

1450 Owens – Gladstone TI

Bid Package 2 – Pre-bid Conference

April 2, 2026



TRUEBECK
CONSTRUCTION

AGENDA

- Introductions / Project Overview
- SBE Participation Goal
- Local Hiring / Subcontracting Goals
- Important Dates
- Bid Details
- Questions

1450 Owens is a 7-story Building which Includes steel framed structure, custom façade, and deep foundations / ground improvements.

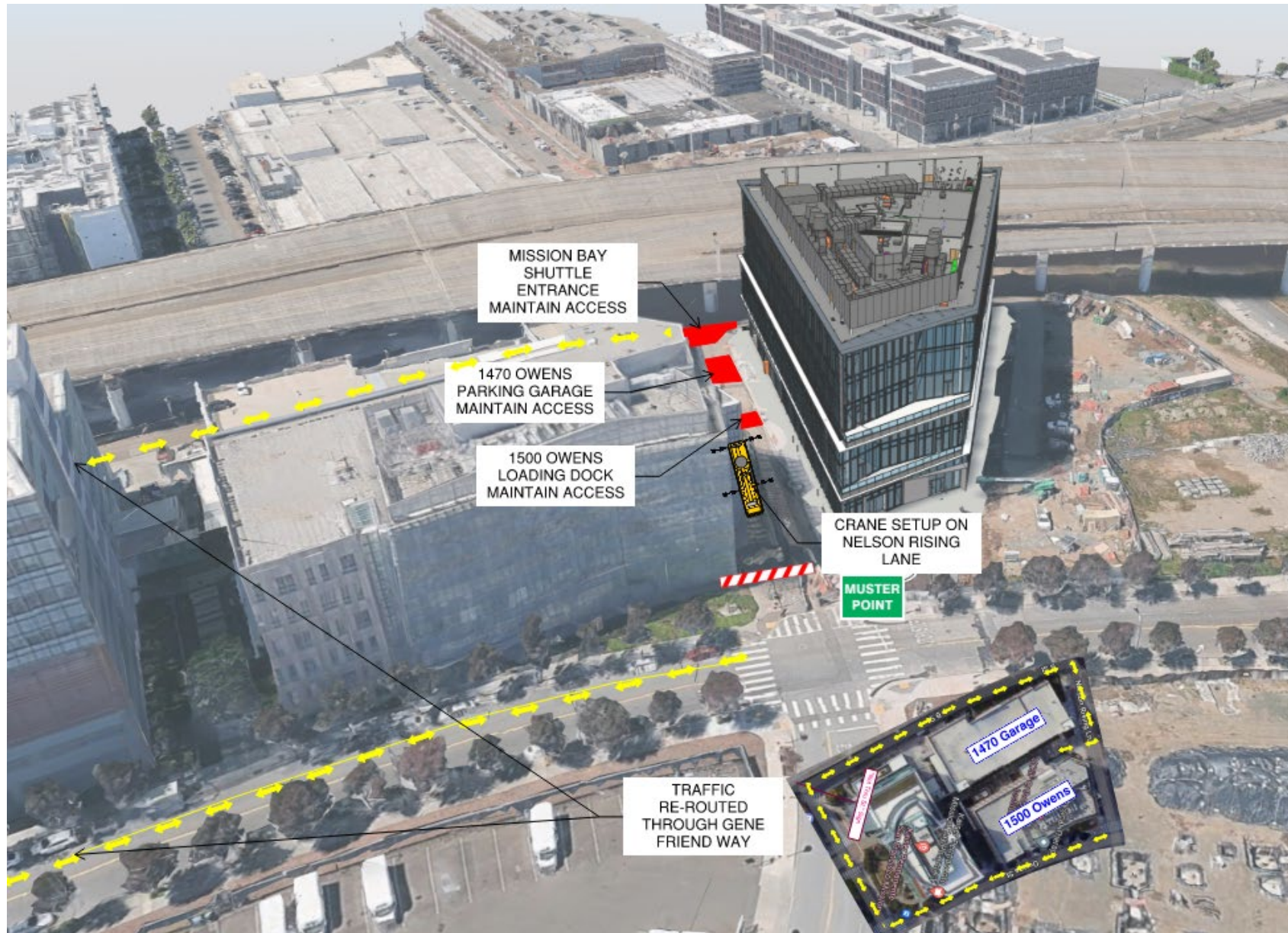
**THE SCOPE OF WORK CONSISTS OF 77,000 SF Lab / Office & Vivarium
ON THE 1ST, 5TH, 6TH AND 7TH FLOORS.**

Send contact information (Name,
Company Name, Email, Phone Number)
to Nicole.Mestice@truebeck.com



Scopes of Work

- **Misc. Steel (Feature Stair)**
- **Resilient Flooring**
- **Epoxy Flooring**
- **Acoustical Ceilings**
- **Tele data & Security**
- **Painting**
- **Doors, Frames & Hardware**
- **Glass & Glazing**
- **Drywall & Framing**
- **Concrete Material & Rebar**



