

**City and County of San Francisco  
Department of Public Works  
TABULATION OF BIDS**

SOURCING ID: 0000008270

CONTRACT TITLE: PW JAPANTOWN BUCHANAN MALL

FULL TITLE: Japantown Buchanan Mall / Osaka Way Pedestrian Plaza

BIDS RECEIVED: February 11, 2026

<u>BIDDERS (in the order received &amp; opened):</u>	<u>LBE Status Claimed</u>	<u>Base Bid Price</u>	<u>Alternate 1</u>	<u>Alternate 2</u>	<u>Total Bid Price</u>
Bauman Landscape & Construction	Small-LBE 10%	\$5,530,553.00	\$239,000.00	\$105,000.00	\$5,874,553.00
Azul Works, Inc.	N/A	\$6,637,808.00	\$200,000.00	\$160,000.00	\$6,997,808.00
JDB & Sons Construction, Inc.	Micro-LBE 10%	\$6,758,475.00	\$0.00	\$0.00	\$6,758,475.00
	Average Bid:	\$6,308,945.33	\$146,333.33	\$88,333.33	\$6,543,612.00
	Engineer's Estimate:	\$6,500,000.00	\$161,000.00	\$60,200.00	\$6,500,000.00
	% of Engineer's Estimate:	97%	91%	147%	101%
	% of Engineer's Estimate vs. Low Bid Received	85%	0%	0%	90%

**The following announcement was made prior to bid opening:  
The Construction Budget for this Project is \$7,500,000.00, and the priority of alternates is as follows: 1, 2**

cc: Trent Tieger                      Magdalena Ryor                      Carla Short  
James Chung                      Scott Anderson                      All Bidders

For complete subcontractor listings, check: <https://bidopportunities.apps.sfdpw.org/CaseLoad/Details/2656>

February 11, 2026

= Indicates a correction after review

Sourcing ID: 000008270  
 Contract Title: PW JAPANTOWN BUCHANAN MALL  
 Full Title: Japantown Buchanan Mall / Osaka Way Pedestrian Plaza  
 Bid Date: February 11, 2026

