



**Meeting Date:** June 2, 2023

**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

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**Director's Recommendation:** Approve a 120-day increase to the construction contract 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 duration of up to 252 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 construction duration of 120 calendar days with a 10% contingency duration of 12 days.

**Explanation of Requested Contract Cost and Duration:** 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. Therefore, the duration to reach Final Completion needs to be extended by 120 days. This is a non-compensable time extension agreed by the project sponsor, GSA Real Estate Division, and the Contractor.

**Contract Details:**

<b>Contract Title:</b>	One South Van Ness Second Floor Restroom Renovation
<b>Contract Original Award Amount:</b>	\$1,095,000
<b>Contract Original Duration:</b>	90 consecutive calendar days. Start on 1/30/23 and Substantial Completion on 4/29/23
<b>Contractor Name:</b>	Chiang C.M. Construction Inc.

**Summary of Contract Value:**

<b>Contract Cost Amount</b>	<b>Amounts</b>
Original Contract Amount:	\$1,095,000.00
Original Contingency Amount:	\$109,500.00
Previously Approved Contingency Reserve:	-
Additional Contingency Reserve Requested:	-
<b>Authorized Contract Cost Limit:</b>	<b>\$1,204,500.00</b>

<b>Contract Duration</b>	<b>Days</b>
Original Contract Duration:	120
Original Contingency Duration:	12
Previously Approved Contingency Reserve:	-
Additional Contingency Reserve Requested:	120
<b>Authorized Contract Duration Limit:</b>	<b>252</b>

<b>Contract Funding Sources:</b>	Certificates of Participation (COPs)
<b>Compliance Information:</b>	N/A
<b>Related Commission Actions:</b>	N/A
<b>Additional Information:</b>	N/A
<b>Attachments:</b>	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 a Notice to Proceed on December 29, 2022; and

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

WHEREAS, an increase of 120 calendar days to the contract duration is requested due to unforeseen delays in product submittal review turnaround time and 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 duration by 120 consecutive calendar days to contract # 1000026753 with Chiang C.M. Construction for a total not to exceed 252 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 \_\_\_\_\_.*

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Commission Affairs Manager  
Public Works Commission