



Julia Laue, FAIA, LEED AP, City Architect & Bureau Manager | Project Design & Development
julia.laue@sfdpw.org | T. 628.271.2868 | 49 South Van Ness Ave. Suite 1100, San Francisco, CA 94103

PRE-BID SITE WALK CONFERENCE

DATE & TIME: July 29, 2026, 10:00AM

PLACE: SOMArts Cultural Center
934 Brannan Street
San Francisco, CA 94103

PROJECT TITLE: **SOMARTS CULTURAL CENTER – ADA BARRIER REMOVAL**

SOURCING EVENT: **0000002326**

1. Team Member Introductions
 - a. Please make sure to sign-in and provide email (legible).
 - b. Project Lead / Architect: Gabriel Lim (gabriel.lim@sfdpw.org) and CC William Lam (william.lam@sfdpw.org)
 - c. Contract Monitoring (CMD): Winnie Chen (winnie.chen3@sfgov.org) or James Chung (james.chung@sfgov.org)
 - d. City Build Compliance (OEWD): Alana Toliver (alana.toliver@sfgov.org)
 - e. Construction Management: Hollins Consulting (Contract in Process)
2. Project Description/Goal by ODA/ART
3. Overview of Scope by Public Works Architecture
4. Presentations of Contract Compliance Issues
 - a. CMD – Contract Monitoring Division Subcontracting Goal: 16% LBE
 - b. OEWD – SF Local Hiring Policy for Construction
5. General Bid Information
 - a. QBDs due August 2, 2026 @ 2:30pm
 - b. Bids due August 12, 2026 @ 2:30pm
 - c. Point of contact: Gabriel Lim (Gabriel.Lim@sfdpw.org)
6. Questions and Answers
7. Site Walk



Julia Laue - City Architect & Bureau Manager

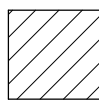
49 South Van Ness Ave., Suite 1100 , San Francisco, CA 94103
Phone (628)271-2865