BID ITEMS	QUANTITIES	UNIT	UNIT PRICE	Buman Landscape & Construction		Aul Works, Inc.		JOB & Sons Construction, Inc.	
				EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE
G-1				\$100,000.00		\$65,000.00		\$25,000.00	
G-2	1,455	LF	\$1.00	\$1,455.00	\$2.00	\$2,910.00	\$1.00	\$1,455.00	
G-3		LS		\$150,000.00		\$160,000.00		\$180,000.00	
G-4		LS		\$15,000.00		\$10,000.00		\$12,000.00	
G-5		AL		\$20,000.00		\$20,000.00		\$20,000.00	
R-1	35	TON	\$60.00	\$2,100.00	\$68.00	\$2,380.00	\$75.00	\$2,625.00	
R-2	4,290	SF	\$26.00	\$111,540.00	\$30.00	\$128,700.00	\$18.00	\$77,220.00	
R-3	450	SF	\$30.00	\$13,500.00	\$42.00	\$18,900.00	\$25.00	\$11,250.00	
R-4	170	LF	\$65.00	\$11,050.00	\$126.00	\$21,420.00	\$75.00	\$12,750.00	
R-5	390	SF	\$18.00	\$7,020.00	\$42.00	\$16,380.00	\$45.00	\$17,550.00	
R-6	1,582	SF	\$12.00	\$18,984.00	\$42.00	\$66,444.00	\$33.00	\$52,186.00	
R-7	3	EA	\$3,200.00	\$9,600.00	\$8,000.00	\$24,000.00	\$7,000.00	\$21,000.00	
R-8	5	EA	\$500.00	\$2,500.00	\$1,800.00	\$9,000.00	\$50.00	\$250.00	
R-9	7	EA	\$100.00	\$700.00	\$2,600.00	\$18,200.00	\$50.00	\$350.00	
R-10	4	EA	\$150.00	\$600.00	\$2,000.00	\$8,000.00	\$1,000.00	\$4,000.00	
L-1		LS		\$30,000.00		\$2,400.00		\$45,000.00	
L-2	235	SF	\$30.00	\$7,050.00	\$70.00	\$16,450.00	\$14.00	\$3,290.00	
L-3	7	EA	\$2,500.00	\$17,500.00	\$2,000.00	\$14,000.00	\$50.00	\$350.00	
L-4	1	EA	\$500.00	\$500.00	\$688.00	\$688.00	\$1,150.00	\$1,150.00	
L-5		LS		\$5,000.00		\$26,000.00		\$125,000.00	
L-6	9	EA	\$5,000.00	\$45,000.00	\$2,600.00	\$23,400.00	\$10,000.00	\$90,000.00	
L-7	11	EA	\$600.00	\$6,600.00	\$1,000.00	\$11,000.00	\$5,000.00	\$55,000.00	
L-8	5	EA	\$4,000.00	\$20,000.00	\$3,200.00	\$16,000.00	\$7,500.00	\$37,500.00	
L-9	7	EA	\$1,500.00	\$10,500.00	\$1,400.00	\$9,800.00	\$2,000.00	\$14,000.00	
L-10		LS		\$6,500.00		\$40,000.00		\$150,000.00	
L-11		AL		\$9,500.00		\$9,500.00		\$9,500.00	
L-12	5,000	SF	\$175.00	\$875,000.00	\$254.00	\$1,270,000.00	\$300.00	\$1,500,000.00	
L-13	12	CY	\$692.00	\$8,304.00	\$692.00	\$8,304.00	\$300.00	\$3,600.00	
L-14	13,400	SF	\$36.00	\$482,400.00	\$48.00	\$643,200.00	\$50.00	\$670,000.00	
L-15	1	CY	\$4,000.00	\$4,000.00	\$2,800.00	\$2,800.00	\$850.00	\$850.00	
L-16	12	MTH	\$1,200.00	\$14,400.00	\$3,200.00	\$38,400.00	\$2,500.00	\$30,000.00	
L-17		LS		\$455,000.00		\$368,000.00		\$500,000.00	
L-18	6	EA	\$560.00	\$3,360.00	\$3,400.00	\$20,400.00	\$2,500.00	\$15,000.00	
L-19		LS		\$580,000.00		\$480,000.00		\$375,000.00	
L-20	2	EA	\$9,600.00	\$19,200.00	\$12,000.00	\$24,000.00	\$8,500.00	\$17,000.00	
