



To: Members of the San Francisco Arts Commission

From: Jackie von Treskow, Senior Program Manager, Public Art

Date: October 15, 2026

Subject: Request for Approval of Sole Source Contract with Soft Concrete Designs, Inc. for Fine Art Conservation Services at Alameda Creek Watershed Center

I. Background

The San Francisco Arts Commission (SFAC) manages the Civic Art Collection pursuant to Charter Section 5.103, which charges the Commission with the care and maintenance of all artworks acquired through the City's public art programs. This responsibility includes commissioning conservation treatments and overseeing maintenance protocols for works in the Collection.

In 2023, artist Walter Kitundu completed *Ruupaywa: Songs of the Watershed*, a site-integrated sculptural and sonic installation commissioned for the Alameda Creek Watershed Center (ACWC), located at 505 Paloma Way, Sunol, CA 94586. The work was commissioned through the San Francisco Public Utilities Commission's (SFPUC) Capital Improvement Program and funded through Arts Enrichment (AE) funds allocated to the project. The installation comprises a large-scale welded steel eagle sculpture with integrated laminated glass panels, three hand-fabricated redwood benches oriented to the cardinal directions, a subterranean archive chamber, and an outdoor sound installation distributed throughout the Center's gardens.

Following a series of site visits conducted by the artist, SFAC and SFPUC staff, and conservation consultants this year and last, it was determined that the concrete flatwork within the sculpture's bench seating area was not installed in conformance with the approved grading plan submitted by SFAC during construction. As a result, water pools in the center of the seating area rather than draining away from the sculpture. This has led to biogrowth on the concrete surfaces, water intrusion into the archive chamber and its glass cover, and will prevent visitors from using the seating area following rain events once the Center opens to the public. Corrective regrading and drainage work is required to bring the installation into conformance with the original design intent and to protect the archive chamber and its contents from ongoing moisture damage.

SFAC seeks Commission approval of a sole source contract with Soft Concrete Designs, Inc. (License No. 1144050) to perform these fine art conservation services, to be funded from available AE project internal contingency funds, pursuant to San Francisco Administrative Code Chapter 21, Section 21.5(b).

II. Sole Source Justification

Under San Francisco Administrative Code Chapter 21, Section 21.5(b), 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 scope of work includes fine art conservation services consisting of corrective concrete regrading and drainage improvements to address standing water and water intrusion at the bench seating area of *Ruupaywa: Songs of the Watershed*. The work involves selective demolition of existing concrete flatwork, regrading to direct water away from the sculpture archive chamber and integrated bench seating, and repour and finishing of concrete surfaces to match the existing installation. The work requires precision and care to protect the sealed archive chamber, the sculpture's structural foundation, and the hand-fabricated redwood benches that are integral components of the artwork.

The estimated contract value is NTE \$21,655.00. Funding will be drawn from available AE project internal contingency funds.

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?

Victor Amador of Soft Concrete Designs, Inc. possesses a combination of qualifications that are collectively essential to the successful execution of this work and that Public Art has not identified in any other supplier in the Bay Area. He holds a valid California contractor's license (No. 1144050) with demonstrated technical expertise in concrete repair, replacement, and drainage regrading. He also has direct, hands-on experience working in fine art conservation contexts, having previously subcontracted with ARG Conservation Services, one of SFAC's established fine art conservation consultants. Since establishing Soft Concrete Designs, Inc., Mr. Amador operates independently and brings this expertise directly, without the need for an intermediary.

In Public Art's research, we have not identified any other supplier that meets both the technical and conservation qualifications required for this work. Victor Amador is the only contractor identified who combines concrete and drainage expertise with demonstrated experience working in fine art conservation contexts. SFAC's existing fine art conservation consultants, including ARG Conservation Services, would look to Mr. Amador as the expert for this type of concrete work. Contracting with him directly avoids the additional cost and administrative burden of engaging a conservation firm that would itself need to subcontract with him to perform the work.