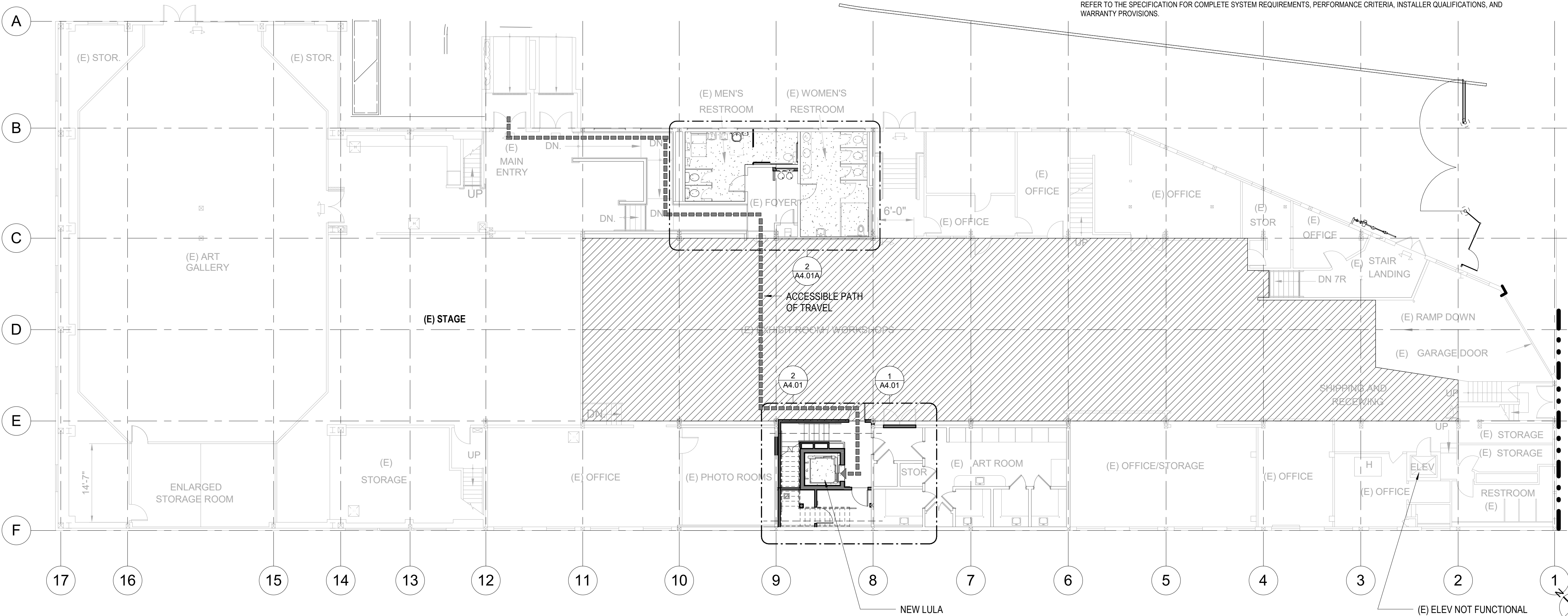
Project

SOMArts CULTURAL CENTER
ADA BARRIER REMOVAL

SOMArts CULTURAL CENTER
934 BRANNAN STREET
SAN FRANCISCO, CA 94103

Consultant

-  **BID ALTERNATE NO. 1: MAIN HALL EPOXY FLOOR**
- PROVIDE BID ALTERNATE PRICING FOR INSTALLATION OF A NEW INDUSTRIAL RESINOUS FLOORING SYSTEM OVER APPROX. 5,200 SF OF EXISTING CONCRETE. WORK INCLUDES:
1. REMOVAL OF EXISTING COATING/OVERLAY AND MECHANICAL PREPARATION OF CONCRETE SUBSTRATE TO ACHIEVE MANUFACTURER REQUIRED PROFILE (TYPICALLY CSP 2-3).
 2. REPAIR OF CRACKS, DIVOTS, AND SURFACE DEFECTS AS REQUIRED FOR A UNIFORM SUBSTRATE.
 3. INSTALLATION OF A HIGH-MOISTURE-TOLERANT PRIMER/BARRIER RATED FOR SLABS UP TO 99% RH, WITH SAND BROADCAST TO REJECTION.
 4. APPLICATION OF MULTI-COAT RESINOUS FLOORING SYSTEM INCLUDING HIGH-BUILD EPOXY BASE COAT AND DURABLE GLOSS WEAR TOPCOAT WITH MODEST SLIP RESISTANCE.
- REFER TO THE SPECIFICATION FOR COMPLETE SYSTEM REQUIREMENTS, PERFORMANCE CRITERIA, INSTALLER QUALIFICATIONS, AND WARRANTY PROVISIONS.



1 MAIN FLOOR
3/32" = 1'-0"

BID SET 06/22/2026

No.	Date	Revisions

Proj. Mgr. G. LIM
Proj. Arch. G. LIM
Drawn D. CONRAD
Checked by Checker



Drawing Title

OVERALL FLOOR PLAN MAIN
FLOOR

Sheet No.

A2.01

Project No.

Scale: 3/32" = 1'-0"

7737A

49 South Van Ness Ave., Suite 1100 , San Francisco, CA 94103
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SOMArts CULTURAL CENTER

