



## MEMORANDUM

April 7, 2023

**TO:** MEMBERS, PORT COMMISSION  
Hon. Kimberly Brandon, President  
Hon. Willie Adams, Vice President  
Hon. Gail Gilman  
Hon. Steven Lee

**FROM:** Elaine Forbes  
Executive Director

**SUBJECT:** Request authorization to award Construction Contract No. 2848, Roundhouse 2 Roof, Solarium, and Windows, to Roebuck Construction, Inc., in the amount of \$4,586,900, and authorization for a contract contingency fund of 10% of the contract amount (or \$458,690) for unanticipated conditions, for a total authorization not to exceed \$5,045,590.

**DIRECTOR'S RECOMMENDATION:** Approve Attached Resolution No. 23-14

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### EXECUTIVE SUMMARY

Port staff requests that the Port Commission authorize the award of Construction Contract No. 2848, Roundhouse 2 Roof, Solarium, and Windows, to Roebuck Construction, Inc., in the amount of \$4,586,900, and authorization for a contract contingency fund of 10% of the contract amount (or \$458,690) for unanticipated conditions, for a total authorization not to exceed \$5,045,590. Roebuck Construction, Inc. ("Roebuck") is a certified local business enterprise ("LBE"), headquartered in the Bayview neighborhood and has significant experience on similar projects throughout San Francisco and with the Port.

The Project is located at 10 Lombard Street at the Roundhouse 2 building (see Exhibit "A" for Area of Work Location Map). Port capital funds the project. The proposed scope of work includes: replacement of the roof, construction of a new roof over the mechanical enclosure on the existing roof level, demolition of the existing solarium structure on the fourth floor and construction of a new solarium structure, and

replacement of all the windows on the second through fourth floors. This work will address water intrusion issues the building has been facing and increase leasable space in the building.

## **STRATEGIC OBJECTIVE**

This Project supports the goals of the Port's Strategic Plan as follows:

*Productivity:* This project will address issues to allow the Port to continue to lease space to current tenants in Roundhouse 2 as well as adding lease space that is currently unleaseable.

*Stability:* This project will address deferred maintenance and protect Roundhouse 2 and the rent revenue it generates.

## **BACKGROUND**

Roundhouse 2 is a four-story, reinforced concrete office building located at 10 Lombard Street, Block 0058, Lot 001 (the "Property"). The Property is a designated landmark site (San Francisco Landmark No. 114), with two historic structures; Roundhouse 1 and the Sandhouse. The Roundhouse 2 building was constructed in the 1980's as a part of the Beltline Railroad Roundhouse Complex, when the property was rehabilitated to accommodate office uses.

Roundhouse 2 is currently occupied by various tenants (primarily office and commercial space) and is maintained by the Port of San Francisco. The building envelope was inspected by architects in 2018 and 2019. The building has water intrusion issues that have caused damage to the interior and make some areas of the building unleaseable. Most of the fourth floor is currently unoccupied due to the water intrusion issues; this includes a glass solarium structure with a patio overlooking the Embarcadero. This project will address the water intrusion issues and deferred maintenance in order to protect the building from further damage and to increase the leasable space in the building.

## **PROJECT SCOPE**

A summary of the scope of work to address water intrusion issues is:

*Roof:* Demolition of the existing roofing system and installation of new insulation and roofing system. A new roof structure will be constructed over the existing mechanical equipment enclosure on the roof.

*Solarium:* Demolition of the existing solarium on the 4th floor and installation of a new solarium.

*Windows:* Demolition of the existing windows on the 2nd, 3rd, and 4th floors, and installation of new windows of a similar style.

## CONTRACT ADVERTISEMENT AND OUTREACH

Staff advertised construction Contract No. 2848 on January 11, 2023 and held an optional pre-bid meeting on January 18<sup>th</sup> via video conference. A bid walk was held on January 20<sup>th</sup>. Port staff conducted outreach to companies representing the trades for this contract during the advertisement period. This solicitation included Local Business Enterprise (“LBE”) Certified contractors. Outreach methods included email and phone calls. The contract was advertised to the ethnic chambers of commerce and posted to San Francisco City Partners which is widely accessed by contractors and vendors. The pre-bid meeting was attended by contractors representing ten different firms, seven of which are LBE firms.

