



Meeting Date: October 8, 2026

To: Public Works Commission

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

From: Christine Hunt, Project Manager

Subject: Harvey Milk Plaza Improvements Project
Architecture and Engineering Professional Services – Sole Source
Approval and Contract Award

Director's Recommendation: Approve the sole-source procurement and award a professional services contract to Paulett Taggart Architects - MarJang Architecture JV (PTA-MJA JV) for continued architectural services for the Harvey Milk Plaza Improvements Project in an amount not to exceed \$650,000 with a contract duration of 860 calendar days, subject to approval by the Civil Service Commission (anticipated in October or early November 2026).

Contract Background: The Harvey Milk Plaza Improvements project is located along the southwest corner of the historic intersection of Market Street and Castro Street in San Francisco's Eureka Valley Commercial & Castro Village LGBTQ+ Historic District, a high-traffic, transit-intensive, and commercially active gateway to the Castro neighborhood.

The project has been identified by the Mayor's Office as a key revitalization project and is intended to enhance one of the most iconic gateways to the City. The Project has secured funding from the 2024 Healthy, Safe and Vibrant San Francisco Bond Program, funds approved by voters under Proposition B, which includes a three-year spend down requirement; California Arts Council State Grant funds, a Federal Transit Administration Design Grant funds, and the General Fund.

PTA-MJA JV is the project's architect of record and has led the construction document development phase of the project since Public Works became the project sponsor. The PTA-MJA JV team will continue services to support the preparation of the final construction documents, permitting, bidding, and construction administration, provide ongoing utility coordination, and support continued stakeholder engagement on an expedited schedule. The Project is on an expedited delivery schedule under the Mayor's downtown revitalization plan to complete construction by June 2028.

Solicitation Process: The Consultant has been providing architectural and engineering design, and design lead services for the Project under Public Works as-needed Contract Service Order AR3-PTA-08 since July 2023. As the architect of record, they are familiar with the design details of the Project and have been coordinating the development of the construction documents by

civil, electrical, mechanical, landscape architecture, lighting, structural, audiovisual/security/IT, and San Francisco Municipal Transit Agency engineering design teams.

Given their direct and ongoing involvement in the design phase, it is the most cost- and time-efficient approach to retain PTA-MJA JV to complete the construction documents and meet the expedited delivery schedule. Maintaining PTA-MJA JV as the architect of record ensures continuity of design intent.

Sole Source Justification: Retaining the Consultant is justified because the firm has performed all architectural design development services, is the Architect of Record, and provides design lead services for the project. Competitive procurement would result in duplication of costs, unacceptable delays, or loss of critical project knowledge. Such redundant efforts would lead to increased costs and introduce delays that are incompatible with the Mayor's expedited construction completion goal of June 2028.

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 and transit station coordination, stakeholder priorities, and operational constraints that influence construction phasing. Such a transition could also continuity of design responsibility and disrupt established technical decision-making, ultimately jeopardizing the rapid advancement needed for this high-priority revitalization effort.

Contract Details:

Contract Title:	Harvey Milk Plaza Improvements Project Architectural Professional Services	
Personal Services Contract No. (Required for Professional Services Only):	Civil Service Commission pending in October or early November 2026.	
Contract Award Amount:	Not to Exceed \$650,000	
Cost Estimate (if applicable):	\$650,000	
Contract Funding Sources (if applicable):	2024 Healthy, Safe and Vibrant San Francisco Bond	
Anticipated Project Schedule:	Notice to Proceed	August 2026

Harvey Milk Plaza Improvements Architecture and Engineering Services - Contract Award
Public Works Commission Meeting: October 8, 2026

	100% Construction Document Milestone	October 2026
	Construction Administration Phase	April 2027
	Construction Substantial Completion	June 2028
Contract Duration:	860 Calendar Days	
Contractor Name:	Paulett Taggart Architects - MarJang Architecture JV	
Compliance with Chapter 14B Local Business Enterprise Ordinance:	14B waiver request submitted.	
Environmental Determination (if applicable):	N/A for Professional Services Contract	
Other Compliance:		
Additional Information:	N/A	
Attachments:	Attachment 1: Resolution Attachment 2: CMD 14B Waiver Attachment 3: Sole Source Justification - San Francisco Administrative Code § 6.73(c)(3)	

