



Meeting Date: June 26, 2025

To: Public Works Commission

Through: Carla Short, Public Works Director
Alaric Degrafinried, Acting Deputy Director for Project Delivery

From: Jeffrey Jackson, Public Works Project Manager

Subject: Minnesota Streetscape Improvements Project - Contract No. 1000028801 - Contract Modification

Director's Recommendation: Approve contract modification to the Minnesota Streetscape Improvements Project, Sourcing Event ID No. 0000002280, to increase the contract amount by \$417,859.40 and to authorize the Director of Public Works to approve future modifications up to a total contract amount of \$2,716,086.10; and approve an increase of 202 calendar days to the contract duration and authorize the Director of Public Works to approve future modifications up to a total contract duration of 763 consecutive calendar days.

Contract Background: The project includes street repair and streetscape upgrades along Minnesota Street from 23rd to 25th Streets, and along 23rd Street from Minnesota to Tennessee Streets for both pedestrians and vehicles. This project addresses issues including missing sidewalks, ADA-compliant curb ramps, poor drainage, street lighting, and parking and loading operations. Improvements are also being made to the existing community-created green space on the eastern half of Minnesota between 24th and 25th Streets known as the Minnesota Grove, creating an accessible path of travel and upgrading seating areas.

On April 21, 2023, the Public Works Commission adopted resolution 2023-0031 authorizing San Francisco Public Works to award the Contract to Ronan Construction, Inc. The original contract amount was \$2,089,297 and the original contract duration was 510 calendar days.

Reason for Modification: While the project team worked successfully with the contractor to address and mitigate challenges during construction, additional work became necessary due to unforeseen and differing site conditions within the Minnesota Grove. The site conditions at the start of construction in November 2023 differed from those identified in the project plans, which were based on an original survey completed in 2018. Between the time of these surveys and the start of construction, plants and trees within the Grove had grown. Early demolition activities also revealed large below-grade tree roots in conflict with the designed Grove path alignment.

As a result, the project team had to redesign elements of the Grove path and the dry-stack wall to accommodate the current site conditions. Modifications included revisions to the Grove path alignment to ensure compliance with the Americans with Disabilities Act standards, changes to the height and placement of the dry stack wall, removal of a segment of the wall, adjustment to

boulder placements, and removal of a dead tree, all of which contributed to an additional \$417,859.40 in project costs and a need for an additional 202 days to complete the project.

Contract Details:

Contract Title:	Minnesota Streetscape Improvements Project
Contract Original Award Amount:	\$2,089,297.00
Contract Original Duration:	510 consecutive calendar days
Contractor Name:	Ronan Construction, Inc.

Summary of Total Amounts:

	Contract Amount	Contract Duration	Contract Dates
Original Contract Amount:	\$2,089,297.00	510 days	11/15/2023– 4/7/2025
10% Contingency Amount:	\$208,929.70	51 days	
Previous Approved Modifications:	-	-	-
Proposed Modification:	\$417,859.40	202 days	11/15/2023– 12/16/2025
Total Contract Values, if approved	\$2,716,086.10	763 days	11/15/2023– 12/16/2025

Previously Approved Modifications:

Modification	Amount	Extension (days)	Description

Contract Funding Sources:	IPIC Eastern Neighborhoods Prop K (half-cent sales tax) Affordable Housing & Sustainable Communities (AHSC)
Compliance Information:	12B Equal Benefits Ordinance Compliant 14B Local Business Enterprise and Non-Discrimination Ordinance
Related Commission Actions:	Resolution No. 2023-0031, approved April 21, 2023
Additional Information:	N/A
Attachments:	Attachment 1: Commission Resolution

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

RESOLUTION NO. _____

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 the BSP would not have a significant effect on the environment based on the criteria of and 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 a Mitigation Monitoring and Reporting Program associated with the Better Streets Plan; and

WHEREAS, On October 1, 2022, the San Francisco Planning Department issued a determination (“CEQA Determination”) that the Project is within the scope of the FMND, no additional documentation is required, and the Project would be subject to the Standard Archeological Mitigation Measure 1 (Accidental Discovery); and

WHEREAS, On April 21, 2023, the Public Works Commission adopted findings pursuant to the CEQA and approved Resolution No. 2023-0031, awarding the Minnesota Streetscape Improvements Project Contract No. 1000028801, in the amount of \$2,089,297 with the contract duration of 510 calendar days, to Ronan Construction, Inc.; and

WHEREAS, Public Works staff now requests an increase of \$417,859.40 and 202 calendar days to the contract cost and duration for the Minnesota Streetscape Improvements Project; and

WHEREAS, The contract modification is requested due to unforeseen conditions and differing site conditions encountered during construction; and

WHEREAS, The cost and duration modification approved by this action would cover the additional cost and duration required to complete the additional improvements; and