## EVALUATION OF BIDS

On February 8<sup>th</sup>, 2023, Port staff publicly opened bids from three contractors. Staff have reviewed the bids, a protest letter, responses to the protest letter, and memoranda from the San Francisco Contract Monitoring Division (“CMD”) regarding issues raised by the protest. Following this review, staff has determined that Roebuck is the lowest responsive, responsible bidder. Roebuck’s total bid price of \$4,586,900, plus a 10% contingency is under the budget for the work. The engineer’s estimate for the project had been \$6 million. The final bid rankings are shown below in Table 1, and the Bid Tabulation is attached as Exhibit B.

One of the bidders, Angotti and Reilly, submitted a protest, arguing that Roebuck’s bid failed to meet the Local Business Enterprise (“LBE”) subcontracting requirement of 16% because they listed Pioneer Contractors, Inc. (“Pioneer”) as a roofing subcontractor, despite the fact that Pioneer is not certified as an LBE roofing contractor by CMD. CMD determined that because Pioneer is a CMD-certified General Building Contractor, and is listed for more than two trades, its participation is counted toward LBE subcontracting participation requirements. Based on this finding, Port staff denied the protest.

**Table 1: 2848 Bid Ranking**

<b>Bidder</b>	<b>Base Bid</b>	<b>Rank</b>	<b>LBE</b>	<b>Ethnicity*</b>
Roebuck Construction, Inc.	\$4,586,900	1	OBE (small)	Not provided
Svala Construction	\$5,307,410	2	OBE (micro)	Not provided
Angotti & Reilly	\$5,588,036	3	OBE (micro)	Not provided

*\* The ethnicity data is for informational and data collection purposes only and may not be taken into account by the Port Commission when considering the approval or disapproval of any contract award.*

The subcontractors listed on Roebuck’s bid are summarized in Table 2 below. More detailed information on the subcontractor’s bid information can be found in the attached Exhibit C: CMD Memorandum.

**Table 2: Listed Subcontractors**

<b>Firm</b>	<b>Type of Work</b>	<b>Credited Amount</b>	<b>% of Total Contract</b>	<b>LBE Type</b>	<b>Ethnicity*</b>
CPM Environmental, Inc.	Demo & Abatement	\$274,000	6.00%	LBE	Not provided
Vast Engineering	Structural Steel	\$183,500	4.00%	-	Not provided
Pioneer Contractors, Inc.	Roofing & Sheet Metal	\$314,800	6.86%	MBE	Latino American
American Glass	Windows & Glazing	\$2,022,500	44.10%	-	Not provided
Pacific Shores Construction	Framing & Drywall	\$142,783	3.11%	MBE	Latino American
Valdez Painting, Inc.	Painting	\$43,369	0.90%	-	Not provided
Value Fire	Fire Sprinkler	\$38,500	0.84%	MBE	Asian American
CT Electric	Electrical	\$12,200	0.27%	-	Not provided
<b>TOTAL LBE</b>		<b>\$770,083</b>	<b>16.81%</b>		
<b>TOTAL SUBCONTRACTORS</b>		<b>\$3,031,652</b>	<b>66.09%</b>		

*\* The ethnicity data is for informational and data collection purposes only and may not be considered by the Port Commission when considering the approval or disapproval of any contract award.*

## **LOWEST RESPONSIVE BIDDER**

Roebuck Construction, Inc. is licensed by the California Contractors State License Board (Contractor License No. 797773) and headquartered in the Bayview neighborhood of San Francisco. The firm is a certified LBE. Roebuck has extensive experience working in the City of San Francisco and on projects with similar scopes of work, including Port projects. Some of their projects for the Port of San Francisco include: Pier 31 Building and Roof Repair, Pier 35 Building and Roof Repair, Pier 33.5 Improvements, and Hyde Street Harbor Joint Operations and Security Building. They also have recently worked with San Francisco Recreation and Parks Department on the Geneva Car Barn Renovation.

