



OFFICE OF THE CONTROLLER
CITY AND COUNTY OF SAN FRANCISCO

Greg Wagner
Controller

ChiaYu Ma
Deputy Controller

May 28, 2025

Carmen Chu, City Administrator
General Services Agency – City Administrator
City Hall - 1 Dr. Carlton B. Goodlett Place, Room 362
San Francisco, CA 94102-4683

Attention: Katharine Petrucione, Deputy City Administrator

RE: Contracting for Convention Facilities Management Services – FY 2025-26

The cost information and supplemental data provided by your office on the proposed contract referenced above have been reviewed by my staff.

If these services are provided at the proposed contract price, it appears they can be performed at a lower cost than if the work were performed by City employees.

The requirements of Charter Section 10.104.15 relative to the Controller's findings that work or services can be practically performed under private contract at a lesser cost than similar work performed by employees of the City and County of San Francisco have been satisfied. Attached is a statement of projected cost and estimated savings for Fiscal Year 2025-26 and the informational items provided by the department pursuant to San Francisco Administrative Code Section 2.15.

Following the approval of the Board of Supervisors, we will notify your department and the Purchaser that this Charter requirement has been met. Please contact Devin Macaulay at Devin.Macaulay@sfgov.org if you have any questions regarding this determination.

Sincerely,

_____/s/_____
Greg Wagner,
Controller

Enclosures

cc: Board of Supervisors' Budget Analyst
Human Resources, Employee Relations

ADM - General Services Agency - City Admin

Convention Facilities Management (21356)

COMPARATIVE COSTS OF CONTRACTING VS. IN-HOUSE SERVICES

FISCAL YEAR 2025-26

PROJECTED PERSONNEL COSTS					
vJCName	Job Class	FTE	FY 2025-26 Personnel Cost Low	FY 2025-26 Personnel Cost High	
Manager I	0922_C	13.00	\$ 2,530,318	\$ 3,131,260	
Manager II	0923_C	4.00	\$ 828,039	\$ 1,024,617	
Manager III	0931_C	1.00	\$ 221,060	\$ 273,181	
Manager IV	0932_C	7.00	\$ 1,646,907	\$ 2,032,309	
Manager V	0933_C	2.00	\$ 502,749	\$ 620,207	
Deputy Director III	0953_C	1.00	\$ 266,995	\$ 330,097	
Deputy Director IV	0954_C	2.00	\$ 597,277	\$ 740,601	
Deputy Director V	0955_C	1.00	\$ 315,446	\$ 391,763	
IS Programmer Analyst	1062_C	0.60	\$ 88,302	\$ 107,870	
IS Manager	1071_C	0.60	\$ 145,803	\$ 200,662	
Payroll Supervisor	1218_C	1.00	\$ 165,034	\$ 196,253	
Senior Payroll And Personnel Clerk	1222_C	1.00	\$ 133,017	\$ 157,410	
Principal Human Resources Analyst	1246_C	1.00	\$ 209,381	\$ 249,820	
Junior Clerk	1402_C	1.00	\$ 93,843	\$ 109,784	
Senior Clerk	1406_C	1.00	\$ 103,420	\$ 143,094	
Secretary II	1446_C	2.00	\$ 242,436	\$ 286,185	
Executive Secretary III	1454_C	1.00	\$ 151,740	\$ 180,210	
Accountant III	1654_C	2.00	\$ 344,375	\$ 409,672	
Senior Administrative Analyst	1823_C	1.00	\$ 172,186	\$ 204,834	
Principal Administrative Analyst	1824_C	1.00	\$ 196,087	\$ 233,952	
Management Assistant	1842_C	1.00	\$ 139,944	\$ 165,762	
Senior Storekeeper	1936_C	1.00	\$ 113,760	\$ 134,144	
Senior Purchaser	1956_C	1.00	\$ 175,948	\$ 209,489	
Supervising Purchaser	1958_C	1.00	\$ 209,489	\$ 249,753	
Custodian	2708_C	97.00	\$ 10,096,135	\$ 11,854,520	
Custodial Supervisor	2718_C	41.00	\$ 5,002,536	\$ 5,904,812	
Fire Safety Inspector II	6281_C	2.00	\$ 489,854	\$ 489,854	
Buildings And Grounds Maintenance Supervisor	7203_C	6.00	\$ 1,330,140	\$ 1,330,140	
Chief Stationary Engineer	7205_C	1.00	\$ 225,618	\$ 225,618	
Painter Supervisor I	7242_C	1.00	\$ 164,595	\$ 195,188	
Apprentice Stationary Engineer II	7333_C	1.00	\$ 127,228	\$ 175,318	
Stationary Engineer	7334_C	14.00	\$ 2,566,759	\$ 2,566,759	
Senior Stationary Engineer	7335_C	3.00	\$ 611,989	\$ 611,989	
Carpenter	7344_C	1.00	\$ 154,852	\$ 183,300	
Electrician	7345_C	1.00	\$ 175,948	\$ 208,531	
Painter	7346_C	4.00	\$ 564,130	\$ 666,474	
Plumber	7347_C	1.00	\$ 177,251	\$ 210,230	
Security Guard	8202_C	23.00	\$ 2,234,589	\$ 3,085,323	
Head Park Ranger	8210_C	6.00	\$ 853,586	\$ 1,012,071	
Supervising Building and Grounds Patrol Officer	8211_C	3.00	\$ 371,508	\$ 439,220	
Public Safety Communications Coordinator	8240_C	1.00	\$ 184,831	\$ 220,152	
Holiday Pay - Miscellaneous			\$ 392,055	\$ 470,653	
Overtime - Miscellaneous			\$ 370,819	\$ 445,163	
Premium Pay - Miscellaneous			\$ 688,711	\$ 826,784	
Sum:		254.20	\$ 36,376,690	\$ 42,905,028	

ADDITIONAL CITY COSTS

Item Description	Nbr of Units	Notes / Unit Measure	FY 2025-26	
			Low Estimate	High Estimate
Contractual Services	0		\$ 7,619,502	\$ 7,619,502
Worker's Compensation	0		\$ 2,803,196	\$ 2,803,196
8214 Parking Control Officer - Salaries	7	FTE's	\$ 582,523	\$ 699,307
8214 Parking Control Officer - Benefits	7	FTE's	\$ 251,858	\$ 302,351
8216 Lead Parking Control Officer - Salaries	3	FTE's	\$ 298,645	\$ 358,518
8216 Lead Parking Control Officer - Benefits	3	FTE's	\$ 119,487	\$ 143,442
Total Non-Personnel Costs:			\$ 11,675,211	\$ 11,926,316

ESTIMATED TOTAL CITY COST **\$ 48,051,901 \$ 54,831,344**

COST COMPARISON SUMMARY

ESTIMATED TOTAL CITY COST	\$ 48,051,901	\$ 54,831,344
LESS: ESTIMATED TOTAL CONTRACT COST	\$ 46,699,878	\$ 46,767,323
ESTIMATED SAVINGS	\$ 1,352,023	\$ 8,064,021
% of Savings to City Cost		2.81% 14.71%