Date: June 5, 2019

To: Recreation and Park Commission
   Capital Committee

Through: Phil Ginsburg, General Manager
         Toks Ajike, Director of Capital and Planning Divisions

From: Brett Desmarais, Project Manager, Capital Division

Subject: Guy Place Mini Park Project Contract Award

Agenda Wording

Discussion and possible action to amend the contract with Azul Works for the Guy Place Mini Park Project (contract number 10013655) to increase the change order amount allowed under the contract from $232,700 to an amount not to exceed $617,700, which is greater than 10% over the original approved contract amount.

Strategic Plan Reference

Guy Place Mini Park honors the Department’s Strategic Plan in the following ways:

Strategy 1: Inspire Public Space
Objective 1.1: Develop more open space to address population growth in high-need areas and emerging neighborhoods.

Strategy 2: Inspire Play
Objective 2.2: Strengthen and promote the safety, health, and well-being of San Francisco’s youth and seniors.

Strategy 4: Inspire Stewardship
Objective 4.2: Increase biodiversity and interconnectivity on City parkland.
Background / Description

4-8 Guy Place, one of the very few undeveloped pieces of property in the Rincon Hill district, is a relatively small lot (approximately 4,000 square feet). Located off First Street near the approach to the Bay Bridge, Guy Place is a quiet, low-traffic side street immediately surrounded by lower-scale residential and commercial buildings. The site slopes down from Guy Place to a flat pad, is generally unpaved other than a concrete ramp from the street. The property was last used for private surface parking.

With funding through the Rincon Hill Community Improvements Fund, this vacant property was purchased by the City in March 2007 following a joint approval by the Planning and the Recreation and Park Commissions (RPC Resolution 0703-001), and consequently by the Board of Supervisors in May 2007 (Resolution No. 251-07). As part of the purchase agreement, a non-exclusive easement that is 5’ wide x 50’ long located at the easterly border of the property was granted for pedestrian egress from the rear of the building on an adjacent property.

The park is designed for passive use as a respite from the urban environment. It offers contemplative space for quiet enjoyment as well as an opportunity for small-group gatherings. To optimize use and maximize accessibility, the design raises the existing sloped terrain with engineered retaining walls to create a level site.

Three outdoor “rooms” compose the park space and are framed with a variety of ornamental plants selected for habitat value to pollinators, seasonal interest, and pleasant fragrance. Nine new trees are included as part of the design. The park is notable in its use of high-quality materials such as granite unit paving, large ornamental granite slabs, and an artist-designed fence along Guy Place, which is the enrichment component of the project selected by the San Francisco Arts Commission.

In coordination with the Planning Department’s streetscape improvements planned for Guy Place and nearby Lansing Street, a bulb-out is included in front of the park entrance. This area of widened sidewalk contains a park identification sign as well as permeable a dog relief area with a pet fountain. The bulb-out and pet relief area is eagerly anticipated by the community and is funded from add-back funds secured by the Office of Supervisor Kim.

Community Engagement

Three community meetings were held in 2008 (January 10, 2008, November 19, 2008, and December 17, 2008) that resulted in a community-supported conceptual plan. It was anticipated the Rincon Hill Community Improvements Fund, through additional development impact fees, would fund improvements based on the conceptual plan. However, due to the economic recession of 2008, funds were not available and further development of the future park was placed on hold.

In late 2013, the Planning Department advised that the Rincon Hill Community Improvements Fund could sufficiently fund the site improvements. A total of $3 million was initially budgeted
for the park development. A community meeting was held on February 13, 2014 to validate the continued support for the 2008 conceptual plan. On May 19, 2014, the Civic Design Committee of the Arts Commission approved the conceptual plan for Phase 1. Phase 2 of Civic Design Committee review was then approved on August 18, 2014, followed by a Phase 3 approval on February 8, 2016.

A Notice of Tree Removal was posted at the project site on March 14, 2016 for two trees located adjacent to the sidewalk on Guy Place. This notice followed a recommendation for removal as noted in a City’s arborist assessment.

On August 10, 2016 a meeting was held with the Greater Rincon Hill CBD to confirm ongoing support for the project and to discuss the provision of additional funding from the Rincon Hill Improvement Fund. However, funding from this source did not become available in late 2016 as anticipated and a construction contract was not awarded.

A modest value engineering exercise was conducted in early 2017 to reduce project costs. Concurrent to this exercise, an additional $1.525M in Development Impact Fees were secured to fund the project’s construction budget. An updated design was presented to the community for approval and discussion at the City Planning South Downtown Open House on August 2, 2017.

The final park design was presented to the Civic Design Committee of the Arts Commission and again approved for Phase 3 on October 23, 2017. Final design renderings were posted at the site fence and published to the project website in late October 2017.