Roebuck also qualifies as responsible party pursuant to the new safety evaluation procedures required by Chapter 6 of the Administrative Code, as implemented by the City Administrator.

## **LBE GOALS & SAN FRANCISCO LOCAL HIRING ORDINANCE**

The Contract Monitoring Division (CMD) enforces the City's Administrative Code Chapter 14B, the Local Business Enterprise and Non-Discrimination in Contracting Ordinance. The ordinance establishes bid discounts for Local Business Enterprise ("LBE") prime contractors and empowers CMD to set LBE subcontractor participation goals based upon availability of LBE firms to complete the type of work included in the Contract.

CMD staff have reviewed the Contract scope and funding sources for this Contract and established a 16% LBE subcontractor participation goal. This percentage was lower than some other recent contracts due to a high percentage of the cost tied to materials. Because the building is located on a historic landmark site, the project will be replacing over 60 windows, which will need to be custom-made in order to comply with San Francisco Planning Department's requirement to maintain the historic nature of the building site.

CMD staff reviewed the bids for compliance and determined that Roebuck's bid includes 16.81% LBE subcontractor participation and satisfies the LBE goal and Administrative Code Chapter 14B requirements (see attached Exhibit C). See previous Table 2 for the subcontractor list. In addition, Roebuck is itself an LBE, resulting in a total of 51% of LBE-performed work planned for this project.

The proposed contract will comply with the San Francisco Local Hiring Policy for construction, San Francisco Administrative Code section 6.22(g). The mandatory participation level that is currently in effect and applicable for this contract is 30% of all project hours within each trade performed by local residents. At least 50% of the project work hours performed by apprentices within each trade shall be performed by local residents. Roebuck will develop and submit a local hiring plan at the start of the contract and regularly report on local hire during progress payments. The Office of Economic and Workforce Development administers the Local Hiring Ordinance.

## **REGULATORY PERMITS & APPROVALS**

This work requires notification to and/or approval from several regulatory agencies as well as a Port Building Permit. The major regulatory approvals and current status are shown in Table 3.

**Table 3: Permitting & Approval Summary**

<b><u>Agency</u></b>	<b><u>Permit or Approval Required and Status</u></b>
San Francisco City Planning – Historic Preservation Commission	City Planning reviewed the design of the project to ensure that it maintains the integrity of the Historic Landmark site, despite the building itself not being historic. The project was presented at the Historic Preservation Commission meeting on March 15, 2023 and there were no comments.
Port of San Francisco Building Permit	Permit to be secured prior to start of work.

**SCHEDULE**

The estimated construction schedule of 600 days includes recognition of the supply issues relating to replacement window fabrication. The anticipated contract schedule is as follows:

Port Commission Approval of Award of Contract	April 11, 2023
Notice to Proceed (anticipated)	June 2023
Substantial Completion (600 days)	January 2025

**FUNDING**

Roebuck's bid of \$4,586,900, plus an authorized 10% contingency (for a total authorization not to exceed \$5,045,590) is within the budget for the project. The funding is through Port capital. See Table 4 and Table 5 for contract costs and contract funding, respectively.

**Table 4: Contract Cost**

<b>Contract Scope</b>	<b>Amount</b>
Base Bid	\$4,586,900
10% Construction Contingency	\$458,690
Total Cost with Contingency	\$5,045,590

**Table 5: Contract Funding**

<b>Funding Source</b>	<b>Amount</b>
Port Capital	\$5,045,590

**RECOMMENDATION**

Port staff recommends that the Port Commission approve the attached resolution authorizing staff to award of construction Contract No. 2848, Roundhouse 2 Roof, Solarium, and Windows, to Roebuck Construction, Inc., the lowest responsive, responsible bidder, in the amount of \$4,586,900, with a 10% contingency of \$458,690 for a total not to exceed amount of \$5,045,590. Roebuck is an LBE firm headquartered in the Bayview neighborhood of San Francisco and has committed to an LBE subcontractor utilization of 16.81%. Port staff also recommend that the Port Commission authorize the Executive Director to accept the work once it is complete.