L-21		LS		\$3,500.00		\$34,000.00		\$15,000.00	
L-22	86	CY	\$275.00	\$23,650.00	\$260.00	\$22,360.00	\$250.00	\$21,500.00	
L-23		LS		\$3,200.00		\$28,000.00		\$5,000.00	
L-24	770	SF	\$5.00	\$3,850.00	\$14.00	\$10,780.00	\$8.00	\$6,160.00	
L-25	12	MTH	\$800.00	\$9,600.00	\$1,200.00	\$14,400.00	\$2,850.00	\$34,200.00	
L-26	456	EA	\$40.00	\$18,240.00	\$78.00	\$35,664.00	\$100.00	\$45,600.00	
L-27	23	EA	\$1,000.00	\$23,000.00	\$1,800.00	\$41,400.00	\$250.00	\$5,750.00	
L-28		AL		\$10,000.00		\$10,000.00		\$10,000.00	
L-29		LS		\$15,000.00		\$70,000.00		\$25,000.00	
L-30		LS		\$5,600.00		\$38,000.00		\$30,000.00	
L-31	1	EA	\$3,500.00	\$3,500.00	\$14,000.00	\$14,000.00	\$12,500.00	\$12,500.00	
L-32	525	LF	\$60.00	\$31,500.00	\$56.00	\$29,400.00	\$65.00	\$34,125.00	
L-33	550	LF	\$25.00	\$13,750.00	\$34.00	\$18,700.00	\$30.00	\$16,500.00	
L-34	23	EA	\$1,000.00	\$23,000.00	\$2,800.00	\$64,400.00	\$2,400.00	\$55,200.00	
L-35		LS		\$2,800.00		\$36,000.00		\$30,000.00	
L-36	118	EA	\$50.00	\$5,900.00	\$208.00	\$24,544.00	\$175.00	\$20,650.00	
L-37		LS		\$300,000.00		\$72,000.00		\$225,000.00	
L-38	19	EA	\$800.00	\$15,200.00	\$1,000.00	\$19,000.00	\$800.00	\$15,200.00	
L-39	285	LF	\$80.00	\$22,800.00	\$150.00	\$42,750.00	\$225.00	\$64,125.00	
L-40	50	LF	\$180.00	\$9,000.00	\$514.00	\$25,700.00	\$300.00	\$15,000.00	
L-41		LS		\$125,000.00		\$6,800.00		\$75,000.00	
L-42		LS		\$40,000.00		\$690,000.00		\$50,000.00	
L-43		LS		\$25,000.00		\$36,000.00		\$10,000.00	
SW-1	2	EA	\$6,300.00	\$12,600.00	\$6,800.00	\$13,600.00	\$8,500.00	\$17,000.00	
SW-2	2	EA	\$12,000.00	\$24,000.00	\$38,000.00	\$76,000.00	\$12,500.00	\$25,000.00	
SW-3	20	LF	\$300.00	\$6,000.00	\$394.00	\$7,880.00	\$71.00	\$1,420.00	
SW-4	20	LF	\$250.00	\$5,000.00	\$400.00	\$8,000.00	\$80.00	\$1,600.00	
SW-5	7	LF	\$300.00	\$2,100.00	\$550.00	\$3,850.00	\$90.00	\$630.00	
SW-6	56	LF	\$400.00	\$22,400.00	\$680.00	\$37,920.00	\$100.00	\$5,600.00	
SW-7	31	LF	\$400.00	\$12,400.00	\$1,200.00	\$37,200.00	\$125.00	\$3,875.00	
SW-8	12	EA	\$620.00	\$7,440.00	\$1,200.00	\$14,400.00	\$850.00	\$9,600.00	
SW-9	282	LF	\$207.00	\$58,374.00	\$360.00	\$101,520.00	\$500.00	\$141,000.00	
SW-10	20	EA	\$100.00	\$2,000.00	\$138.00	\$2,760.00	\$500.00	\$10,000.00	
SW-11	20	EA	\$100.00	\$2,000.00	\$1,200.00	\$24,000.00	\$350.00	\$7,000.00	
SW-12	5	EA	\$6,000.00	\$30,000.00	\$880.00	\$4,400.00	\$5,000.00	\$25,000.00	
SW-13	3	CY	\$50.00	\$150.00	\$84.00	\$252.00	\$275.00	\$825.00	
SW-14	57	LF	\$950.00	\$54,150.00	\$200.00	\$11,400.00	\$1,250.00	\$71,250.00	
SW-15		LS		\$19,250.00		\$6,000.00		\$10,000.00	