ADA BARRIER REMOVAL

Consultant

GENERAL NOTES - DEMO PLAN

4. DEMOLITION SHALL INCLUDE ALL EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS REQUIRED FOR NEW WORK. SEE MECH. AND ELEC. DRAWINGS FOR NEW WORK AND NEW OPENINGS IN EXISTING CONSTRUCTION. COORDINATE DEMOLITION TO COMPLY WITH INTENT OF WORK.
5. DEMOLITION MUST BE ASSUMED FOR ALL NEW AND RELOCATED DEVICES IN EXISTING WALLS, WHETHER IN THE CONSTRUCTION ZONE OR NOT.
6. PROTECT FROM DAMAGE: ALL MATERIALS, CONSTRUCTION, UTILITIES, AND OTHER ITEMS AND APPURTENANCES NOT SCHEDULED FOR DEMOLITION.
7. REPAIR ALL DAMAGED CAUSED TO ADJACENT EXISTING WALLS OR FACILITIES BY DEMOLITION OPERATIONS AT NO ADDITIONAL COST TO THE CITY. REPAIR SURFACES TO MATCH (E).
8. USE TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIR FROM RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL OF AIR POLLUTION FOR THE CONDITION OF THE WORK. COMPLY WITH CAL/OSHA, CARB, AND SF REGULATIONS.
9. KEEP THE CONSTRUCTION AREA BROOM CLEAN. CLEAN ALL DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION.
10. SEE HAZARDOUS MATERIALS REPORT AND SPECIFICATIONS FOR DEMOLITION AND CONSTRUCTION. ALL SUCH WORK SHALL FOLLOW ALL REQUIREMENTS.

	EXISTING PARTITION WALL TO REMAIN
	EXISTING 1-HR RATED FIRE PARTITION TO REMAIN
	NEW PARTITION
	NEW 1-HR RATED FIRE PARTITION

GENERAL NOTES - IMPROVEMENT PLAN

1. SEE SHEET A9.01 FOR INTERIOR PARTION TYPES

KEYNOTES

- | | |
|-------|---|
| 2.01 | (E) PLUMBING FIXTURES TO REMAIN. PROTECT DURING CONSTRUCTION |
| 2.02 | (E) BABY CHANGING STATION TO BE RELOCATED. SEE IMPROVEMENT PLAN |
| 2.03 | (E) TOILET COMPARTMENTS TO BE TEMPORARILY REMOVED FOR FLOORING REPLACEMENT AND REINSTALLED AFTER NEW FLOORING INSTALLATION. PROTECT ALL COMPONENTS. |
| 9.01 | INSTALL FAST CURING VAPOR REDUCING EPOXY PER SPEC PRIOR TO INSTALLING NEW FLOORING THROUGHOUT WITH INTEGRAL COVE BASE PER FINISH SCHEDULE. |
| 10.01 | (N) TOILET PARTITION AND DOOR. INSTALL PER MANUFACTURER RECOMMENDATION. |
| 10.02 | (N) 18W x 36H MIRROR |
| 10.03 | REINSTALL PAPER TOWEL DISPENSER AT ACCESSIBLE HEIGHT SEE ACCESSIBILITY SHEETS AND INTERIOR ELEVATION. |
| 10.04 | REINSTALL SOAP DISPENSER AT ACCESSIBLE HEIGHT. SEE ACCESSIBILITY SHEETS AND INTERIOR ELEVATION. |
| 10.05 | (E) BABY CHANGING STATION. REINSTALL AT ACCESSIBLE HEIGHT. SEE ACCESSIBILITY SHEETS AND INTERIOR ELEVATION. |
| 10.06 | 42" GRAB BAR. SEE ACCESSIBILITY SHEETS FOR MORE INFORMATION. |
| 10.07 | 48" GRAB BAR. SEE ACCESSIBILITY SHEETS FOR MORE INFORMATION. |
| 22.01 | NEW ACCESSIBLE LAVATORY. SPD. RECONNECT NEW FIXTURES TO EXISTING PLUMBING SYSTEMS. SPD. |
| 22.03 | (N) COMBINATION DRINKING FOUNTAIN & WATER BOTTLE FILLER. SPD. SEE G SHEET FOR ADDITIONAL ACCESSIBILITY INFORMATION. |
| 22.07 | PROVIDE CARRIER FOR NEW LAV AND PATCH BACK SHEATHING AND FINISH TO MATCH EXISTING |
| D2.01 | DEMOLISH (E) DOOR AND WALL PARTITION AS INDICATED. DEMOLISH ABANDONED ELECTRICAL DEVICES, WIRING, AND CONDUITS WITHIN DEMOLISHED PARTITIONS. PATCH, REPAIR AND PREPARE ALL ADJACENT SURFACES FOR NEW CONSTRUCTION |
| D2.02 | DEMOLISH (E) LAVATORY. PREPARE SUPPLY AND WASTE PIPE FOR (N) LAVATORY. |
| D2.03 | DEMOLISH (E) DRINKING FOUNTAIN. CAP AND SECURE ALL ABANDONED PLUMBING LINES IN WALL. SPD. |
| D2.04 | DEMOLISH (E) FLOORING, WALL BASES, UNDERLAYMENT THROUGHOUT THE ROOM AND PREPARE SUBSTRATE FOR NEW FLOORING. |
| D2.05 | DEMOLISH (E) GRAB BAR. PATCH AND REPAIR SURFACE TO MATCH ADJACENT SURFACE. |
| D2.06 | REMOVE WALL FINISH AND SHEATHING AS REQUIRED TO REPLACE LAVATORY SUPPORT. |