Prepared by: Erica Petersen  
Project Manager

Prepared for: Rod K. Iwashita  
Chief Harbor Engineer

Exhibits: A - Area of Work Location Map  
B – Bid Tabulation  
C - CMD Memorandum

**PORT COMMISSION  
CITY AND COUNTY OF SAN FRANCISCO  
RESOLUTION NO. 23-14**

- WHEREAS, Port staff seeks Port Commission authorization to award construction Contract No. 2848, Roundhouse 2 Roof, Solarium, and Windows (the “Contract”); and
- WHEREAS, the scope of work for Contract No. 2848 includes replacement of the building roof, construction of a new roof over the rooftop mechanical enclosure, replacement of the fourth floor solarium structure, and replacement of the windows on the second through fourth floors; and
- WHEREAS, On December 13, 2022, the Port Commission authorized Port staff to advertise for and accept competitive bids for the Contract (Port Commission Resolution 22-63);
- WHEREAS, Thereafter, Port staff advertised the invitation for bids for the proposed Contract No. 2848 on January 11, 2023, held an optional pre-bid meeting on January 18, 2023, and received bids on February 8, 2023;
- WHEREAS, Port staff received three bids before the deadline for Contract No. 2848, the lowest bid was: Roebuck Construction, Inc. (“Roebuck”) with a bid of \$4,586,900;
- WHEREAS, Port Engineering staff, in consultation with CMD, reviewed the bids and determined that Roebuck is the lowest responsive, responsible bidder for Contract No. 2848;
- WHEREAS, Roebuck’s total bid price of \$4,586,900 plus a 10% contingency is fully funded by Port Capital;
- WHEREAS, Port staff have received all required permits except for the City Planning Approval and Port Building Permit, which staff will secure prior to construction;
- WHEREAS, Roebuck has committed to a LBE goal of 16.81%, satisfying the goal of 16% established by CMD for this Contract; and
- WHEREAS, Port staff recommend the award of Contract No. 2848 to Roebuck as the lowest responsive, responsible bidder; now therefore be it
- RESOLVED, that the Port Commission hereby authorizes Port staff to award construction Contract No. 2848, Roundhouse 2 Roof, Solarium, and



Windows, to Roebuck Construction, Inc., the lowest responsive and responsible bidder, for \$4,586,900; and be it further

RESOLVED, that the Port Commission authorizes Port staff to increase the Contract amount, as necessary for unanticipated contingencies, by an additional amount of \$458,690 (10% of \$4,586,900) through contract modification or change order; and be it further

