



**Meeting Date:** March 12, 2026

**To:** Public Works Commission

**Through:** Carla Short, Public Works Director  
Scott Anderson, Deputy Director for Project Delivery

**From:** Michelle Woo, Streetscape Project Manager

**Subject:** Powell Street Improvement Project Engineering Professional Services – Sole Source Contract Award

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**Director’s Recommendation:** Award sole source professional engineering services contract for the Powell Street Improvement Project to Field Operations, LLC, in the amount of \$5,000,000 for a contract duration of 1,080 calendar days, subject to approval by the Civil Service Commission (anticipated on March 16, 2026).

**Contract Background:** The Powell Street Improvement Project consists of right-of-way improvements to three blocks of downtown San Francisco, which serve as a gateway to Downtown San Francisco and Union Square. The scope includes sidewalk replacement, pedestrian improvements, roadway resurfacing, landscaping, lighting, traffic control, and all related work on Powell Street from Market Street to Geary Street in San Francisco, California.

There is urgency associated with this project as it is identified as a critical project to help with the City's economic recovery. This project has been identified by the Mayor’s Office and other elected officials as a critical project to assist in the revitalization of downtown. Additionally, this project aligns with the Public Works Strategic Plan, which includes the goal of facilitating the City’s revitalization. The project has secured partial funding from Proposition B, the 2024 Healthy, Safe and Vibrant San Francisco Bond, which passed with 73% approval.

Additionally, there are current property vacancies along the Powell Street corridor that create a time-sensitive opportunity for infrastructure upgrades that will minimize business impact on this critical commercial corridor. Since a part of this funding is coming from the General Obligation bond process passed by the voters, there are spend-down requirements to comply with the bond requirements. Given the limited City staff resources available to deliver the required design services within the necessary timeframe, the engineering services procured through this contract are needed to ensure compliance with the bonds. The Downtown Partnership is also actively fundraising to further advance the community's vision of the project and maximize the downtown revitalization effort.

The preliminary programming work and design drawings were performed externally by a private design consultant, in conjunction with city staff. This initial design work was performed by an external consultant hired by the Union Square Alliance. Now this project is moving into the

construction document phase and retaining a private firm will ensure that this high-profile and technically complex, time sensitive project can proceed with continuity and be delivered on an accelerated schedule. Public Works and City staff remain involved and provide critical oversight over the project to ensure that project meets City design and construction standards, but City staff don't have the bandwidth to take the lead without delaying project timelines.

**Solicitation Process:** The preliminary programming and conceptual design were developed by Field Operations, LLC. The consultant possesses unique familiarity with the technical basis of design, stakeholder agreements, subsurface conditions, traffic coordination, and interagency requirements.

Engaging a different firm for construction documents would require substantial duplication of prior work, revalidation of design assumptions, and re-coordination with stakeholders, resulting in significant delay and increased cost.

Due to bond spend-down requirements associated with Proposition B and the time-sensitive opportunity created by current corridor vacancies, a competitive solicitation would materially delay project delivery and jeopardize funding timelines.

Accordingly, for the reasons described above, a competitive solicitation is not feasible, and the services will be provided by Field Operations, LLC.

**Contract Details:**

<b>Contract Title:</b>	Powell Street Improvement Project Engineering Professional Services	
<b>Personal Services Contract No.:</b>	PSC0001015 (Anticipated approval by Civil Service Commission on March 16, 2026)	
<b>Contract Award Amount:</b>	\$5,000,000	
<b>Contract Funding Sources (if applicable):</b>	Vibrant San Francisco Bond (Proposition B), Proposition L and Private Funds	
<b>Anticipated Project Schedule:</b>	Notice To Proceed	April 2026
	100% Construction Document Milestone	August 2026
	Construction Notice To Proceed	Sept 2026
	Substantial Completion	Nov 2027
<b>Contract Duration:</b>	1,080 calendar days	
<b>Contractor Name:</b>	Field Operations, LLC.	
<b>Compliance with Chapter 14B Local</b>	14B Waiver Approved by CMD	

<b>Business Enterprise Ordinance:</b>	
<b>Other Compliance:</b>	Article 131/132 Equal Benefits; MCO; HCAO; First Source Hiring.
<b>Additional Information:</b>	N/A
<b>Attachments:</b>	Attachment 1: Resolution Attachment 2: Presentation Attachment 3: CMD 14B Waiver

