



**Meeting Date:** September 1, 2023

**To:** Public Works Commission

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

**From:** Irene Aquino, Public Works Architect

**Subject:** San Francisco Rent Board Tenant Improvement – Contract Award

---

**Director's Recommendation:** Award San Francisco Rent Board Tenant Improvement contract in the amount of \$1,408,768.00 for 229 consecutive calendar days to Chiang C.M. Construction, Inc. to make tenant improvements to enable the relocation of the San Francisco Rent Board to the 7<sup>th</sup> floor (Suite 700) of 25 Van Ness Avenue.

**Contract Background:** The San Francisco Rent Board (SFRB) is relocating to the 6<sup>th</sup> and 7<sup>th</sup> floors of 25 Van Ness Avenue. This contract is for the 7<sup>th</sup> floor (Suite 700) work only and the 6<sup>th</sup> floor is not part of this scope of work. Located in the southwest quadrant, Suite 700 bounds a central glazed atrium and is approximately 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 their size. In addition, the breakroom will be relocated from the northwest quadrant to the southeast quadrant and walls on the north side will be modified to create a larger meeting room and increase acoustic privacy. The new breakroom will receive new countertops, cabinetry and plumbing connections for a sink and a refrigerator.

The existing carpet will be replaced with new carpet tile. An internal stair that connects the 6<sup>th</sup> and 7<sup>th</sup> floors will also receive new carpet and wallcovering. New paint will be provided.

No new doors are required for this project as existing doors will be reused. Some existing doors and hardware will be removed from the current locations and reused. Public Works Bureau of Building Repair will rekey the locks as needed.

Light fixtures will be replaced, with the exception of existing pendant lights that surround the atrium. The existing ceiling tile hangers will be reused, and new acoustic ceiling tiles will be installed. New power and data is to be provided. Data cable installation will be provided by the City's Department of Technology.

Existing heat pumps and mechanical ducts will remain. Existing ceiling diffusers will be replaced. New thermostats will be provided.

Accessibility upgrades will be required and include new signage, relocation of toilets, relocation of toilet accessories, and new toilet partitions.

**Solicitation Process:** The Department advertised the project on March 9, 2023, and received six responsive bids on May 10, 2023. Staff evaluated the low bid proposal from Chiang C.M. Construction, Inc and determined:

1. The bid was deemed responsive by Public Works Contract Administration staff
2. The bidder was deemed responsible by the Public Works Project Manager
3. The bid received Contract Monitoring Division’s award recommendation

**Contract Details:**

<b>Contract Title:</b>	San Francisco Rent Board Tenant Improvement
<b>Contract Award Amount:</b>	\$1,408,768.00
<b>Cost Estimate:</b>	\$2,010,832.00
<b>Contract Funding Sources:</b>	General Fund from Rent Board Budget
<b>Anticipated Project Schedule:</b>	Notice to Proceed: October 4, 2023 Construction: October 4, 2023 – May 20, 2024
<b>Contract Duration:</b>	229 consecutive calendar days
<b>Contractor Name:</b>	Chiang C.M. Construction, Inc
<b>Compliance with Chapter 14B Local Business Enterprise Ordinance:</b>	The Contract Monitoring Division (CMD) established a Local Business Enterprise (LBE) subcontracting requirement of 25% for this contract.
<b>Environmental Determination (if applicable):</b>	1. Not applicable. 2. Regulatory Affairs Final Quality Assurance / Quality Control Review received February 14, 2023. See attached. 3. The proposal is not defined as a “Project” under California Environmental Quality Act (CEQA) Guidelines Sections 15378 and 15060(c)(2). See attached.
<b>Other Compliance:</b>	N/A
<b>Additional Information:</b>	N/A
<b>Attachments:</b>	Attachment 1: 0000007736 – CMD Recommendation Memo

	Attachment 2: 0000007736 - PM Recommendation Memo Attachment 3: 0000007736 – Bid Review Notes Attachment 4: 0000007736 – CEQA Memo Attachment 5: 0000007736 - Tabulation of Bids Attachment 6: 0000007736 – QAQC Final Signature
--	--

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

**RESOLUTION NO. \_\_\_\_\_**

WHEREAS, On March 9, 2023, San Francisco Public Works (Public Works) advertised Construction Contract, San Francisco Rent Board Tenant Improvement; and

WHEREAS, The contract scope includes work required to perform the relocation of the San Francisco Rent Board (SFRB) to the 7<sup>th</sup> floor (Suite 700) of 25 Van Ness Avenue; and