No.	Date	Revisions

A circular professional engineer seal for the State of California. The outer ring contains the text "LICENSED ARCHITECT" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. The inner ring contains the name "GABRIEL KOK KHIAN LIM". In the center, the license number "C-30646" and the renewal date "REN. 3.31.27" are printed. A blue ink signature is written across the center of the seal.

ENLARGED MAIN FLOOR PLANS

RESTROOMS

Scale: As indicated

7737A



Julia Laue - City Architect & Bureau Manager

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Project

SOMArts CULTURAL CENTER
ADA BARRIER REMOVAL

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LEGEND - DEMO PLAN

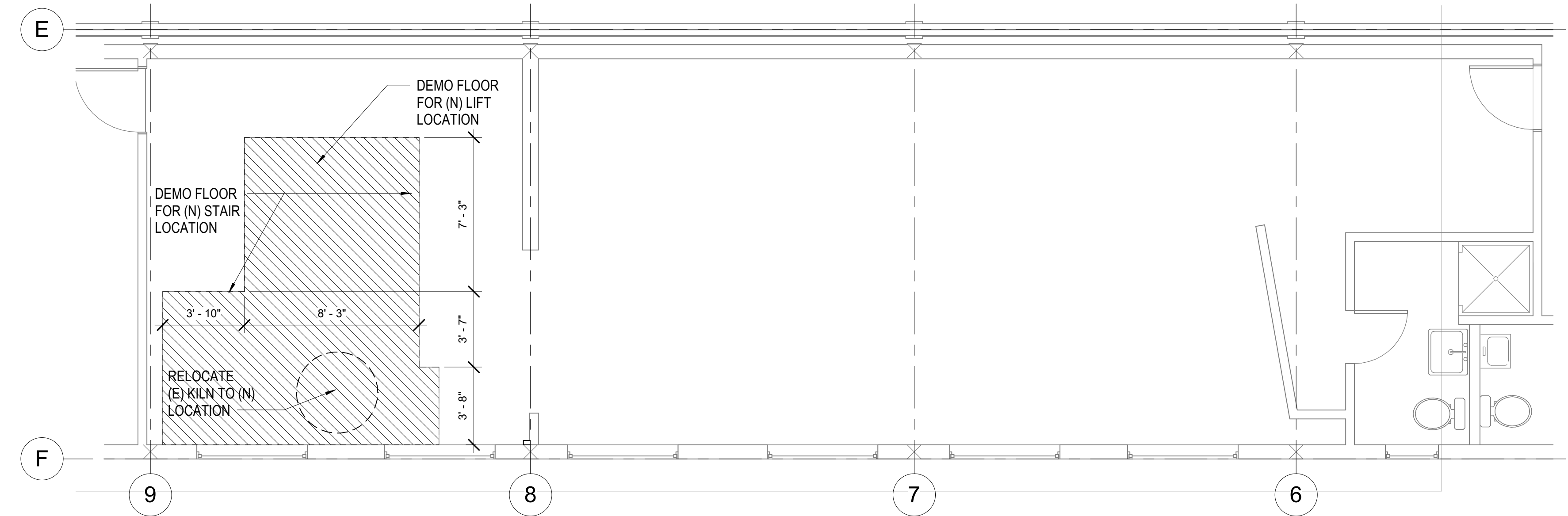
- EXISTING PARTITION WALL TO REMAIN
- EXISTING 1-HR RATED FIRE PARTITION TO REMAIN
- DEMOLITION

