Date: February 6, 2019

To: Recreation and Park Commission
    Capital Committee

Through: Philip A. Ginsburg, General Manager
         Toks Ajike, Director of Capital and Planning Division

From: Paulina Araica, Project Manager

Subject: Merced Heights Playground Renovation – Construction Contract Award

Agenda Item Wording

Discussion and possible action to award a construction contract to Treaty Construction in the amount not to exceed $2,142,000 for the Merced Heights Playground Renovation (Contract No. 1000010914).

Strategic Plan

Strategy 1: Inspire Public Space: Keep today’s parks safe, clean and fun; promote our parks’ historic and cultural heritage; and build the great parks of tomorrow.
Objective 1.2 Strengthen the quality of existing parks & facilities.

Strategy 2: Inspire Play: Promote active living, well-being and community for San Francisco’s diverse and growing population.
Objective 2.2 Strengthen and promote the safety, health and well-being of San Francisco’s youth and seniors.

Background/Project Description

Merced Heights Playground is located in the Oceanview-Merced Heights-Ingleside (OMI) neighborhood, part of Supervisors District 11. The park is at 801 Shields Street, between Byxbee and Monticello Streets. The overall park is approximately 1.03 acres and it is surrounded on two sides by residential homes. The park amenities include a clubhouse, children’s play area, basketball, tennis and volleyball courts, and a multi-use natural turf field.
The Recreation and Park Department initially scoped a renovation project for the playground replacement and restroom accessibility upgrade but during the community meetings and operations review processes, additional infrastructure upgrades needs were identified for sport courts resurfacing, lighting and overall park fencing. With additional addback funds from District 11 Supervisor’s Office, the scope of work was amplified to include the renovation of the playground, existing infrastructure and site features to meet the current public needs as well as all applicable codes and regulations.

This project is one of 13 playgrounds that will be renovated across the City as part of the Let’s Play SF! Initiative. The Let’sPlaySF! is a partnership between San Francisco’s Recreation and Parks Department and the San Francisco Parks Alliance to renovate the City’s worst playgrounds. These playgrounds serve 20,000 children and were selected for renovation by a Playgrounds Task Force because they contain unhealthy wood or are in low-to moderate-income neighborhoods dense with children.

The renovation of Merced Heights Playground Renovation, as part of the Let’sPlaySF! Initiative, is driven by the transformative power of play:

**Wellness:** playgrounds encourage kids to get outside, away from screens. Outdoor play burns calories and helps develop muscle strength, and coordination and can foster a lifelong love of outdoor activities

**Creativity:** Playgrounds nurture growing brains by promoting imaginative and cooperative play that can foster advanced cognitive skills in young brains

**Community:** Playgrounds bring people together. They allow people to connect across social, economic and age group divides.

The Recreation and Park Commission approved the concept plan for Merced Heights Playground Renovation on September 21, 2017 by Resolution No. 1709-009. Subsequently, staff proceeded with the project design phase and preparation of construction documents.

**Community Engagement**

The outreach process was conducted in 2016-2017 with the goal of understanding the community’s desires and to ensure that they are reflected in the concept plan for renovation. The project team conducted three large community meetings on June 29, 2016, September 7, 2016 and January 30, 2017, multiple meetings with the clubhouse program and participants, and web outreach. Community members were polled at the meetings, a Google Survey was created to capture families who were unable to attend the community meeting and the clubhouse program children were also polled. This resulted in obtaining feedback from 150+ community members of all ages. RPD will continue to keep the public informed about the project by updates to the project webpage on RPD website, e-mail communication with stakeholders and on-site postings.
Proposed Renovation

The scope of work for the project includes a new children’s play area, interior renovations to the clubhouse restroom for accessibility, resurfacing of basketball, tennis and volleyball courts, new landscaping and irrigation, fences and access paths to the recreation areas. The plan is fully accessible and meets all ADA guidelines for accessible design. The proposed improvements include:

- New safety surfacing throughout the play area.
- New play equipment featuring a tower play structure, tot swings, a saucer swing and a large kid mixer play structure.
- An accessible ramp pathway from the park entry on Byxbee Street to the playground and restrooms.
- Interior renovations to the clubhouse restrooms for accessibility.
- Resurfacing of sport courts.
- Improved planting and irrigation.
- Improved paving and drainage systems.
- New fencing and lighting pole and fixtures throughout the park.

Bid Information

With the assistance of San Francisco Public Works, the Recreation and Park Department advertised the Merced Heights Playground Renovation Project on September 20, 2018 and received six bids. The lowest base bid of $2,127,000 was withdrawn due to clerical error. The other five base bids ranged from $2.3M to $3.1M. Bid documents included a base bid scope and two additive alternates for the provision of fencing and gates at the multi-use field and exterior painting of the clubhouse. The additive alternates bids were substantially over the engineer’s estimate. In response, the Department rejected the bids and prepared a comprehensive base bid package for a short bidding period. The project was advertised for the second time on December 20, 2018 and six bids were received on January 16, 2019. Of the six bids received, four bids were within the engineer’s estimate of $2.4M. Refer to Attachment A for Tabulation of Bids. Staff is recommending award of this contract to the lowest responsive and responsible bidder, Treaty Construction in an amount not to exceed $2,142,000.

Funding and Budget

Sources

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<td>2012 NPB + $174,040 SFPA Grant</td>
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<td>D11 Supervisor’s Office Addback Funds</td>
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<td><strong>Total Sources</strong></td>
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Uses

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<td>Construction (Hard Cost)</td>
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<td>Soft Cost (PM, Design/CM, Permits)</td>
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**Project Schedule**

Planning Phase: Fall 2015 – Summer 2017  
Design Phase: Fall 2017 – Summer 2018  
Bid Phase: Fall 2018 – Winter 2018/2019  
Construction Phase: Spring 2019 – Fall 2019

**Environmental Review**

The project has been reviewed by the Planning Department and was issued a Categorical Exemption under Class 1 – Existing Facilities and Class 4 – Minor Alterations to Land. Refer to Attachment B.

**Staff Recommendation**

Staff recommends that the Commission award a construction contract to Treaty Construction in the amount not to exceed $2,142,000 for the Merced Heights Playground Renovation (Contract No. 1000010914).

**Supported By:**

Community Meeting Attendees  
Friends of Merced Heights  
Youth First Clubhouse Program  
District 11 Supervisor’s Office  
RPD Staff

**Opposed By:**

None known

**Attachments:**

Attachment A: Tabulation of Bids and Subcontractor List  
Attachment B: CEQA Categorical Exemption Determination