PUBLIC WORKS COMMISSION
CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. _____

WHEREAS, The Harvey Milk Plaza Improvements Project (“Project”) has been identified by the Mayor’s Office as a key revitalization project and is intended to enhance one of the most iconic gateways to the City; and

WHEREAS, The Department of Public Works (“Department”) seeks to procure architectural professional services for the Project from Paulett Taggart Architects - MarJang Architecture JV (“Contractor”); and

WHEREAS, PTA-MJA JV is the Project’s Architect of Record and has provided architectural design and design lead services under Public Works Contract Service Order AR3-PTA-08 since July 2023; and

WHEREAS, PTA-MJA JV team will continue services to support the preparation of the final construction documents, permitting, bidding, and contract administration, including ongoing utility coordination, and stakeholder engagement; and

WHEREAS, The Project is on an expedited delivery schedule per the Mayor’s downtown revitalization plan to complete construction by June 2028, and

WHEREAS, The Contractor was selected on a sole-source basis pursuant to San Francisco Administrative Code Section 6.73(c)(3) for the reasons set forth in the Department’s memorandum dated October 5, 2026, which is on file with the Commission Affairs Manager; and

WHEREAS, The proposed contract has a not-to-exceed amount of \$650,000 and a duration of 860 consecutive calendar days; and

WHEREAS, Retaining the PTA-MJA JV will maintain design continuity and critical project knowledge, while competitive procurement would duplicate work, increase costs, and delay the expedited project schedule; and



WHEREAS, The Civil Service Commission is scheduled to consider approval for the Contract in October or early November 2026; now, therefore, be it

RESOLVED, That the Public Works Commission hereby approve the sole source and awards a contract for professional services to Paulett Taggart Architects - MarJang Architecture

JV for continued architectural services for the Harvey Milk Plaza Improvements Project in an amount not to exceed \$650,000 with a contract duration of 860 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 \(DPW\)](#); [Macaranas, Belle \(DPW\)](#); [Robertson, Bruce \(DPW\)](#); [Washington, Ben \(DPW\)](#); [Hunt, Christine \(DPW\)](#)
Subject: CMD14B0006120 – "14B Requirements" has been Approved
Date: Wednesday, October 7, 2026 1:19:07 PM
Attachments: [image](#)



Contract Monitoring Division

Dear Christine Hunt,

This is to inform you that CMD14B0006120 - '14B Requirements' has been approved.

Requester: Christine Hunt

Department: DPW

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

Supplier ID: 0000046686

Requested total cost: \$650,000.00

Contract ID: 1000039540

Waiver Start Date: 2026-08-23

Waiver End Date: 2029-08-23

Short Description: Professional Architectural Services for Harvey Milk Plaza Improvements Project

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

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

Thank you.

Ref:TIS7005276_eeCQzhkOwjzNcXIHmy5z



M. Magdalena Ryor, Ph.D., LEED AP BD+C, CCM, PMP, Bureau Manager & ESER Program Manager
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MEMORANDUM

Date: October 5, 2026
Project: Harvey Milk Plaza Improvements
Subject: Sole Source Justification - San Francisco Administrative Code § 6.73(c)(3)

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: Paulett Taggart Architects - MarJang Architecture JV
Contract Purpose: Continuation of design services through completion of Construction Documents, permitting, bidding and Construction Administration.
Estimated Contract Value: \$650,000.00

PROJECT BACKGROUND

Harvey Milk Plaza is located at the southwest corner of the historic intersection of Market Street and Castro Street in San Francisco's Eureka Valley Commercial & Castro Village LGBTQ+ Historic District, a high-traffic, transit-intensive, and commercially active gateway to the Castro neighborhood.

This project has been identified by the Mayor's Office as a key revitalization project and is intended to enhance one of the most iconic gateways to the City. The project includes paving and grading improvements for disability accessibility, new lighting to enhance public safety, and streetscape, and Muni station entry improvements. The total project cost is currently estimated at \$34 million.

