



**Meeting Date:** February 26, 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 CM/GC - Contract Award

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**Director’s Recommendation:** Award the Powell Street Improvement Project - Construction Manager/General Contractor (CM/GC) Contract to Clark Construction Group - California, LP in the amount of \$34,153,810 with \$3,415,381 contingency, and a contract duration of 570 consecutive calendar days with 57 consecutive calendar days for contingency consecutive calendar days to perform pre-construction and construction services, subject to the limitation that Clark Construction Group - California, LP would be authorized to perform only pre-construction services, in an amount not to exceed \$1,047,819 for a duration of up to 180 consecutive calendar days, until the completion of the environmental review process pursuant to the California Environmental Quality Act (CEQA). After the completion of CEQA review, staff will return to this Commission for the Commission to consider approval of the project and request authorization to proceed with construction services and other expenditures under the CM/GC Contract. Under the CM/GC Contract, the Department of Public Works reserves certain rights including to modify the project to mitigate any significant environmental impacts or terminate the contract if the Public Works Commission elects not to proceed with the project based on information generated by the environmental review process.

**Contract Background:** The Powell Street Improvement Project proposes streetscape and pedestrian enhancements along Powell Street in the Union Square district of San Francisco. The project aims to improve the pedestrian experience, enhance safety and cleanliness, and reinforce Powell Street’s role as a key commercial and tourist destination.

Powell Street Improvements Project (the “Project”) includes improvements to of 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 (the “Project”); and

Proposed improvements along Powell Street fall into the following categories:

1. Pedestrian – Parking and traffic modifications to provide full sidewalk replacement and pedestrian bulbouts, resulting in shorter pedestrian crossing distances, and to establish no parking areas for improving visibility at intersections for all road users.
2. Transit – Updated loading zones and cable car service stops to improve safety and cable car access along the project alignment.

3. Lighting – Improved lighting at Powell and Market to allow for improved safety and visibility of the public right-of-way.
4. Landscaping – Upgrades and new planter features to improve public space usability.
5. Utility Work – Drainage improvements, such as catch basin installation and culvert relocation/installation as required for the roadway improvements will be completed within the project limit. Some water facilities will be relocated for the construction of concrete bulbouts.

**Solicitation Process:** In accordance with Section 6.68 of the San Francisco Administrative Code, Public Works conducted a Request for Qualifications and Proposals (RFQP) process to solicit proposals from interested firms to serve as the Construction Manager / General Contractor (CM/GC) with design-assist core trade subcontractors. Public Works prequalified three (3) firms as part of the RFQP phase of the procurement. These firms were then invited to attend oral interviews and to submit cost proposals. Proposals were evaluated on both cost and non-cost criteria. Cost made up 50% of the final scores, with the non-cost criteria making up 50% of the total score. The highest-ranked responsible proposer was Clark Construction, California – LP.

**Contract Details:**

<b>Contract Title:</b>	Powell Street Improvement Project
<b>Contract Award Amount:</b>	\$34,153,810.00
<b>Cost Estimate:</b>	\$35,000,000
<b>Contract Funding Sources:</b>	Healthy, Safe and Vibrant San Francisco General Obligation Bond Proposition L, and Private Funds (anticipated approval before end of fiscal year)
<b>Anticipated Project Schedule:</b>	Notice-to-Proceed: 3/31/2026 Construction Start: 9/27/2026 Construction End: 11/21/2027
<b>Contract Duration:</b>	570 Calendar Days
<b>Contractor Name:</b>	Clark Construction, California – LP.
<b>Compliance with Chapter 14B Local Business Enterprise Ordinance:</b>	The Contract Monitoring Division (CMD) established a Local Business Enterprise (LBE) subcontracting requirement of 20% for this contract. The contractor committed to LBE participation of 33.15% in its bid submittal, and San Francisco Public Works received CMD’s recommendation to award.
<b>Environmental Determination (if applicable):</b>	Better Streets Plan Mitigated Negative Declaration (Case No. 2007.1238E)

	CEQA clearance will be confirmed upon completion of the project's design phase. Public Works will only authorize pre-construction services prior to final CEQA review.
<b>Other Compliance:</b>	N/A
<b>Additional Information:</b>	N/A
<b>Attachments:</b>	Attachment 1: Resolution Attachment 2: Bid Tabulations Attachment 3: Contract Monitoring Division Memorandum Attachment 4: CEQA Determination Attachment 5: PM Award Recommendation