WHEREAS, Work includes room modifications to existing rooms, relocation of the breakroom to the southeast quadrant, demolition of select walls to increase meeting room sizes, wall modifications to increase acoustic privacy, interior finishes, and restroom upgrades to meet accessibility requirements; and

WHEREAS, The contract amount is \$1,408,768.00; and

WHEREAS, The contract duration is 229 consecutive calendar days from NTP to Final Completion; and

WHEREAS, On May 10, 2023, Public Works received and opened publicly six bids; and

WHEREAS, Public Works staff and Contract Monitoring Division (CMD) staff reviewed the bids and application of bid preferences and determined that Chiang C.M. Construction, Inc. is a responsive and the responsible bidder that submitted the lowest responsive bid; and

WHEREAS, CMD established a Micro/Small Local Business Enterprise (LBE) subcontracting participation requirement of 25% for this contract, and the contractor committed to LBE participation of 25 % in its bid submittal; now, therefore, be it

RESOLVED, That this Commission hereby awards Public Works Construction Contract, San Francisco Rent Board Tenant Improvement, in the amount of \$1,408,768.00 for 229 consecutive calendar days to Chiang. C.M. Construction, Inc., to perform the tenant improvement and restroom upgrade of the San Francisco Rent Board Tenant Improvement located at 25 Van Ness.

*I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of \_\_\_\_\_.*

\_\_\_\_\_  
Commission Affairs Manager  
Public Works Commission



London Breed  
Mayor

Carla Short  
Interim Director of Public Works

Division of Contract Administration  
49 South Van Ness, Suite 1600  
San Francisco, CA 94103  
[www.sfpublishworks.org](http://www.sfpublishworks.org)

## Public Works Project Manager Form

**Project Manager/Project Lead:** Irene Aquino

**Public Works Division/Section:** Bureau of Architecture

**Contract Title:** San Francisco Rent Board Tenant Improvement

**Supplier Name:** Chiang C.M. Construction, Inc.

**Project Manager Recommendation:** The project team has concluded its review of the bids submitted for the subject project. We find that Chiang C.M. Construction, Inc., has met the experience requirements, is responsible, and is qualified to perform the work. We recommend Chiang C.M. Construction, Inc. for award of contract.

**Contract Background:** The San Francisco Rent Board (SFRB) is relocating to the 6<sup>th</sup> and 7<sup>th</sup> floors (Suite 700) of 25 Van Ness Avenue. The 6<sup>th</sup> floor is not part of the scope of work. The approximate square footage of Suite 700 is 6,713 SF. Located in the southwest quadrant, Suite 700 bounds a central glazed atrium.

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; removal of selective on walls on the north side to create larger meeting rooms; and modifying the walls on the north side to extend to the underside of the deck to increase acoustic privacy. The new breakroom will require new countertops, cabinetry and plumbing connections for a sink and a refrigerator.

The existing broadloom carpet will be removed and replaced with new carpet tile. An internal stair that connects the 6<sup>th</sup> and 7<sup>th</sup> floors will also receive new carpet and wallcovering. New paint is required throughout, except areas that are specifically identified to remain as is.

No new doors are to be fabricated or procured for this project. Some existing doors and its hardware are to be removed from the current locations and reused. The City's Bureau of Building Repair will rekey the locks as needed.

Most of the light fixtures will be replaced, except for the existing pendant lights that surround the atrium. The existing ceiling tile hangers will be reused, and only new acoustic ceiling tiles will be installed. New power and conduit for data is to be provided. Pulling the data cables to proper locations will be provided by the City's Department of Technology.

Existing horizontal heat pumps and mechanical ducts to remain. Existing ceiling diffusers to be replaced. New thermostats to be provided.

Accessibility upgrades will be required and include new signage, relocation of toilets, relocation of toilet accessories, and new toilet partitions.

**Contract Funding Source(s):**

<b>Source(s)</b>	<b>Amount</b>
RNT General Fund	\$1,408,768.00

DPW Contract Administration Bid Review Notes

Bid Date:	May 10, 2023	License Required: B
Contract ID:	0000007736	LBE Participation Goal: 25%
Project Title:	San Francisco Rent Board Tenant Improvement	SFPUC Pre-Qual List?: No
Reviewed By:	Ben Washington	
Approved By:	Rob Loftus	

