



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

Date: September 6, 2017
To: Recreation and Park Capital Committee
Through: Philip A. Ginsburg, General Manager
Dawn Kamalanathan, Planning and Capital Program Director
From: Dan Mauer, Project Manager
Subject: Golden Gate Park Boat Playground Restroom Project- Award of Contract

Agenda Wording

Discussion and possible action to (1) authorize the release and expenditure of \$100,000 from the Emergency Reserve Fund for increased design and construction costs and (2) award a construction contract to Wickman Development and Construction in the amount of \$1,049,000 for the construction of the GGP Boat Playground Restroom Project, contract number 3274V.

Strategic Plan Reference

Strategy One: Inspire Place: *Keep today's parks safe, clean, and fun; promote our park's historic and cultural heritage; and build the great parks of tomorrow.*

Objective 1.2 Strengthen the quality of existing parks and facilities
Objective 1.3 Steward and promote good park behavior

Strategy Three: Inspire Investment: *Through community engagement advocacy, and partnerships, cultivate more financial resources to keep San Francisco's parks and programs accessible for all.*

Objective 3.1 Increase public investment to better align with infrastructure needs and service expectations.

Project Background and Renovation Program

The proposed restroom renovation project was brought forward to the Department by an Outer Sunset organization called the 45th Avenue Neighborhood Association. This group rallied the local community around a proposal to install a new free-standing restroom building adjacent to



the heavily used children's play area located at 45th Avenue at Lincoln. The project proponents developed the following project narrative in support of this proposal.

"As the following narrative indicates, the absence of a bathroom at this intensively-used playground creates unacceptably unsanitary conditions for children, and for adults who use this playground's surrounding recreation areas. The neighborhood served by the playground, the Outer Sunset, is now an area of vibrant growth- including a marked influx of families with children. This playground and its surrounding recreation areas is a vital feature of this community."

This organization has requested this improvement project because the lack of a restroom at this location presents a sanitation hazard, causes the underutilization of a valuable resource for families and children and makes it difficult for families and seniors to maximize their enjoyment of the playground and surrounding area. Without a restroom in this playground area, children, parent and others have no good or reasonable alternative for relief without interrupting their visit and leaving the playground. The current options identified by the playground users where identified as:

- *Use the bushes as a toilet (the most popular option). This is unsafe for children who like to explore in the bushes and can end up playing in unsanitary and unsafe conditions.*
- *Wander for 10 to 15 minutes to find the closest bathroom*
- *Ask another caretaker to watch one's child while taking care of another child's needs*
- *Cut short their visit to the playground and go home.*

Based on the options presented by park users and their suggestion to install a new restroom structure at this site, both operation and capital staff evaluated the proposal, made suggestions to improve the concept and developed a project that is now ready for construction.

Proposed Project Description

Proposed Conceptual Plan Improvements:

- Install a free-standing restroom building which is approximately 15' x 28' in dimensions. The proposed restroom building is a copy of the traditional design restroom prototype which has been approved by the Commission previously. This prototype has been modified to address the new City Ordinance which required the design and construction of an "all-gender" space.
- Project includes providing new water, electrical and sanitary utilities services to Lincoln Avenue.
- Improve the pedestrian path of travel from Lincoln Ave to the restroom building so that we meet ADA access requirements.
- Add landscape around the new restroom building to assist in screening the building from Lincoln Avenue and blending the building into the existing park's landscape.
- Adjust the irrigation system as required to provide adequate coverage for new plants.

Bid Process:

With the assistance of the Department of Public Works, the Department advertised the project and received five bid proposals on June 21, 2017. See the attached bid tabulation sheet for bid results. Of the five bids received, only one bid was within range of the project budget which was set at \$1,057,658.

The lowest responsive bid was submitted by Wickman Development and Construction in the amount of \$1,049,000 which was \$8,658 below the projected engineer’s estimate set at \$1,057,658 Wickman Development is a micro local business enterprise (MLBE). Their proposal was reviewed for conformance with the contract requirements which included their work history and experience as well as their requirement to assemble a team that would meet the LBE subcontracting goal of 24%.