SW-16	4	EA	\$3,000.00	\$12,000.00	\$1,600.00	\$6,400.00	\$1,000.00	\$4,000.00	
SW-17	4	EA	\$200.00	\$800.00	\$400.00	\$1,600.00	\$200.00	\$800.00	
SW-18	339	LF	\$20.00	\$6,780.00	\$40.00	\$13,560.00	\$20.00	\$6,780.00	
SW-19	98	LF	\$20.00	\$1,960.00	\$70.00	\$6,860.00	\$10.00	\$980.00	
SW-20	4	CY	\$1,000.00	\$4,000.00	\$2,000.00	\$8,000.00	\$1,000.00	\$4,000.00	
SW-21		LS		\$100.00		\$14,000.00		\$1,000.00	
SW-22		AL		\$10,000.00		\$10,000.00		\$10,000.00	
SW-23		AL		\$5,000.00		\$5,000.00		\$5,000.00	
WD-01	400	LF	\$100.00	\$40,000.00	\$290.00	\$116,000.00	\$100.00	\$40,000.00	
WD-02	100	CY	\$200.00	\$20,000.00	\$12.00	\$1,200.00	\$200.00	\$20,000.00	
WD-03	14	EA	\$600.00	\$8,400.00	\$484.00	\$6,776.00	\$800.00	\$11,200.00	
WD-04	400	LF	\$120.00	\$48,000.00	\$138.00	\$55,200.00	\$120.00	\$48,000.00	
WD-05	400	LF	\$25.00	\$10,000.00	\$62.00	\$24,800.00	\$25.00	\$10,000.00	
WD-06	5,840	LBS	\$4.00	\$23,360.00	\$2.00	\$11,680.00	\$4.00	\$23,360.00	
WD-07	5,490	LBS	\$1.00	\$5,490.00	\$2.00	\$10,980.00	\$1.00	\$5,490.00	
WD-08	5	EA	\$3,750.00	\$18,750.00	\$4,000.00	\$20,000.00	\$2,750.00	\$13,750.00	
WD-09	5	EA	\$4,500.00	\$22,500.00	\$5,500.00	\$27,500.00	\$4,500.00	\$22,500.00	
WD-10	5	EA	\$3,750.00	\$18,750.00	\$4,200.00	\$21,000.00	\$3,750.00	\$18,750.00	
WD-11	125	SF	\$50.00	\$6,250.00	\$10.00	\$1,250.00	\$50.00	\$6,250.00	
WD-12	15	EA	\$1,650.00	\$24,750.00	\$1,000.00	\$15,000.00	\$1,650.00	\$24,750.00	
WD-13	220	LF	\$100.00	\$22,000.00	\$138.00	\$30,360.00	\$100.00	\$22,000.00	
WD-14	11	EA	\$125.00	\$1,375.00	\$346.00	\$3,806.00	\$125.00	\$1,375.00	
WD-15	50	LF	\$375.00	\$18,750.00	\$180.00	\$9,000.00	\$375.00	\$18,750.00	
WD-16	20	LF	\$150.00	\$3,000.00	\$100.00	\$2,000.00	\$150.00	\$3,000.00	
WD-17		AL		\$10,000.00		\$10,000.00		\$10,000.00	
WD-18		AL		\$50,000.00		\$20,000.00		\$50,000.00	
WD-19		AL		\$10,000.00		\$10,000.00		\$10,000.00	
E-1	12	EA	\$16,000.00	\$192,000.00	\$16,000.00	\$192,000.00	\$10,000.00	\$120,000.00	
E-2	5	EA	\$2,500.00	\$12,500.00	\$6,200.00	\$31,000.00	\$10,000.00	\$50,000.00	
E-3	2	EA	\$150.00	\$300.00	\$1,400.00	\$2,800.00	\$5,000.00	\$10,000.00	
E-4	1,700	LF	\$55.00	\$93,500.00	\$84.00	\$142,800.00	\$100.00	\$170,000.00	
E-5	15	LF	\$55.00	\$825.00	\$80.00	\$1,200.00	\$125.00	\$1,875.00	
E-6	150	LF	\$55.00	\$8,250.00	\$86.00	\$12,900.00	\$300.00	\$45,000.00	
E-7	50	LF	\$50.00	\$2,500.00	\$146.00	\$7,300.00	\$1,000.00	\$5,000.00	
E-8	9	EA	\$500.00	\$4,500.00	\$1,400.00	\$12,600.00	\$1,000.00	\$9,000.00	
E-9	6	EA	\$800.00	\$4,800.00	\$2,000.00	\$12,000.00	\$1,500.00	\$9,0	