**PUBLIC WORKS COMMISSION  
CITY AND COUNTY OF SAN FRANCISCO**

**RESOLUTION NO. \_\_\_\_\_**

WHEREAS, The Department of Public Works (“Department”) seeks to procure professional engineering services in connection with the design of the Powell Street Improvement Project (“Project”) from Field Operations, LLC (“Contractor”); and

WHEREAS, The Contractor was selected on a sole source basis pursuant to San Francisco Administrative Code Section 6.73(c)(3); and

WHEREAS, The proposed contract has a not to exceed contract amount of \$5,000,000 and a duration of 1,080 consecutive calendar days;

WHEREAS, This is a contract for services and the Contract Monitoring Division (“CMD”) approved a waiver of the Local Business Enterprise (“LBE”) subcontracting participation requirement for this Project pursuant to CMD14B0004280; and

WHEREAS, The Civil Service Commission is scheduled to consider approval of the subject contract under PSC0001015; now, therefore, be it

RESOLVED, that this Commission hereby awards a sole source contract for professional engineering services for the Powell Street Improvement Project in an amount not to exceed \$5,000,000 and with a contract duration of 1,080 consecutive calendar days, subject to approval of the Civil Service Commission.

I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of \_\_\_\_\_.

\_\_\_\_\_  
Commission Affairs Manager  
Public Works Commission

**From:** [CCSF IT Service Desk](#)  
**To:** [Sy, Don \(DPW\)](#); [Woo, Michelle \(DPW\)](#); [Macaranas, Belle \(DPW\)](#); [Washington, Ben \(DPW\)](#); [Dhonyo, Norbu \(ADM\)](#)  
**Subject:** CMD14B0004280 – "14B Requirements" has been Approved  
**Date:** Thursday, March 5, 2026 10:57:27 AM  
**Attachments:** [image](#)

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## Contract Monitoring Division

Dear Michelle Woo,

This is to inform you that CMD14B0004280 - '14B Requirements' has been approved.

**Requester:** Michelle Woo

**Department:** DPW

**LBE Participation Requirement Waiver Justification:** 14B.8(A) (Lack of Subcontracting Opportunities)

**Supplier ID:** 0000057376

**Requested total cost:** \$5,000,000.00

**Contract ID:** 1000038006

**Waiver Start Date:** 2026-03-04

**Waiver End Date:** 2030-03-04

**Short Description:** Design and Professional Engineering Services for Powell Street Improvement Project

**Reason for determination:** Approved per 14B.8(A) Lack of Subcontracting Opportunities

[Take me to the CMD 14B Waiver Request](#)

Thank you.

Ref:TIS6501480\_cfE7rPV50oPqXg9T1W30



**M. Magdalena Ryor, Ph.D., LEED AP BD+C, CCM, PMP, Bureau Manager & ESER Program Manager**  
Bureau of Project Management, Project Delivery Division  
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## MEMORANDUM

**Date:** March 04, 2026  
**Project:** Powell Street Improvement Project  
**Subject:** Sole Source Justification - San Francisco Administrative Code § 6.73(c)(3)

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### REQUEST SUMMARY

**Action Requested:** Approval to proceed with a Sole Source professional services contract pursuant to San Francisco Administrative Code §6.73(c)(3).  
**Consultant:** Fields Operations, LLC  
**Contract Purpose:** Completion of final design and construction administration support  
**Estimated Contract Value:** \$5,000,000

### PROJECT BACKGROUND

The Powell Street Improvement Project is located along Powell Street between Market and Geary Streets in San Francisco's Union Square area, a high-traffic, transit-intensive, and commercially active downtown corridor. This project has been identified by the Mayor's Office as a key downtown revitalization project and is intended to enhance one of the most iconic gateways to the City. The project includes comprehensive streetscape and infrastructure improvements, including roadway upgrades, sidewalk replacement and extensions, new lighting installations, and landscaping enhancements. The total project cost is currently estimated at \$35 million.

