Date: November 6, 2019

To: Recreation and Park Commission
   Capital Committee

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

From: Charlene Angsuco, Project Manager

Subject: Alice Chalmers Playground Renovation – Amendment to Construction with Azul Works, Inc. (Contract No. 1000010916)

Agenda Wording

Discussion and possible action to amend the construction contract with Azul Works, Inc. for the Alice Chalmers Playground Renovation Project (Contract No. 1000010916) to increase the contract amount by up to $807,292, bringing the revised not-to-exceed contract amount to $2,304,292, which is greater than 10% over the original approved contract amount of $1,497,000.

Strategic Plan

Strategy 1: Inspire Public Space
Objective: Strengthen the quality of existing parks and facilities.

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

Background Information

This project is fully-funded and this is not a request for additional funds.

Alice Chalmers Playground Renovation project will renovate a children’s play area, provide accessible pathways and accessible public restrooms. The project site is located mid-block on Brunswick between Whittier and Lowell in the Outer Mission neighborhood in Supervisorial District 11.
This project is one of 13 playgrounds that will be renovated across the City as part of the Let’sPlaySF! Initiative. 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. The Recreation and Park Commission approved the concept design for the playground in March 2018 and approved the award of the construction contract to Azul Works, Inc. on February 21, 2019.

**Description of Proposed Changes**

The Alice Chalmers Playground Renovation project is currently under construction. The seismic strengthening of the women’s restroom, attached to the existing clubhouse, was not required or anticipated as part of the playground contract to deliver a set of ADA-compliant public restrooms for park users. Seismic improvements were required by the San Francisco Department of Building Inspection (SFDBI), as part of a proposed and separate permit application from the YMCA to perform tenant improvements to support a preschool program. Additionally, during the demolition of the restrooms, damaged structural framing members were discovered requiring abatement and repair.

The Alice Chalmers Ballfield Water Conservation Project, funded by Proposition B General Fund, seeks to reduce water consumption and restore the degraded ballfield at Alice Chalmers to a safe and usable surface. The ballfield irrigation project is proposed for incorporation into Contract No. 1000010916 to avoid potential conflicts between two prime contractors resulting from site logistics and control, avoid unnecessary duplication of costs associated with contractor general conditions, mobilization, and demobilization, and avoid duplication of contractor management fees.

In addition to these scope increases, it is possible that the project will incur additional change orders throughout the remainder of the construction duration. An additional change order allowance of $209,181 is requested to restore a 10% construction contingency to the revised base contract.

**Project Schedule**

Notice to Proceed was issued for the playground improvements on May 7, 2019 and substantial completion is expected to occur at the end of the calendar year with final completion in Winter 2020.

**Project Costs and Funding Sources**

**Sources**

- 2012 Clean and Safe Neighborhood Parks Bond $2,667,023
- Private Grant, San Francisco Parks Alliance $432,977
- General Fund, Proposition B $616,055

**Total Sources** $3,716,055

**Uses**

**Hard Costs**

- Base Construction Contract $1,497,000
- Change Order #01 and #02 Restroom Seismic/Rot Repair/Site Walls $62,111
- Change Order #03 Ballfield Water Conservation $535,700
- Allowance for Future Change Orders $209,481

**Softs Costs** $1,007,756

**Reserve*** $404,007

**Total Uses** $3,716,055
*Any unused funding, including unused reserves, will be returned to the Let’sPlaySF! Program and General Fund source.

Staff Recommendation

Staff recommends that the Commission amend the construction contract with Azul Works, Inc. for the Alice Chalmers Playground Renovation Project (Contract No. 1000010916) to increase the contract amount by up to $807,292, bringing the revised not-to-exceed contract amount to $2,304,292, which is greater than 10\% over the original approved contract amount of $1,497,000.

Supported By

Longfellow Elementary
Supervisor Safai
San Francisco Christian School
San Francisco Parks Alliance
Calvary Baptist Church

Opposed By

None known

Attachments

N/A