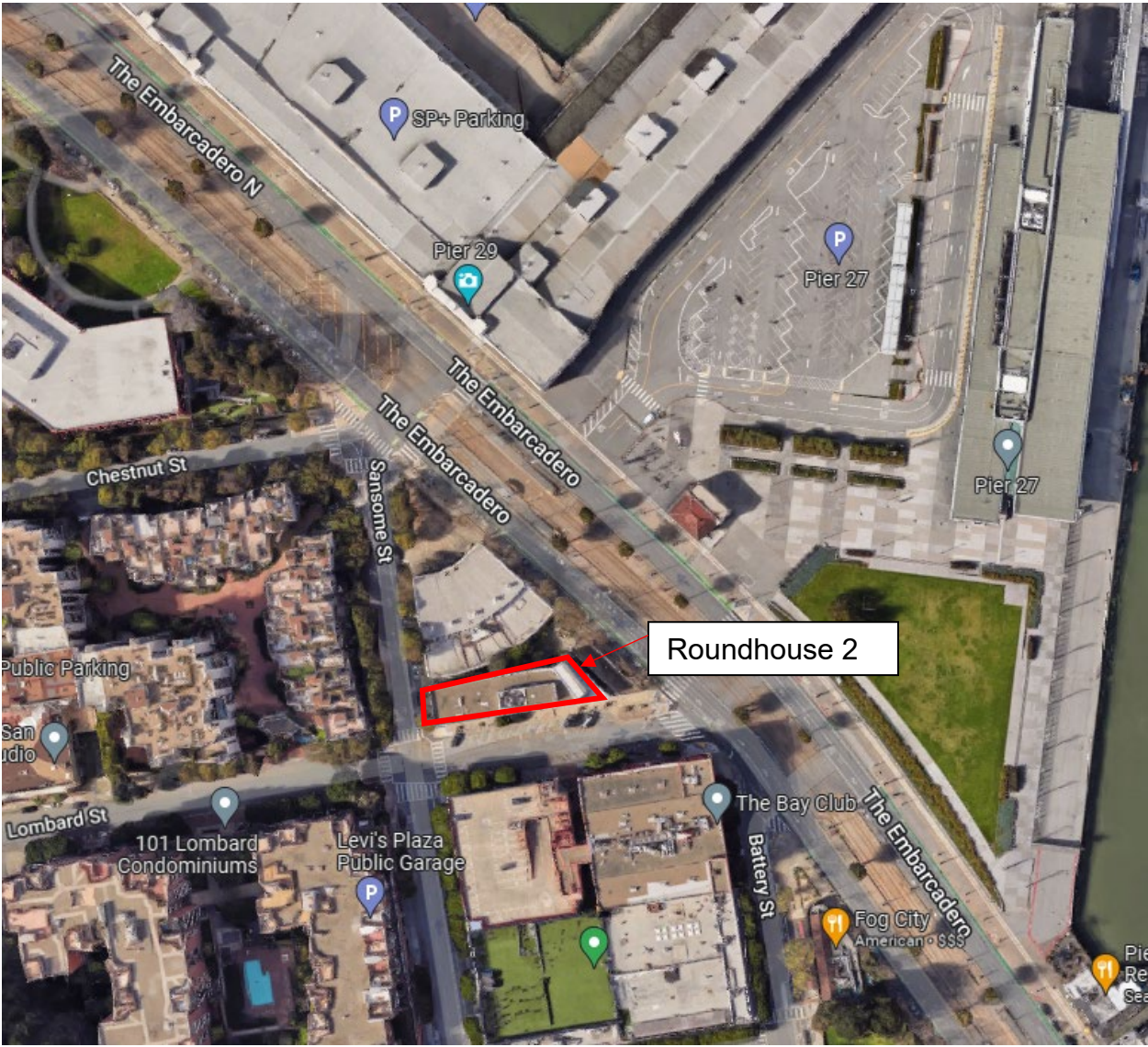
RESOLVED, that the Port Commission hereby authorizes the Executive Director to accept the work once it is complete.

***I hereby certify that the foregoing resolution was adopted by the Port Commission at its meeting of April 11, 2023.***

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Secretary

**EXHIBIT A**  
**AREA OF WORK LOCATION MAP**



## EXHIBIT B



### B I D T A B U L A T I O N

BID OPENING DATE		02/08/2023 @ 2:00 PM; VIA TEAMS CONFERENCE CALL			
CONTRACT NUMBER		2848			
PROJECT NAME		ROUNDHOUSE 2 BUILDING ROOF, WINDOWS, AND SOLARIUM REPLACEMENT			
ALTERNATE PRIORITIES:		NONE			
LBE GOAL:	16%	CONSECUTIVE CALENDAR DAYS:	600	ANNOUNCED CONSTRUCTION ESTIMATE BUDGET:	N/A
NUMBER OF BIDDERS:	3	ENGINEER'S ESTIMATE:	\$6,000,000.00	APPARENT LOW TOTAL BID PRICE:	<b>\$4,586,900.00</b>