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

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

WHEREAS, The work performed under the Powell Street Improvements Project consists of 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 (the “Project”); and

WHEREAS, On July 28, 2010, the Planning Department prepared and published for public review the Draft Mitigated Negative Declaration for the San Francisco Better Streets Plan (Case No. 2007.1238E or “BSP”), which included adoption of a set of citywide streetscape and pedestrian goals, objectives, policies, and design guidelines, as well as future strategies to improve the San Francisco pedestrian realm including sidewalks, crosswalks, and portions of the roadway and the Draft Mitigated Negative Declaration for the BSP was available for public comment; and

WHEREAS, On September 17, 2010, the Planning Department adopted the Final Mitigated Negative Declaration (“FMND”) pursuant to the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (“CEQA”) and determined that, with the adoption of the mitigation measures contained in the Mitigation Monitoring and Reporting Program associated with the BSP (“MMRP”), there is no substantial evidence that the BSP would have a significant effect on the environment based on Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), and 15070 (Decision to Prepare a Negative Declaration) of the CEQA Guidelines (14 California Code of Regulations Sections 1500 et seq.) and the reasons documented in the FMND; and

WHEREAS, On October 28, 2010, the Planning Commission, in Resolution No. 18211 (“Planning Commission Resolution”), adopted findings under CEQA, the CEQA Guidelines, and Chapter 31 of the Administrative Code (“CEQA Findings”), and adopted the MMRP; and

WHEREAS, On December 19, 2022, the Planning Department issued a determination (“CEQA Determination”) concluding that the pavement resurfacing, curb ramp upgrades, traffic control improvements, and other associated infrastructure work performed under this contract are within the scope of the Final Mitigated Negative Declaration (“FMND”) pursuant to the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (“CEQA”) and determined that, with the adoption of the mitigation measures contained in the Mitigation Monitoring and Reporting Program associated with the BSP (“MMRP”), there is no substantial evidence that the BSP would have a significant effect on the environment based on Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance),

and 15070 (Decision to Prepare a Negative Declaration) of the CEQA Guidelines (14 California Code of Regulations Sections 1500 et seq.) and the reasons documented in the FMND; and

WHEREAS, FMND would not require the preparation of a subsequent negative declaration under CEQA Guidelines Sections 15162 and 15168, provided that the applicable mitigation measures contained in the MMRP are implemented; and

WHEREAS, on May 19, 2025, the Planning Department issued concurrence that the Project qualifies for streamlined CEQA review under the Better Streets Plan, confirming consistency with the Better Streets Plan Mitigated Negative Declaration (Case No. 2007.1238E) and programmatic CEQA coverage for streetscape and roadway improvements. CEQA clearance will be confirmed upon completion of the project's design phase. Public Works will only authorize pre-construction services prior to final CEQA review; and

WHEREAS, On November 3, 2025, San Francisco Public Works ("Public Works") advertised a Request for Qualifications and Proposals (RFQ/P) for Construction Manager/General Contractors ("CM/GCs") to provide services contract for bids, and on December 19, 2025, Public Works received four bids; and

WHEREAS, on January 23, 2026, Public Works invited three prequalified firms to submit proposals responding to a Request for Qualifications and Proposals (RFQ/P) for CM/GCs for the Project;

WHEREAS, through a competitive process, Clark Construction Group – California, LP received the highest combined cost- and non-cost criteria scores;

WHEREAS, The anticipated final contract amount will be \$34,153,810;

WHEREAS, The contract duration is 570 consecutive calendar days;

WHEREAS, Contract Monitoring Division ("CMD") established a Local Business Enterprise (LBE) subcontracting participation requirement of 20% for this contract; now, therefore, be it

RESOLVED, That this Commission hereby approves the selection of Clark Construction Group – California, LP, and awards the CM/GC Contract for the Project to Swinerton Builders, and authorizes the Director to negotiate and execute a CM/GC Contract with Clark Construction Group – California, LP, for an amount not to exceed \$1,047,819 for pre-construction services and a contract duration of 180 consecutive calendar days to perform pre-construction services for the Project, to perform specified preparatory activities, including cost estimation, constructability reviews, non-intrusive site investigations, subcontractor pre-qualification, and preliminary design services, without committing the department to a construction alternative; and be it

FURTHER RESOLVED, That if the Commission approves the Project following the completion of environmental review under CEQA, for an amount not to exceed \$1,047,819 for

construction services and other expenditures under the CM/CG Contract, for a total contract amount of up to \$34,153,810, plus a \$3,415,381 contingency, and a contract duration of 570 consecutive calendar days with 57 consecutive calendar days for contingency, to perform preconstruction services and construction services for the Project.

