



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

**Date:** May 7, 2014

**To:** Recreation and Park Commission  
Capital Committee

**Through:** Philip A. Ginsburg, General Manager  
Dawn Kamalanathan, Capital Program Manager

**From:** Dan Mauer, Project Manager

**Subject:** Great Highway Restroom Renovation/ award of construction contract

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### Agenda Wording

Discussion and possible action to approve the award of a construction contract for the Great Highway Restroom Renovation Project (Contract No. 3067V) to D.F.P.F. Corporation dba Fine Line Construction in the amount of \$1,461,000. Approval of the proposed action by the Commission is the Approval Action as defined by S.F. Administrative Code Chapter 31.

### Background

A component of the 2008 Clean and Safe Neighborhood Parks Bond is the \$11.4 million program for repair and replacement of freestanding restrooms in neighborhood parks. A Restroom Task Force appointed by the Recreation and Park Commission reviewed 31 freestanding restrooms across the City. Of these existing restrooms, 21 are being renovated or replaced under this program. The Great Highway Restrooms were two of the restrooms identified for renovation.

This project involves the renovation of the two Great Highway restrooms located at the intersection of the Great Highway and Judah/Taraval Streets. These structures are sited on the median dividing the upper Great Highway from the lower Great Highway along Ocean Beach. Built in 1930, these Public Convenience Stations are one story, poured concrete, public restroom building designed in the Classical Revival style. See attached photos.

Although the buildings date back to 1930, neither structure is listed on a local, state or national historical register. Because of their age and unique character, the Planning Department has determined that these buildings are eligible for inclusion on the California Register and each



building has character defining features that should be retained. The construction documents prepared for this project address and maintain these features as part of the improvement work. This process was vetted through the projects historic architect and approved by the Planning Department.

The proposed renovation work includes the following improvements. Each restroom building is identical so the improvements identified below will be implemented at each site.

- Demolition of deteriorated features and fixtures.
- Hazardous material abatement
- Savage and reinstallation of historic wall and floor tiles.
- Re-roof the structure which includes the replacement of five sky lights
- Installation of new fencing on the roof parapet to prevent roof access
- Exterior painting
- Installation of new restroom furnishing and fixtures
- Replacement of all doors
- Realignment of interior staff storage rooms (custodial/gardeners)
- Structural improvements to existing hollow clay block walls
- Electrical, mechanical and plumbing upgrades
- ADA improvements to interior spaces
- New ADA entry ramp and railing
- ADA ramp to get from lower Great Highway to upper Great Highway
- Two curb ramps at the sidewalk
- Installation of a sand foot wash station
- Minor landscape and irrigation improvements to disturbed areas around the building

Both restrooms will be renovated simultaneously. The project includes the placement of temporary or portables toilets for public use during the course of construction.

### Bid Process

With the assistance of the Department of Public Works, the Recreation and Park Department advertised this project on March 17<sup>th</sup> and received five bids on April 16<sup>th</sup>. Attached to this report is the bid tabulation sheet which outlines the bidding contractors and their respective bid prices. Of the five bids received, D.F.P.F. Corporation dba Fine Line Construction, with a bid of \$1,420,000 (base bid) and \$41,000 (alternate #1), was the apparent lowest responsive, responsible bidder. This total bid amount of \$1,461,000 is \$447,500 under the engineer's estimate. RPD staff subsequently reviewed and confirmed that Fine Line meets the required contractor qualifications and the City's Contract Monitoring Division determined that Fine Line complies with local contracting goals and requirements. As such, staff is recommending that the Recreation and Park Commission approve the bid proposal as outlined above for the total amount of \$1,461,000.

### CEQA and Concept Plan Approval

This project was reviewed by the Planning Department and determined to be categorically exempt under CEQA. The exemptions granted were under Class 1: Existing Facilities. Documentation of this determination can be reviewed at the Planning Department under case numbers 2012.1342E and 2012.1343E.

