Date: April 21, 2020

To: Recreation and Park Commission

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

From: Jackie Ho, Project Manager

Subject: Garfield Pool Renovation – Contract Increase

Agenda Wording

Discussion and possible action to 1) amend the construction contract with Build Group, Inc. for the Garfield Pool Renovation Project (Contract No. 1000009586) to increase the contract amount by up to $480,000, bringing the total to $16,756,135, which is greater than 10% over the original approved contract amount of $16,276,135; and 2) to amend the contract with Paulett Taggart Architects / TEF Architecture & Interior Design Inc. Joint Venture for the Garfield Pool Renovation Project to increase the contract amount by $620,000, bringing the total to $2,050,000, which is greater than previously approved contract amount of $1,300,000.

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 and 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.

Project Background and Renovation Program

Garfield Pool is located at 1271 Treat Ave, between 25th and 26th Streets, in the center of Garfield Square Park. The Project is in the high needs, family dense, Mission District neighborhood which continues to see an increase in total households. The Pool Building, former fieldhouse and basketball court at Garfield Square Park are currently closed to the public and under construction.
The project scope consists of the renovation of the existing pool building and demolition of the existing fieldhouse at Garfield Square. A new lobby and 3,550-square-foot new clubhouse addition are being constructed as an extension of the renovated pool building to create a single integrated facility. Specifically, the project improvements include the following key features:

- **New Clubhouse:** large flexible multi-purpose room, restrooms, offices, kitchenette and storage.
- **Pool Building Renovation:** fully renovated pool with new floatable bulkhead and steps, expanded locker rooms and staff facilities, voluntary seismic upgrade, new mechanical/plumbing systems, new roofing and glazing, including an artistic glass mural.
- **New Lobby:** reception area, provides direct connection between new clubhouse and the pool building.
- **Accessibility:** Upgrades to accessible paths of travel, new accessible ramp at Harrison Street entrance.
- **New Courtyard and Sport Court:** fenced courtyard at the center of the facility, splash pad, and multi-use sport court.
- **Restoration and expansion of the legacy murals on the exterior south and east walls of the Pool Building.**
- **New paving, site lighting, planting, irrigation, and utility infrastructure throughout property.**

**Construction Status**

The project began construction in the Fall of 2018 and is making progress across all scopes of work listed above. Some recent milestones include:

- Completion of PG&E energization for the project.
- Completion of glazing installation at the new clubhouse.
- Completion of drywall throughout the locker rooms and clubhouse.
- Installation of the site infrastructure and utilities is nearing completion.
- Concrete paving is underway throughout the site.
- Installation of glazing and art glass mural are underway at the pool building.
- Restoration of the legacy murals is underway.

The project is currently anticipated to complete in Fall 2020.

**Additional Funding Requests**

A construction contract value increase is requested to fund change orders for work related to unforeseen site conditions. A corresponding contract increase for the design team is requested to provide professional services related to these scope changes, additional scope not anticipated in their original contract, and allow for an extended construction contract. **Please note that this is not a request for funding; the project is fully funded. This request seeks the authorization to spend only.**
Since construction began, many unforeseen site conditions have been encountered during demolition and construction. While all projects anticipate some unforeseen work, the project has seen even more than expected, including:

- Additional concrete and other debris found underground & needing to be removed
- Hazardous materials not previously discovered
- Deteriorated walls and site infrastructure that needed to be replaced instead of retained
- Roof conditions incorrectly noted in as-built documents from the 1950s (note: these as-built documents were used as the basis of the project’s construction documents)
- Larger than anticipated concrete structure found underground, around which work had to be rerouted and modified
- Unknown underground utilities and site infrastructure that needed to be rerouted or replaced
- Additional trenching, utility work and concrete site work resulting from coordination with PG&E and PUC inspectors during the construction phase

These items were not anticipated for the contractor’s scope of work at the time of bid, and a corresponding increase in the contract value is justified to cover this work.

Construction Contract Summary:

<table>
<thead>
<tr>
<th>Amount</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>$14,756,135</td>
<td>Original Construction Contract</td>
<td>Approved 2018</td>
</tr>
<tr>
<td>$1,520,000</td>
<td>Construction Contingency Authorization (10.3%)</td>
<td>Approved 2018</td>
</tr>
<tr>
<td>$480,000</td>
<td>Additional Contingency Request (3.3%)</td>
<td>Current</td>
</tr>
<tr>
<td>$16,756,135</td>
<td>Total Revised Construction Contract</td>
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For similar reasons, the design team led by PTA/TEF joint venture has asked for additional funding to support their work in dealing with the unforeseen site conditions. The design team had also assumed a shorter contract duration than the current construction schedule. In addition, over the course of the design and construction phases of the project the design team’s scope of work has been expanded to include:

- Historic Resource Evaluation
- Photo-voltaic system added to the roof
- Additional LEED scope
- Additional Structural Engineering scope
- Additional Civil Engineering scope

Design Services Contract Summary:

<table>
<thead>
<tr>
<th>Amount</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,300,000</td>
<td>Original Design Services Contract</td>
<td>Approved 2015</td>
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<tr>
<td>$130,000</td>
<td>Additional Services to date (10%)</td>
<td>Approved 2015</td>
</tr>
<tr>
<td>$620,000</td>
<td>Additional Professional Services Request</td>
<td>Current</td>
</tr>
<tr>
<td>$2,050,000</td>
<td>Total Revised Design Services Contract</td>
<td></td>
</tr>
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Sources & Uses of Funding

Sources:  
- 2012 Neighborhood Parks Bond $12,470,000  
- Eastern Neighborhoods IPIC (FY 15/16) $1,225,000  
- Eastern Neighborhoods IPIC (FY 16/17) $4,314,000  
- Eastern Neighborhoods IPIC (FY-17/18) $3,200,000  

Total Sources $21,209,000

Uses:  
- Construction Contract $14,756,135  
- Construction Contingency (13.6%) $2,000,000  
- Design Services Contract $2,050,000  
- Other Soft Costs $2,402,865  

Total Uses $21,209,000

Staff Recommendation

Staff recommends that Commission 1) amend the construction contract with Build Group, Inc. for the Garfield Pool Renovation Project (Contract No. 1000009586) to increase the contract amount by up to $480,000, bringing the total to $16,756,135, which is greater than 10% over the original approved contract amount of $16,276,135; and 2) amend the contract with Paulett Taggart Architects / TEF Architecture & Interior Design Inc. Joint Venture for the Garfield Pool Renovation Project to increase the contract amount by $620,000, bringing the total to $2,050,000, which is greater than previously approved contract amount of $1,300,000.

Supported By
- Mission Education Projects
- Community Meeting Attendees
- Bernal Dwellings
- SFPD
- Precita Eyes
- Latino Cultural District

Opposed By
Some individual lap swimmer’s due to the proposed length of the pool. The project team was also presented with a petition from Pool patrons who were opposed to changing the pool length.

Attachments
None