



**To:** Members of the San Francisco Arts Commission  
**From:** Arianne G. Davidian, Project Manager, Public Art Program  
**Date:** September 18, 2025  
**Subject:** Request for Approval of Sole Source Contract – Fine Art Installation Services

## I. Background

The San Francisco Arts Commission (SFAC) administers the City's Public Art Program under the authority of Charter Section 5.103, which grants the Commission jurisdiction over the acquisition, placement, and maintenance of works of art on City property. In fulfillment of this mandate, SFAC is overseeing the design, fabrication, and installation of public artworks for the Mission Bay School Public Art Project. To complete this project, staff is requesting approval of a Sole Source contract for the installation of a tile artwork at the site's east entrance by Certified Tile and Stone, Inc., given the specialized expertise required.

## II. Sole Source Justification

Under San Francisco Administrative Code Chapter 6, Section 6.73, Sole Source contracts may be approved only in limited circumstances, such as when services are available from a single provider due to unique qualifications, proprietary rights, regulatory requirements, or when switching vendors would result in duplicative costs, delays, or loss of warranty; they may not be justified by lack of planning, convenience, or expediency. The responses to the following five questions provide justification for a sole source contract.

**1. What specific work or services are required to meet the department's needs, and what is the estimated contract value?**

*The installation of the tile artwork is considered a "Public Work" as defined by San Francisco Administrative Code Section 6.1 (I) and therefore requires a licensed contractor with a valid appropriate licenses under California law or the applicable jurisdiction. Additionally, the Public Art Program requires specialized fine art handling and installation expertise. The estimated contract value is \$31,756.*

**2. What are the proposed contractor's unique qualifications to perform this work, or why does the nature of the work require Sole Source procurement?**

*Certified Tile and Stone, Inc. possesses specialized expertise in tile installation, including Custom & Commercial Lic. #1076945 (CA). The contractor also has proprietary knowledge of site conditions because they are subcontracting separately with SFUSD's general contractor, Swinerton/McCarthy, for the installation of architectural tile at various other locations at the project site. Pursuant to §6.73(c)(2), the services are only available from this source due to unique qualifications and technical capacity.*

**3. What is the anticipated cost to the City, and why is this cost in the City's best financial interest?**

*The anticipated cost is \$31,756. This cost is in the City's best financial interest because engaging*

*another vendor would likely result in risk of artwork damage and additional mobilization costs, consistent with §6.73(c)(3)(A)–(C).*

- 4. Was a solicitation or advertisement issued to determine Sole Source eligibility? If not, why was issuing a solicitation impracticable, and what market research (if any) was conducted?**

*A competitive solicitation was not issued: It was determined impracticable because the services are reasonably available only from Certified Tile and Stone, Inc., consistent with §6.73(c)(1). Staff confirmed this through prior project experience, which demonstrated that no other vendors possess the necessary expertise to provide services within the project timeframe.*

- 5. If this is follow-on work under §6.73(c)(3), why would a competitive process not serve the public's best interests?**

- *Not Applicable*

### III. Commission Resolution

Motion to approve a Sole Source contract with Certified Tile and Stone, Inc. for fine art installation services for the Mission Bay School Public Art Project, pursuant to San Francisco Administrative Code Section 6.73, in an amount not to exceed \$31,756. The contractor's specialized qualifications, proprietary knowledge of the project site and artwork, and proven expertise in fine art installation make these services not reasonably available from another provider without risk of duplicative costs, delays, or potential damage to the artwork.