BIDDER ID #	01	02	03
BID ITEM #	ROEBUCK CONSTRUCTION INC. 1780 OAKDALE AVE. SAN FRANCISCO, CA 94124 RUAIRI MURPHY, PRESIDENT 415-255-1506 <a href="mailto:RUAIRI@ROEBUCKSF.COM">RUAIRI@ROEBUCKSF.COM</a>	SVALA CONSTRUCTION INC. 139 MENDOSA AVE. SAN FRANCISCO, CA 94116 ALEX SVIDLER, VICE PRESIDENT 415-463-8233 <a href="mailto:8501308@GMAIL.COM">8501308@GMAIL.COM</a>	ANGOTTI & REILLY INC. 2200 JERROLD AVE. SAN FRANCISCO, CA 94124 JAMES P. REILLY, PRESIDENT 415-575-3700 <a href="mailto:JIMREILLY@ANGOTTI-REILLY.COM">JIMREILLY@ANGOTTI-REILLY.COM</a> <a href="mailto:ESTIMATING@ANGOTTI-REILLY.COM">ESTIMATING@ANGOTTI-REILLY.COM</a>
1	\$301,400.00	\$396,000.00	\$806,647.00
2	\$86,800.00	\$154,776.00	\$274,023.00
3	\$101,920.00	\$168,000.00	\$189,287.00
4	\$766,640.00	\$618,707.00	\$452,580.00
5	\$272,160.00	\$317,520.00	\$474,724.00
6	\$2,706,480.00	\$3,201,899.00	\$2,916,238.00
7	\$44,000.00	\$36,000.00	\$46,733.00
8	\$25,000.00	\$85,584.00	\$113,161.00
9	\$1,000.00	\$1,000.00	\$1,000.00
10	\$5,000.00	\$5,000.00	\$5,000.00
11	\$50,000.00	\$50,000.00	\$50,000.00
12	\$1,500.00	\$1,500.00	\$1,500.00
13	\$7,500.00	\$7,500.00	\$7,500.00
14	\$15,000.00	\$15,000.00	\$15,000.00
15	\$202,500.00	\$248,924.00	\$234,643.00
<b>BID TOTAL</b>	<b>\$4,586,900.00</b>	<b>\$5,307,410.00</b>	<b>\$5,588,036.00</b>
APPARENT BID RANK	1	2	3

**SCHEDULE OF BID PRICES**

<b>Bid Item No.</b>	<b>Bid Item Description</b>	<b>Estimated Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Extension</b>
1	Demolition	1	LS	N/A	\$
2	Scaffolding	1	LS	N/A	\$
3	Tenant Protection and Coordination	1	LS	N/A	\$
4	Roof	1	LS	N/A	\$
5	Solarium	1	LS	N/A	\$
6	Windows	1	LS	N/A	\$
7	Fire Suppression	1	LS	N/A	\$
8	Electrical	1	LS	N/A	\$
9	Lump Sum Payment for Timely Measurement and Ordering of Window and Solarium Materials within 90 calendar days of NTP	1	LS	N/A	\$ 1,000
10	Allowance for Concrete Deck Crack & Spall Repairs	1	AL	N/A	\$ 5,000
11	Allowance for Hazardous Materials Abatement	1	AL	N/A	\$ 50,000
12	Allowance for Connection of Valve to Drain in MEP Enclosure	1	AL	N/A	\$ 1,500
13	Allowance for Tree Trimming	1	AL	N/A	\$ 7,500
14	Allowance for Partnering	1	AL	N/A	\$ 15,000
15	Mobilization and Demobilization <i>(Maximum 5% of the sum of Bid Items 1 through 8)</i>	1	LS	N/A	\$
<b>TOTAL BASE BID PRICE</b>			<b>\$</b>		

\*Note: LS = Lump Sum; EA= Each; LF = Linear Feet; SF = Square Feet; CY = Cubic Yards; AL = Allowance

SUBCONTRACTOR LIST  
< ROEBUCK CONSTRUCTION INC. >

BIDDER ID NO.	NAME AND LOCATION	CERTIFIED LBE	DESCRIPTION OF PORTION OF WORK SUBCONTRACTED	AMOUNT
01	CPM ENVIRONMENTAL INC. 1821 UNION STREET SAN FRANCISCO, CA 94123	YES; OBE; SMALL LBE	DEMOLITION & ABATEMENT	\$274,000
01	VAST ENGINEERING 309 MARK ROAD ALAMO, CA 94507	NO	STRUCTURAL STEEL	\$183,500
01	PIONEER CONTRACTORS INC. 1485 ARMSTRONG AVENUE SAN FRANCISCO, CA 94124	YES; MBE; SMALL LBE	ROOFING & SHEETMETAL	\$314,800
01	AMERICAN GLASS 7667 LONGARD ROAD LIVERMORE, CA 94551	NO	WINDOWS & GLAZING	\$2,022,500
01	PACIFIC SHORES CONSTRUCTION 850 SO. VAN NESS AVENUE SF, CA 94110	YES; MBE; MICRO LBE	FRAMING & DRYWALL	\$142,783
01	VALDEZ PAINTING INC. 2270 PALOU AVENUE SAN FRANCISCO, CA 94124	NO	PAINTING	\$43,369
01	VALUE FIRE 1260 EGBERT AVE. SUITE B SF, CA 94124	YES; MBE; MICRO LBE	FIRE SPRINKLER	\$38,500
01	CT ELECTRIC 19647 ADAIR DRIVE CASTRO VALLEY, CA 94546	NO	ELECTRICAL	\$12,200
TOTAL 01				\$3,031,652