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

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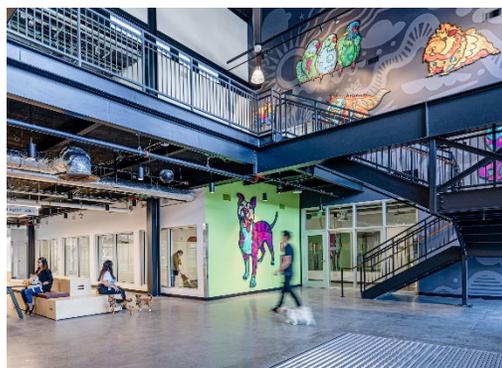
Commission Affairs Manager  
Public Works Commission



February 26, 2026

# Powell Street Improvement Project

Michelle Woo  
Project Manager





# Commission Action Request

Recommend Commission:

**Award San Francisco Public Works Contract:  
Construction Manager /General Contractor (CM/GC) - Powell Street Improvement Project**

Amount:

**Pre-construction services: \$1,047,819.00**

**(Anticipated final contract sum \$34,153,810.00, including \$33,105,991.00 for construction services)**

Construction Duration:

**Pre-construction services: 180 calendar days**

**(Anticipated final contract duration 570 calendar days, including 390 calendar days for construction services)**

Contractor:

**Clark Construction Group – California, LP**

Reason:

**CM/GC to perform pre-construction services**

# Project Location

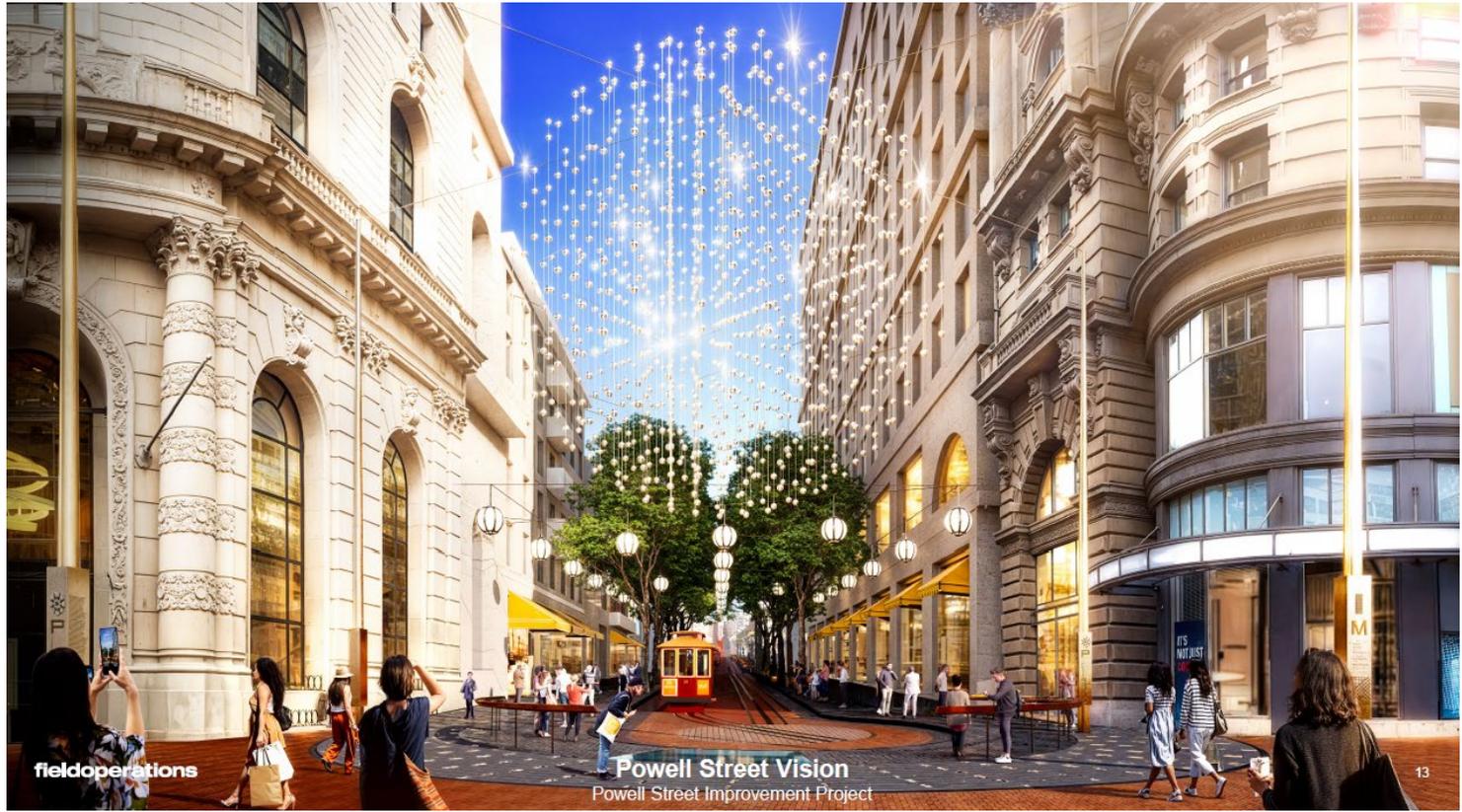
## Project Limits

Powell Street from Market to Geary streets

## District 3



# Project Timeline



- 2023 - 2024: Planning Phase
- 2024 - 2026: Design Phase
- 2026 - 2027: Construction Phase

# Project Background



fieldoperations

2

# Project Safety Improvements

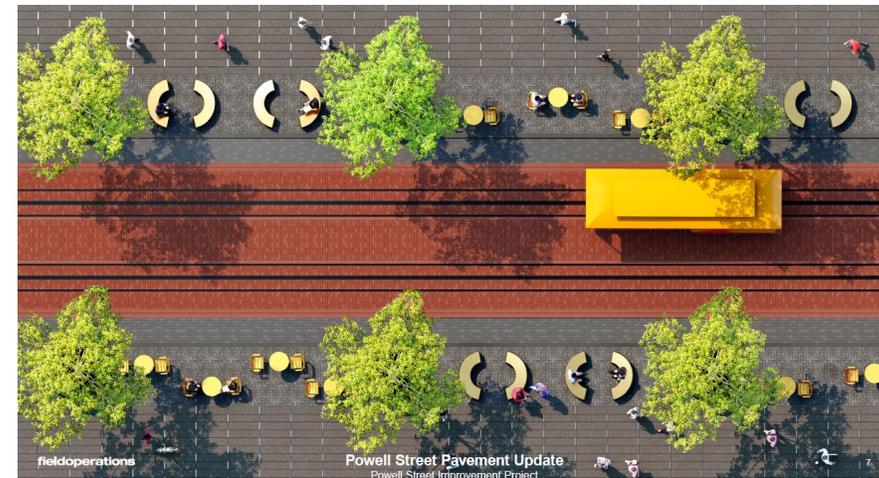
**SIDEWALK REPLACEMENT** – Full sidewalk and curb replacement

**BULB-OUTS** – Sidewalk extensions to minimize pedestrian crossing distances

**LIGHTING** – New Golden Lantern lighting feature with new service connections

**LANDSCAPING / SITE FURNISHINGS** – Improved pedestrian and public spaces

**LOADING / CABLE CAR SERVICE STOPS** – Updated colored curb management



# Construction Manager / General Contractor (CM/GC) Procurement Evaluation

weighted score		Clark Construction	Plant Construction	Stacy Witbeck / Ghilotti Bros JV
▼				
50%	Non-Cost Criteria Score	46.08	44.50	46.60
50%	Cost Criteria Score	48.69	50.00	44.84
	Total Score	94.77	94.50	91.44
	Rank	1	2	3



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**QUESTIONS**