The original project concept was initiated through community advocacy led by the Friends of Harvey Milk Plaza with the intention to recognize the contributions Harvey Milk made to LGBTQ+ civil rights. Extensive stakeholder engagement contributed to the development of

Design Documents, in coordination with merchants, property owners, and the general community, and the Design Documents were gifted by the Friends of Harvey Milk Plaza to the City and County of San Francisco by Gift Acceptance Resolution No. 231001 in November 2023 to assist Public Works in delivery of the project.

The Project funding consists of the 2024 Healthy, Safe and Vibrant San Francisco Bond Program funds approved by voters under Proposition B, which includes a three-year spend down requirement, California Arts Council State Grant funds, a Federal Transit Administration Design Grant funds, and General Fund. Additional private funding is also anticipated to contribute to the project through private fundraising efforts.

The Project is nearing the completion of the Construction Document phase in October 2026, with advertisement for bids planned for Fall 2026, and construction anticipated to start in Spring 2027.

PROPOSED WORK

Paulett Taggart Architects - MarJang Architecture JV (PTA-MJA, JV) is the project's Architect of Record and has led the Construction Document development phase of the project since Public Works became the project sponsor. The PTA-MJA, JV team will continue services to support the preparation of the final Construction Documents, permitting, bidding, and Construction Administration; provide ongoing utility coordination; and support continued stakeholder engagement. The Project is on an expedited delivery schedule per the Mayor's downtown revitalization plan to complete construction by June 2028.

PTA-MJA, JV will continue to collaborate with community stakeholders in the Eureka Valley - Castro neighborhood, including private building owners, and relevant City agencies and utilities, including, but not limited to, the Planning Department, the 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 traditional Design-Bid-Build project delivery method. Under this delivery approach, PTA-MJA, JV will provide Construction Administration services to support the execution of the work for timely construction completion.

QUALIFICATIONS

PTA-MJA, JV has been providing architecture design, and design lead services for the Project under Public Works' As-needed Contract Service Order AR3-PTA-08 since July 2023. As the Architect of Record and design lead, PTA-MJA, JV is the most familiar with the design details of the Project and has been coordinating the development of the Construction Documents by Civil, Electrical, Mechanical, Landscape Architecture, Lighting, Structural, Audiovisual/Security/IT, and SFMTA Engineering design teams.

Given PTA-MJA, JV's direct and ongoing involvement in the design phase, retaining their services to complete the Construction Documents and support bidding and construction is the most cost-and time-efficient approach to meet the expedited delivery schedule. Maintaining PTA-MJA, JV as the design lead ensures continuity of design intent established through coordination with Castro area community organizations, merchants, and the public, and preserves critical institutional knowledge of the historic resource requirements, site conditions, and underground utilities through coordination with PG&E, SFPUC, and SFMTA. The JV has also been directly involved in SFMTA transit infrastructure impact reviews and design coordination to minimize construction impacts.

WHY A NEW COMPETITIVE SOLICITATION IS NOT PRACTICAL OR FEASIBLE

San Francisco Administrative Code 6.73(c)(3) permits continuation of prior work when competitive procurement would result in duplication of costs, unacceptable delays, or loss of critical project knowledge. Retaining the PTA-MTA, JV meets this standard because the JV has performed all prior design development and Construction Document services for the Project since July 2023, 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 introduce delays that are incompatible with the Mayor's expedited construction completion goal of June 2028.

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 and transit station coordination, stakeholder priorities, and operational constraints that influence construction phasing. Such a transition could also compromise continuity of design responsibility and disrupt established technical decision-making, ultimately jeopardizing the rapid progress needed for this high-priority revitalization effort.

RECOMMENDATION

Public Works recommends proceeding with a sole-source professional services contract with Paulett Taggart Architects - MarJang Architecture JV in an amount not to exceed \$650,000. Approval is requested to proceed with contract negotiations.

Recommended:

X Signed by:
Christine Hunt
BAF3929F2A88403

Christine Hunt
Project Manager

X DocuSigned by:
Magdalena Ryor
9526DCFF8CC2400

Magdalena Ryor
Bureau Manager - Project Management

X Signed by:
Scott M. Anderson
3895CDB271ED4CE

Scott Anderson
Deputy Director for Project Delivery

Approved:

X DocuSigned by:
Carla Short
073CF73A4EA6486

Carla Short
Director of Public Works