### IV. Signatures

Role	Printed Name	Signature	Date
Submitted by	Arianne Gelardin Davidian	DocuSigned by: <i>Arianne Gelardin Davidian</i> 42667A8F31B24G5...	9/18/2025
	Public Art Project Manager		
Read and Reviewed by	Mary Chou	DocuSigned by: <i>Mary Chou</i> 8BA72D52A3214FE	9/18/2025
	Public Art Program Director		
Read and Reviewed by	Ebon Glenn	DocuSigned by: <i>Ebon Glenn</i> 08E142BAE136463...	9/19/2025
	Deputy Director of Programs		
Approved by	Ralph Remington	DocuSigned by: <i>Ralph Remington</i> 8E2E3A3D19EA4E1...	9/22/2025
	Director of Cultural Affairs		

**CERTIFIED TILE & STONE, INC.****Custom & Commercial Lic. 1076945**

14557 Calvert St., Van Nuys, CA 91411

Phone: 818-785-4088

Fax: 818-785-4059

Bid No.: **312SK**Date : **07/30/25****PROPOSAL Rev1****DIR# 1000879015**

Submitted To		Job Information	
Company	<b>San Francisco Arts Commission</b>	Arianne G. Attn.: Davidian	Job Name <b>Mission Bay School - Art Tile</b>
Address	<b>401 Van Ness Avenue, Suite 325</b>	arianne.gelardin@sfgov.org	Address <b>1415 Owens Street</b>
City	<b>San Francisco, CA</b>	ZIP <b>94102</b>	City <b>San Francisco, CA</b> CA ZIP <b>94158</b>
Phone	<b>415-310-8012</b>	harumosato@gmail.com	Fax

ROOM/LOCATION/APPLICATION	CODE	MATERIAL DESCRIPTION	TOTAL COST
<b>Exterior Art Tile</b>			
<b>Walls Exterior</b>			
Walls	HS	Kerlife Ceramicas - Cement-M - 8"x8" - Tile provided by others	
Metal edge trim	J	SCHLUTER - Jolly - Aluminum Satin Anodized	
1/4" Mortar Bed	MB	1/4" Thick Mortar Bed over Scratch & Brown by others	
Anticrack Redgard Membrane	RG	1/16" Thick - Anti-Crack Membrane - CBP Redgard	
Epoxy Grout	EG	Epoxy Grout	
<b>TOTAL</b>			<b>\$ 24,386</b>
<b>Add Options</b>			
Scaffolding / Lifts	Scaf	Scaffolding	\$ 4,935.00
Lath, Scratch & Brown	LSB	Lath, Scratch and Brown Coat	\$ 9,569.00

Floor: TCA F115 Thinset Wall: TCA W242 Thinset

**NOTES:**

- 1 Bid is based on one phase standard hours Mon - Fri (no Saturdays & Sundays)
- 2 Figured parking for Certified Tile, Inc. crews are provided by GC at jobsite
- 3 Based on Approx. 360 SF of 8"x8" (20cm x 20cm) tile provided by others per SF Arts Commission
- 4 Shading is inherent in all cementitious grouts
- 5 This proposal is valid for 30 days
- 6 50% deposit may be required on special order materials
- 7 Based on areas/rooms/locations and materials qualified in this proposal

**INCLUSIONS:**

- 1 CBP Versabond Pro thinset mortar. CBP Versabond LFT for tile over 15" length. CBP Prism Grout

**EXCLUSIONS (U.O.N. above):**

- 1 Wall Prep., Waterproofing, Epoxy Adhesive, Sealer
- 2 Backer board, Lath, Scratch & Brown, Scaffolding / Lifts, Payment & Performance bond, Attic stock, mechanical supports

All the above work to be completed in a substantial and workmanlike manner according to standard practice for the sum of

<b>BASE BID</b>	<b>\$ 24,386</b>	<b>Twenty Four Thousand Three Hundred Eighty Six Dollars</b>
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**OPTIONS (NOT PART OF BASE BID)**

1	Provide Payment & Performance Bond	\$ 488
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Prepared By: Stewart Killen  
stewart@certifiedtileinc.com

