



**Meeting Date:** February 13, 2025

**To:** Public Works Commission

**Through:** Carla Short, Public Works Director

**From:** Arun Bhatia, Streetscape Project Manager

**Subject:** Minna Natoma Streetscape Project (Rebid) - Contract Award

---

**Director's Recommendation:** Award Minna Natoma Streetscape Project (Rebid), Sourcing Event ID No. 0000009977, to Bauman Landscape & Construction, Inc. in the amount of \$6,946,382.00 with \$694,638.20 for contingency and a contract duration of 600 consecutive calendar days with 60 consecutive calendar days of contingency for pavement renovation, drainage work, pedestrian improvements, street lighting, traffic signals, decorative asphalt, art installations, traffic control, and all related work on Minna St from 3rd Street to 2nd Street, and on Natoma St from SFMOMA to 2nd Street in San Francisco, California.

#### **Contract Background:**

Minna Natoma Streetscape Project (Rebid) (Project) includes improvements to pedestrian safety as well as unique decorative elements in collaboration with the San Francisco Arts Commission (SFAC). The work to be done under this contract consists of safety improvements, pavement resurfacing, traffic signal and street lighting upgrades, bulbout construction, curb ramp and sidewalk enhancements, raised crosswalks, drainage work, roadway improvements, traffic control improvements, decorative asphalt, seating, bollards, and bike racks, and other associated infrastructure work on Minna St from 3rd Street to 2nd Street, and on Natoma St from SFMOMA to 2nd Street in San Francisco, California.

Proposed improvements along Minna and Natoma Streets fall into the following categories:

1. Pedestrian – parking and traffic modifications to provide pedestrian bulbouts and raised crosswalks, resulting in shorter pedestrian crossing distances, and to establish no parking areas for improving visibility at intersections for all road users.
2. Traffic Signal – upgrades and new traffic signals to improve visibility for drivers, upgrades to pedestrian signals to provide more time to walk across intersections.
3. Streetlighting – new roadway lights to improve all road users' visibility.
4. Curb Ramp Upgrades – new bulbouts and sidewalk widening to improve pedestrian safety. New accessible pedestrian push buttons (APS) to communicate crossing to disabled pedestrians.
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.

6. Beautification – Except at intersections, all asphalt curb to curb will be overlaid with decorative asphalt. New unique, non-standard benches, bike racks, and bollards will be installed. All designs were created in collaboration with SFAC procured artists.

**Solicitation Process:** The Department advertised the project on December 2, 2024, and on December 18, 2024, received three (3) bids. Staff evaluated the bids received and determined that Bauman Landscape & Construction, Inc. was the responsible bidder submitting the lowest responsive bid.

**Contract Details:**

<b>Contract Title:</b>	Minna Natoma Streetscape Project (Rebid)
<b>Contract Award Amount:</b>	\$6,946,382.00
<b>Cost Estimate:</b>	\$8,260,000.00
<b>Contract Funding Sources:</b>	CFD Transit Center Funds
<b>Anticipated Project Schedule:</b>	Notice-to-Proceed: 4/15/2025 Construction Start: 4/15/2025 Construction End: 10/7/2026
<b>Contract Duration:</b>	600 Calendar Days
<b>Contractor Name:</b>	Bauman Landscape & Construction, Inc.
<b>Compliance with Chapter 14B Local Business Enterprise Ordinance:</b>	The Contract Monitoring Division (CMD) established a Local Business Enterprise (LBE) subcontracting requirement of 25% for this contract. The contractor committed to LBE participation of 37.89% in its bid submittal, and San Francisco Public Works received CMD’s recommendation to award.
<b>Environmental Determination (if applicable):</b>	Planning Commission Motion No. 18628 (5/24/2012), Transit Center District Plan Final Environmental Impact Report, Case No. 2007.0558E (9/28/2011), Note to File (8/24/2022)
<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: Environmental Determination Attachment 5: PM Award Recommendation

