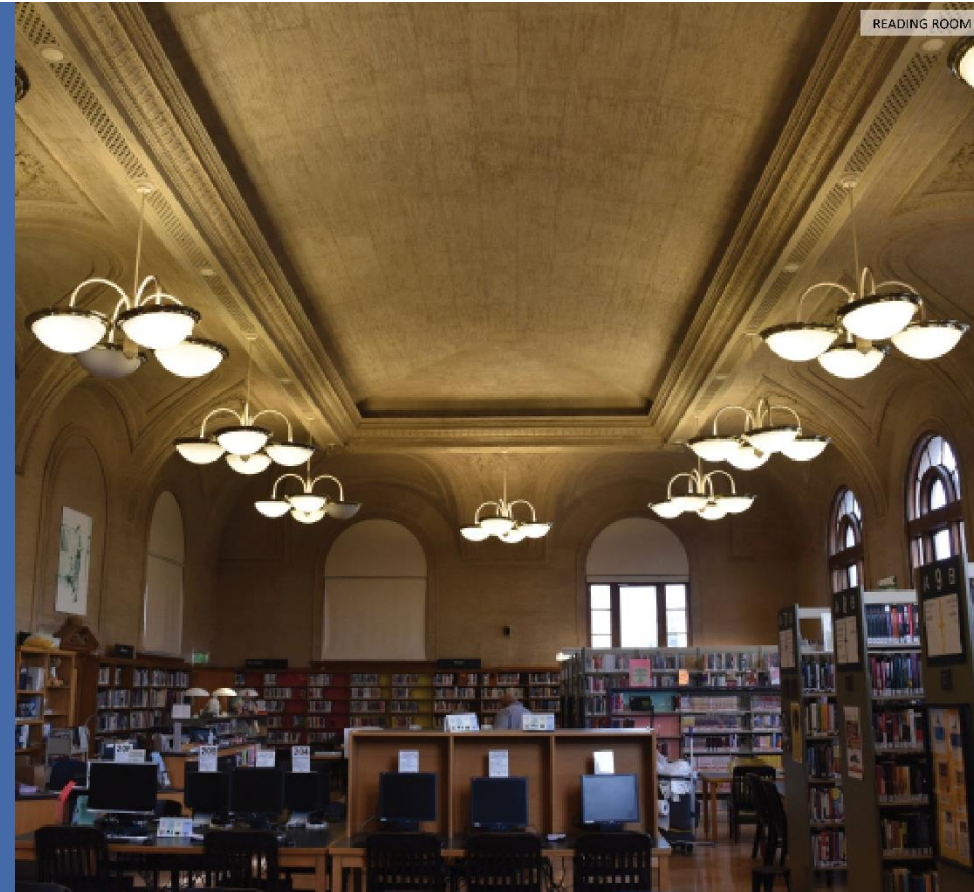




Historic reading room

1997 Seismic and Accessibility Upgrades

- Building systems outdated
- Library service style outdated
- No community room
- Too few restrooms
- Previously demolished historic features:
 - main entry
 - staircase
 - lecture room



Updated Building Features



Rendering: Teen Room

New Amenities:

- 100-person community room
- New teen room
- New landscape and courtyard
- Restore main entry
- Replace lost historic staircase
- Replace obsolete systems
- Sustainability and resiliency upgrades
- Additional restrooms
- Public art



Rendering: community room



Rendering: reading room



Rendering: exterior view from Bartlett and 24th streets



Rendering: exterior view from 24th Street



Rendering: exterior view from Orange Alley

Community Engagement



2018

- Community survey
- Library open house
- May & June - Community meetings

2019

- Jan & March - Community meetings
- Civic Design Review meeting

2020

- Civic Design Review meeting
- Historic Preservation Commission

2021

- December – Community meetings

2022

- January – Community meetings

Budget and Cost Overview

Engineer's Estimate:

\$16.1M

Project Budget:

\$16.9M

Funding sources:

Library Preservation Fund

Other funding:

**Building Forward Library
Infrastructure Grant**

Lowest responsive and
responsible bidder:

S.J. Amoroso

Bid Amount:

\$23M

Factors accounting for overage:

**Recent record-high escalations
since estimate**

**Protracted permit
and bid period**

Best Value Bidding – Bid Tabulation

Bidder	LBE Status	Total Bid	LBE Bid Discount	Adjusted Bid with Bid Discount	Non-Price Score	Best Value Score
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S.J. Amoroso Construction Co., LLC

Project experience:

- SFFD Ambulance Deployment Facility
- SFMTA Islais Creek Maintenance Facility
- SFPUC Westside Recycled Water Treatment Plant
- Atherton Town Center



Construction Schedule

Advertised	June 8, 2022
Bids Received	August 17, 2022
Best Value Tabulation	September 30, 2022
Award	December 2022
Notice to Proceed	February 2023
Construction – 730 days	Feb 2023 – Jan 2025

Mission Branch Library Renovation Request

Recommend Commission:

**Award San Francisco Public Works Contract:
Mission Branch Library Renovation**

Amount:

\$23,020,000

Construction Duration:

730 calendar days

Contractor:

S.J. Amoroso Construction Co., LLC

Reason:

Library features are out of date and lacks amenities



QUESTIONS