



**Meeting Date:** June 18, 2026

**To:** Public Works Commission

**Through:** Carla Short, Public Works Director  
Scott Anderson, Public Works Duty Director

**From:** Trent Tieger, Project Manager

**Subject:** Japantown Buchanan Mall / Osaka Way Pedestrian Plaza - Contract Award

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**Director's Recommendation:** Award Japantown Buchanan Mall / Osaka Way Pedestrian Plaza Contract to Bauman Landscape & Construction in the amount of \$5,530,553.00 with \$553,055.30 for contingency and a contract duration of 480 consecutive calendar days with 48 consecutive calendar days of contingency. The scope of work includes roadway and pavement, sewer and drainage, water, water feature, structural, electrical, pedestrian and street lighting, landscaping and site, and traffic control improvements, and demolition all other related work on Buchanan Street between Post Street and Sutter Street. On May 20, 2025, the Planning Department determined the project to be exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15301 (Class 1 categorical exemption), Section 15302 (Class 2 categorical exemption), and Section 15303 (Class 3 categorical exemption). Approval of the contract would constitute the Approval Action for the project under San Francisco Administrative Code Chapter 31.

**Contract Background:** The Japantown Buchanan Mall / Osaka Way Pedestrian Plaza ("Project") will rehabilitate the pedestrian mall, part of the San Francisco Japantown, to enhance accessibility, rehabilitate the Ruth Asawa Origami Fountains, along with placemaking and landscaping improvements. The work to be done under this contract consists of pavement and sidewalk renovation, curb ramps, sewer and drainage, water, landscaping and irrigation, pedestrian and street lighting, street furniture, and other associated works on Buchanan Street between Post Street and Sutter Street.

Proposed improvements fall into the following categories:

1. Paving – Reconstructing the Mall surface to resolve accessibility issues throughout, including new ADA-compliant curb ramps and replacing the "cobblestone river" with ADA-compliant pavers in the same style and aesthetic, along with renovating the Post & Buchanan St intersection.
4. Fountains – Rehabilitate the Ruth Asawa Origami Fountains and restore them to full functionality.
5. Utility Work – Sewer main lining, water main replacement, and new drainage structures.

6. Streetscape – New planters and seating, street trees and landscaping with an irrigation system, along with pedestrian lighting, and other street furniture will be installed. The Ruth Asawa benches will be rehabilitated and reinstalled along with other site features like the stone seating walls.

**Solicitation Process:** The Department advertised the project on December 29, 2025, and on February 11, 2026, the Department received three bids. Staff evaluated the bids received and determined that Bauman Landscape & Construction was the responsible bidder submitting the lowest responsive bid.

**Contract Details:**

<b>Contract Title:</b>	Japantown Buchanan Mall / Osaka Way Pedestrian Plaza
<b>Contract Award Amount:</b>	\$5,530,553.00
<b>Cost Estimate:</b>	\$5,300,000.00
<b>Contract Funding Sources:</b>	California Natural Resources Agency Grant, SFCTA Prop AA, COP, SFPUC Wastewater R&R, SFPUC Water
<b>Anticipated Project Schedule:</b>	Notice-To-Proceed: 8/10/2026 Construction Start: 8/10/2026 Construction End: 12/3/2027
<b>Contract Duration:</b>	480 Calendar Days
<b>Contractor Name:</b>	Bauman Landscape & Construction
<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 Micro LBE participation of 20.48% in its bid submittal, and San Francisco Public Works received CMD’s recommendation to award.
<b>Environmental Determination (if applicable):</b>	CEQA Exemption Determination, Case No. 2024-008097ENV, issued on May 20, 2025.
<b>Other Compliance:</b>	San Francisco Labor and Employment Code Article 131 “Nondiscrimination in Contracts”
<b>Additional Information:</b>	N/A
<b>Attachments:</b>	Attachment 1: Resolution Attachment 2: Bid Tabulations Attachment 3: CMD Memorandum Attachment 4: CEQA Exemption Determination

	Attachment 5: PM Recommendation Form
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**PUBLIC WORKS COMMISSION  
CITY AND COUNTY OF SAN FRANCISCO**

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

WHEREAS, The work performed under the Japantown Buchanan Mall / Osaka Way Pedestrian Plaza includes roadway and pavement, sewer and drainage, water, water feature, structural, electrical, pedestrian and street lighting, landscaping and site, and traffic control improvements, and demolition and all other related work on Buchanan Street between Post Street and Sutter Street, in San Francisco, California (the “Project”); and