### Anticipated Renovation Schedule

May 2014	Award contract
July 2014	Start Construction (6 month construction duration)
January 2015	Open Renovated Restrooms

### Source of Funds and Amount

2008 GO Bond Funds: \$1,461,000

### **Staff Recommendation**

RESOLVED, That this Commission approves the award of a construction contract for the Great Highway Restroom Renovation Project (Contract No. 3067V) to D.F.P.F. Corporation dba Fine Line Construction in the amount of \$1,461,000 for the base bid and alternate #1.

### **Supported By:**

Supervisor Tang  
Restroom Task Force

### **Opposed By:**

None known

### **Attachments:**

Bid Tabulation  
Project photos



**City and County of San Francisco  
Department of Public Works  
TABULATION OF BIDS**

ID No: FCP14103  
 Contract No: 3067V  
 Title: Great Highway Restrooms Renovation  
 Bids Received: 04/16/14

Bidders (in the order received & opened):	CMD LBE Bid Discount Claimed	Total Bid Price	Alternate No. 1	Total Bid Price plus Alternate	
				No. 1	No. 1
D.F.P.F. Corporation dba Fine Line Construction	No Bid Discount Claimed	1,420,000.00	41,000.00		1,461,000.00
Huey Construction Management Co., Inc. dba MH Construction Management Co., Inc.	MLBE/MBE 10%	1,840,239.96	31,000.00		1,871,239.96
Angotti & Reilly, Inc.	No Bid Discount Claimed	1,727,563.00	22,628.00		1,750,191.00
CF Contracting, Inc.	MLBE/OBE 10%	1,854,375.00	208,421.00		2,062,796.00
CLW Builders, Inc.	SLBE/MBE 10%	1,788,000.00	45,000.00		1,833,000.00
	Average Bid:	1,726,035.59	69,609.80		1,795,645.39
	Architect's Estimate:	1,900,000.00	8,500.00		1,908,500.00
	% of Architect's Estimate:	91%	819%		94%
	% of Architect's Estimate on Low Bid:	75%	482%		77%

= Indicates a correction of the bid price after review.

cc: Dan Mauer (RPD) Mohammed Nuru Edgar Lopez Patrick Rivera  
 Julia Laue Mark Dorian Tara Lamont Peg Divine  
 Toks Ajike (RPD) Albert J. Ko Maurice Williams Will Kwan  
 Jan-Kevin Lacsina Tony Ng All Bidders

The following announcement was made prior to bid opening:  
 "The construction budget is budget for the base \$ 1,900,000 and Alternate #1 is \$ 8,500

<http://mission.sfgov.org/OCABidPublication/BidDetail.aspx?K=7849>

SC:ab

April 16, 2014

ID No. FCE14103  
 Contract No. 3067V  
 Project Title: Great Highway Restrooms Renovation

Date of Bid: 4/16/2014

BID ITEMS	QUANTITIES	BID	D.F.P.F. Corporation dba Fine Line Construction	BID	Huey Construction Management Co., Inc. dba MH Construction Management Co., Inc.	BID	Angotti & Reilly, Inc.	BID	CF Contracting, Inc.	BID	CLW Builders, Inc.
1	LS	707,500	707,500.00	744,895.98	744,895.98	887,953.00	887,953.00	981,861.00	981,861.00	917,000.00	917,000.00
2	LS	707,500	707,500.00	1,090,343.98	1,090,343.98	834,610.00	834,610.00	867,514.00	867,514.00	866,000.00	866,000.00
3	AL	5,000	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
<b>TOTAL BID PRICE:</b>			<i>1,420,000.00</i>		<i>1,840,239.96</i>		<i>1,727,563.00</i>		<i>1,854,375.00</i>		<i>1,788,000.00</i>
Alternate No. 1	LS	41,000	41,000.00	31,000.00	31,000.00	22,628.00	22,628.00	208,421.00	208,421.00	45,000.00	45,000.00
Total Base Bid & Alternates			1,461,000.00	1,871,239.96	1,750,191.00	2,062,796.00	1,833,000.00				

[Empty Box]



Judah Street Restroom



Taraval Street Restroom