**Bid Items Reviewed: ✓ if ok**

**1. Chiang C.M. Construction, Inc. – [info@cmconstruction.com](mailto:info@cmconstruction.com)**

Prime License / DIR	Prices	Bond 004313	Addenda 004320	Subs 004336	Alternates 004337	Qualifications 004513	Safety Record 004514	Release 004516	Prevailing Wage 004560	Apprenticeship 004565
✓	✓	✓	✓	SEE NOTES	N/A	SEE NOTE	SEE NOTE	✓	✓	✓
Nondiscrimination 004570	Nondiscrimination LGBT 004578	Non-Collusion 004580	Debarment 004582	FORM 2B						
✓	N/A	✓	✓	SEE NOTE						

- Notes**
- No Fatal Defects Noted
  - Bidder Claimed 52% LBE Participation for Base Bid of Work – CMD to Review
  - Bidders Qualifications Attached to Bid - PM to Review
  - Bidder Did Not Include Excel Version of Safety Prequalification with Bid; Bidder to Submit Online Safety Prequalification - Contract Admin to Review
  - Bidder Indicated Approach A – Inclusion of Micro-LBE – CMD to Review

**2. BEAM Construction – [info@beamconstructioninc.com](mailto:info@beamconstructioninc.com)**

Prime License / DIR	Prices	Bond 004313	Addenda 004320	Subs 004336	Alternates 004337	Qualifications 004513	Safety Record 004514	Release 004516	Prevailing Wage 004560	Apprenticeship 004565
✓	✓	✓	✓	SEE NOTE	N/A	✓	SEE NOTE	✓	✓	SEE NOTE
Nondiscrimination 004570	Nondiscrimination LGBT 004578	Non-Collusion 004580	Debarment 004582	FORM 2B						
✓	N/A	✓	✓	SEE NOTE						

- Notes**
- No Fatal Defects Noted
  - Bidder Did Not Indicate Portion of Work for Subcontractor Glazing Specialties; per CA PCC 4106, Bidder is Qualified to Perform Work – CA to Confirm
  - Bidder Claimed 35.52% LBE Participation for Base Bid of Work – CMD to Review
  - Bidder Did Not Include Excel Version of Safety Prequalification with Bid; Bidder to Submit Online Safety Prequalification - Contract Admin to Review
  - Bidder Applied to Become a Signatory for Trades, But Has Not Been Accepted – PM/CMD to Accept
  - Bidder Indicated Approach A – Inclusion of Micro-LBE – CMD to Review

**3. Buhler Commercial** – [Steve@buhlercommercial.com](mailto:Steve@buhlercommercial.com)

Prime License / DIR	Prices	Bond 004313	Addenda 004320	Subs 004336	Alternates 004337	Qualifications 004513	Safety Record 004514	Release 004516	Prevailing Wage 004560	Apprenticeship 004565
✓	✓	✓	✓	SEE NOTE	N/A	✓	SEE NOTE	✓	✓	✓
Nondiscrimination 004570	Nondiscrimination LGBT 004578	Non-Collusion 004580	Debarment 004582	FORM 2B						
✓	N/A	✓	✓	SEE NOTE						

**Notes**

- No Fatal Defects Noted
- Appears Bidder Did Not Submit Revised Bid Form per Addendum No. 3; Possible Waivable Defect as No Material Changes, just Omission of Sec. 00 45 78 form – CA to Confirm
- Bidder Did Not Indicate Portion of Work for Subcontractor Ceiling Experts; per CA PCC 4106, Bidder is Qualified to Perform Work – CA to Confirm
- Bidder Did Not Indicate Type of LBE for Subcontractors Q4 Mechanical and T&T Electric Corp – CMD to Review
- Bidder Claimed 31% LBE Participation for Base Bid of Work – CMD to Review
- Bidder Did Not Include Excel Version of Safety Prequalification with Bid; Bidder to Submit Online Safety Prequalification - Contract Admin to Review
- Bidder Indicated Approach C – Good Faith Negotiation(s) Approach – CMD to Confirm

**4. City Building, Inc.** – [mbaldwin@citybuilding.com](mailto:mbaldwin@citybuilding.com) - Bond/License/DIR - Valid

**5. MIK Construction, Inc.** – [billykim@mikinc.us](mailto:billykim@mikinc.us) - Bond/License/DIR - Valid

**6. CLW Builders, Inc.** – [swong@clwbuilders.com](mailto:swong@clwbuilders.com) - Bond/License/DIR - Valid



**RE: San Francisco Rent Board-25VN--TI**

Aquino, Irene (DPW) <Irene.Aquino@sfdpw.org>

Mon 10/18/2021 1:19 PM

To: Iberien, Oliver (DPW) <oliver.iberien@sfdpw.org>

Cc: Garcia, Lourdes (DPW) <lourdes.garcia@sfdpw.org>; Deunert, Boris (DPW) <boris.deunert@sfdpw.org>

Hi Oliver,

Sorry, I responded to the windows in another email. The windows will not be blocked.