Project Fund Sources and Uses Summary

Total Project Budget: \$1,915,000

Fund Sources		Fund Uses	
General Fund (1)	\$1,415,000	Soft Costs (3)	\$736,100
Emergency Reserve (2)	\$100,000	Base Construction Contract	\$1,049,000
Annual Capital		Construction Contingency 10%	\$104,900
Baseline/Expenditure Balance 16/17	\$400,000	PUC Water/PGE Contract	\$25,000
Total Fund Sources	\$1,915,000	Total Fund Uses	\$1,915,000

¹ General Fund sources came as add-back funding from Supervisor Tang's office over the last several years

² Emergency reserve funds- see use description below

³ Soft Costs include: PM, CM, Permits, Regulatory Agency Fees, Testing, Bid/Advertising, Survey, soft cost contingency

Funding from the Emergency Reserve Fund is being requested to cover the following costs:

- Design/Construction: During design phase, BOS passed new “All Gender Restroom Ordinance” which required that we modify and increase the building size to accommodate this new requirement.

Schedule

Construction Phase: Late October 2017 through May 2018 (7-month construction period)

Environmental Review

On December 11, 2015, the City's Planning Department issued a CEQA Categorical Exemption determination under Class 3- New Construction/Conversion of Small Structures.

Recommendation

Staff recommends that the Commission (1) authorize the release and expenditure of \$100,000 from the Emergency Reserve Fund for increased construction costs and (2) award a construction contract to Wickman Construction in the amount of \$1,049,000 for the construction of the GGP Boat Playground Restroom contract number 3274V.

Supported By

Supervisor Katy Tang
Coalition of SAFE Organizations in the Outer Sunset
La Playa Park Consortium
Various local business
On line petition (424 signatures/comments)
Hard copy petition (in excess of 350 signatures)

Opposed By

None known

Attachments

Tabulation of Bids

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

ID No: FCP17059
 CONTRACT No: 3274V
 TITLE: Golden Gate Park Boat Playground Restroom
 BIDS RECEIVED: June 21, 2017

BIDDERS (in the order received & opened):	<u>LBE Discount</u>	<u>Base Bid</u>	<u>Alternate 1</u>	<u>Total Bid Price</u>
	<u>Claimed</u>			
Wickman Development and Construction	MLBE - 10%	\$1,049,000.00	\$25,000.00	\$1,074,000.00
Alpha Bay Builders, Inc.	SLBE - 10%	\$1,360,238.00	\$20,000.00	\$1,380,238.00
Treaty Construction	MLBE/OBE - 10%	\$1,343,000.00	\$20,000.00	\$1,363,000.00
Angotti & Reilly Inc.	MLBE/OBE - 10%	\$1,466,216.00	\$16,000.00	\$1,482,216.00
CF Contracting, Inc.	MLBE/OBE - 10%	\$1,635,686.00	\$20,000.00	\$1,655,686.00
	Average Bid:	\$1,370,828.00	\$20,200.00	\$1,391,028.00
	Engineer's Estimate:	\$1,057,658.00	\$20,000.00	\$1,077,658.00
	% of Engineer's Estimate:	129.61%	101.00%	129.08%
	% of Engineer's Estimate vs. Low Bid Received	99%	125%	100%

cc: Dan Mauer Mohammed Nuru Edgar Lopez Anne Baskerville Gary Hom
 Toks Ajike Julia Laue Mark Dorian Jane Chan All Bidders
 Dawn Kamalanathan Albert J. Ko Finbarr Jewell Maurice Williams
 Phil Ginsburg Laura Tanigawa Damon Lai K2Systems

For complete subcontractor listings, check: <http://mission.sfgov.org/OCABidPublication/BidDetail.aspx?K=12017>

June 21, 2017

ID No.: FCP17059
 Contract No.: 3274V
 Project Title: Golden Gate Park Boat Playground Restroom
 Bid Date: June 21, 2017

BID ITEMS	Estimated Quantity	Unit	Unit Price	Wickman Development and Construction	Unit Price	Alpha Bay Builders, Inc.	Unit Price	Treaty Construction	Unit Price	Angotti & Reilly Inc.	Unit Price	CF Contracting, Inc.
1	---	LS	---	\$794,000.00	---	\$964,534.00	---	\$710,000.00	---	\$1,237,121.00	---	\$1,000,000.00
2	---	LS	---	\$250,000.00	---	\$390,704.00	---	\$628,000.00	---	\$224,095.00	---	\$630,686.00
3	---	AL	---	\$5,000.00	---	\$5,000.00	---	\$5,000.00	---	\$5,000.00	---	\$5,000.00
BASE BID PRICE:				\$1,049,000.00		\$1,360,238.00		\$1,343,000.00		\$1,466,216.00		\$1,635,686.00
Alt 1	---	LS	---	\$25,000.00	---	\$20,000.00	---	\$20,000.00	---	\$16,000.00	---	\$20,000.00
TOTAL BID PRICE AND ALTERNATES:				\$1,074,000.00		\$1,380,238.00		\$1,363,000.00		\$1,482,216.00		\$1,655,686.00