Proposal Accepted and Approved by : \_\_\_\_\_

Date : \_\_\_\_\_



Custom & Commercial • Lic. 1076945  
14557 Calvert St., Van Nuys, CA 91411

Phone: 818-785-4088  
Fax: 818-785-4059

September 18, 2025  
San Francisco Arts Commission  
401 Van Ness Avenue, Suite 325  
San Francisco, CA 94102  
**Attn: Arianne G. Davidian**  
P 415-310-8012  
[arianne.gelardin@sfgov.org](mailto:arianne.gelardin@sfgov.org)  
**Mission Bay School - Art Tile**  
1415 Owens Street

### **CO#1 – Scaffold Rental**

**We propose to provide Labor and Material per the following:**

- 1) Provide scaffolding for Art Tile installation

**Total - \$4,935.00**

#### **Exclusions:**

- 1) Cost of bonding
- 2) Structural Calculations, Deferred Submittals, Engineer stamps, and any design
- 3) Protection of our work from other trades during and after completion
- 4) Cost of inspections and testing

#### **Notes:**

- 1) Based on a standard, straight time, workweek. Any overtime or split shift work will be at an additional cost.
- 2) CTSI's scope of work is limited to work itemized above. Any area or details in plans, bulletins, RFI's or addendum's missing from above are not included.
- 3) Any plumbing, woodwork, electrical, metal or any other types of work not herein specified shall be performed by the specific trades working within these respective fields.

In order for us to perform proposed work please sign and date below.

\_\_\_\_\_  
Approved by

\_\_\_\_\_  
Signature Date

Regards,  
Stewart Killen  
Estimator  
[stewart@certifiedtileinc.com](mailto:stewart@certifiedtileinc.com)  
818 785 4088



Custom & Commercial • Lic. 1076945  
14557 Calvert St., Van Nuys, CA 91411

Phone: 818-785-4088  
Fax: 818-785-4059

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September 18, 2025  
San Francisco Arts Commission  
401 Van Ness Avenue, Suite 325  
San Francisco, CA 94102  
**Attn: Arianne G. Davidian**  
P 415-310-8012  
[arianne.gelardin@sfgov.org](mailto:arianne.gelardin@sfgov.org)  
**Mission Bay School - Art Tile**  
1415 Owens Street

### **CO#2 – Revised Shop Drawings**

**We propose to provide Labor and Material per the following:**

- 1) Shop drawings revision for new tile specifications.
- 2) Drafter – Approx. 12 Hours x \$151.00 PH = \$1,812.00

**Total – \$1,812.00**

#### **Exclusions:**

- 1) Cost of bonding
- 2) Structural Calculations, Deferred Submittals, Engineer stamps, and any design
- 3) Protection of our work from other trades during and after completion
- 4) Cost of inspections and testing

#### **Notes:**

- 1) Based on a standard, straight time, workweek. Any overtime or split shift work will be at an additional cost.
- 2) CTSI's scope of work is limited to work itemized above. Any area or details in plans, bulletins, RFI's or addendum's missing from above are not included.
- 3) Any plumbing, woodwork, electrical, metal or any other types of work not herein specified shall be performed by the specific trades working within these respective fields.

In order for us to perform proposed work please sign and date below.

\_\_\_\_\_  
Approved by

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Regards,  
Stewart Killen  
Estimator  
[stewart@certifiedtileinc.com](mailto:stewart@certifiedtileinc.com)  
818 785 4088

Davidian, Arianne (ART)

**From:** Davidian, Arianne (ART)  
**Sent:** Thursday, September 18, 2025 3:38 PM  
**To:** 'Stewart'  
**Cc:** Alex; Carina Moreno; Troy Montenegro; Jahmari Henderson; Gionelle Martin  
**Subject:** RE: Sato Studios mock-up

Great,

Thanks for the correction. The total is as follows:

Bld No.312SK	\$	24,386
CO1 Scaffold Rental	\$	4,935
CO2 Revised Shop Drawing	\$	1,812
Payment and Performance Bond 2%	\$	623
	\$	31,756