Thank you,  
Irene



Irene Aquino, Project Architect, CID, LEED AP

Bureau of Architecture | main 1-628-271-2865 | desk 1-628-271-2921

San Francisco Public Works | City and County of San Francisco

49 South Van Ness Avenue- Suite # 1100 | San Francisco, CA 94103

[sfpublicworks.org](http://sfpublicworks.org) · [twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

Check out our portfolio! [www.sfpublicworks.org/bdcportfolio](http://www.sfpublicworks.org/bdcportfolio)

---

**From:** Iberien, Oliver (DPW) <oliver.iberien@sfdpw.org>

**Sent:** Monday, October 18, 2021 12:33 PM

**To:** Aquino, Irene (DPW) <Irene.Aquino@sfdpw.org>

**Cc:** Garcia, Lourdes (DPW) <lourdes.garcia@sfdpw.org>; Deunert, Boris (DPW) <boris.deunert@sfdpw.org>

**Subject:** Re: San Francisco Rent Board-25VN--TI

Hi, Irene,

Now that that's settled, can you please let me know if you will be blocking/altering any windows? If so, I should take the project in. If not, please just state that in a reply to this email. I'll record it, send a small fee proposal for the few hours of coordination I've spent, and set up a reminder for you to get a scan of the permit when you have it.

Thanks,

Oliver



Oliver Iberien, MA MCP

Regulatory Affairs Specialist

Bureau of Engineering | San Francisco Public Works | City and County of San Francisco

49 South Van Ness Ave. 9th Fl. | San Francisco, CA 94103 | (628) 271-2658 | [sfpublicworks.org](http://sfpublicworks.org) ·  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

---

**From:** Cisneros, Stephanie (CPC) <[stephanie.cisneros@sfgov.org](mailto:stephanie.cisneros@sfgov.org)>  
**Sent:** Friday, October 15, 2021 12:46 PM  
**To:** Iberien, Oliver (DPW) <[oliver.iberien@sfdpw.org](mailto:oliver.iberien@sfdpw.org)>  
**Cc:** Fordham, Chelsea (CPC) <[chelsea.fordham@sfgov.org](mailto:chelsea.fordham@sfgov.org)>; Aquino, Irene (DPW) <[Irene.Aquino@sfdpw.org](mailto:Irene.Aquino@sfdpw.org)>  
**Subject:** RE: San Francisco Rent Board-25VN--TI

Hi Irene,

I want to chime in and add to Oliver's email. Assuming there is no blockage/alterations to the windows, the scope of work is fine to move forward with an OTC permit.  
I also just want to apologize for the delay in getting this feedback to you. Thanks for your understanding.

Best,  
Stephanie

**Stephanie Cisneros, Senior Preservation Planner**  
**Southwest Team / Preservation**  
**Current Planning Division**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7363 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

*I will be out of office the following days: October 22<sup>nd</sup>*

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

---

**From:** Iberien, Oliver (DPW) <[oliver.iberien@sfdpw.org](mailto:oliver.iberien@sfdpw.org)>  
**Sent:** Friday, October 15, 2021 12:45 PM  
**To:** Cisneros, Stephanie (CPC) <[stephanie.cisneros@sfgov.org](mailto:stephanie.cisneros@sfgov.org)>  
**Cc:** Fordham, Chelsea (CPC) <[chelsea.fordham@sfgov.org](mailto:chelsea.fordham@sfgov.org)>; Aquino, Irene (DPW) <[Irene.Aquino@sfdpw.org](mailto:Irene.Aquino@sfdpw.org)>  
**Subject:** Re: San Francisco Rent Board-25VN--TI

Hi, Irene,

I have been chatting on Teams with Stephanie.

Her one concern with your project is that you do not block the windows. Is that something that was

under consideration?

Thanks,

Oliver



Oliver Iberien, MA MCP

Regulatory Affairs Specialist

Bureau of Engineering | San Francisco Public Works | City and County of San Francisco

49 South Van Ness Ave. 9th Fl. | San Francisco, CA 94103 | (628) 271-2658 | [sfpublicworks.org](http://sfpublicworks.org) ·  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

---

**From:** Cisneros, Stephanie (CPC) <[stephanie.cisneros@sfgov.org](mailto:stephanie.cisneros@sfgov.org)>

**Sent:** Friday, October 15, 2021 10:17 AM

**To:** Iberien, Oliver (DPW) <[oliver.iberien@sfdpw.org](mailto:oliver.iberien@sfdpw.org)>

**Cc:** Fordham, Chelsea (CPC) <[chelsea.fordham@sfgov.org](mailto:chelsea.fordham@sfgov.org)>; Aquino, Irene (DPW) <[Irene.Aquino@sfdpw.org](mailto:Irene.Aquino@sfdpw.org)>

**Subject:** RE: San Francisco Rent Board-25VN--TI

Thanks Oliver. I apologize for the delay. Will take a look at this and get back to you later today.