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

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

WHEREAS, The work performed under the Minna Natoma Streetscape Project (Rebid) (Sourcing Event ID No: 0000009977) consists of pavement renovation, drainage work, pedestrian improvements, street lighting, traffic signals, decorative asphalt, art installations, traffic control, and all related work on Minna St from 3rd Street to 2nd Street, and on Natoma St from SFMOMA to 2nd Street in San Francisco, California (the “Project”); and

WHEREAS, On May 24, 2012, the San Francisco Planning Commission in Motions 18628 and 18629 adopted the Transit Center District Plan, certified its Final Environmental Impact Report (“FEIR”), and adopted findings (“CEQA Findings”) including a statement of overriding considerations and a mitigation monitoring and reporting program (“MMRP”) pursuant to the California Environmental Quality Act (“CEQA”); on September 7, 2012, the San Francisco Board of Supervisors in Ordinance 185-12 adopted the Transit Center District Plan; and the FEIR contains analysis at a program level for adoption and implementation of the Transit Center District Plan as well as project-level environmental review for the Transit Center Tower; and

WHEREAS, On August 4, 2022, the Planning Department issued a note to file to the FEIR (“Note to File”) to support the Planning Department’s determination that no supplemental environmental review is required for the proposed Project, concluding that the environmental effects of proposed changes to the Project are within the scope of the analysis for the public realm in the FEIR; and

WHEREAS, The Project’s cost estimate was \$8,260,000, and the contract duration is six hundred (600) consecutive calendar days; and

WHEREAS, On December 2, 2024, San Francisco Public Works (“Public Works”) advertised the contract for bids, and on December 18, 2024, Public Works received three (3) 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, Inc. is the responsive and responsible bidder that submitted the lowest bid; and

WHEREAS, CMD established a Local Business Enterprise (LBE) subcontracting requirements of 25% for this contract and the contractor committed to LBE participation of 37.89% in its bid submittal, and Public Works received CMD’s recommendation to award; and

WHEREAS, The contract amount is \$6,946,382.00; and

WHEREAS, The contract duration is 600 consecutive calendar days; and

WHEREAS, The Public Works Commission has reviewed the FEIR, the Planning Commission Motions, the CEQA Findings, and the Note to File, 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 FEIR is adequate for its use as the decision-making body for the approval of the contract for the Project and incorporates the CEQA Findings by this reference as though set forth in this Resolution and adopts the MMRP; and be it

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

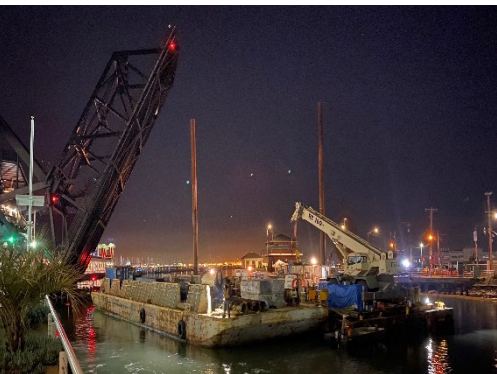
FURTHER RESOLVED, That in compliance with Chapter 31 of the San Francisco Administrative Code, this Commission adopts as its own the CEQA Findings and the Planning Department's determination in the Note to File that there is no substantial evidence that the Project could have a significant effect on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

FURTHER RESOLVED, That this Commission hereby awards Minna Natoma Streetscape Project (Rebid) (Sourcing Event ID No: 0000009977), to Bauman Landscape & Construction, Inc. in the amount of \$6,946,382.00 with \$694,638.20 for contingency and a contract duration of 600 consecutive calendar days with 60 consecutive calendar days of contingency to complete the Project