**Arianne G. Davidian**  
Project Manager | Public Art  
Pronouns: [she/her](#)  
Email: [arianne.davidian@sfgov.org](mailto:arianne.davidian@sfgov.org) **\*PLEASE NOTE NEW ADDRESS\***  
Office + Mobile: 415-310-8012

**San Francisco Arts Commission**  
401 Van Ness Avenue, Suite 325  
San Francisco, CA 94102

[www.sfartscommission.org](http://www.sfartscommission.org)

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The San Francisco Arts Commission acknowledges that we are on the unceded ancestral homeland of the [Ramaytush Ohlone](#). We affirm the sovereign rights of their community as First Peoples and are committed to supporting the traditional and contemporary evolution of the American Indian community and uplifting contemporary indigenous voices and culture.

Please be mindful that all correspondence and documents submitted to the San Francisco Arts Commission are public records and, as such, are subject to the [Sunshine Ordinance](#) and can be requested by the public. If this happens, personal information such as personal emails, Social Security numbers and phone numbers will be redacted.

**From:** Stewart <Stewart@certifiedtileinc.com>  
**Sent:** Thursday, September 18, 2025 3:35 PM  
**To:** Davidian, Arianne (ART) <arianne.davidian@sfgov.org>  
**Cc:** Alex <Alex@certifiedtileinc.com>; Carina Moreno <carina@certifiedtileinc.com>; Troy Montenegro <troy@certifiedtileinc.com>; Jahmari Henderson <jahmari@certifiedtileinc.com>; Gionelle Martin <Gio@certifiedtileinc.com>  
**Subject:** RE: Sato Studios mock-up

Arianne,  
P&P Bond would be 2% of total.

Total - \$31,133 x 2% = \$622.66 or \$623 P&P bond.

Regards,



**Stewart Killen | Estimator**  
  
**a:** 14557 Calvert Street; Van Nuys, CA 91411  
**e:** [stewart@certifiedtileinc.com](mailto:stewart@certifiedtileinc.com)  
**p:** 818-785-4088  
**w:** [certifiedtileandstoneinc.com](http://certifiedtileandstoneinc.com)

**From:** Davidian, Arianne (ART) <[arianne.davidian@sfgov.org](mailto:arianne.davidian@sfgov.org)>  
**Sent:** Thursday, September 18, 2025 3:28 PM  
**To:** Stewart <[Stewart@certifiedtileinc.com](mailto:Stewart@certifiedtileinc.com)>  
**Cc:** Alex <[Alex@certifiedtileinc.com](mailto:Alex@certifiedtileinc.com)>; Carina Moreno <[carina@certifiedtileinc.com](mailto:carina@certifiedtileinc.com)>; Troy Montenegro <[troy@certifiedtileinc.com](mailto:troy@certifiedtileinc.com)>; Jahmari Henderson <[jahmari@certifiedtileinc.com](mailto:jahmari@certifiedtileinc.com)>; Gionelle Martin <[Gio@certifiedtileinc.com](mailto:Gio@certifiedtileinc.com)>  
**Subject:** RE: Sato Studios mock-up

Thanks so much, Stewart.

I realize we should also include the \$488 performance bond since this is Ch.6 work. The total contract will be \$31,621:



1



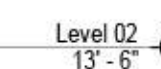
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2025



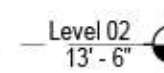
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6D  
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ENLARGE  
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**2016  
PROPOSITION A  
BOND PROGRAM**

Architect	Engineer
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Architect	Engineer
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Firm Name and Address and Logo

DLRGROUP

© DLR Group

**McCARTHY**

Consultant

Project Name and Address

**SFUSD**  
**SFUSD**  
**Mission Bay School**  
1415 Owens Street  
San Francisco, CA 94158

BO/OSHPD APPROVAL

[illegible]

DRAWING TITLE

## EAST ENTRY TILE PLAN AND ELEVATIONS

SHEET NO.

JOB NO.
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75-21806-00

DSA APPL. #
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01-120822

DSA FILE
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