



Meeting Date: September 10, 2024

To: Public Works Commission

Through: Carla Short, Public Works Director
Albert Ko, City Engineer and Deputy Director of Infrastructure

From: Arun Bhatia, Public Works Project Manager

Subject: Market and Octavia Living Alleyways Phase 1A Project - Contract Award

Director's Recommendation: Award Market And Octavia Living Alleyways Phase 1A Project to R&S Construction Management, Inc. in the amount of \$1,678,775.85 and an additional \$167,877.58 for contingency and a contract duration of 315 consecutive calendar days with 35 consecutive calendar days of contingency for pavement renovation, sewer, water, drainage, landscaping, streetscape improvement, street lighting, and traffic control work, and all related work on Ivy Street from Laguna Street to Octavia Boulevard, in San Francisco, California.

Contract Background: The main objective of the Living Alleys program is to create safe and active public places called “living alleys,” especially where there are narrow sidewalks or little open space. Living alleys will contribute vitality to the street and the block as part of a pedestrian and bicycle network. In addition, by designing streets as places first and roads second and creating expectations that reinforce slower speeds and more careful driving behavior, living alley projects improve pedestrian safety.

The work to be performed under this contract consists of streetscape and landscaping improvements, pavement resurfacing, decorative asphalt installation, raised crosswalk construction, bulb-out construction, curb ramp and sidewalk enhancements, sewer replacement, drainage work, street lighting upgrades, traffic control improvements, and other associated infrastructure work along the block of Ivy Street from Laguna Street to Octavia Boulevard.

The proposed improvements fall into the following categories:

1. Pedestrian-Oriented Improvements: Parking and traffic modifications to provide pedestrian bulbouts, resulting in shorter pedestrian crossing distances, new raised crosswalks at both ends of the block to reduce speeds and improve pedestrian circulation, and to establish increased visibility at intersections.
2. Streetscape Improvements – New landscaping features and placemaking elements within sidewalk replacement limits, new decorative asphalt, and new vertical elements such as street trees and pedestrian lighting.
3. Utility Work – Existing sewer at various locations would be replaced and rehabilitated. Other 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 such as a fire hydrant, water valves, water meters, water mains, will be relocated for the construction of concrete bulb-outs.

Solicitation Process: The Department advertised the project on May 20, 2024, and on June 26, 2024, received two (2) bids. Staff evaluated the bids received and determined that R&S Construction Management, Inc. was the responsible bidder submitting the lowest responsive bid.

Contract Details:

Contract Title:	Market and Octavia Living Alleyways Phase 1A Project
Contract Award Amount:	\$1,678,775.85
Cost Estimate:	\$1,100,000.00
Contract Funding Sources:	Market and Octavia Impact Fees
Anticipated Project Schedule:	Notice-to-Proceed: 2/1/2025 Construction Start: 2/1/2025 Construction End: 10/29/2025
Contract Duration:	315 Calendar Days
Contractor Name:	R&S Construction Management, Inc
Compliance with Chapter 14B Local Business Enterprise Ordinance:	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 21.05% in its bid submittal, and San Francisco Public Works received CMD’s recommendation to award.
Environmental Determination (if applicable):	<ul style="list-style-type: none"> • Planning Commission Motion No. 18211 (10/28/2010) • Better Streets Plan Final Mitigated Negative Declaration Case No. 2007.1238E (9/17/2010) • Better Streets Plan Checklist (10/1/2020)
Other Compliance:	N/A
Additional Information:	N/A
Attachments:	Attachment 1: Resolution Attachment 2: Bid Tabulations Attachment 3: Contract Monitoring Division Memorandum Attachment 4: Environmental Determination Attachment 5: PM Award Recommendation

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

RESOLUTION NO. _____

WHEREAS, The work to be performed under the Market and Octavia Living Alleyways Phase 1A Project (Sourcing Event ID No: 0000005625) consists of streetscape and landscaping improvements, pavement resurfacing, decorative asphalt installation, raised crosswalk and bulb-out construction, curb ramp and sidewalk enhancements, sewer replacement, drainage work, street lighting upgrades, traffic control improvements, and other associated infrastructure work along one block of Ivy Street from Laguna Street to Octavia Boulevard, in San Francisco, California (together 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 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 April 11, 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 Archeological Accidental Discovery Mitigation Measure CUL-1; and

WHEREAS, The project’s cost estimate is \$1,100,000, and the contract duration is three hundred and fifteen (315) consecutive calendar days; and

WHEREAS, On May 20, 2024, San Francisco Public Works (Public Works) advertised the contract for bids, and on June 26, 2024, received two (2) bids; and

WHEREAS, Public Works staff and Contract Monitoring Division (CMD) staff reviewed the bids and application of bid preferences and determined that R&S Construction Management, Inc. 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 21.05% in its bid submittal, and San Francisco Public Works received CMD's recommendation to award; and

WHEREAS, The contract amount is \$1,678,775.85; and

WHEREAS, The contract duration is 315 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 Market and Octavia Living Alleyways Phase 1A Project (Sourcing Event ID No: 0000005625) , in the amount of \$1,678,775.85 with \$167,877.58 for contingency and with a contract duration of 315 consecutive calendar days, to R&S Construction Management, Inc.

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

Commission Affairs Manager
Public Works Commission