1450 OWENS LEVEL 1

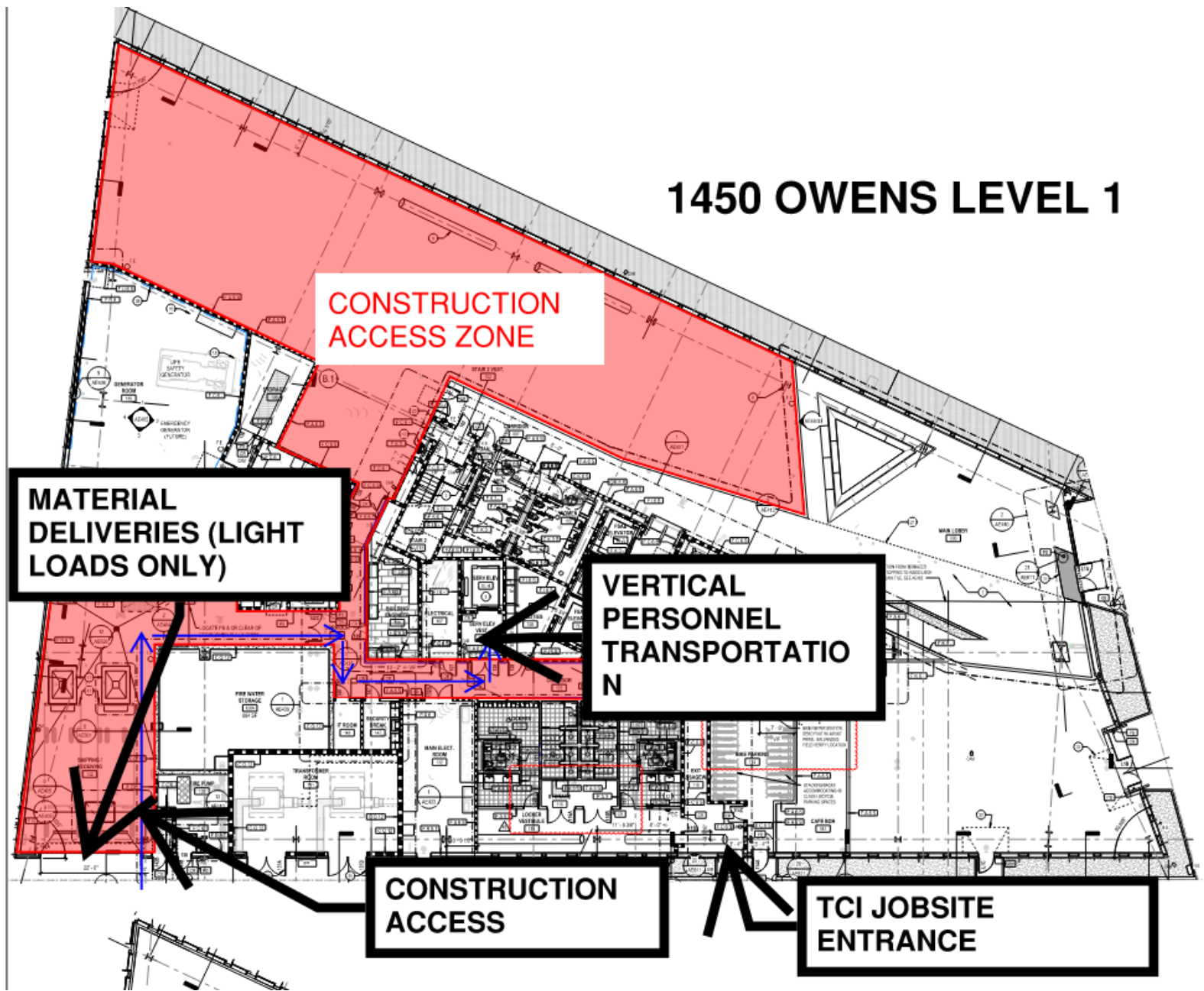
CONSTRUCTION ACCESS ZONE

MATERIAL DELIVERIES (LIGHT LOADS ONLY)

VERTICAL PERSONNEL TRANSPORTATION

CONSTRUCTION ACCESS

TCI JOBSITE ENTRANCE



SBE & Workforce Goals

This project is subject to OCII's SBE Policy, which requires that Good faith efforts be made to award 50% of all contract dollars to small business enterprises (SBEs).

First consideration shall be given in the following order:

- Project Areas SBE/LBEs located in zip code areas 94124, 94107 & 94134 followed by
- San Francisco- based SBEs/LBEs
- SBEs outside of San Francisco.
 - Non-San Francisco-based SBEs should be used to satisfy participation goals only if:
San Francisco- based SBEs are not available, qualified or if their bids or fees are significantly higher than those of non-San Francisco- based SBEs.



SBE & Workforce Goals

OCII will recognize JVs & Associations between non-SBE firms & SBE firms where the SBE partner performs at least 35% (or a proportionate share, whichever is higher) of the dollars to be earned by the JV or Association.

Only firms certified as SBEs will be counted toward meeting the participation goals described above. OCII does not certify SBEs but accepts SF SBE (LBE) certifications from the City and County of San Francisco's Contract Monitoring Division (CMD); the State of California; and any other jurisdiction so long as a business meets OCII's size standards.

OCII also has a 50% goal of total workforce hours by trade be made available to San Francisco residents.

This project also requires the payment of prevailing wages.



Important Dates

- Required Prequalification Due: **Friday, April 17th, 2026 2:00pm**
- Bid Due Date: **Friday, April 17th, 2026 2:00pm**

Email Bids / Bid Questions to **Nicole.Mestice@Truebeck.com**

Questions?

Send contact information (Name, Company Name, Email, Phone Number) to Nicole.Mestice@truebeck.com

