



Kezar Pavilion Renovation Project - PLA

Sourcing Event ID is 0000010673

Pre-Proposal Conference

April 16, 2026

11am-12pm

755 Stanyan Street

AGENDA

1. Welcome and Introductions

Alexis Ward, Rec & Park, Project Manager

Chief David Murphy, Rec & Park, Park Rangers

David Iribarne, Rec & Park, Park Service Area Manager

Jennifer Dameron, Public Works, Project Design Lead

Patty Solis, Public Works, Architecture Section Manager

Ivan Oldenkamp, Contract Monitoring Division, Compliance Officer

Lucio Sanchez Garfias, Office of Labor Standards Enforcement

Jeremy Lobo, Public Works, Regulatory Compliance and Remediation

2. Sign in Sheet

3. Overview

Kezar Pavilion is a regional destination for recreational events, and it houses the SF Park Rangers. The renovated facility is designed to serve current uses and expanded uses as a neighborhood recreation center. The goal of the renovation is to preserve the building's historic character, while modernizing and enhancing its interior to be more comfortable, flexible, and resilient.

The project has funding from the 2020 Earthquake Safety Emergency Response Bond. Kezar Pavilion will serve as a Disaster Response Facility in the event of a major emergency, while serving as a public recreation facility during non-emergencies. Remainder of the project funding is anticipated from a 2028 Bond.

5. Scope

- a. Pavilion- complete renovation with preservation of exterior envelope
- b. Annex- demolished and replaced, floor levels to align with pavilion
- c. Site Work- new plaza and utility yard, parking lot improvements
- d. Tunnel- restoration as an add alternate

4. City Compliance

- a. Contract Monitoring Division requirements
Local Business Enterprise (LBE) subtracting goals 20% LBE with 10% micro LBE
Ivan Oldenkamp 415-857-4604 ivan.oldenkamp@sfgov.org
- b. Office of Economic Workforce Development
Local Hiring Requirements 30% local hours by trade, 50% apprentice hours by trade
Joyce Wong 628-652-8491 joyce.wong@sfgov.org
- c. Office of Labor Standards Enforcement
Prevailing wage rate and Project Labor Agreement
Lucio Sanchez Garfias 415-554-4108 lucio.sanchezgarfias@sfgov.org

6. Contract Requirements

- a. Team: CMGC with Core Trade Subcontractors, MEP & low voltage, fire alarm, telecommunications, audio/visual & security design build
- b. Insurance: Worker's Compensation, Commercial General Liability and Commercial Automobile Liability, Professional Liability Insurance, Builder's Risk Insurance, Crane & Rigger's, Environmental Pollution Liability. See specification Section 00 73 16 for complete list of insurance requirements
- c. Fixed Construction Budget Limit: \$85,000,000
 - Direct Construction Cost: \$70,000,000
- d. License Requirement: Class B for CMGC, and appropriate trade & professional license for design build core trades
- e. Anticipated Commencement of the Work: September 2026
- f. Contract Duration:
 - Pre-Construction Services Phase I- 100% Schematic Design validation through 100% Design Development: 456 consecutive calendar days
 - Pre-Construction Services Phase II- Construction Documentation, Permitting & Trade Subcontractor Bidding: 365 consecutive calendar days
 - Construction: TBD per Appendix A Bid Forms

7. Submission Requirements & Selection Process

- a. Schedule
 - **Submit questions by: April 30, 2026**

- Questions on RFQP Documents: Use QBD form (Section 00 21 14) and e-mail to alexis.ward@sfgov.org and ContractAdmin.Staff@sfdpw.org.
- b. Qualifications and Bid Proposals Due: Wednesday, May 27th, at 3:00 PM submitted online via ShareFile.
- PDF 1: “*Kezar Pavilion Renovation – Package 1 – ABCD Construction.pdf*”
 - Appendix A: Bid Form
 - PDF 2: “*Kezar Pavilion Renovation – Package 2 – ABCD Construction.pdf*”
 - Contract Monitoring Division Forms
 - PDF 3: “*Kezar Pavilion Renovation – Package 3 – ABCD Construction.pdf*”
 - Appendix 2- Minimum Qualifications Application
 - PDF 4: “*Kezar Pavilion Renovation – Package 4 – ABCD Construction.pdf*”
 - Appendix 3 – CMGC Proposal for Non-Cost Criteria
- c. Evaluation Criteria & Selection Process
- Minimum Qualifications- City staff will screen proposers’ responses to Appendix A2 Minimum Qualifications and advance responsive proposals
 - Non- Cost Criteria: Proposal & Interview, 60%
 - i. Proposal- written submittal scored on maximum of 300 points. Top three highest ranked proposers will proceed to oral interviews.
 - ii. Oral Interview- responses to interview questions scored on maximum of 300 points- Targeted June 22-June 24
 - Cost Criteria: Bid Form, 40%
 - i. Appendix A1 – lowest bid will receive 400 points. All other bids will be assigned points based on the relative difference between the lowest bid and the proposer’s total bid.
- d. Announcement of highest ranking CMGC proposer targeted for June 26th
- e. Rec & Park Commission award targeted July 2026, and commencement of Pre-Construction Phase I September 2026