



INVITATION TO BID

Gladstone Lab Tenant Improvement - 1450 Owens Street San Francisco, CA March 20, 2026

Truebeck Construction (General Contractor) is requesting **bids** for the following trades:

1153-LE: Misc. Steel (Feature Stair)
0960-FL: Resilient Flooring
0967-EF: Epoxy Flooring
0951-AC: Acoustical Ceilings
2710-TDS: Tele data & Security
0991-PT: Painting
0810-DO: Doors, Frames & Hardware
0880-GL: Glass & Glazing
0920-DR: Drywall & Framing
331-SC: Concrete Material & Rebar

SBE firms are encouraged to submit bids. This project has a 50% SBE Participation for subcontractors and suppliers.

Prequalification, Bid Date and Time:

If you would like access to the Project Documents, please reach out to
Nicole.Mestice@Truebeck.com

Voluntary Pre-Bid Conference: **Thursday, April 02, 2026 11:00AM PST**

Webex Video Conference Link:

<https://truebeckconstruction.webex.com/truebeckconstruction/j.php?MTID=mebe5a85d5ae1ab54d938351dcd92f37b>

Bid Date: Friday, April 17th, 2026 at 2:00PM PST

Prequalification: Please submit the Initial Prequalification Questionnaire (Last Page of this Document) with your proposal no later than Friday, April 17th, 2026 at 2pm.

All prequalifications, questions and bids should be emailed to Nicole.Mestice@truebeck.com

Schedule: Project is scheduled to start May 2026

Project Description:

The project is located at 1450 Owens St. The project consists of a 77,000 SF Lab Office TI with a Vivarium at Level 1.

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The MEPF, AV, Low Voltage, Cold Rooms, Lab Casework, Saw Cutting, and Exterior Façade - Leave Out Bay, scopes are requesting qualified subcontractors to furnish and install the systems per the plans and specifications.

The project is administered by the Office of Community Investment and Infrastructure, (OCII) and the agency's Small Business Enterprise (SBE), Construction Workforce and Prevailing Wage policies apply. This project is also subject to the Mission Bay Project Labor Agreement (PLA).

Bid Documents:

In order to receive a complete set of Owner's plans, specifications, and bid documents please submit the prequalification (last page of this document)

Nicole Mestice – Nicole.Mestice@Truebeck.com

Program in Diversity: SBE Subcontracting and Workforce Participation Goals:

The Owner of the project has committed to meeting the Office of Community Investment and Infrastructure (OCII) non-discrimination and equal opportunity hiring & local work force hiring participation goals. These equal opportunity program documents are part of the project documents and provided for review. These documents will be included as Contract documents in all subcontracts. In general, the project goals can be summarized as follows:

Small Business Enterprise Program:

https://sfocii.org/sites/default/files/inline-files/SBE%20Policy%20%282022-03%29_0.pdf

This project is subject to OCII's 50% SBE participation goal for construction contracts including subcontracts, and suppliers. When awarding contracts, first consideration will be given in the following order: 1) Project Area SBEs 2) All other San Francisco based SBEs 3) SBEs located outside of San Francisco. Non-San Francisco-based SBEs will be used to satisfy the 50% SBE participation goal only if San Francisco-based SBEs are not available, qualified, or if their bids or fees are significantly higher.

OCII no longer certifies SBEs, however OCII will honor firms certified with the City and County of San Francisco, the State of California, the federal government, or any other jurisdiction, so long as the SBE meets OCII's income thresholds/size standards. Please include your SBE or LBE Certification letter with your bid. Additionally, in furtherance of the 50% SBE goal, bids should identify all proposed SBE suppliers and SBE subcontractors.

OCII will recognize Joint Ventures (JVs) and Associations between non-SBE firms and SBE firms where the SBE partner performs at least 35% of the work defined in the JV or Association agreement and receives at least 35% of the dollars to be earned by the JV or Association, which will count as total 100% SBE participation.

Please contact Maria Pecot, Contract Compliance Specialist for additional information at Maria.Pecot@sfgov.org

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Construction Workforce Policy:

<https://sfocii.org/sites/default/files/inline-files/Construction%20Work%20Policy.pdf>

This project is subject to OCII's construction workforce program requirements of 50% San Francisco resident participation goal, which has calculated by work hours for each construction trade. See the Construction Workforce Policy for further information on the work force goals.

Prevailing Wage Provisions: <https://sfocii.org/sites/default/files/inline-files/Prevailing%20Wage%20Provisions%20%28updated%20Oct%202021%29.pdf>

This project is subject to the OCII's prevailing wage requirements and certified payroll. These documents are also provided.

Preconstruction Meeting:

Selected subcontractors shall be required to attend a preconstruction meeting with Truebeck. This meeting must be held prior to commencement of any subcontractor's work onsite.

Project Labor Agreement:

This project is subject to the Mission Bay Project Labor Agreement.

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Prequalification Questionnaire for 1st Tier Subcontractors

Please fill out the following and submit to Nicole.Mestice@Truebeck.com

- 1) Firm Name :
- 2) Form Submitted By (Name/Title/Date):
- 3) Bid Package Inquired to Obtain:
- 4) Street Address/City/State/Zip:
- 5) Phone / Fax :
- 6) How many years has your company been in business?:
- 7) List of preferred locations of work (by Counties):
- 8) Have you ever worked for Truebeck Construction in the past? (CircleOne) YES NO
- 9) How many people does your firm presently employ in the following categories :
 - a) Corporate : _____
 - b) Field Supervisory: _____
 - c) Trades People : _____
 - d) Other : _____

10) Please list all labor agreement commitments :

Union	Local	State

11) Please state your firm's current and valid California Contractor License: _____

12) What trades do you normally subcontract? Please indicate separately each specification section which you are qualified to perform. Indicate the dollar amount which you are financially able to handle, bond and bid competitively.

Spec# Trade Name	Subcontractor Max Value	Spec# Trade Name	Subcontractor Max Value

13) The value of your expected Revenue this year: _____

14) How many project comprise the value of this year expected Revenue: _____

15) Is your company a SBE/LBE qualified company? (CircleOne) YES NO

16) If your company qualifies as a SBE/LBE/MBE/WBE company, please list the certifications below :

Type of Certificate	Certifying Agency	Expiration Date

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