LEGEND - IMPROVEMENT PLAN

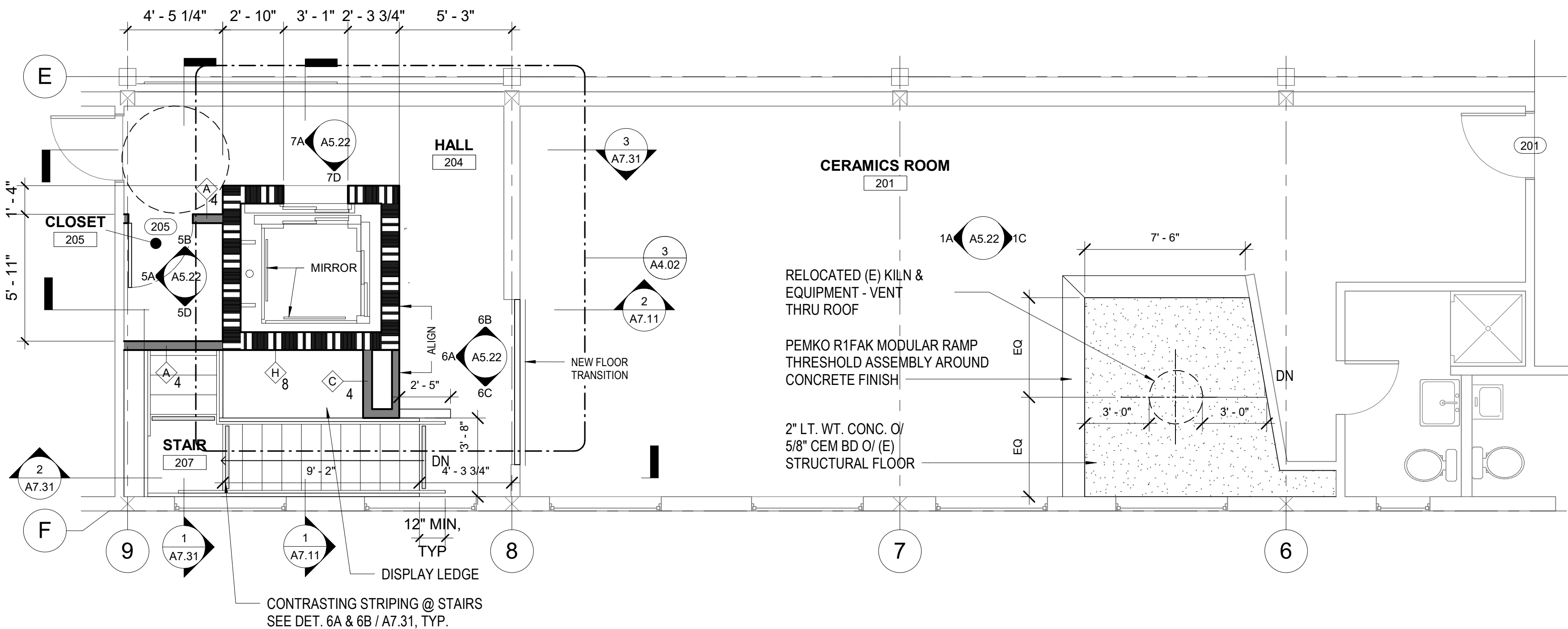
- EXISTING PARTITION WALL TO REMAIN
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- NEW PARTITION
- NEW 1-HR RATED FIRE PARTITION

