



INVITATION TO BID

Gladstone Lab Tenant Improvement - 1450 Owens Street San Francisco, CA July 7, 2026

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

Finish Carpentry
Demountable Partitions
Window Coverings
Carpet & Wood Flooring
Specialty Ceilings & Wall Panels
Final Clean

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: **Friday, July 17th, 2026 10:00AM PST**

Webex Video Conference Link:

<https://truebeckconstruction.webex.com/truebeckconstruction/j.php?MTID=m73a0141a505b5f7cb64b297396da7908>

Questions Due by: Monday, July 20th, 2026 at 5:00PM PST
Email to: Nicole.Mestice@Truebeck.com

Bid Due Date: Tuesday, August 4th, 2026 at 2:00PM PST

Prequalification: Please submit the Initial Prequalification Questionnaire (Last Page of this Document) with your proposal no later than Monday, August 3rd, 2026 at 2:00PM PST.

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

Schedule: Project is scheduled to start September 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 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:

This project is subject to OCII's 50% Small Business Enterprise Policy (SBE Policy) which sets a 50% SBE participation goal for Construction, Professional Services, and Supplier contractors and subcontractors. First consideration for all relevant contracts and subcontracts shall be given in the following order: 1). SBEs/LBEs in Project Area, 2); Other San Francisco based SBEs/LBEs; 3). Non-San Francisco-based SBEs which should 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. To count towards the SBE goal, a business must be certified by the City and County of San Francisco's Monitoring Division, the State of California or any other jurisdiction, so long as size standards are met. OCII will make the final determination on the consistency of the certification standards and acceptance or denial of certifications listed above. Please include your SBE or LBE Certification letter with your bid. There is also a 50% SBE goal for suppliers therefore list the involvement of any suppliers or lower tier-subcontractors that may be included in your bid as well as their SBE/LBE.

For more information on the SBE certification process with the City and County of San Francisco, please visit the following site:

<https://www.sf.gov/14b-local-business-enterprise-lbe-program>

For more information on the SBE Policy, and other OCII Policies, please visit the following site: <https://sfocii.org/policies-and-procedures>

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

Construction Workforce Policy:

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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:

This project is subject to the OCII's Prevailing Wage Policy (Labor Standards) and submission of certified payroll. These documents are also provided.

Preconstruction Meeting:

Selected subcontractors shall be required to attend a preconstruction meeting with Truebeck, OCII and the San Francisco Office of Economic and Workforce Development's CityBuild Division. 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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