



Meeting Date: December 15, 2023

To: Public Works Commission

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

From: Victor Tam, As-Needed Contracts Manager

Subject: Master As-Needed Agreement M22 General Building Services – Two Contract Awards

Director’s Recommendation: Award Master As-Needed Agreement M22 General Building Services with a not-to-exceed amount of \$3,000,000 each for 730 consecutive calendar days each to Svala Construction, Inc. and K LW Construction, Inc. Also, authorize the Director of Public Works to approve future modifications to increase the contract duration for each contract by up to 1,095 calendar days, to a new total duration of up to 1,825 calendar days, and to increase the not-to-exceed amount of each contract by up to \$1,500,000 each, for a new total not-to-exceed amount of \$4,500,000 each.

Contract Background: The work to be done under these contracts consists of general building services at various locations in the City, and may include, but is not limited to, repair, alteration, modernization, maintenance, rehabilitation, demolition and construction of infrastructure, buildings, structures, or other real property. The work is performed on an “if-and-as-needed” basis in accordance with the San Francisco Administrative Code Section 6.64 requirements. Contractors who can demonstrate experience, expertise and quality of work may be awarded a master agreement for a term of up to two years and a Maximum Contract Amount of \$3,000,000. When work is needed, at least three contractors awarded a master agreement will be invited to submit a competitive quotation for the work. The contractor submitting the lowest responsive quotation may be awarded the Contract Service Order to perform the work.

Solicitation Process: The Department advertised the continuous solicitation of the Request for Qualifications on December 21, 2022. Staff evaluated the Request for Qualifications submittal packages from Svala Construction, Inc. and K LW Construction, Inc. and staff determined that they meet the minimum qualifications of the solicitation.

Contract Details:

Contract Title:	Master As-Needed Agreement M22 General Building Services
Contract Award Amount:	Not-to-exceed \$3,000,000 with the option to increase the not-to-exceed amount by \$1,500,000, resulting in a total not-to-exceed amount of \$4,500,000
Cost Estimate:	N/A

Contract Funding Sources:	Dependent on Contract Service Order
Anticipated Project Schedule:	N/A
Contract Duration:	Initial duration of 730 consecutive calendar days per contract with the option to extend the contract duration by up to 1,095 calendar days, to 1,825 consecutive calendar days per contract
Contractors' Names:	Svala Construction, Inc.; KLW Construction, Inc.
Compliance with Chapter 14B Local Business Enterprise Ordinance:	N/A
Environmental Determination (if applicable):	N/A
Other Compliance:	N/A
Additional Information:	N/A
Attachments:	Attachment 1: Resolution (Svala Construction, Inc.) Attachment 2: CMD Pre-Award Memo (Svala Construction, Inc.) Attachment 3: Resolution (KLW Construction, Inc.) Attachment 4: CMD Pre-Award Memos (KLW Construction, Inc.)

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

RESOLUTION NO. _____

WHEREAS, On December 21, 2022, San Francisco Public Works (Public Works) advertised a Request for Qualifications for Master As-Needed Agreement M22 General Building Services; and

WHEREAS, The work to be done under this contract consists of general building services at various locations in the City, and may include, but is not limited to, repair, alteration, modernization, maintenance, rehabilitation, demolition and construction of infrastructure, buildings, structures, or other real property; and

WHEREAS, When work is available, contractors awarded a master agreement will be invited to submit a competitive quotation for the work and the contractor submitting the lowest responsive quotation may be awarded the Contract Service Order to perform the work; and
WHEREAS, The work is performed on an “if-and-as-needed” basis in accordance with the San Francisco Administrative Code Section 6.64 requirements; and

WHEREAS, The not-to-exceed contract amount is \$3,000,000; and

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

WHEREAS, Public Works staff and Contract Monitoring Division staff reviewed the bids and determined that Svala Construction, Inc. is responsive and responsible; and

WHEREAS, The Director recommends the Commission’s approval of the initial not-to-exceed contract amount and the initial contract duration referenced above as well as the Commission’s approval of an increase of up to 1,095 calendar days to the contract duration contingency and an increase of up to \$1,500,000 to the not-to-exceed amount contingency; now, therefore, be it

RESOLVED, That this Commission hereby awards Master As-Needed Agreement M22 General Building Services Contract on an if-and-as-needed basis, in the not-to-exceed amount of \$3,000,000 for 730 consecutive calendar days, to Svala Construction, Inc.; and be it

FURTHER RESOLVED, That this Commission hereby authorizes the Director to approve an increase of up to 1,095 calendar days to the contract duration contingency and to increase the not-to-exceed amount contingency by up to of \$1,500,000.

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

Commission Affairs Manager
Public Works Commission



CONTRACT MONITORING DIVISION OFFICE OF THE CITY ADMINISTRATOR



London N. Breed, Mayor
Carmen Chu, City Administrator

Stephanie Tang, Director

MEMORANDUM

Date: August 10, 2023

To: Ben Washington, SF Public Works
Victor Tam, Project Manager, SF Public Works

From: Sheila Tagle, Contract Monitoring Division

Subject: 0000007673 M22 Master As-Needed General Building Services – CMD Award Recommendation

The Contract Monitoring Division (“CMD”) has reviewed the bids/RFQs submitted for the above referenced project 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	Service	LBE Status	Base Bid
Paniagua Construction, Inc.	M22 General Building Services	SF LBE-MBE (Micro)	N/A
Build Group, Inc.	M22 General Building Services	Non-LBE	N/A
BEAM Construction	M22 General Building Services	SF LBE-OBE (Micro)	N/A
Svala Construction, Inc.	M22 General Building Services	SF LBE-OBE (Micro)	N/A

The above contractors Paniagua Construction, Inc., Build Group, Inc., BEAM Construction, and Svala Construction, Inc. committed on their submitted CMD Form 3 to comply fully with the provisions of Chapter 14B and its Implementing Rules and Regulations and attests to the truth and accuracy of all information provided regarding such compliance.

The LBE subcontracting requirement for the master contract is 20% and the commitment is expected to be met by the end of the contract.

CMD has determined that the above contractors have materially complied with the Chapter 14B pre-award requirements and are recommended for contract award.

Should you have any questions, please contact Sheila Tagle at sheila.tagle@sfgov.org