WHEREAS, The project files, including the FMND and Resolution No. 2023-0031 have been made available for review by the Commission and the public, and those files are part of the record before this Commission; and

WHEREAS, The Commission has reviewed and considered the information contained in the FMND the findings contained in Resolution No. 2023-0031 and all written and oral information provided by the Planning Department, the public, relevant public agencies, San Francisco Public Works, and other experts and the administrative files for the Project; now, therefore, be it

RESOLVED, The Commission has reviewed and considered the FMND and the record as a whole, finds that the FMND is adequate for its use as the decision-making body for the action taken herein [describe approval/action] and incorporates the CEQA findings contained in Resolution No. 2023-003 by this reference thereto as though set forth in this Resolution; and be it

FURTHER RESOLVED, The Commission further finds that since the FMND was finalized, there have been no substantial project changes and no substantial changes in project circumstances that would require major revisions to the FMND due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the FMND; and be it

FURTHER RESOLVED, That this Commission hereby approves an increase of \$417,859.40 to the contract cost and an increase of 202 calendar days to the duration of the Minnesota Streetscape Improvements Project Contract with Ronan Construction, Inc.; and be it

FURTHER RESOLVED, That this Commission hereby authorizes the Director of Public Works to approve modifications to the contract for a total contract cost of \$2,716,086.10 and a contract duration of up to 763 calendar days.

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

Commission Affairs Manager
Public Works Commission

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

RESOLUTION NO. 2023-0031

WHEREAS, The Minnesota Streetscape Improvements Project scope will provide much needed street repair and streetscape upgrades along Minnesota Street from 23rd to 25th Streets, and along 23rd Street from Minnesota to Tennessee Streets for both pedestrians and vehicles. This project will address issues including missing sidewalks, ADA-compliant curb ramps, poor drainage, street lighting, and parking and loading operations. Improvements will also be made to the existing community-created green space on the eastern half of Minnesota between 24th and 25th Streets known as the Minnesota Grove, creating an accessible path of travel and upgrading seating areas; 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 the BSP would not have a significant effect on the environment based on the criteria of and 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 a Mitigation Monitoring and Reporting Program associated with the Better Streets Plan; and

WHEREAS, The project's cost estimate was \$2,512,416, and the contract duration is five hundred and ten (510) consecutive calendar days; and

WHEREAS, On September 12, 2022, San Francisco Public Works (Public Works) advertised the contract for bids, and on November 9, 2022, received six (6) bids; and

WHEREAS, Public Works staff and Contract Monitoring Division (CMD) staff reviewed the bids and application of bid preferences and determined that Ronan Construction, Inc. is the responsive and responsible bidder that submitted the lowest bid; and

WHEREAS, CMD established a Local Business Enterprise (LBE) subcontracting requirement of 25% for this contract and the contractor committed to LBE participation of 25.04% in its bid submittal, and San Francisco Public Works received CMD's recommendation to award; and

WHEREAS, The contract amount is \$2,089,297; and

WHEREAS, The contract duration is 510 consecutive calendar days; and

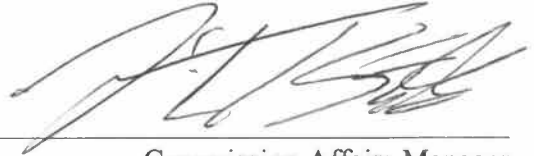
WHEREAS, The Public Works Commission has reviewed the FMND, the Planning Commission Resolution, the CEQA Findings, and the CEQA Determination, and the preceding documents are on file with the Public Works Commission Affairs Manager, and are incorporated herein by reference; now, therefore, be it

RESOLVED, That this Commission finds that the Project would not cause new significant impacts or a substantial increase in the severity of impacts identified and analyzed in the FMND, no changes have occurred in the BSP since the adoption of the FMND that would cause new significant impacts or a substantial increase in the severity of impacts identified and analyzed in the FMND, and no new information has emerged that would materially change the analysis or conclusions set forth in the FMND; and that the actions approved herein would not necessitate implementation of additional or considerably different mitigation measures than those identified in the FMND; and be it

FURTHER RESOLVED, That in compliance with Chapter 31 of the San Francisco Administrative Code, this Commission adopts as its own the CEQA Findings and the Planning Department's determination in the CEQA Determination that there is no substantial evidence that the Project could have a significant effect on the environment; and be it

FURTHER RESOLVED, That this Commission hereby awards Sourcing ID No. 0000002280 Minnesota Streetscape Improvements Project to Ronan Construction, Inc. in the amount of \$2,089,297 with \$208,929.70 for contingency, and with 510 consecutive calendar days to perform streetscape improvements on Minnesota Street and 23rd Street in the City and County of San Francisco.

I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of April 21, 2023.

A handwritten signature in black ink, appearing to be 'J. J. [unclear]', written over a horizontal line.

Commission Affairs Manager
Public Works Commission