WHEREAS, On May 20, 2025, the San Francisco Planning Department issued a California Environmental Quality Act (“CEQA”) Exemption Determination (Case No. 2024-008097ENV) determining that the project is exempt from CEQA under the Class 1, Class 2, and Class 3 exemptions according to CEQA Guidelines Sections 15301, 15302, and 15303, respectively, and that no further environmental review is required; and

WHEREAS, The Project’s cost estimate is \$5,300,000.00 and the contract duration is 480 consecutive calendar days; and

WHEREAS, On December 29, 2025, San Francisco Public Works (“Public Works”) advertised the contract for bids, and on February 11, 2026, Public Works received three bids; and

WHEREAS, Public Works staff and the Contract Monitoring Division (“CMD”) staff reviewed the bids and application of bid preferences and determined that Bauman Landscape & Construction is the responsive and responsible bidder that submitted the lowest bid; and

WHEREAS, CMD established a Local Business Enterprise (“LBE”) subcontracting requirement of 20% for this contract and the contractor committed to LBE participation of 20.48% in its bid submittal, and CMD determined that Bauman Landscape & Construction is responsive to all LBE program requirements; and

WHEREAS, The contract amount is \$5,530,553.00; and

WHEREAS, The contract duration is 480 consecutive calendar days; and

WHEREAS, CEQA Exemption Determination is on file with the Public Works Commission Affairs Manager, and is incorporated herein by reference; now, therefore, be it

RESOLVED, That this Commission hereby awards the Japantown Buchanan Mall / Osaka Way Pedestrian Plaza (Sourcing Event ID No. 0000008270), to Bauman Landscape & Construction in the amount of \$5,530,553.00 with \$553,055.30 for contingency and a contract duration of 480 consecutive calendar days with 48 consecutive calendar days for contingency to complete 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

**City and County of San Francisco  
Department of Public Works  
TABULATION OF BIDS**

SOURCING ID: 0000008270

CONTRACT TITLE: PW JAPANTOWN BUCHANAN MALL

FULL TITLE: Japantown Buchanan Mall / Osaka Way Pedestrian Plaza

BIDS RECEIVED: February 11, 2026

<u>BIDDERS (in the order received &amp; opened):</u>	<u>LBE Status Claimed</u>	<u>Base Bid Price</u>	<u>Alternate 1</u>	<u>Alternate 2</u>	<u>Total Bid Price</u>
Bauman Landscape & Construction	Small-LBE 10%	\$5,530,553.00	\$239,000.00	\$105,000.00	\$5,874,553.00
Azul Works, Inc.	N/A	\$6,637,808.00	\$200,000.00	\$160,000.00	\$6,997,808.00
JDB & Sons Construction, Inc.	Micro-LBE 10%	\$6,758,475.00	\$0.00	\$0.00	\$6,758,475.00
	Average Bid:	\$6,308,945.33	\$146,333.33	\$88,333.33	\$6,543,612.00
	Engineer's Estimate:	\$6,500,000.00	\$161,000.00	\$60,200.00	\$6,500,000.00
	% of Engineer's Estimate:	97%	91%	147%	101%
	% of Engineer's Estimate vs. Low Bid Received	85%	0%	0%	90%

**The following announcement was made prior to bid opening:  
The Construction Budget for this Project is \$7,500,000.00, and the priority of alternates is as follows: 1, 2**

cc: Trent Tieger                      Magdalena Ryor                      Carla Short  
James Chung                      Scott Anderson                      All Bidders

For complete subcontractor listings, check: <https://bidopportunities.apps.sfdpw.org/CaseLoad/Details/2656>

February 11, 2026

= Indicates a correction after review



**MEMORANDUM**

Date: February 25, 2026  
 To: Trent Tieger, PW  
 Dennis Lam, PW  
 From: James Chung, CMD  
 Subject: CMD Review of Bids Submitted on February 11, 2026 for Japantown Buchanan Mall / Osaka Way Pedestrian Plaza (Sourcing ID 0000008270)

**\*\*Note to Public Works -- Please use the tables with the blue headers for your Peoplesoft project team entry.**

**Bauman Landscape & Construction is the apparent low bidder after the bid discount.**

The bid discount was applied to bidders who are certified by the Contract Monitoring Division, (“CMD”) as an LBE in the type of work that is specified for the bidder by the Contract Awarding Authority.

