



Meeting Date: September 24, 2026

To: Public Works Commission

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

From: Edmund Lee, Project Manager

Subject: Union Street Pavement Renovation and Sewer Replacement – Contract Award

Director’s Recommendation: Adopt findings pursuant to the California Environmental Quality Act (“CEQA”) regarding the Final Mitigated Negative Declaration issued by the Planning Department on September 17, 2010 (Case No. 2007.1238E) (“FMND”); and award Union Street Pavement Renovation and Sewer Replacement to Ronan Construction, Inc in the amount of \$6,000,662 and a contract duration of 659 consecutive calendar days to perform pavement resurfacing, curb ramp upgrades, sewer replacement, traffic control improvements, and other associated infrastructure work on specified streets in the City and County of San Francisco.

Contract Background: The infrastructure work will be performed at various predefined locations throughout San Francisco and consist of pavement resurfacing, curb ramp upgrades, traffic control improvements, sewer replacement, and other associated infrastructure work.

The contract is one of several contracts that contributes to the overall Public Works Street Resurfacing Program goal of maintaining or increasing the overall average condition of streets maintained by San Francisco Public Works. San Francisco Public Works currently maintains approximately 13,000 street segments.

Along with geographic equitable distribution of street resurfacing in all eleven San Francisco districts and neighborhoods, the San Francisco Public Works Street Resurfacing Program considers factors such as pavement condition, use of street, and coordination with other agencies, inquiries and available funding when planning and issuing contracts.

Paving Work to be performed under this contract is located at the following locations:

1. Union St from Powell St to August Aly
2. Union Street from August Aly to Mason St
3. Union St from Mason St to Taylor
4. Union St from Taylor St to Marion Pl
5. Union St from Marion Place to Jones St
6. Union St from Jones St to Black Pl
7. Union St from Black Pl to Leavenworth St
8. Union St from Leavenworth St to Sharp Pl

9. Union St from Sharp Pl to Hyde St
10. Union St from Hyde St to Eastman St
11. Union St from Eastman St to Moor Pl
12. Union St from Moore Pl to Larkin St
13. Union St from Larkin to Polk St
14. Union St from Polk St from Van Ness Ave
15. Union St from Van Ness Ave to Franklin St
16. Union St from Franklin St to Gough St
17. Union St from Gough St to Octavia St
18. Union St from Octavia St to Laguna St
19. Union St from Laguan St to Charlton Ct
20. Union St from Charlton Ct to Buchanan St
21. Union St from Buchanan St to Webster St
22. Union St from Webster St to Fillmore St
23. Union St from Fillmore St to Steiner St
24. Union St from Steiner St to Pierce St
25. Union St from Pierce St to Scott St
26. Union St from Scott St to Divisadero St
27. Union St from Divisadero St to Broderick St
28. Union St from Broderick St to Baker St
29. Union St from Baker St to Lyon St



Locations of Work



On Street	From Street	To Street
Union St	Powell St	August Aly
Union St	August Aly	Mason St
Union St	Mason St	Taylor St
Union St	Taylor St	Marion Pl
Union St	Marion Pl	Jones St
Union St	Jones St	Black Pl
Union St	Black Pl	Leavenworth St
Union St	Leavenworth St	Sharp Pl
Union St	Sharp Pl	Hyde St
Union St	Hyde St	Eastman St
Union St	Eastman St	Moore Pl
Union St	Moore Pl	Larkin St
Union St	Larkin St	Polk St
Union St	Polk St	Van Ness Ave
Union St	Van Ness Ave	Franklin St
Union St	Franklin St	Gough St
Union St	Gough St	Octavia St
Union St	Octavia St	Laguna St
Union St	Laguna St	Charlton Ct
Union St	Charlton Ct	Buchanan St
Union St	Buchanan St	Webster St
Union St	Webster St	Fillmore St
Union St	Fillmore St	Steiner St
Union St	Steiner St	Pierce St
Union St	Pierce St	Scott St
Union St	Scott St	Divisadero St
Union St	Divisadero St	Broderick St
Union St	Broderick St	Baker St
Union St	Baker St	Lyon St

Solicitation Process: The Department advertised the project on July 10, 2026, and received six (6) bids on August 19, 2026. Staff evaluated the bids received and determined that Ronan Construction, Inc. was the responsible bidder submitting the lowest responsive bid.