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

---

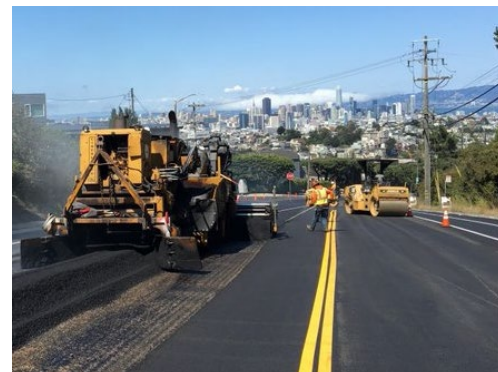
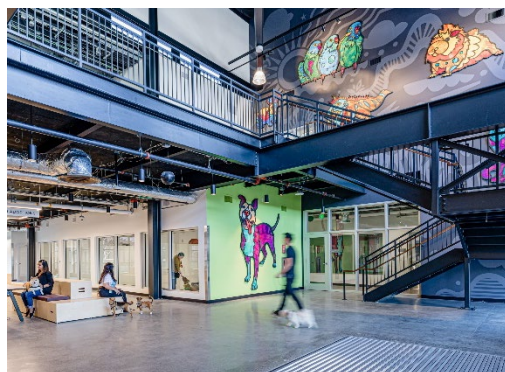
Commission Affairs Manager  
Public Works Commission



February 13, 2025

# Minna Natoma Streetscape Project

Arun Bhatia  
Project Manager





# Commission Action Request

Recommend Commission:  
**Award San Francisco Public Works Contract:  
Minna Natoma Streetscape Project (Rebid)**