SUBCONTRACTOR LIST  
< SVALA CONSTRUCTION INC. >

BIDDER ID NO.	NAME AND LOCATION	CERTIFIED LBE	DESCRIPTION OF PORTION OF WORK SUBCONTRACTED	AMOUNT
02	EVRA CONSTRUCTION 2227 26 <sup>TH</sup> AVE, SAN FRANCISCO, CA 94116	YES; MICRO LBE	DEMO, CARPENTRY, STRUCTURAL STEEL, WATERPROOFING, GYPBOARD, ELECTRICAL	\$730,000
02	AMG 3438 HELEN ST OAKLAND, CA 94608	NO	DEMO, HAZMAT	\$230,000
02	LOWY FIREPROTECTION PO Box 2668 SANTA CRUZ, CA 95063	NO	FIRE SPRINKLER	\$30,000
02	SLATER PAINTING 1574 MCKINNON AVE SAN FRANCISCO, CA 94124	YES; MICRO LBE	PAINTING	\$60,000
02	NOR-CAL SCAFFOLDING 2801 GIANT RD RICHMOND, CA 94806	NO	SCAFFOLDING	\$128,980
02	JMW FLOORING 483 VICTORY AVE SSF, CA 94080	NO	FLOORING	\$30,000
02	AAC GLASS 61044 SAN ANTONIO ST HAYWARD, CA 94544	NO	WINDOWS	\$2,056,000
02	JAMES HEWATT INC 2420 BRENTWOOD, CA 94513	NO	STRUCTURAL STEEL	\$195,000
02	PIONEER CONTRACTORS INC 1485 ARMSTRONG AVE SAN FRANCISCO, CA 94124	YES; MICRO LBE	ROOFING	\$314,800
TOTAL 02				\$3,774,780



SUBCONTRACTOR LIST  
< ANGOTTI & REILLY INC. >

BIDDER ID NO.	NAME AND LOCATION	CERTIFIED LBE	DESCRIPTION OF PORTION OF WORK SUBCONTRACTED	AMOUNT
03	CPM ENVIRONMENTAL SAN FRANCISCO	YES; MBE	DEMO	\$274,000
03	SCAFFOLD WORKS SAN JOSE	NO	SCAFFOLD	\$86,000
03	SAN FRANCISCO ROOFING SAN FRANCISCO	YES; MBE	ROOFING	\$266,000
03	AMERICAN GLASS LIVERMORE	NO	GLAZING	\$2,022,500
03	MC METALS SAN FRANCISCO	YES; MBE	METALS	\$479,000
03	HARRISON DRYWALL SAN FRANCISCO	NO	DRYWALL	\$210,573
03	BAY CITIES FIRE SANTA ROSA	NO	FIRE SPRINKLER	\$21,900
03	DELAO ELECTRIC SAN FRANCISCO	YES; MBE	ELECTRIC	\$71,320
03	B+C PAINT SAN FRANCISCO	YES; MBE	PAINT	\$102,000
TOTAL 03				\$3,533,293

**EXHIBIT C**  
**CMD Memorandum**



**CONTRACT MONITORING DIVISION**  
**OFFICE OF THE CITY ADMINISTRATOR**



London N. Breed, Mayor  
 Carmen Chu, City Administrator

Stephanie Tang, Director

**MEMORANDUM**

**Date:** March 17, 2023

**To:** Erica Petersen, SF Port  
 Tim Leung, SF Port

**From:** Melinda Kanios, CMD

**Subject:** 2848 Roundhouse 2 Building Roof, Windows, and Solarium Replacement- CMD Review Revised

This memo supersedes the previous memo issued on March 3, 2023. The Contract Monitoring Division (“CMD”) has reviewed the bids submitted for the above referenced project, applied the appropriate bid discounts, and determined responsiveness to the Chapter 14B pre-award requirements. The Micro/Small-LBE subcontracting participation requirement is 16% for this project. Below is a summary of CMD’s review.