Contract Details:

Union Street Pavement Renovation and Sewer Replacement – Contract Award
Public Works Commission Meeting: September 24, 2026

Contract Title:	Union Street Pavement Renovation & Sewer Replacement
Contract Award Amount:	\$6,000,662.00
Cost Estimate:	\$7,220,000.00
Contract Funding Sources:	Road Maintenance and Rehabilitation Account (RMRA) San Francisco Public Utilities Commission Sewer Rehabilitation and Repair
Anticipated Project Schedule:	Notice to Proceed: Early 2027 Construction: Through Spring 2028
Contract Duration:	659 consecutive calendar days from NTP until Substantial Completion
Contractor Name:	Ronan Construction, Inc.
Compliance with Chapter 14B Local Business Enterprise Ordinance:	The Contract Monitoring Division (CMD) has determined Ronan Construction, Inc. has materially complied with the pre-award Chapter 14B requirement
Environmental Determination (if applicable):	• Better Streets Plan Final Mitigated Negative Declaration issued September 17, 2010 (Case No. 2007.1238E) • Planning Commission Motion No.18211 (adopted October 28, 2010) • Better Streets Plan Checklist issued June 1, 2026 • Union Street Sewer Replacement, Statutory Exemption issued August 31, 2026 (Case No. 2026-004970ENV)
Other Compliance:	N/A
Additional Information:	N/A
Attachments:	Attachment 1: Resolution Attachment 2: Bid Tabulation Attachment 3: Contract Monitoring Division Memorandum Attachment 4: Better Streets Plan Final Mitigated Negative Declaration issued September 17, 2010 (Case No. 2007.1238E) Attachment 5: Planning Commission Motion No. 18211 (adopted October 28, 2010) Attachment 6: Better Streets Plan Checklist Attachment 7: Statutory Exemption issued August 31, 2026 (Case No. 2026-004970ENV) Attachment 8: Locations of Work

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

RESOLUTION NO. _____

WHEREAS, The Union Street Pavement Renovation and Sewer Replacement (Sourcing ID No. 0000009168) Contract is one of several contracts that contribute to the overall goal of the Public Works Street Resurfacing Program of maintaining or improving the overall average condition of San Francisco streets and roadways maintained by Public Works, which currently maintains approximately 13,000 street segments; and

WHEREAS, The contract scope includes pavement resurfacing, curb ramp upgrades, traffic control improvements, sewer replacement, and other associated infrastructure work on specified streets in the City and County of San Francisco; 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 June 1, 2026, 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 is within the scope of the FMND and 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 August 31, 2026, the Planning Department, in Case No. 2026-004970ENV, issued a determination (“Statutory Exemption”) concluding that the sewer replacement work to be performed under this contract is statutorily exempt from the CEQA under Public Resources Code Section 21080.21 and CEQA Guidelines Section 15282(k), as described in the determination contained in the Public Works Commission files for this contract; and

WHEREAS, The Contract Monitoring Division (“CMD”) established a Local Business Enterprise (“LBE”) subcontracting requirement of 25% for this contract and the contractor committed to LBE participation of 25% in its bid submittal; and

WHEREAS, On July 10, 2026, Public Works advertised for bids for the Union Street Pavement Renovation and Sewer Replacement Contract; and

WHEREAS, On August 19, 2026, Public Works received six bids; and

WHEREAS, Public Works staff and 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 responsive bid; and

WHEREAS, The contract amount is \$6,000,662; and

WHEREAS, The contract duration is 659 consecutive calendar days from NTP until Substantial Completion; and

WHEREAS, The Public Works Commission has reviewed the FMND, the Planning Commission Resolution, the CEQA Findings, the MMRP, the Statutory Exemption, 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 work performed under this contract with the adoption of the applicable mitigation measures contained in the MMRP, 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, the MMRP, and

the Planning Department's determination in the CEQA Determination that there is no substantial evidence that the pavement resurfacing, curb ramp upgrades, traffic control improvements, and other associated infrastructure work performed under this contract could have a significant effect on the environment; and be it

FURTHER RESOLVED, That this Commission hereby awards the Union Street Pavement Renovation and Sewer Replacement Contract to Ronan Construction, Inc. in the not-to-exceed amount of \$6,000,662 and a contract duration of 659 consecutive calendar days to perform pavement resurfacing, curb ramp upgrades, traffic control improvements, sewer replacement, and other associated infrastructure work on specified streets 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 _____.

Commission Affairs Manager
Public Works Commission