Amount:  
**\$6,946,382.00**

Construction Duration:  
**600 calendar days**

Contractor:  
**Bauman Landscape & Construction, Inc.**

Reason:  
**Pedestrian and beautification improvements along Minna and Natoma Streets to activate the public space.**

## Project Limit

Minna Street from 3rd to 2nd Street

Natoma Street from SFMOMA to 2nd Street

## District 6

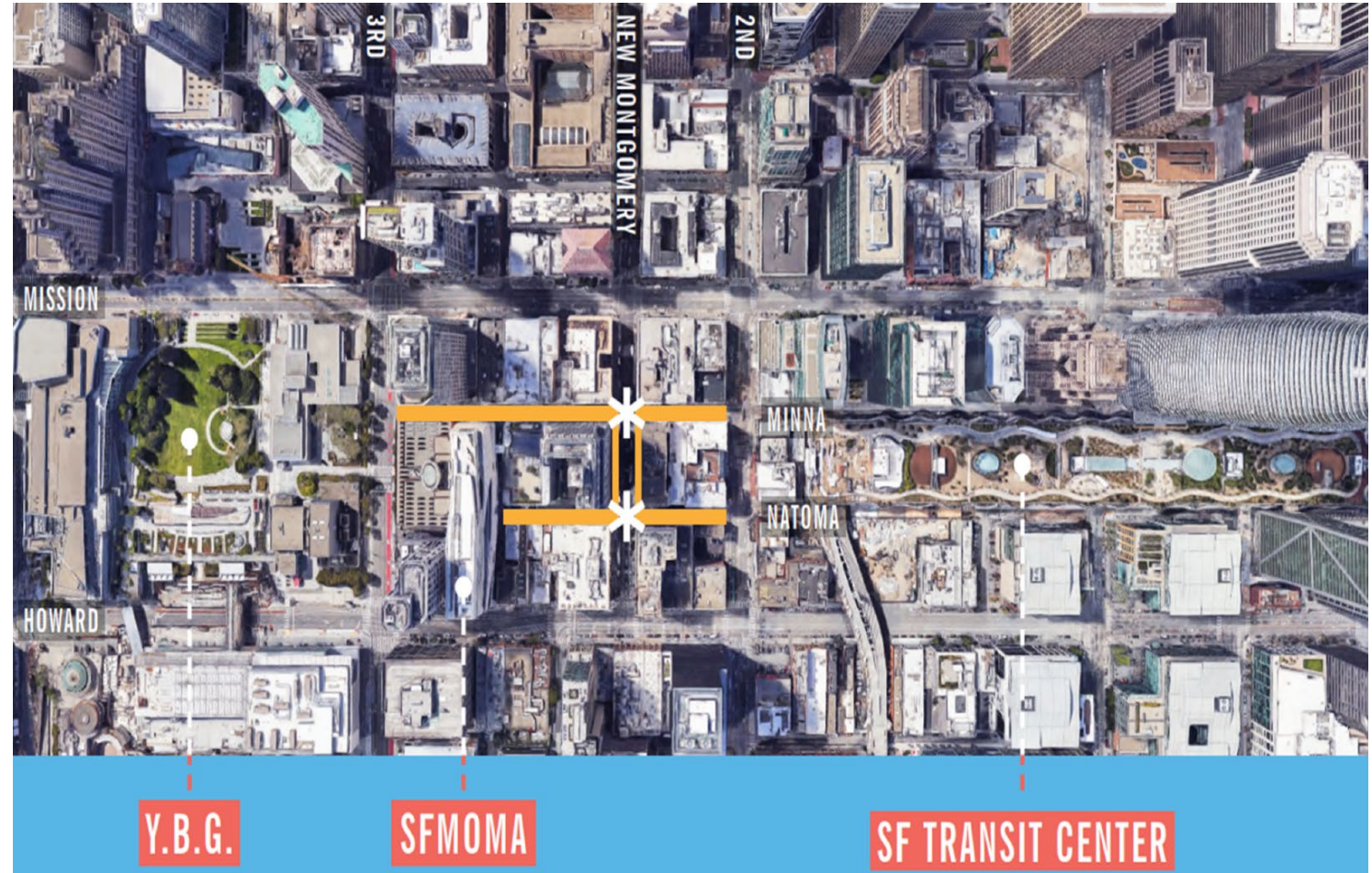
More info:

