



Meeting Date: February 12, 2024

To: Public Works Commission

Through: Carla Short, Interim Public Works Director

From: Jane Chan, Public Works Project Architect

Subject: One South Van Ness Second Floor Restroom Renovation, Project Contract No. 1000026753 – Contract Modification

Director’s Recommendation: Approve an increase to the construction contract amount and duration for One South Van Ness Second Floor Restroom Renovation, Project Contract No. 1000026753 with Chiang C.M. Construction Inc. and authorize the Director of Public Works to approve modifications to the contract for a total contract amount of \$1,314,000 and a duration of up to 432 calendar days.

Contract Background: The project consists of the renovation of the Second Floor Men and Women restrooms in a City-owned office building. The existing restrooms are to be combined to form a multi-user all-gender restroom. Within the defined work area, all plumbing fixtures, toilet accessories and partitions, finishes and light fixtures are to be replaced to accommodate the new restroom layout. A new Lactation Room with sink is included in the project scope. The Contract was awarded on 8/30/22 and the Notice to Proceed was issued on 12/29/22 with a start date on 1/30/23 for a contract amount of \$1,095,000 with a 10% contingency of \$109,500 and a construction duration of 120 calendar days with a 10% contingency duration of 12 days.

Reason for Modification: The multi-user all-gender restroom project has a few non-standard design features such as extra tall privacy partitions in each toilet compartments and custom sink counters that require extended submittal review and turnaround time and unforeseen delays for production, material delivery and installation. Due to the age of the building and the lack of as-built documentation, unforeseen site conditions related to structural and plumbing scope further delayed the construction schedule and required change orders. Therefore, the duration to reach Final Completion needs to be extended by 180 days, in addition to the previously approved 120 days per Resolution No. 2023-0052, and the contract amount needs to be increased to \$1,314,000 with a modification to the contingency. Both the contract amount increase, and the time extension are agreed by the project sponsor, GSA Real Estate Division, and the Contractor.

Contract Details:

Contract Title:	One South Van Ness Second Floor Restroom Renovation
Personal Services Contract No. (Required)	N/A

One South Van Ness Second Floor Restroom Renovation, Project Contract No. 1000026753 – Contract Modification

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for Professional Services Only):	
Contract Original Award Amount:	\$1,095,000
Contract Original Duration:	90 consecutive calendar days. Start on 1/30/23 and Substantial Completion on 4/29/23
Contractor Name:	Chiang C.M. Construction Inc.

Summary of Total Amounts:

	Contract Amount	Contract Duration	Contract Dates
Original Contract Amount:	\$1,095,000	120 days	1/30/23 – 5/29/23
Original Contingency Amount:	\$109,500	12 days	
Previous Approved Modifications:	-	120 days	
Proposed Modification:	\$109,500	180 days	
Total Contract Values:	\$1,314,000	432 days	1/30/23 – 4/6/24

Previously Approved Modifications:

Modification	Amount	Extension (days)	Description
		120 days	Resolution No. 2023-0052

Contract Funding Sources:	ADM COP
Compliance Information:	N/A
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 30, 2022 the City awarded Chiang C.M. Construction Inc. a contract for the renovation of the restrooms on the second floor of the office building located at One South Van Ness Avenue in the amount of \$1,095,000 and stipulated the contract duration of 120 consecutive calendar days with Construction Start on January 30, 2023; and

WHEREAS, an original 10% contingency duration amounted to 12 calendar days was approved; and

WHEREAS, on June 2, 2023 the Commission approved an increase of 120 consecutive calendar days to the contract duration due to unforeseen delays in product submittal review turnaround time and construction material delivery and installation time that increased the construction duration; and

WHEREAS, an increase of \$109,500 to the contract amount is requested due to unforeseen site conditions during construction that required modifications to the design, material cost increases and changes due to procurement issues increased the construction contract amount; and

WHEREAS, an increase of 180 calendar days to the contract duration is requested due to unforeseen site conditions during construction, delays in construction material delivery and installation time increased the construction duration; now, therefore, be it

RESOLVED, The Commission hereby approves the increase to the construction contract amount by \$109,500 and the contract duration by 180 consecutive calendar days to contract # 1000026753 with Chiang C.M. Construction for a total not to exceed \$1,314,000 and 432 calendar days from Start of Construction to Final Completion.

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

Commission Affairs Manager
Public Works Commission