



DATE: March 19, 2009

TO: Recreation and Park Commission

THRU: Jared Blumenfeld, General Manager
Rhoda Parhams, Capital Program Manager

FROM: Toks Ajike, Project Manager

RE: Palace of Fine Arts Phase IIB, Rotunda and Colonnade Restoration

Agenda Item Wording:

Discussion and possible action to amend a construction contract to BBI Construction, for the Palace of Fine Arts Project, in an amount not to exceed \$600,000 which is greater than 10% over the original approved contract amount.

Background:

On September 20 2007, the Recreation and Park Commission approved the construction contract for BBI Construction in the amount of \$3,186,517.00. The approved and pending change orders to BBI Construction total \$408, 022. Construction commenced on the base bid scope on December 10 2007, and the project is approximately 95% complete.

The base bid work includes augmenting suspension of the cement plaster coffered ceiling with seismic bracing, pinning of the angel figures to the concrete substrate, concrete crack and spall repair, replacement of access doors, installation of safety cages at colonnade, relocation of electrical controls from Rotunda attic to location at grade, provide utility lighting at colonnade, installation of roof membrane on lower ledges on lower roof and repairing the cement plaster at coffered ceiling, prime and paint.

Subsequently, the contractor was also awarded Alternate 1 portion of the bid in the amount of \$1,518,473, this scope includes, concrete and spall repairs, planter repairs, installation of fluid applied roofing and concrete cleaning.

Project Description:

The Palace of Fine Arts and its associated lagoon/ park, located in District 2, is the last remaining structure from the 1915 Panama-Pacific Exposition. The Recreation and Park Commission approved on October 16, 2003 the Conceptual Plans for the Buildings, Lagoon and Park Restoration of the Palace of Fine Arts. This Project represents the close collaboration between the City of San Francisco Recreation and Park Department and the Maybeck Foundation in developing the plans in keeping with the Secretary of the Interior's Standards. The total cost of this four phase project is \$21 million.





Master Plan, Phase I and Phase IIA are complete; funded by \$6.5 million in local and philanthropic support. Phase IIB will include seismic upgrades, architectural restoration, and lighting. These critical improvements will provide a safe and accessible environment for visitors, and ensure that an invaluable piece of California’s history is preserved for future generations.

Summary

Construction Base bid	\$3,186,517
Alternate 1 – Colonnade	\$1,518,473
Available funds for Contingency	\$623,529
Change orders (BBI)	\$ 408,022
Change order (Hazmat)	\$ 195, 000
<u>Available funding</u>	<u>\$ 19,243</u>

Source of Funding:

Maybeck Foundation Gift

Project Estimated Schedule:

- NTP – Start of Construction December 10, 2007
- Substantial Completion May 08, 2009.

Support:

- General Community Support
- Maybeck Foundation

Opposition:

None known.

Recommendation:

RESOLVED, That this Commission amend a construction contract to BBI Construction, for the Palace of Fine Arts Project, in an amount not to exceed \$600,000 which is greater than 10% over the original approved contract amount.

