

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

Sourcing Event ID No.: 0000011171

**CHINATOWN BRANCH LIBRARY RENOVATION [CITYWIDE PLA]
(PW CHINATOWN BRANCH LIB RENO)**

Bids shall be submitted online via ShareFile until **2:30:00 p.m. on February 18, 2026**, 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: The project is the complete renovation of the Chinatown Him Mark Lai Branch Library at 1135 Powell Street, San Francisco. The building was built in 1921 and is a San Francisco registered historic landmark. The building underwent significant renovation and addition in 1995 to add a large rear yard addition, seismic strengthening and accessibility upgrades including two elevators. The structural retrofit resulted in the diminishment of the landmarked Main Reading Room. This project will renew the historic grandeur of the Main Reading Room through removal of the prior retrofit in addition to complete building renovation. The scope includes selective demolition, new architectural finishes, sitework, utilities, structural updates, mechanical, plumbing, electrical, fire protection, telecommunication, security, elevator, and audiovisual systems. Building exterior improvements include façade repair, historic façade restoration, roofing, and a new roof terrace. The project requires USGBC LEED Gold certification.

The time allowed for completion is 730 consecutive calendar days. The estimated construction cost is approximately \$21,200,000. For more information, contact the Project Manager Masoud Vafaei by phone: 271-2933 or email: Masoud.Vafaei@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 3. 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.

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

This project is being bid as Best Value Procurement. The Contract, if awarded, will be awarded to the responsible Bidder whose responsive Bid provides the Best Value to the City. The Best Value Bid to the City is equivalent to the lowest Best Value Score. The Best Value Score is determined by an evaluation of 1) Bidder's Qualification Points and 2) the Bidder's Cost Bid Basis. The City will divide each Bidder's Cost Bid Basis by its Qualification Points to determine the Bidder's Best Value Score. The lowest Best Value

Score will represent the Best Value Bid. The Bid Opening and notification of the Best Value Tabulation 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.

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 not be applied as per Administrative Code Chapter 14B. The Micro-LBE subcontracting requirement is **5.00%** and the Small-LBE subcontracting requirement is **15.00%**. The total Micro and Small- LBE Subcontracting Participation Requirement is **20.00%**. For details, contact Queena Chen by phone at (415) 554-0630 or by email at Queenena.Chen@sfgov.org. In accordance with Administrative Code Chapter 14B requirements, good faith efforts may apply. Refer to CMD Form 2B.

An onsite pre-bid meeting and site walk will be held on Friday, January 23, 2026 at 10:00 AM at the project site located at 1135 Powell Street.

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 San Francisco Labor and Employment Code Article 111: Minimum Compensation. In addition, the San Francisco Citywide Project Labor Agreement (PLA) became effective on July 14, 2020. This Contract is a Covered Project and Bidders are advised that the PLA is incorporated into the contract documents. More information about the PLA can be found at: <https://sfgov.org/olse/citywide-project-labor-agreement>.

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 Article 131 of the San Francisco Labor and Employment 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.