GENERAL NOTES - IMPROVEMENT PLAN

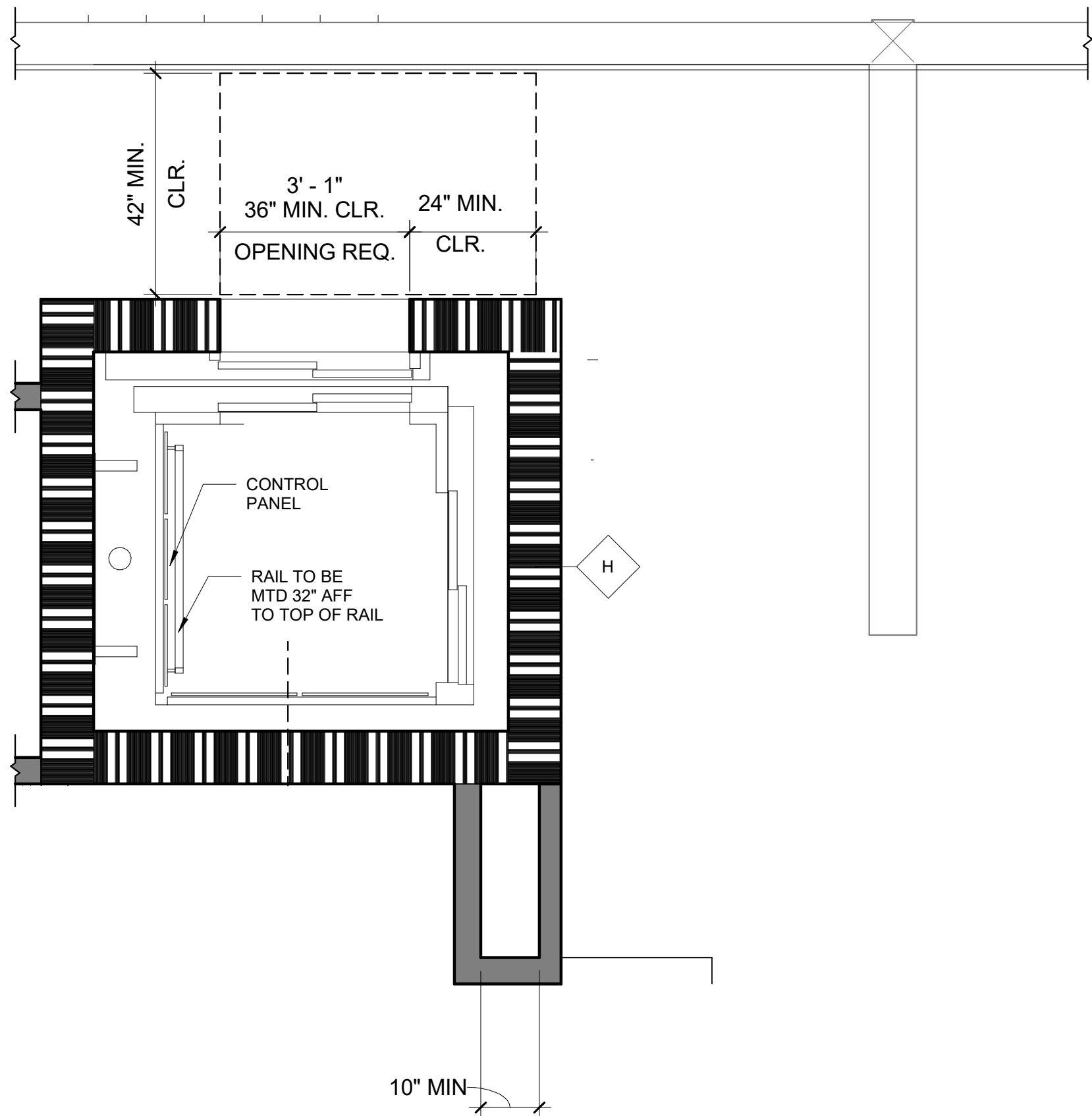
- SEE SHEET A9.01 FOR INTERIOR PARTION TYPES.