**Bid Discount**

Bidder	LBE Status, Type and Size	Base Bid	LBE Bid Discount	Adjusted Bid with LBE Bid Discount
Roebuck Construction	SF LBE-OBE (Small)	\$4,586,900	10% = \$458,690.00	\$4,128,210.00
Svala Construction	SF LBE-OBE (Micro)	\$5,307,410	10% = \$530,741.00	\$4,776,669.00
Angotti & Reilly	SF LBE-OBE (Micro)	\$5,588,036	10% = \$558,803.60	\$5,029,232.40

**LBE Subcontracting Participation Requirement**

Roebuck Construction, Inc. (“Roebuck”) is the lowest responsive bidder. Roebuck met the 16% Micro/Small-LBE subcontracting requirement by listing the following Micro/Small-LBE firm(s) on Section 00 43 36 (Subcontractor List):

Subcontractor	Scope of Work	LBE Status	Listed Amount	Credited LBE Participation	Participation % (Based on Credited LBE Amount)



CPM Environmental	Demolition & Abatement	SF LBE-OBE (Small)	\$274,000.00	\$274,000.00*	6.00%
Pioneer Contractors	Roofing & Sheetmetal	SF LBE-MBE (Small)	\$314,800.00	\$314,800.00	6.86%
Pacific Shores	Framing and Drywall	SF LBE-MBE (Micro)	\$142,783.00	\$142,783.00	3.11%
Value Fire Protection	Fire Sprinkler	SF LBE-MBE (Micro)	\$38,500.00	\$38,500.00	0.84%
<b>Total</b>			<b>\$770,083.00</b>	<b>\$770,083.00</b>	<b>16.81%</b>
<p>*The Port and CMD clarified definitions of hazardous materials abatement allowance and demolition in the bid specs. Only unforeseen hazardous materials are characterized as an allowance. Here, the quantity of asbestos Roebuck anticipated required an abatement contractor and therefore was not unforeseen. Demolition here is considered removing and disposing the windows rather than demolishing an entire building and/or moving it from the foundation. Here, CPM Environmental received LBE credit for abatement and demolition.</p>					

Roebuck also listed the following non-LBE subcontractor(s) on Section 00 43 36.

Subcontractor	Scope of Work	Listed Amount	Participation
Vast Engineering	Structural Steel	\$183,500	4.00%
American Glass	Windows & Glazing	\$2,022,500	44.10%
Valdez Painting	Painting	\$43,369	0.90%
CT Electric	Electrical	\$12,200	0.27%
<b>TOTAL</b>		<b>\$2,261,569</b>	<b>48.46%</b>

Based on the foregoing, CMD has determined that Roebuck has complied with the pre-award Chapter 14B requirements. Should you have any questions, or if I can be of further assistance, please do not hesitate to contact me at melinda.kanios@sfgov.org.

<sup>1</sup> The Port of San Francisco has specifically requested that CMD include in the Award Memo the specific ethnicity of each LBE proposer and the subcontractors of the apparent low-bid, where available. CMD does not require businesses to self-identify the ethnicity of the business owner but any business may choose to do so. CMD reiterates to the Port and any other agency that ethnicity information in no way factor into the evaluation or award of this or any other contract. CMD recommends against the publication or announcement of the ethnicity information provided below, including but not limited to Commission meetings.

- American Glass: N/A
- CPM Environmental: OBE
- CT Electric: N/A
- Pacific Shores: Latino American
- Pioneer Contractors: Latino American
- Roebuck Construction: OBE
- Valdez Painting: N/A
- Value Fire Protection: Asian American
- Vast Engineering: N/A