Project Schedule

Construction activities commenced in early September 2018. Substantial completion of the construction work and reopening of the Guy Place Mini Park is expected to occur in September 2019.

Project Cost and Source of Funding

This project is fully funded and this is not a request for additional funds. A contract value increase is requested to pay a change order for underpinning work and then baseline the project’s approved construction contingency amount.

Underpinning of the adjacent property at 10-12 Guy Place was required to construct the park’s perimeter retaining walls. Demolition and replacement of this property’s deck was also required to execute underpinning. Underpinning was anticipated as a required scope element prior to construction; however, the precise cost could not be determined until after excavation and analysis of the circa 1906 structure was completed. This work was completed as a design/build effort by Azul Works, the project’s contractor, and a civil engineering subcontractor. Permission to conduct off-site work was negotiated between the building’s HOA and the City Attorney’s Office in a permit-to-enter agreement.
A change order to upgrade the park’s paving to all first-quality granite pavers is pending approval. It is anticipated that project will incur additional change orders throughout the remainder of its duration. An additional change order allowance of $225,450 is requested to restore a 10% construction contingency (less the paving upgrade change order) subsequent to the payment of the underpinning change order.

### Project Budget and Construction Contract Cost:

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<td>Supervisor Add-back</td>
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<tr>
<td>Development Impact Fees</td>
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<td><strong>Total Fund Sources</strong></td>
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<tbody>
<tr>
<td>Construction Contract</td>
<td>2,327,000</td>
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<tr>
<td>Contingency &amp; Reserve</td>
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<td>Soft Costs</td>
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### Construction Contract Summary:

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<tr>
<td>Base Contract</td>
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<td>Change Order: Off-site Underpinning, Decking</td>
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<td>Pending Change Order: Scope Enhancements - Paving</td>
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<td>Allowance for Future Change Orders</td>
<td>225,450</td>
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<td><strong>Total</strong></td>
<td>2,944,700</td>
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### Change Orders in this request, $617,700:

1. Underpinning and Decking of 10/12 Guy Place: $385,000
2. Scope Enhancements - Paving: $7,250
3. Future Change Orders: $225,450

### Support

<table>
<thead>
<tr>
<th>Katina Johnson</th>
<th>Jim Reich</th>
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<tr>
<td>Roman Speron (Crescent Heights)</td>
<td>Mary Ann Robertson</td>
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<td>Adam Tartakovsky</td>
<td>Matt Spriger</td>
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<td>Adhamina Rodriguez</td>
<td>Melanie wardzicki</td>
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<td>Alice Rogers</td>
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<td>Agnieszka Adams</td>
<td>Carla Emil</td>
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<td>Caroline Fernandes</td>
<td>Chris Domingo</td>
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<td>Chris Jaska</td>
<td>Drew McGuire</td>
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<td>Debbie Laharie</td>
<td>Ed Uyeshima</td>
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<td>Gary Peguros</td>
<td>Katy Liddell</td>
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Support (Continued)

Kevin Jeras                     Winnie C.
Lauren Post                     Lisa Gaston
Mary Sue                        Angela Weber
Michael Anthony                 Shalini Bhatia
Shelley Costantini              Jamie Whitaker
Jane Green                      Divya Gandhi
Chantal Sanchez                 Xiaoxian Luo
Rob Wayman                      San Francisco Arts Commission
Belinda Craig                   The East Cut Community Benefit District
Diane Fischer                   The Office of Supervisor Jane Kim

Opposition

Matthew Steen                   The South Beach Democratic Club
Jessica Evans                   Al Casciato
Lisa Cho                        Sandra Rennie
Yardena Arar

Recommendation

Staff recommends amending the contract with Azul Works for the Guy Place Mini Park Project (contract number 10013655) to increase the change order amount allowed under the contract from $232,700 to an amount not to exceed $617,700

Attachments

Attachment 1: Location Map
Attachment 2: Illustrative Plan and Renderings
Attachment 3: Construction Progress Photos
Attachment 2: Illustrative Renderings & Diagrams

Birdseye perspective

Section
Planting palette

Park entry view from Guy Place
Rear of park facing granite slab, ornamental planting, and vine columns

Interior rooms with seating looking toward park entrance
Attachment 3: Construction Progress Photos

View from site to 10-12 Guy Place, pre-construction condition.

10-12 Guy Place foundation, pre-construction condition.
Tree replacement, 10-12 Guy Place, December 2018.
Underpinning progress, 10-12 Guy Place, February 2019.

Drilled and poured piers, Guy Place Mini Park, March 2019.
Completed underpinning segment, 10-12 Guy Place, March 2019.

Soil benching and wall footing formwork, Guy Place Mini Park, April 2019.
Drilled piers and wall footing formwork, Guy Place Mini Park, April 2019.

Completed wall footings, Guy Place Mini Park, May 2019.