Best,  
Stephanie

**Stephanie Cisneros, Senior Preservation Planner**  
**Southwest Team / Preservation**  
**Current Planning Division**

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7363 | [www.sfplanning.org](http://www.sfplanning.org)

[San Francisco Property Information Map](#)

*I will be out of office the following days: October 22<sup>nd</sup>*

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

---

**From:** Iberien, Oliver (DPW) <[oliver.iberien@sfdpw.org](mailto:oliver.iberien@sfdpw.org)>

**Sent:** Friday, October 15, 2021 9:44 AM

**To:** Cisneros, Stephanie (CPC) <[stephanie.cisneros@sfgov.org](mailto:stephanie.cisneros@sfgov.org)>  
**Cc:** Fordham, Chelsea (CPC) <[chelsea.fordham@sfgov.org](mailto:chelsea.fordham@sfgov.org)>; Aquino, Irene (DPW) <[Irene.Aquino@sfdpw.org](mailto:Irene.Aquino@sfdpw.org)>  
**Subject:** Fw: San Francisco Rent Board-25VN--TI

Hello, Stephanie,

A reminder that we are waiting on your read of this project.

Thanks!

Oliver



Oliver Iberien, MA MCP  
Regulatory Affairs Specialist

Bureau of Engineering | San Francisco Public Works | City and County of San Francisco

49 South Van Ness Ave. 9th Fl. | San Francisco, CA 94103 | (628) 271-2658 | [sfpublicworks.org](http://sfpublicworks.org) ·  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

---

**From:** Aquino, Irene (DPW) <[Irene.Aquino@sfdpw.org](mailto:Irene.Aquino@sfdpw.org)>  
**Sent:** Friday, October 8, 2021 1:31 PM  
**To:** Iberien, Oliver (DPW) <[oliver.iberien@sfdpw.org](mailto:oliver.iberien@sfdpw.org)>  
**Cc:** Deunert, Boris (DPW) <[boris.deunert@sfdpw.org](mailto:boris.deunert@sfdpw.org)>; Garcia, Lourdes (DPW) <[lourdes.garcia@sfdpw.org](mailto:lourdes.garcia@sfdpw.org)>;  
Fordham, Chelsea (CPC) <[chelsea.fordham@sfgov.org](mailto:chelsea.fordham@sfgov.org)>  
**Subject:** RE: San Francisco Rent Board-25VN--TI

Hi Oliver,

I do work entirely from home. Seeing that Stephanie is returning next week, let's check her progress. If needed I can visit the Planning counter at DBI, but I'd like to give Planning the opportunity to review electronically first since we have already provided them with all the requested documents.

Thank you,  
Irene



Irene Aquino, Project Architect, CID, LEED AP  
Bureau of Architecture | main 1-628-271-2865 | desk 1-628-271-2921

San Francisco Public Works | City and County of San Francisco

49 South Van Ness Avenue- Suite # 1100 | San Francisco, CA 94103

[sfpublicworks.org](http://sfpublicworks.org) · [twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

Check out our portfolio! [www.sfpublicworks.org/bdcportfolio](http://www.sfpublicworks.org/bdcportfolio)

---

**From:** Iberien, Oliver (DPW) <[oliver.iberien@sfdpw.org](mailto:oliver.iberien@sfdpw.org)>

**Sent:** Friday, October 08, 2021 12:31 PM

**To:** Fordham, Chelsea (CPC) <[chelsea.fordham@sfgov.org](mailto:chelsea.fordham@sfgov.org)>

**Cc:** Deunert, Boris (DPW) <[boris.deunert@sfdpw.org](mailto:boris.deunert@sfdpw.org)>; Aquino, Irene (DPW) <[irene.aquino@sfdpw.org](mailto:irene.aquino@sfdpw.org)>;

Garcia, Lourdes (DPW) <[lourdes.garcia@sfdpw.org](mailto:lourdes.garcia@sfdpw.org)>

**Subject:** Re: San Francisco Rent Board-25VN--TI

Hi, Chelsea,

I'm adding in the PL and her manager.

I don't know if she is coming into the office or if she is working remotely at some distance. Irene, do you come into the office?