Bidder	LBE Status and Size	Base Bid	Alternate 1	Alternate 2	Total Bid Price	LBE Bid Discount	Adjusted Bid with LBE Bid Discount
Bauman Landscape & Construction Inc	SF LBE - Small	\$5,530,553.00	\$239,000.00	\$105,000.00	\$5,874,553.00	10% = \$587,455.30	\$5,287,097.70
Azul Works, Inc.	SF LBE - Micro	\$6,637,808.00	\$200,000.00	\$160,000.00	\$6,997,808.00	NA	\$6,997,808.00
JDB & Sons Construction Inc	SF LBE - Micro	\$6,758,475.00	\$0.00	\$0.00	\$6,758,475.00	10% = \$675,847.50	\$6,082,627.50

**Bauman Landscape & Construction Inc (“Bauman”) satisfactorily demonstrated how they will meet the LBE subcontractor participation requirement.**

A combination of Micro-LBE and Small-LBE participation will count toward LBE subcontractor participation compliance. Bauman’s commitment for this contract on their base bid:

	Requirement %	Commitment %
Micro/Small LBE	20%	20.48%

Per CMD Attachment 1, Part III, Section 3.01(B)(5), compliance with the pre-award LBE subcontracting participation requirement is calculated on the base bid amount. Bauman’s LBE participation on only their base bid is as follows:

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent of Work	Amount
Taz Demolition	Demo and base (partial)	LBE	MICR	100.00%	13.20%	\$730,000.00
JDB & Sons Construction Inc	SW items & WD items	LBE	MICR	100.00%	7.28%	\$402,466.00

**In their bid, Bauman listed the following subcontractors on this contract. The amounts in the table below reflect each subcontractor’s work for both the base and alternate scopes.**

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent of Work	Amount
Taz Demolition	Demo and base (partial)	LBE	MICR	100.00%	12.43%	\$730,000.00
JDB & Sons Construction Inc	SW items & WD items	LBE	MICR	100.00%	6.85%	\$402,466.00
Phoenix Electric Company	Electric, Alt1, Partial on Alt2				17.38%	\$960,935.00

**Bauman satisfied the “Good Faith Efforts” requirement.**

Bauman utilized Approach A and exceeded the LBE subcontractor participation requirement by 35%.

**CMD finds Bauman is responsive to pre-award requirements of Chapter 14B. Once awarded, the contract will be monitored for compliance with the LBE subcontractor participation commitment, as well as other 14B requirements.**

Primary CMD contact for the contract: **James Chung, James.Chung@sfgov.org**

CMD must be contacted immediately for:

- Subcontractor addition/substitution;
- Contract modification that cumulatively increases the original contract value by 20%;
- Prompt payment issues;
- Any other issues pertaining to LBE subcontractor participation

Noncompliance may result in penalties, including monetary fines. Please communicate with CMD early.



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
DPW: Japantown Buchanan Mall		
<b>Case No.</b>		<b>Permit No.</b>
2024-008097ENV		
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description:</b> The Japantown Buchanan Mall project proposes improvements on Buchanan Street between Post Street and Sutter Street to improve safety and aesthetically enhance the neighborhood. The project area is a pedestrian street with no roadway access.</p> <p>The project would replace and regrade the existing concrete street and “cobblestone river”; sewer and drainage improvements; ADA-compliant curb ramp upgrades; concrete roadway-base repair; asphalt paving; striping; pedestrian light installations and upgrades; utility improvements; landscaping; and repair or replace the Ruth Asawa Origami Fountains fountain system.</p> <p>The project would require the following construction equipment: Excavator, dump truck, compactor, concrete mix truck, skid steers, backhoes, loaders, jackhammers, saw cutters, water buffaloes, pickup trucks, and flood lights. Construction is anticipated to require 360 calendar days.</p> <p>FULL PROJECT DESCRIPTION ATTACHED - SEE PAGE 5</p>		

### EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities. (CEQA Guidelines section 15301)</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 - New Construction. (CEQA Guidelines section 15303)</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development. (CEQA Guidelines section 15332)</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p>
<input checked="" type="checkbox"/>	<b>Other _____</b> Class 2 - Replacement or Reconstruction (CEQA Guidelines section 15302)
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment.

## ENVIRONMENTAL SCREENING ASSESSMENT

### Comments:

On 10/30/2024, planning department staff archaeologist determined that implementation of Public Works Standard Archaeological Measure I (Discovery) applies to the proposed project.

The project includes removal of 24 trees. The project will comply with Public Works standard construction measure #7, biological resources, including the requirement to conduct bird surveys by a qualified biologist if tree removal is conducted during the bird nesting season of February 15th through August 31st.