This dual competency is required because the concrete elements are not incidental to the artwork, they are integral to it. The foundation and bench bases were custom-designed and integrated into *Ruupaywa: Songs of the Watershed* by the artist, Walter Kitundu, as components

of the artwork. Any intervention in these elements is, in effect, an intervention in the artwork itself, and must be approached with the care and judgment that fine art conservation requires.

Additionally, the Alameda Creek Watershed Center is located on Muwekma Ohlone ancestral land, and the artwork was created in relationship to that history and community. The archive chamber embedded within the artwork contains materials of cultural significance. A contractor working at this site must bring not only technical and conservation competency, but an understanding of and sensitivity to the cultural context of the work. Victor Amador's prior experience in fine art conservation contexts has prepared him for exactly this kind of work.

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

The anticipated cost of the contract is NTE \$21,655.00 to be funded from available AE project internal contingency funds. Awarding this contract to Soft Concrete Designs, Inc. is in the City's best financial interest for the following reasons: Mr. Amador's prior experience working in fine art conservation contexts, including with ARG Conservation Services, has equipped him to develop a targeted and cost-effective scope of work without the extensive mobilization and pre-construction assessment that would be required of a contractor unfamiliar with this type of work. The risk of costly damage to the artwork—including potential harm to the archive chamber, sculpture foundation, or concrete surface finishes—is significantly reduced when the work is performed by a contractor with demonstrated expertise in fine art conservation contexts. The cost of repairing damage caused by a contractor without this specialized background would likely far exceed any savings achieved through competitive solicitation.

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 because Public Art has not identified any other supplier in the Bay Area that possesses the combination of qualifications required for this work: technical expertise in concrete repair and drainage regrading, demonstrated experience working in fine art conservation contexts, and sensitivity to the cultural significance of the site and the artwork's relationship to the Muwekma Ohlone community. Victor Amador of Soft Concrete Designs, Inc. is the only contractor identified who meets all three of these qualifications.

Fine art conservation firms that possess conservation sensitivity do not perform structural concrete and drainage work; any such firm engaged for this project would need to subcontract with Mr. Amador to complete the scope, adding cost without adding value. Standard concrete contractors lack the conservation expertise necessary to work on elements that are integral components of an irreplaceable public artwork installed on culturally significant land. Contractors with comparable expertise outside the Bay Area would require travel and lodging expenses that would likely push the total cost of the project above the \$21,655 NTE, making a competitive solicitation impractical at this contract amount.

This work should be completed before the Center opens to the public in early 2027..

5. Is there any other information relevant to this Sole Source request?

Not applicable.

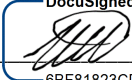
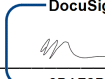
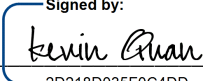
III. Commission Resolution

Motion to approve a Sole Source contract with Soft Concrete Designs, Inc. for fine art conservation services for corrective concrete work at Walter Kitundu's *Ruupaywa: Songs of the Watershed* at the Alameda Creek Watershed Center, pursuant to San Francisco Administrative Code Chapter 21, Section 21.5(b), in an amount not to exceed \$21,655.00. Soft Concrete Designs, Inc. possesses specialized expertise in concrete work in fine art conservation contexts, with direct knowledge of this sculpture's site conditions acquired through an on-site assessment of the installation. These qualifications make the services not reasonably available from another provider without risk of damage to the artwork, duplicative costs, or schedule delays.

IV. Attachments

- Contractor Cost Proposal

V. Signatures

Role	Printed Name	Signature	Date
Submitted by	Jackie von Treskow Public Art Program Manager	<div>DocuSigned by:  6BF81823CDDF4A8...</div>	10/15/2026
Read and Reviewed by	Mary Chou Public Art Program Director	<div>DocuSigned by:  8BA72D52A3214FE...</div>	10/15/2026
Read and Reviewed by	Kevin Quan Acting Deputy Director of Finance & Administration	<div>Signed by:  2D218D035F0C4DD...</div>	10/15/2026
Approved by	L. Matthew Goudeau Executive Director of Arts and Culture	<div>Signed by:  99688C0ECEAB48B...</div>	10/15/2026

SOFT CONCRETE DESIGNS INC.