Irene has been waiting for several weeks for this review. Let's see if she has been coming into the office. If she is entirely working remotely, I think perhaps you could should try Allison again. Planning requested this review and Irene has already produced the requested information in a timely manner, so I hope you could reconsider placing this additional burden on her.

Thanks,

Oliver



Oliver Iberien, MA MCP

Regulatory Affairs Specialist

Bureau of Engineering | San Francisco Public Works | City and County of San Francisco

49 South Van Ness Ave. 9th Fl. | San Francisco, CA 94103 | (628) 271-2658 | [sfpublicworks.org](http://sfpublicworks.org) · [twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

---

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

**Sent:** Thursday, October 7, 2021 10:03 AM

**To:** Iberien, Oliver (DPW) <[oliver.iberien@sfdpw.org](mailto:oliver.iberien@sfdpw.org)>

**Cc:** Deunert, Boris (DPW) <[boris.deunert@sfdpw.org](mailto:boris.deunert@sfdpw.org)>

**Subject:** RE: San Francisco Rent Board-25VN--TI

Hi Oliver – I have not heard back from Allison on assignment of having someone else review this before Stephanie returns next week. If its urgent, I would recommend having the project lead go the planning counter while a preservation planner is there who can review the preliminary plans and provide feedback on the project. I can look up the times that they are there.

Thanks,  
Chelsea

---

**From:** Iberien, Oliver (DPW) <[oliver.iberien@sfdpw.org](mailto:oliver.iberien@sfdpw.org)>  
**Sent:** Monday, October 4, 2021 10:25 AM  
**To:** Fordham, Chelsea (CPC) <[chelsea.fordham@sfgov.org](mailto:chelsea.fordham@sfgov.org)>  
**Cc:** Deunert, Boris (DPW) <[boris.deunert@sfdpw.org](mailto:boris.deunert@sfdpw.org)>  
**Subject:** Re: San Francisco Rent Board-25VN--TI

Hi, Chelsea,

The PL responded,

Yes, we will issue the drawings to DBI for permit but, we'd like to know what the Planning requirements are now as this may affect our schedule/design.

Thanks,

Oliver



Oliver Iberien, MA MCP  
Regulatory Affairs Specialist

Bureau of Engineering | San Francisco Public Works | City and County of San Francisco

49 South Van Ness Ave. 9th Fl. | San Francisco, CA 94103 | (628) 271-2658 | [sfpublicworks.org](http://sfpublicworks.org) ·  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

---

**From:** Fordham, Chelsea (CPC) <[chelsea.fordham@sfgov.org](mailto:chelsea.fordham@sfgov.org)>  
**Sent:** Monday, October 4, 2021 9:47 AM  
**To:** Iberien, Oliver (DPW) <[oliver.iberien@sfdpw.org](mailto:oliver.iberien@sfdpw.org)>  
**Cc:** Deunert, Boris (DPW) <[boris.deunert@sfdpw.org](mailto:boris.deunert@sfdpw.org)>  
**Subject:** RE: San Francisco Rent Board-25VN--TI

Do you know if this work requires a building permit? If it does, I can have a preservation planner review it at the planning counter during the building permit approval process.

Thanks!  
Chelsea

---

**From:** Iberien, Oliver (DPW) <[oliver.iberien@sfdpw.org](mailto:oliver.iberien@sfdpw.org)>  
**Sent:** Monday, October 4, 2021 8:44 AM  
**To:** Fordham, Chelsea (CPC) <[chelsea.fordham@sfgov.org](mailto:chelsea.fordham@sfgov.org)>  
**Cc:** Deunert, Boris (DPW) <[boris.deunert@sfdpw.org](mailto:boris.deunert@sfdpw.org)>  
**Subject:** FW: San Francisco Rent Board-25VN--TI

Hello, Chelsea,

Stephanie wanted to review this project before RA signed off on it. It's at 25 Van Ness, interior work.

She seems to have left on vacation without letting us know what her guidance was. Can you please let us know what we should do?

Thanks,

Oliver



Oliver Iberien, MA MCP  
Regulatory Affairs Specialist

Bureau of Engineering | San Francisco Public Works | City and County of San Francisco  
30 Van Ness Ave. 5th Fl. | San Francisco, CA 94102 | (415) 558-4011 | [sfpublicworks.org](http://sfpublicworks.org) ·

[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

---

**From:** Iberien, Oliver (DPW) <[oliver.iberien@sfdpw.org](mailto:oliver.iberien@sfdpw.org)>  
**Sent:** Tuesday, September 21, 2021 2:12 PM  
**To:** Cisneros, Stephanie (CPC) <[stephanie.cisneros@sfgov.org](mailto:stephanie.cisneros@sfgov.org)>  
**Subject:** Re: San Francisco Rent Board-25VN--TI

Hi, Stephanie,

Here you go.