**Planner Signature:** Don Lewis

## PROPERTY STATUS - HISTORIC RESOURCE

### PROPERTY IS ONE OF THE FOLLOWING:

<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource.
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age).
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age).

## PROPOSED WORK CHECKLIST

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	<b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	<b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	<b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	<b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	<b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	<b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	<b>Addition(s)</b> not visible from any immediately adjacent public right-of-way for 150 feet in each direction; or does not extend vertically beyond the floor level of the top story of the structure, or does not cause the removal of architectural significant roofing features.
<input type="checkbox"/>	<b>Façade or storefront alterations</b> that do not remove, alter, or obscure character -defining features.
<input type="checkbox"/>	<b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed.
<input type="checkbox"/>	Project involves scope of work listed above.

## ADVANCED HISTORICAL REVIEW

Check all that apply to the project.

<input type="checkbox"/>	<p><b>Reclassification of property status.</b> (<i>Attach HRRER Part I relevant analysis; requires Principal Preservation Planner approval</i>)</p> <p><input type="checkbox"/> Reclassify to Category A</p> <p style="text-align: right;"><input type="checkbox"/> Reclassify to Category C</p> <p style="text-align: right;"><input type="checkbox"/> Lacks Historic Integrity</p> <p style="text-align: right;"><input type="checkbox"/> Lacks Historic Significance</p>
<input type="checkbox"/>	Project involves a <b>known historical resource (CEQA Category A)</b>
<input type="checkbox"/>	Project does not substantially impact character-defining features of a historic resource (see Comments)
<input type="checkbox"/>	Project is compatible, yet differentiated, with a historic resource.
<input checked="" type="checkbox"/>	Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties
<b>Note: If ANY box above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with EXEMPTION REVIEW.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review.
<p><b>Comments by Preservation Planner:</b> PLEASE SEE ATTACHED</p>	
<p><b>Preservation Planner Signature:</b>          Rebecca Salgado</p>	

## EXEMPTION DETERMINATION

<input checked="" type="checkbox"/>	<p><b>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b></p>	
	<p><b>Project Approval Action:</b> Public Works Commission</p>	<p><b>Signature:</b> Don Lewis 05/20/2025</p>
	<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at <a href="https://sfplanninggis.org/pim/">https://sfplanninggis.org/pim/</a>. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link.</p> <p>Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and chapter 31 of the San Francisco Administrative Code. Per chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the approval action occurs at a noticed public hearing, or within 30 days after posting on the planning department's website (<a href="https://sfplanning.org/resource/ceqa-exemptions">https://sfplanning.org/resource/ceqa-exemptions</a>) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.</p>	

## **Advanced Historical Review Comments (Continued)**

Regarding Standard 1, the proposed project will retain and enhance the historic use of Buchanan Mall as a publicly accessible open space. Regarding Standards 2, 5, and 9, the proposed project will retain many of Buchanan Mall's character-defining features—including its bronze fountains, the wood and concrete entrance gate at the Sutter Street entrance to the mall, wood benches with decorative concrete side panels, decorative metal light poles featuring Japanese characters and origami figures—as identified in the Planning Department's HRER Part I (see attached). A few historic character-defining features will be replaced in kind or with very similar replacements to allow for increased accessibility of Buchanan Mall, including the winding cobblestone "river" extending the length of the mall with select inset boulders, which will be replaced with granite pavers matching the dimensions of the original cobbles and inset in the same pattern as the original cobbles, but with a less bumpy surface texture to minimize fall hazards; the curving stone benches around the fountains, which will reuse the existing stones as much as possible but will be slightly shortened in length to allow for accessible entrances to the two bronze fountains; and the exposed aggregate concrete sidewalks on either side of the cobblestone river, which will be replaced in kind. Two character-defining features—the round concrete planters irregularly interspersed around the mall and the rectangular in-ground planting areas—will be removed altogether from Buchanan Mall. The round concrete planters will be replaced by larger concrete seat wall planters that will reference the original plantings and material of the historic planters. The rectangular in-ground planting areas will be replaced by new rectangular in-ground planting areas in different locations around the Mall with plantings and detailing that are similar to the original in-ground planters, retaining as many of the existing trees in the new in-ground planters as possible. The proposed new seat wall planters, light poles, and catenary lighting will have a simple, contemporary appearance that will be compatible with yet distinct from the historic elements of Buchanan Mall. Regarding Standards 3 and 4, the proposed project will not create a false sense of historical development and will not remove any non-original features that have acquired historic significance in their own right. None of the elements proposed to be removed separate from those identified as character-defining features of the Mall have acquired historic significance in their own right. The proposed new elements to be added to the Mall are not conjectural, but instead have an understated, contemporary appearance that will not create a false sense of history. Regarding Standards 6 and 7, the project includes both repair and replacement of select historic character-defining features of the property. Character-defining features will be retained and repaired to the full extent feasible for the project, and repairs will not involve treatments that would cause damage to the historic materials. The character-defining features that will be replaced or modified—including the winding cobblestone "river," the curving stone benches around the fountains, and the exposed aggregate concrete sidewalks—will either be replaced in kind or will be replaced with new features that match as many of the qualities of the original as possible while also addressing accessibility and hazard concerns. Standard 8 is not applicable to this project.