<https://sfpublicworks.org/minna-natoma>



# Project Timeline

- 2019 - 2021: Planning Phase
- 2022 - 2024: Detailed Design
- 2025 - 2026: Construction





## Key Stakeholders

- ❖ San Francisco Arts Commission (SFAC)
- ❖ San Francisco Municipal Transportation Agency (SFMTA)
- ❖ San Francisco Museum of Modern Art (SF MOMA)
- ❖ Community Benefit Districts (Yerba Buena CBD + East Cut CBD)

Existing condition on Minna Street East of  
New Montgomery Street



Existing condition on Minna Street East of  
2nd Street



Existing condition on Natoma Street east  
of New Montgomery Street



# Project Safety Improvements

**CURB RAMP UPGRADES** – Bulb-outs with Accessible Push Button (APS)

**TRAFFIC SIGNAL MODIFICATION** – New traffic signals and crossings

**STREETLIGHTING** – New roadway streetlights

**UTILITY IMPROVEMENTS** – Drainage improvements

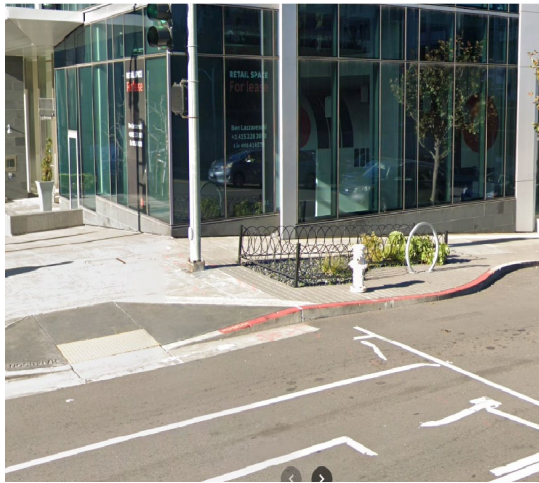
**PAVING** – Roadway resurfacing

**Beautification** – Decorative asphalt and vertical elements

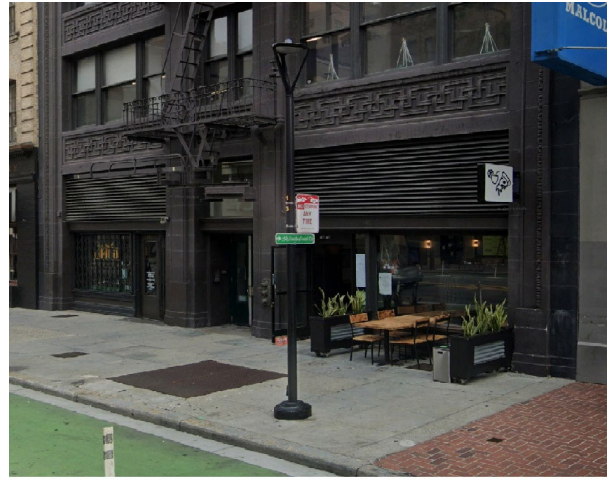
**New Signals and Signal Timing**



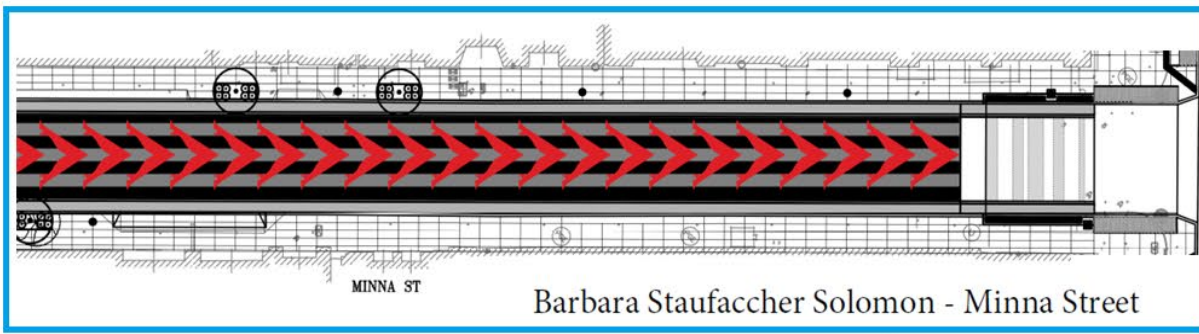
**New Raised Crossings and Roadway**



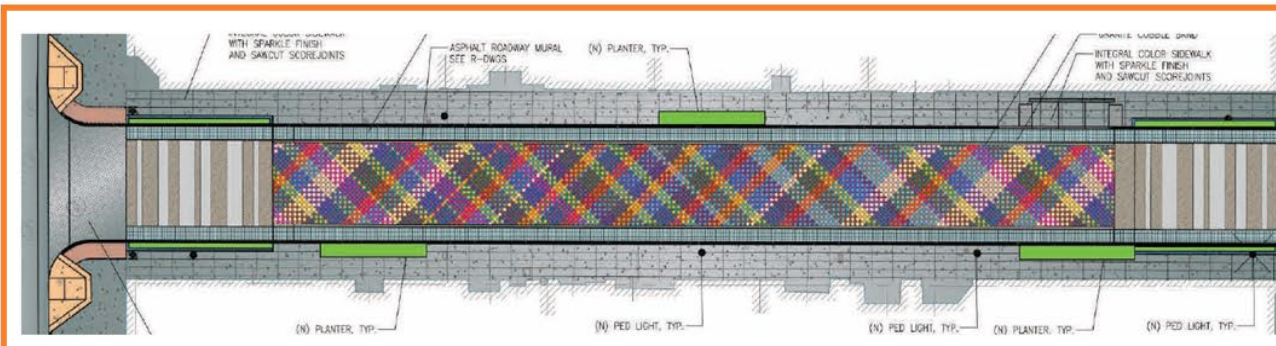
**New Bulbouts and Sidewalk Extensions**



