



Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

Date: February 1, 2017

To: Recreation and Park Commission
Capital Committee

Through: Philip A. Ginsburg, General Manager
Dawn Kamalanathan, Director of Planning and Capital Division

From: Brett Desmarais, Project Manager

Subject: **Alamo Square Restroom and Irrigation Upgrade - Contract Value Increase**

Agenda Wording

Discussion and possible action to amend the construction contract with Anvil Builders, Inc. for Alamo Square Irrigation and Restroom Upgrade (3202V(R)) by increasing the contract amount from \$3,284,100, to an amount not to exceed \$3,734,100, an increase of \$450,000, which is greater than 10% over the original approved contract amount.

Strategic Plan

Strategy 4: Inspire Stewardship

Objective 4.1 Conserve and strengthen natural resources

Initiative a) Continue water conservation plan with fixtures, pathways, landscape, recycled water, and irrigation modernization.

Initiative b) Implement programmatic tree maintenance and reforestation 15-year cycle

Objective 4.2 Increase biodiversity and interconnectivity on City parkland

Initiative Develop ecological practices for plant and tree selection / policies

Background

Alamo Square is located in the City's landmarked Alamo Square neighborhood (D5). The 553,000 square foot park site is bound by Hayes Street, Scott Street, Fulton Street and Steiner Street. Site features include an existing freestanding restroom structure, children's play area, tennis court and dog play area. Following the passage of the 2008 Clean and Safe Neighborhood Parks Bond, Alamo Square was identified as a priority site for funding to repair or place its deteriorated restroom structure through the bond's Restroom Replacement Program.



While design staff worked to finalize the concept for the new restroom, another project team was working in parallel to develop plans to replace the aging irrigation system and park landscape at Alamo Square. Funded through a grant from the San Francisco Public Utilities Commission and from the 2012 Neighborhood Parks Bond's Citywide Water Conservation Program, the project sought to reduce the parks overall water use by 33%, or 2.5 million gallons annually, through a combination of a modern water efficient irrigation system and the introduction of drought tolerant landscaping within targeted areas of the park.

In November 2013, the decision was made to combine the two efforts into a single capital project. By doing so, impacts to the community by site closures were minimized and overall implementation costs were reduced.

Justification

A summary of the pending change order and its component values are outlined below.

Unforeseen Conditions (\$438,372)

During the course of construction several unforeseen conditions were discovered that increased costs. The primary factors accounting for the increase in contract cost were additional PG&E trenching and drainage repairs.

The electrical service connection point as initially approved by PG&E was deemed no longer viable, and required a new connection location approximately 200-feet away. Bedrock trenching was completed across Scott Street and through multiple driveways to reach the new point of connection.

Rainfall revealed numerous blocked, damaged, and improperly routed drainage lines that caused excessive site flooding and sedimentation. Additional trenching and the replacement of pipes and were completed to immediately address these problems. The replacement of catch basins during pathway repaving is intended to provide long term drainage solutions.

Owner Requested Changes (\$11,628)

The Recreation and Park Department intends to implement a zero-waste policy at Alamo Square. The existing restroom requires electric hand dryers to support this policy. This owner requested change includes the procurement and installation of two hand dryers as well as the extension of electrical service to both the men's and women's portions of the existing restroom.

Summary of Contract Changes

This project is fully funded and this request is not for additional funds. Three change orders with a combined value of \$850,000 have been processed to date, and a change order request equaling approximately \$450,000 is now pending, equaling a sum total of \$1,300,000 for the change order budget.

Project Sources

2000 Park Fund	\$265,208
2006 Park Fund	\$653,000
2008 Park Fund	\$1,029,171
2012 Park Fund	\$1,300,000
FLOC Park Fund	\$1,618,486
ASNA Donation	\$53,000
RPD General Fund	\$490,066
Total	\$5,408,931

Project Uses

Base Construction Contract	\$2,434,100
Soft Costs	\$1,674,831
Approved Change Orders	\$850,000
Pending Change Orders	\$450,000
Total	\$5,408,931

Construction Change Orders Summary:

CO #1:	\$2,083	Viewing Area Fence	Approved
CO #2:	\$287,496	Turf Additive Alternate	Approved
CO #3:	\$560,421	Pathways, ASNA trees/pavers, Stump removal, Pipe Repair	Approved
CO #4:	\$450,000	PG&E trench, Catch basins, Drainage repairs, Hand dryers	Pending

The added scope described in the contract changes will extend the project schedule. Substantial completion was scheduled for early March and will now be moved to early April. The schedule extension is primarily due to the delays caused by additional unforeseen PG&E coordination, drainage repairs, and additional construction time associated with both items.

Project Outreach

Five community meetings were held on: March 21, 2012; May 16, 2012; December 13, 2012; May 3, 2013; and July 10, 2013. Coordination with the Office of Supervisor Breed and the Alamo Square Neighborhood Association has been ongoing.

Staff Recommendation

Staff recommends that the Commission approves increasing the construction contract with Anvil Builders for the Alamo Square Restroom and Irrigation Upgrade Project (DPW JO#3202vr) by the amount \$450,000 to an amount not to exceed \$3,734,100.

Supported By

The Office of Supervisor Breed, District 5;
The Alamo Square Neighborhood Association;
North of Panhandle Neighborhood Association

Opposed By

None known

Attachments

Construction Progress Photos

3202V(R) Alamo Square Construction Progress Photos



3202V(R) Alamo Square Construction Progress Photos



3202V(R) Alamo Square Construction Progress Photos