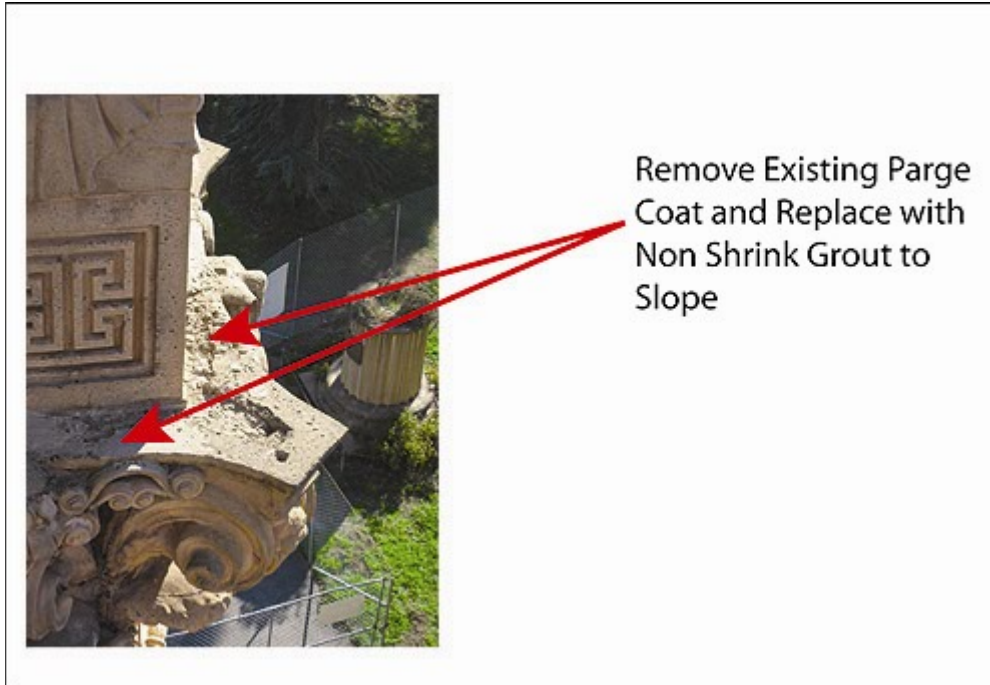
People to Notify:

Palace of Fine Arts mailing.

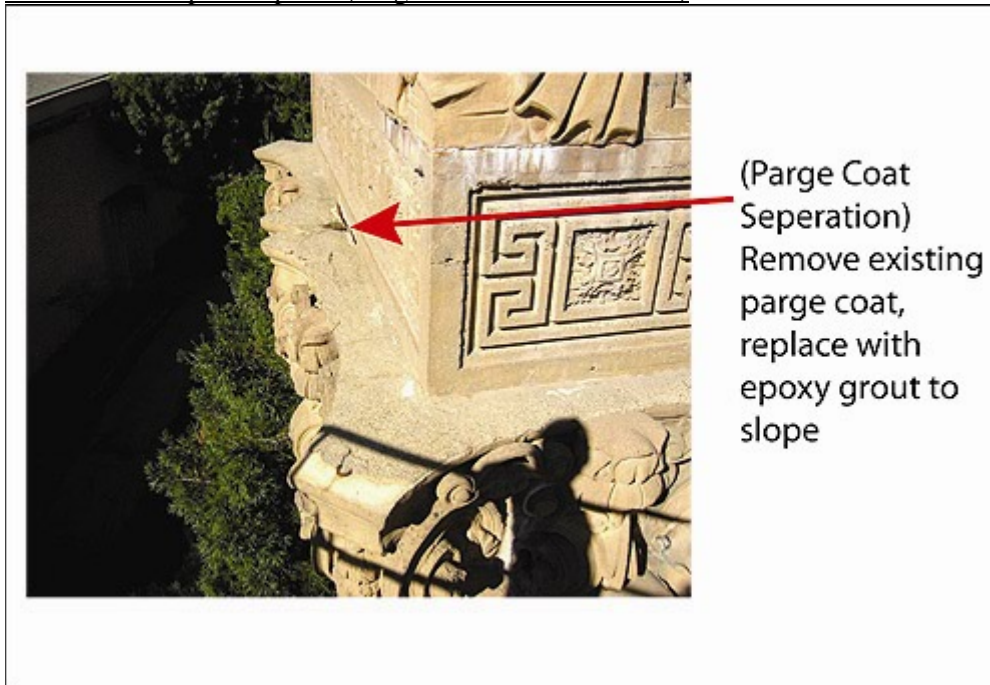


Colonnade Repair Work

Pictures below, shows typical repair work at the top of the Colonnades where parge coating as deteriorated over time. The existing parge coat will be removed, area will be prepped to receive parge coat, new non shrink grout will be installed to slope to prevent water from accumulating in the future.



Condition at top of Capitals (Parge Coat has deteriorated)



Condition at top of Colonnade Capitals



Typical cracks
to be repaired.
Repoint all
masonry gaps

Condition at Colonnade Capitals