2 SECOND FLOOR PARTIAL DEMO PLAN - TOILET ROOM & NEW KILN LOCATION
1/4" = 1'-0"



1 SECOND FLOOR PARTIAL PLAN - TOILET ROOM & NEW KILN LOCATION
1/4" = 1'-0"



3 ENLARGED LULA PLAN @ SECOND FLOOR
1/2" = 1'-0"

BID SET 06/22/2026

No.	Date	Revisions
11	06/15/26	BID SET

Proj. Mgr. G. LIM
Proj. Arch. G. LIM
Drawn D. CONRAD/G. LIM
Checked by Checker



Drawing Title

ENLARGED SECOND FLOOR
PLANS - VERTICAL CONVEYANCE &
TOILET ROOM

Sheet No. A4.02

Project No. NO SCALE

7737A



Contract Monitoring Division

We oversee the City's contracting process to ensure economic justice for all.



CITY & COUNTY OF SAN FRANCISCO

General Information - 0000002326

2

CMD Contact

Winnie Chen
winnie.chen3@sfgov.org

Find Local Business Enterprises (LBEs)

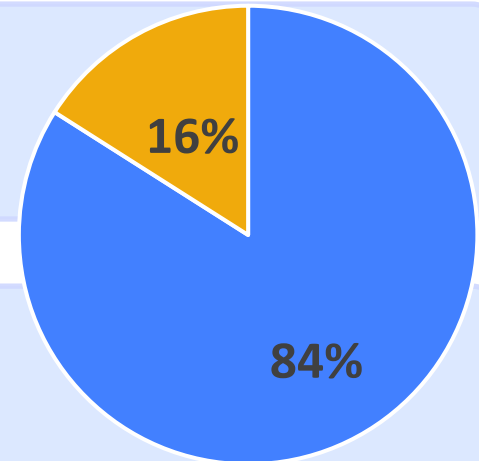
LBE Directory
Go to www.sfgov.org/cmd

CMD Attachment

Attachment 1

LBE Subcontracting Requirement

16.00%



LBE Subcontracting Requirement

3

Copy this page as needed to provide a complete listing.

Page ____ of ____

1. TYPE OF SUBCONTRACTOR: ☒ First Tier; ☐ Lower Tier; ☐ Supplier; ☐ Service Contractor (e.g. Trucker)		
2. SUBCONTRACTOR NAME RC Traffic Control, LLC		EMAIL
3. ADDRESS		PHONE NO.
4. BID ITEMS/PORION OF WORK Concrete/Cement		
5. DIR REGISTRATION NO.	6. SUPPLIER ID	7. FEDERAL ID NO.
8. LICENSE NO.	9. SF BUSINESS TAX REG. NO.	10. AMOUNT OF SUB-CONTRACT WORK: \$100,000.00
11. CERTIFIED LBE? ☒ Yes; ☐ No	12. IF LBE, CHECK APPLICABLE: ☐ Small LBE; ☒ Micro LBE; ☐ SBA-LBE	

1. TYPE OF SUBCONTRACTOR: ☒ First Tier; ☐ Lower Tier; ☐ Supplier; ☐ Service Contractor (e.g. Trucker)		
2. SUBCONTRACTOR NAME Mario & Luigi Co		EMAIL
3. ADDRESS		PHONE NO.
4. BID ITEMS/PORION OF WORK Sewer		
5. DIR REGISTRATION NO.	6. SUPPLIER ID	7. FEDERAL ID NO.
8. LICENSE NO.	9. SF BUSINESS TAX REG. NO.	10. AMOUNT OF SUB-CONTRACT WORK: \$ TBD
11. CERTIFIED LBE? ☒ Yes; ☐ No	12. IF LBE, CHECK APPLICABLE: ☒ Small LBE; ☐ Micro LBE; ☐ SBA-LBE	

If this is the last page, complete the following:

LBE Subcontractor Participation Requirement for this Contract: 25.00 %.