**Patrick Rivera, PE, Acting Bureau Manager** | Bureau of Project Management  
patrick.rivera@sfdpw.org | T. 628.271.2456 | 49 South Van Ness Ave. 7th Floor, San Francisco, CA 94103

## Japantown Buchanan Mall Project

### PROJECT OVERVIEW

The Japantown Buchanan Mall project proposes improvements on Buchanan St between Post St and Sutter St to improve safety and aesthetically enhance the neighborhood. The project area is a pedestrian street with no roadway access.

The project would replace and regrade the existing concrete street and “cobblestone river”; sewer and drainage improvements; ADA-compliant curb ramp upgrades; concrete roadway-base repair; asphalt paving; striping; pedestrian light installations and upgrades; utility improvements; landscaping; and repair or replace the Ruth Asawa Origami Fountains fountain system.

The project would require the following construction equipment: Excavator, dump truck, compactor, concrete mix truck, skid steers, backhoes, loaders, jackhammers, saw cutters, water buffaloes, pickup trucks, and flood lights. Construction is anticipated to require 360 calendar days.

Proposed improvements comprise:

**Street replacement and regrading.** The existing surface on Buchanan St would be replaced and regraded as well as the Post St and Buchanan St intersection. The intersection roadway would be restored with an approximately 2-inch-thick minimum Asphalt Concrete Wearing Surface (ACWS) on an 8- to 10-inch concrete base. The existing street, ACWS and concrete base would be demolished in parts of the roadway around corners, and for utility relocations. Buchanan St would be restored with 6- to 10-inch concrete with exposed aggregate finish and replace the “cobblestone river” with similar cobbles or pavers set in 6- to 10-inch concrete slab. Trenching along the centerline of the roadway to access utilities would follow demolition. The existing sub-grade would then be graded using the excavator to match the existing conditions and compacted using vibratory plate compactors or rollers.

**ADA curb ramps and sidewalk.** Sections of the existing sidewalk and gutters will be demolished and reconstructed. Sidewalks would be constructed to 3-and-1/2-inch-thick concrete with reinforcement at entrant corners per SF Public Works Standard Plan 96,608 Rev. 1.

ADA-compliant concrete curb ramps would be constructed with 12-inch wide grooved borders (warning bands) and cementitious detectable surface tiles (truncated domes) per SF Public Works Accessible Street Crossing Standard Plans 102,854 through 102,864. Concrete detectable tiles shall be yellow in color unless otherwise noted on plans.

Existing granite curb (linear pieces) would be salvaged and re-set. Pull boxes, vaults for water meters and water valves, utility cabinets, and low-pressure hydrants would be adjusted and/or relocated as needed.

**Electrical work, comprising streetlights, pedestrian-scale lighting, catenary lights, and traffic signals, with related below-ground conduit installation.**

Light poles would be installed with Cast-In-Drilled-Hole concrete piles. Pedestrian light pole foundations would be anticipated to go down to a depth of 9-feet. Catenary lighting would be installed attaching to new light poles and building façade. The maximum depth of excavation for new streetlight and traffic signal poles would be twelve (12) feet for pole foundations, eighteen (18) inches for the pull boxes, sixteen (16) inches for the cabinet foundation, and twenty-four (24) inches for the underground conduits.

**Water, sewer and drainage improvements, comprising water main and sewer main replacement, new catchbasins and trench drains, replacement of existing catchbasins, and new side-sewer laterals with in-sidewalk vent assemblies.**

Existing 12-inch VCP sewer main would be replaced in kind at a depth of approximately 10-feet. Existing 8-inch CI water main would be replaced at a depth of approximately 4-feet. Catch basins would be demolished and reconstructed in place during pavement and sidewalk demolition and reconstruction as needed. New catch basins and trench drains would be constructed and connected to the sewer mains requiring a new lateral connection (to a depth of 10-feet). Additional drainage work would include construction of new stormwater inlet drainage structures, side sewer lateral and vent assembly adjustment/relocation (as-needed), water meter adjustment/relocation (as-needed), low- pressure fire hydrant relocation (as-needed), and water valve relocations.

