

**ADVERTISEMENT FOR BIDS
CITY & COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS**

Sourcing Event ID No.: 0000007736

**SAN FRANCISCO RENT BOARD TENANT IMPROVEMENT
(0000007736 - PW SF RENT BOARD TNNT IMPR)**

Bids shall be submitted online via ShareFile until **2:30:00 p.m. on April 5, 2023**, after which the bid opening will be conducted live online via Microsoft Teams. Contract Administration will email the Microsoft Teams meeting information to all Plan Holders approximately 24 hours prior to Bid opening. Digital files of Bid Documents, Plan Holders Lists, and Addenda may be downloaded at no cost from the Public Works Electronic Bid Documents Download site at <https://bsm.sfdpw.org/ContractAdmin/Login.aspx>. Please visit the Contracts, Bids and Payments webpage at <https://bidopportunities.apps.sfdpw.org> for more information. Notices regarding Addenda and other bid changes will be distributed by email to Plan Holders.

Scope of Work: This is a tenant improvement project to renovate the interior of Suite 700 located at 25 Van Ness Avenue, San Francisco for the San Francisco Rent Board. The building at 25 Van Ness Avenue is registered as a historic landmark. Suite 700 is located on the 7th floor with an approximate square footage of 6,713 SF. An internal stair in Suite 700 connects the suite to a space on the 6th floor which is not in the scope of work. The renovation will involve both renovation of existing spaces and also new layouts for the waiting room, reception area, breakroom, and meeting rooms. Walls will receive new painted finishes. Existing lead-based paint was identified in the space, so the Contractor must comply with Cal/OSHA requirements. Floor and ceiling finishes will be replaced including carpet flooring and suspended ceiling tile along with most light fixtures. New electrical outlets will be installed or relocated. New data conduit will also be installed, but the data cabling will be installed by the City and is not in the scope of work. Existing doors and door hardware will be re-used and repaired as required. The existing horizontal heat pumps, mechanical ducts, and controls will remain, but the existing ceiling diffusers shall be replaced. The scope of work also involves barrier removal including new accessible signage, relocation of toilets, relocation of toilet accessories, and new toilet partitions.

The time allowed for completion is 184 consecutive calendar days. The estimated construction cost is approximately \$1,960,832. For more information, contact the Project Manager Irene Aquino by phone: (628) 271-2921 or email: Irene.Aquino@sfdpw.org.

On July 1, 2014, the registration program under section 1725.5 of the California Labor Code went into effect. The program requires that all contractors and subcontractors who bid or work on a public works project register and pay an annual fee to the California Department of Industrial Relations ("DIR").

No contractor or subcontractor may be listed in a bid or awarded a contract for a public works project unless registered with the DIR as required by Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].

This Project shall incorporate the required partnering elements for Partnering Level 2. Refer to Section 01 31 33 for more details.

Pursuant to San Francisco Administrative Code ("Administrative Code") Section 6.25 and Chapter 25 of the Environment Code, "Clean Construction" is required for the performance of all work.

This Contract is subject to the requirements of Administrative Code Chapter 12X, which prohibits contracting in states with laws that allow discrimination. The City is prohibited from entering into any Contract with a Contractor that has its United States headquarters in a state on the Covered State List or where any or all of the work on the contract will be performed in any of those states on the Covered State

List. Administrative Code Chapter 12X and a list of states on the Covered State List can be found at: <http://sfgsa.org/chapter-12x-anti-lgbt-state-ban-list>.

The Specifications include liquidated damages. Contract will be on a Lump Sum Bid Items basis. Progressive payments will be made.

The Contract will be awarded to the lowest responsible responsive bidder.

A bid may be rejected if the City determines that any of the bid item prices are materially unbalanced to the potential detriment of the City.

Bid discounts may be applied as per Administrative Code Chapter 14B. LBE Subcontracting Participation Requirement is **25%**. For details, contact Finbarr Jewell by email at Finbarr.Jewell@sfgov.org. In accordance with Administrative Code Chapter 14B requirements, good faith efforts may apply. Refer to CMD Form 2B.

A pre-bid meeting will be held on site on **Wednesday, March 22, 2023, from 1:00PM to 2:00PM** at 25 Van Ness Avenue, Suite 700, San Francisco.

For information on the City's Contractor Development Program, call (415) 986-3999 or email cdp@imwis.com.

A corporate surety bond or certified check for ten percent (10%) of the amount bid must accompany each bid. Administrative Code Section 6.22(a) requires all construction greater than \$25,000 to include performance and payment bonds for 100% of the contract award.

Class "B" license is required to bid.

In accordance with Administrative Code Chapter 6, no bid is accepted and no contract in excess of Threshold is awarded by the City and County of San Francisco Department of Public Works until such time as the Mayor approves the contract for award and the Director of Public Works then issues an order of award.

Beginning on September 1, 2022, no Bid is accepted and no contract in excess of the Threshold Amount is awarded by the City and County of San Francisco until such time the Director of Public Works recommends the contract for award and the Public Works Commission then adopts a resolution awarding the Contract.

Pursuant to Charter Section 3.105, all contract awards are subject to certification by the Controller as to the availability of funds.

Minimum wage rates for this project must comply with the current General Prevailing Wage as determined by the State Department of Industrial Relations. Minimum wage rates other than applicable to General Prevailing Wage must comply with Administrative Code Chapter 12P, Minimum Compensation Ordinance.

This Project is subject to the requirements of the San Francisco Local Hiring Policy for Construction ("Policy") as set forth in Administrative Code Section 6.22(g). Bidders are hereby advised that the requirements of the Policy will be incorporated as a material term of any contract awarded for the Project. Refer to Section 00 73 30 of the Project Manual for more information.

Bidders are hereby advised that the Contractor to whom the Contract is awarded must be certified by the Contract Monitoring Division as being in compliance with the Equal Benefits Provisions of Chapter 12B of the Administrative Code within two weeks after notification of award.

If a bidder objects on any ground to any bid specification or legal requirement imposed by this Advertisement for Bids, the bidder shall, no later than the 10th working day prior to the date of Bid opening, provide written notice to the Contract Administration Division, San Francisco Public Works, setting forth with specificity the grounds for the objection.

Right reserved to reject any or all bids and waive any minor irregularities.