1311 Park St., Suite 1027, Alameda, CA 94501 | Softconcrete@gmail.com | [(510)395-3032]

Proposal for Concrete Repair and Replacement

Date: October 11, 2026

Prepared for: San Francisco Arts Commission

Attention: [Jackie Von Treskow]

Project: Concrete base repair at *Ruupaywa* by Walter Kitundo

Prepared by: [Victor Amador], Soft Concrete Designs Inc.

1. Project Background

The sculpture *Ruupaywa* by artist Walter Kitundo sits on a circular concrete base. At the center of the base is a glass window that is meant to sit slightly higher than the surrounding concrete so that water drains away from it. The concrete was done incorrectly, As a result, water is flowing toward the window and entering it, which is compromising the objects buried beneath the glass.

This proposal describes the work required to correct the grade, protect the objects beneath the window and prevent further water intrusion.

2. Scope of Work

Soft Concrete Designs Inc. will surgically cut out and replace approximately 28 square feet of concrete at the center of the base. Between three concrete benches. The work includes:

- 1. **Protection and preparation:** Protect the sculpture, the surrounding surfaces, and the glass window before work begins.
- 2. **Surgical removal:** Saw-cut and remove approximately 3 inches of depth of existing concrete in the work area, taking care not to disturb or damage the surrounding base. Low impact tools will be used to reduce vibration. A containment will be created surrounding work area to avoid dust or debris escaping.
- 3. **Window reset:** Reset the glass window approximately 3/4 inch higher than its existing position so that it sits above the finished surface. A sleeve or extension will be provided by Walter Kitundu.(exact height of sleeve has yet to be determined and should be discussed prior to pouring new concrete.)
- 4. **Reinforcement:** Reinforce the new section with epoxy and rebar (green bar) #3 tied into the existing concrete to create a mesh of reinforcement. The green bar will provide protection against moisture or corrosion and using number three bar will help to prevent cracking given that the replace Concrete will only be 3 inches thick.
- 5. **New concrete pour:** Place new concrete over the reinforcement, finished with the proper percentage of fall so that water drains away from, not only the center, but also away from the benches and towards the gravel area surrounding it. All water will pull away from existing concrete towards the gravel.
- 6. The finish look will mimic the existing texture and will match the surrounding concrete as much as possible unless a different look is requested.
- 7. **Cleanup:** Remove all debris and leave the site clean. No damage or impressions will be left on existing areas surrounding the work area, including the sculpture itself.

3. Timeline

The work is expected to take **five to six days** to complete, depending on weather and curing conditions. A start date will be scheduled in coordination with the San Francisco Arts Commission.

4. Pricing

Item	Amount
Concrete repair and replacement, approx. 28 sq ft, including labor, materials, window reset, and reinforcement	\$21,655.00

Item	Amount
Total \$21,655	\$21,655.00

5. Terms and Conditions

- **Validity:** This proposal is valid for [30] days from the date above.
- **Payment:** [e.g., 10% deposit upon acceptance, balance upon completion.]
- **Changes:** Any work outside the scope described above, or conditions discovered once the concrete is removed, will be discussed and approved in writing before additional work is performed.
- **Access:** The client will provide reasonable access to the site during the work period.
- **Insurance and licensing:** [license # 1144050. Bond # 100992119. Insurance/State Compensation insurance fund-Policy number 9387722]

6. Acceptance

To accept this proposal, please sign below and return a copy to Soft Concrete Designs Inc.

Accepted by (San Francisco Arts Commission):

Name: _____

Title: _____

Signature: _____

Date: _____

Submitted by (Soft Concrete Designs Inc.):

Name: Victor Amador _____

Signature: _____

Date: 10/10/2026 _____

Soft Concrete Designs Inc. | 1311 Park St., Suite 1027, Alameda, CA 94501 |
Softconcrete@gmail.com