**New landscaping and planters, new street trees in new tree wells, relocation of existing trees to new tree wells, and construction of irrigation systems with conduit, water lines, and controllers.**

New landscaping would be constructed including the installation of new raised planter areas, shrubs, trees, and ground coverings. Approximately twenty-four (24) existing trees will be removed. Approximately twenty-three (23) new trees will be planted. New trees would each involve ground disturbance of approximately 5-feet wide (square) by 2.5-feet deep to accommodate planting and installation of aeration tubes, tree wells, staking, and support frames. Tree well headers would be constructed flush with the adjacent paving. Planter areas will be constructed with structural and planting soil 3-feet deep, with precast concrete seat walls and bronze arm rests. The irrigation mainline will be installed approximately 30-inches below grade. Irrigation bubblers for shrubs and groundcover would be constructed approximately 12-inches below grade (36-inches for trees) and would utilize the same pits and trenches excavated for installation of lines and plants. Landscaped planter areas would have pre-cast concrete walls installed around the outer edge.

Above ground irrigation features including backflow preventers and pedestal mount controllers would be constructed on 6-inch minimum thickness concrete pads on 95% compacted soil or compacted subgrade. These features will be protected by stainless steel enclosures (e.g., Guardshack Coast Guard stainless steel or SSE Heavy Duty stainless steel enclosure). Backflow lines would be constructed at a maximum of 30-inches below the top of concrete pads (top depth of pipe) via trenching approximately 32-inches deep into subgrade to accommodate line installation and concrete thrust blocks. Top depth to supply lines would be 36-inches below grade to be installed via trenching approximately 40-inches deep into subgrade or native soil to accommodate line installation as well as control, quick coupling, and gate valves with associated valve boxes. Valve boxes would be constructed from concrete and have vandal resistant lockable or bolt-down lids.

### **Garden Gate Refurbishment, Ruth Asawa Fountains, Ruth Asawa Benches, and other site furnishings**

The Garden Gate would be refurbished with new paint, landscaping, lighting, and signage.

The Ruth Asawa Fountains would be removed by crane and stored during construction to be reinstalled on a newly constructed reinforced concrete foundation to support the sculptures. The cobblestone walls surrounding the fountains will be removed and rebuilt meeting ADA requirements. The existing fountain system will be removed during demolition activities and replaced, including a new water supply and sewer connection, pump, filtration, reservoir, electrical connection, and other associated equipment.

The Ruth Asawa Benches, lamp posts, boulders, and other site furnishings would be removed from the site, restored as needed, and returned to the site. Fountain seat walls will be reconstructed primarily using salvaged stone material. The reset fountains will be placed within a basin with a raised stone curb and trench drain featuring a decorative metal cover.



Daniel Lurie  
Mayor

Carla Short  
Director of Public Works

Division of Contract Administration  
49 South Van Ness, Suite 1600  
San Francisco, CA 94103  
[www.sfpublishworks.org](http://www.sfpublishworks.org)

### Public Works Project Manager Form

**Project Manager/Project Lead:** Trent Tieger / Sam Dosick

**Public Works Division/Section:** BPM, BOE

**Contract Title:** Japantown Buchanan Mall / Osaka Way Pedestrian Plaza

**Supplier Name:** Bauman Landscape & Construction

**Project Manager Recommendation:** The project team has concluded its review of the bids submitted for the subject project. We find that Bauman Landscape & Construction has met the experience requirements, it is responsible and qualified to perform the work. We recommend Bauman Landscape & Construction for award of contract.

**Contract Background:** The Japantown Buchanan Mall / Osaka Way Pedestrian Plaza Project is located along Buchanan Street from Post Street to Sutter Street in District 5 of San Francisco, California and consists of demolition, roadway and pavement, sewer and drainage, water, water features, structural, electrical, pedestrian & street lighting, landscaping & site improvements, traffic control, and all related work.

**Contract Funding Source(s):**

Source(s)	Amount
California Natural Resources Agency	\$2,988,553
SFCTA Prop AA	\$1,000,000
COP	\$680,000
SFPUC Wastewater R&R	\$212,000
SFPUC Water	\$650,000