Additionally, there are current property vacancies along the Powell Street corridor that create a time-sensitive opportunity for infrastructure upgrades that will minimize business impact on this critical commercial corridor. Since a part of this funding is coming from the Proposition B, the 2024 Healthy, Safe and Vibrant San Francisco Bond, passed by the voters, there are spend-down requirements to comply with the bond requirements. Given the limited City staff capacity to deliver the required design services within the necessary timeframe, this contract is needed to ensure compliance with the bonds. The Downtown Partnership is also actively fundraising to

further advance the community's vision of the project and maximize the downtown revitalization effort.

The Project is nearing the end of the Design Development phase in January 2026, followed by the Construction Document phase. Construction is anticipated to start Fall 2026.

### **PROPOSED WORK**

The Consultant will support the preparation of final design development and construction documents, provide ongoing utility coordination, and support continued stakeholder engagement on an expedited schedule. The Project is on an expedited delivery schedule per Mayor's downtown revitalization plan to complete construction by November 1, 2027.

The Consultant will collaborate with community stakeholders in Union Square, including private building owners, and several relevant City agencies, including, but not limited to, the Planning Department, Municipal Transportation Agency (SFMTA), San Francisco Public Works (SFPW), Bureau of Urban Forestry (BUF), Public Utilities Commission (SFPUC), and the Fire Department (SFFD). This project is utilizing a Construction Manager / General Contractor (CMGC) project delivery method. Under this delivery approach, the Consultant will provide close and continuous coordination between the design team and the selected CMGC contractor to support the setup, bidding and execution of the trade packages for timely construction completion.

### **QUALIFICATIONS**

The Consultant has supported the Union Square Alliance with extensive stakeholder engagement since Schematic Design in 2023 and has provided project controls and engineering support through the Design Development since August 2024 under our Public Works as-needed Contract Service Order (CSO).

Given their direct and ongoing involvement in prior project phases, it is the most cost- and time-efficient approach to retain Consultant for completion of final design and construction documents to meet the expedited delivery schedule. The Consultant ensures continuity of design intent established through their work with Union Square merchants and possess critical institutional knowledge of site conditions and underground utilities through coordination with PG&E, SFPUC, and SFMTA.

They have been directly involved in sub-sidewalk basement reviews with property owners and in coordinating with SFMTA cable car operations to minimize construction impacts. As the project designer, the Consultant also has extensive CMGC experience, which enables efficient preparation and bidding of trade packages for construction delivery.

### **WHY COMPETITIVE SOLICITATION IS NOT PRACTICAL OR FEASIBLE**

Pursuant to Administrative Code 6.73(c)(3), retaining the Consultant is justified because the firm has performed all prior design work, and replacing them at this stage would create unnecessary duplication of effort including but not limited to re-establishing utility

coordination, re-engaging stakeholders, reviewing and interpreting existing design documents, and replicating prior technical analyses. Such redundant efforts would lead to increased costs and delays that are incompatible with the Mayor’s expedited construction completion goal of November 1, 2027.

Given limited City engineering staff and competing project priorities, transitioning to a new consultant would further strain internal resources and slow progress at a time when maintaining momentum is critical. A change in design teams would also risk loss of design intent, discontinuity in stakeholder commitments, and erosion of the detailed project knowledge required to keep the schedule on track, particularly knowledge tied to utility coordination, sub-sidewalk conditions, and operational constraints that influence construction phasing. Such a transition could also compromise warranty continuity and disrupt established technical decision-making, ultimately jeopardizing the rapid advancement needed for this high-priority downtown revitalization effort.

**RECOMMENDATION**

Public Works recommends proceeding with a sole source professional services contract with Field Operations, LLC. Approval is requested to proceed with contract negotiations.

**Recommended By:**

DocuSigned by:  
*Michelle Woo* 3/4/2026 | 8:12:37 AM PST  
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Michelle Woo, Project Manager

**Reviewed By:**

DocuSigned by:  
*Magdalena Ryor* 3/4/2026 | 8:54:12 AM PST  
9528DCFF8CC2400...  
Magdalena Ryor, Bureau Manager - Project Management

Signed by:  
*Scott M. Anderson* 3/4/2026 | 3:52:13 PM PST  
3895CDB271FD4CF...  
Scott Anderson, Deputy Director for Project Delivery

**Approved:**

DocuSigned by:  
*Carla Short* 3/4/2026 | 7:22:36 PM PST  
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Carla Short, Director  
San Francisco Public Works