If you are charging hours to PW for the review, please notate them so to show the name of the project (San Francisco Rent Board-25VN -Tenant Improvements) and the PL's name (Irene Aquino).

Thanks,

Oliver



Oliver Iberien, MA MCP  
Regulatory Affairs Specialist

Bureau of Engineering | San Francisco Public Works | City and County of San Francisco

49 South Van Ness Ave. 9th Fl. | San Francisco, CA 94103 | (628) 271-2658 | [sfpublicworks.org](http://sfpublicworks.org) ·  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

---

**From:** Cisneros, Stephanie (CPC) <[stephanie.cisneros@sfgov.org](mailto:stephanie.cisneros@sfgov.org)>  
**Sent:** Tuesday, September 21, 2021 9:22 AM  
**To:** Iberien, Oliver (DPW) <[oliver.iberien@sfdpw.org](mailto:oliver.iberien@sfdpw.org)>  
**Subject:** RE: San Francisco Rent Board-25VN--TI

Thanks Oliver. Do we have any photos of these interior space(s) and description of the scope of work?

Best,  
Stephanie

**Stephanie Cisneros, Senior Preservation Planner**  
**Southwest Team / Preservation**  
**Current Planning Division**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7363 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

*I will be out of office the following days: September 10<sup>th</sup> and September 24<sup>th</sup> to October 11<sup>th</sup>*

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

---

**From:** Iberien, Oliver (DPW) <[oliver.iberien@sfdpw.org](mailto:oliver.iberien@sfdpw.org)>  
**Sent:** Tuesday, September 21, 2021 7:08 AM  
**To:** Cisneros, Stephanie (CPC) <[stephanie.cisneros@sfgov.org](mailto:stephanie.cisneros@sfgov.org)>  
**Subject:** Fw: San Francisco Rent Board-25VN--TI

Hello, Stephanie,

Here's the area-of-work plans for 25 Van Ness.

Thanks,



Oliver



Oliver Iberien, MA MCP

Regulatory Affairs Specialist

Bureau of Engineering | San Francisco Public Works | City and County of San Francisco

49 South Van Ness Ave. 9th Fl. | San Francisco, CA 94103 | (628) 271-2658 | [sfpublicworks.org](https://sfpublicworks.org) ·  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

**City and County of San Francisco  
Department of Public Works  
TABULATION OF BIDS**

Sourcing ID: 0000007736  
Contract Title: PW SF RENT BOARD TNNT IMPR  
Full Title: SAN FRANCISCO RENT BOARD TENANT IMPROVEMENT  
Bids Received: May 10, 2023

<u>BIDDERS (in the order received &amp; opened):</u>	<u>LBE Status Claimed</u>	<u>Total Bid Price</u>
BEAM Construction	Micro-LBE 10%	\$1,477,970.00
MIK Construction, Inc.	N/A	\$2,002,128.00
Buhler Commercial	Micro-LBE 10%	\$1,760,000.00
Chiang C.M Construction, Inc.	Micro-LBE 10%	\$1,408,768.00
CLW Builders, Inc.	Small-LBE 10%	\$2,666,808.00
City Building, Inc.	N/A	\$1,690,674.00
	Engineer's Estimate:	\$2,010,832.00
	Average Bid:	\$1,834,391.33
	% of Engineer's Estimate (v. Average):	91.23%
	% of Engineer's Estimate vs. Low Bid Received	73.50%

cc: Irene Aquino  
Jane Chan  
Richard Gee

Carla Short  
Julia Laue  
Teenchee Le

Ronald Alameida  
Selormey Dzikunu  
Ivan Oldenkamp

Laure Tanigawa  
Pansy Lam  
All Bidders

For complete subcontractor listings, check: <https://bidopportunities.apps.sfdpw.org/CaseLoad/Details/2423>

Reviewed By: Rob Loftus  
(Insert Name)

Approved By: Ben Washington  
(Insert Name)

ID No.: 0000007736  
 Contract Title.: PW SF RENT BOARD TNNT IMPR  
 Project Title: SAN FRANCISCO RENT BOARD TENANT IMPROVEMENT  
 Quote Date: May 10, 2023

Bid ITEMS	BEAM Construction EXTENSION	MIK Construction, Inc. EXTENSION	Buhler Commercial EXTENSION	Chiang C.M Construction, Inc. EXTENSION	CLW Builders, Inc. EXTENSION	City Building, Inc. EXTENSION
1	\$1,462,970.00	\$1,987,128.00	\$1,745,000.00	\$1,393,768.00	\$2,651,808.00	\$1,675,674.00
2	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
<b>TOTAL BID PRICE:</b>	<b>\$1,477,970.00</b>	<b>\$2,002,128.00</b>	<b>\$1,760,000.00</b>	<b>\$1,408,768.00</b>	<b>\$2,666,808.00</b>	<b>\$1,690,674.00</b>



# PROJECT QA/QC REVIEWS FORM



(This Form must be completed by the PM or PL after each milestone for review by the QA/QC Program Manager.)