**New Pedestrian Lighting**

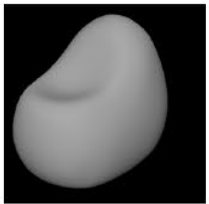


Barbara Stauffacher Solomon - Minna Street

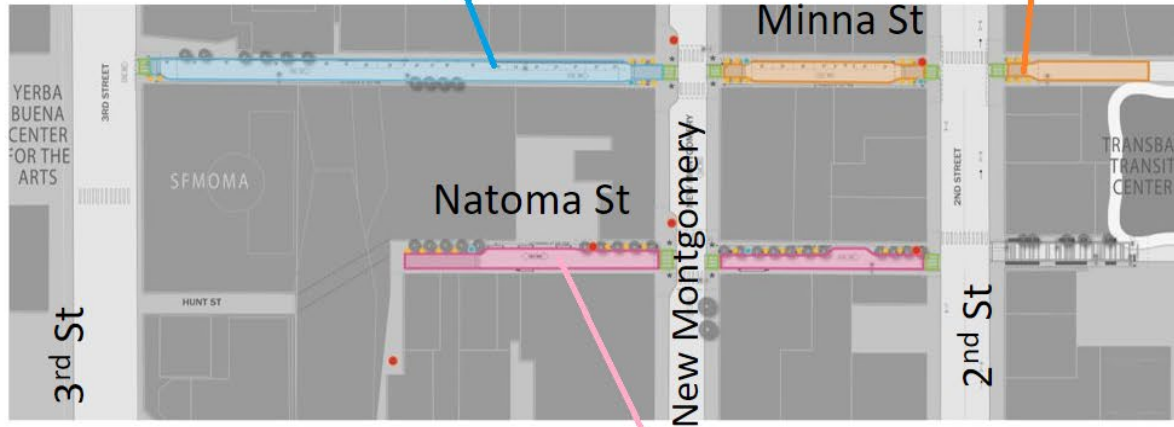


Mel Vera Cruz - Minna Street

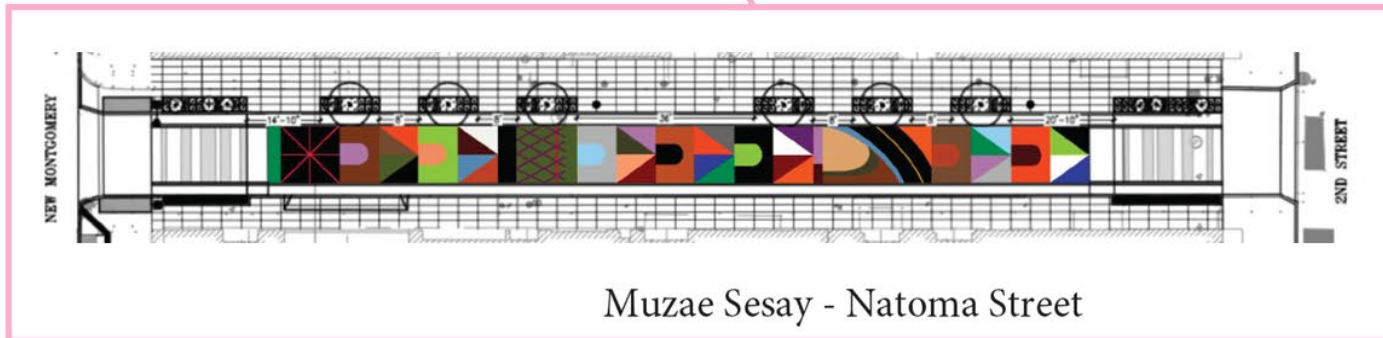
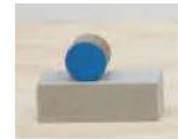
Minna St Furniture  
- Masako Miki



VICINITY MAP:



Natoma St Furniture  
- Jesse Schlesinger



Muzae Sesay - Natoma Street



# Bid Results Received: August 28, 2024

Bidders (in the order received and opened)	Total Bid Price
R&S Construction Management, Inc.	\$8,539,867.13
Esquivel Grading and Paving, Inc.	\$8,356,222.40
Bauman Lanscape & Construction, Inc.	\$6,946,382.00
Average Bid:	\$7,947,490.51
Engineer's Estimate:	\$8,260,000.00
% of Engineer's Estimate:	96%
% of Engineer's Estimate vs. Low Bid:	84%



# Commission Action Request

Recommend Commission:  
**Award San Francisco Public Works Contract:  
Minna Natoma Streetscape Project (Rebid)**

Amount:  
**\$6,946,382.00**

Construction Duration:  
**600 calendar days**

Contractor:  
**Bauman Landscape & Construction, Inc.**

Reason:  
**Pedestrian and beautification improvements along Minna and Natoma Streets to activate the public space**



**QUESTIONS**