TOTAL LBE PARTICIPATION CLAIMED FOR BASE BID WORK: 21.50 %

LBE Subcontracting Requirement

4

Bid Item No.	Bid Item Description	Estimated Quantity	Unit ¹	Unit Price	Extension
R-17	PULL BOX TYPE III (CONTINGENCY BID ITEM)	27	EA	\$ _____	\$ _____
R-18	TEMPORARY TREE PROTECTION (CONTINGENCY BID ITEM)	5	EA	\$ _____	\$ _____
R-19	RESET EXISTING GRANITE CURB (CONTINGENCY BID ITEM)	62	LF	\$ _____	\$ _____
SW-8	ALLOWANCE TO PERFORM NECESSARY WORK DUE TO UNFORESEEN CONDITIONS RELATED TO DRAINAGE WORK	---	AL	---	\$ 15,000.00

Good Faith Effort Requirements

5

A

Exceed the LBE Participation by 35%

$$16\% + (16\% \times 35\%) = 16\% + 5.6\% = 21.6\%$$

B

Use a Micro-LBE you've never used before

C

Good Faith Negotiations, Achieve 50 pts

Reminder!

CMD Form 2B has instructions on all 3 approaches to meet good faith efforts.

CMD Forms Due with Bid

6

Due at time of Bid

- Section 00 43 36
- CMD Form 2B
 - Include Supporting documents

Apparent Low Bidder - 5 days

- CMD Form 3 – CMD Compliance Affidavit
- CMD Form 6 – LBE Subcontracting Participation Affidavit
- Bid Quotations
- CMD Form 6A (if applicable) – LBE Trucking Form

Questions?

Winnie Chen

winnie.chen3@sfgov.org

Please note: If the information presented here conflicts with the Bid Documents, the Bid Documents prevail.



SAN FRANCISCO LOCAL HIRING POLICY FOR CONSTRUCTION FACT SHEET

OVERVIEW

- Applies to contracts for public work or improvement projects in excess of \$600,000.
- The mandatory participation level is 30% of all project hours within each trade to be performed by local residents.
- At least 50% of the project work hours performed by apprentices within each trade shall be performed by local residents.
- A local resident is defined as an individual who is domiciled within the City and County of San Francisco at least 7 days prior to commencing work on the project. An individual may have only one domicile, which is their principal residence and where they intend to return when they are absent.

GUIDELINES

- **Form 1: Local Hiring Plan:** Must be submitted to CityBuild within 15 days from Notice of Award. Contractors are required to identify trade(s) and estimated total and local work hours to be utilized on the project.

Pursuant to Chapter 82 of the San Francisco Administrative Code, all local hire forms must be submitted PRIOR to the Awarding Department issuing a Notice to Proceed (NTP).

- **City's Electronic Certified Payroll System:** All contractors will be required to submit certified payroll for all workers through the City's Electronic Certified Payroll System. An account is required to access the system.
- **Evaluation:** Compliance of the Policy requirements will be evaluated on the actual work hours reported through the City's Electronic Certified Payroll System.

PENALTIES

- The ordinance establishes various consequences of non-compliance with the policy, including the authority of assessment of penalties against contractors that do not meet the local hiring requirements.
- The penalty for failing to meet the local hiring requirement shall be the amount equal to the journeyman or apprentice prevailing wage rate for the primary trade used by the contractor for each hour the contractor fell short.
- Contractors may request a conditional waiver from local hiring requirements on a project-specific basis for "specialized trades," by receiving credit for local hiring on non-covered projects, sponsoring new apprentices, or making "direct-entry" hires.



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