Check Milestone for this Submittal:	<b>Mandatory Milestones for Building and Complex Projects</b>	<b>For All Projects</b>
	* <input type="checkbox"/> PD/PP <input type="checkbox"/> 10% PS&E <input type="checkbox"/> 50% PS&E <input type="checkbox"/> 75% PS&E <input type="checkbox"/> 100% SD <input type="checkbox"/> 100% DD <input type="checkbox"/> 50% CD	<input type="checkbox"/> 95% PS&E <input type="checkbox"/> 100% Final <input type="checkbox"/> 95% CD

Job Order No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
 Project Title: \_\_\_\_\_  
 Project Manager: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
 Submitted By: \_\_\_\_\_ Phone Number: \_\_\_\_\_

## 1. QA/QC Reviews Completed

Team	Team Review Completed?	Reviewer	Date Review Completed	No. of Drawings	If applicable, Design Checklists Done?
Streets & Highways	<input type="checkbox"/> Yes <input type="checkbox"/> NA				<input type="checkbox"/> Yes <input type="checkbox"/> No
Hydraulics	<input type="checkbox"/> Yes <input type="checkbox"/> NA				<input type="checkbox"/> Yes <input type="checkbox"/> No
Landscape	<input type="checkbox"/> Yes <input type="checkbox"/> NA				<input type="checkbox"/> Yes <input type="checkbox"/> No
Electrical	<input type="checkbox"/> Yes <input type="checkbox"/> NA				<input type="checkbox"/> Yes <input type="checkbox"/> No
Mechanical	<input type="checkbox"/> Yes <input type="checkbox"/> NA				<input type="checkbox"/> Yes <input type="checkbox"/> No
Structural	<input type="checkbox"/> Yes <input type="checkbox"/> NA				<input type="checkbox"/> Yes <input type="checkbox"/> No
Architecture	<input type="checkbox"/> Yes <input type="checkbox"/> NA				<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Other Reviews</b>					<b>Standard Construction Measures</b>
Project Peer Review	<input type="checkbox"/> Yes <input type="checkbox"/> NA				I certify that the Public Works Standard Construction Measures have fully been incorporated into project specifications.  <i>Robert Begley</i> SAR Manager  Date _____
Value Engineering	<input type="checkbox"/> Yes <input type="checkbox"/> NA				
Disability Access Coordinator	<input type="checkbox"/> Yes <input type="checkbox"/> NA				
CM Constructability	<input type="checkbox"/> Yes <input type="checkbox"/> NA				
Contract Prep	<input type="checkbox"/> Yes <input type="checkbox"/> NA				
CAD/BIM Manager	<input type="checkbox"/> Yes <input type="checkbox"/> NA				
Regulatory Affairs	<input type="checkbox"/> Yes <input type="checkbox"/> NA				
Public Affairs	<input type="checkbox"/> Yes <input type="checkbox"/> NA				
Deputy Division Manager	<input type="checkbox"/> Yes <input type="checkbox"/> NA				

Is a tabulation of the review comments and responses saved in the Project file folder?  Yes  No  NA

## 2. Final Reviews

Final Reviews	Completed?	By	Date Completed
General Design Checklist	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA		
Final Interference Check	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA		

Note: Final Interference Check is required when substantial revisions to the Drawings are made due to 95% review comments.

Reviewed by: \_\_\_\_\_ Reviewed by: *B. Deunert* for B. Deunert 2/14/2023 Reviewed by: \_\_\_\_\_  
 Disability Access Coordinator Date Regulatory Affairs Manager Date Public Affairs Manager Date

Reviewed by: \_\_\_\_\_

Deputy Division Manager (BOE) or Bureau Manager (BOA) \_\_\_\_\_ Date \_\_\_\_\_

\* PD = Project Definition; PP = Planning and Programming; SD = Schematic Design; DD = Design Development; CD = Construction Documents. Refer to Procedure 10.05.03.