

# BUENA VISTA PARK

## Needs Assessment and Cost Analysis

COMMUNITY MEETING #3

June 2nd, 2020

A Partnership of:

**San Francisco Recreation and Parks &  
Buena Vista Neighborhood Association**

Primary Consultant:

**Miller Company Landscape Architects**



- **We want to hear from you! Please enter all questions, comments or feedback into the Q&A at any point during the presentation - Q&A is located at the bottom of your screen.**
- **Questions will be read and answered aloud during the Q&A period which will immediately follow the presentation.**
- **Meeting minutes, including a summary of the Q&A, will be posted to the project website following this meeting.**
- **A FAQ page will be added to the project website to address questions that we are unable to answer this evening.**
- **This meeting is being held in a webinar format and only the panelists and moderators can be seen and heard.**

MILLER COMPANY  
landscape architects



## PROJECT TEAM

### **Buena Vista Neighborhood Association**

### **SF Recreation and Parks**

#### **Capital & Planning Division**

Toks Ajike, Director

Dan Mauer, Supervising Project Manager

Monica Scott, Project Manager

#### **Operations Division**

Carol Sionkowski, Parks Service Area Manager

Francisco Macuer, Parks Section Supervisor

#### **Natural Resource Division**

Lisa Wayne, Natural Resources Manager

Christopher Campbell, Natural Resources Supervisor

### **Miller Company Landscape Architects**

Jeffrey Miller, Principal Landscape Architect

Maya Nagasaka, Project Manager

Silvia Viola, Landscape Designer

Johann Holvick-Thomas, Landscape Designer

### **MLee Corporation**

Franklin Lee, Cost Estimator

### **Urban Forestry Associates**

Ben Anderson, Urban Forester

### **Sherwood Design Engineers**

Elizabeth Lo, Project Civil Engineer

### **Josiah Clark Habitat Restoration**

Josiah Clark, Ecologist

## COMMUNITY MEETINGS

 **MEETING #1 - October 7, 2019**  
Randall Museum Theater

Introduction, Existing Condition, Analysis & Public Input

 **COMMUNITY SITE WALK - November 17, 2019**

 **MEETING #2 - February 24, 2020**  
Randall Museum Theater

Draft Recommendations & Public Input

 **MEETING #3 - June 2nd, 2020 - Virtual**

Present Cost Estimate, Plans, and Priority Projects

## AGENDA

1. Recap of Project Goals and Project Focus
2. Cost Summary for Base Project
3. Priority Projects
4. Alternates and Design Options
5. Questions and Answers, and Next Steps

## PROJECT GOALS

*Conduct a park-wide needs assessment and cost analysis based on the 2015 Buena Vista Park Capital Improvement Plan & Community Consultation Report.*

- Identify and document the park, investigate design solutions, and present options to the community.
- Incorporate community input, maintenance needs, consultants' recommendations and future visions for potential park improvements.
- **Provide detailed cost estimates while prioritizing areas of high interest to identify project funding needs.**

## PROJECT FOCUS

### 1. CIRCULATION / HARDSCAPE

- Entries
- Perimeter Stairs
- Perimeter Sidewalks
- Interior Asphalt Paving
- Rustic Stairs and Paths
- Walls
- Overlooks

### 2. FOREST MANAGEMENT/ HABITAT ENHANCEMENT PLANTING OPPORTUNITIES

- Identify Overall Tree Conditions
- Vision for Reforestation and Ecology
- Perimeter Planting

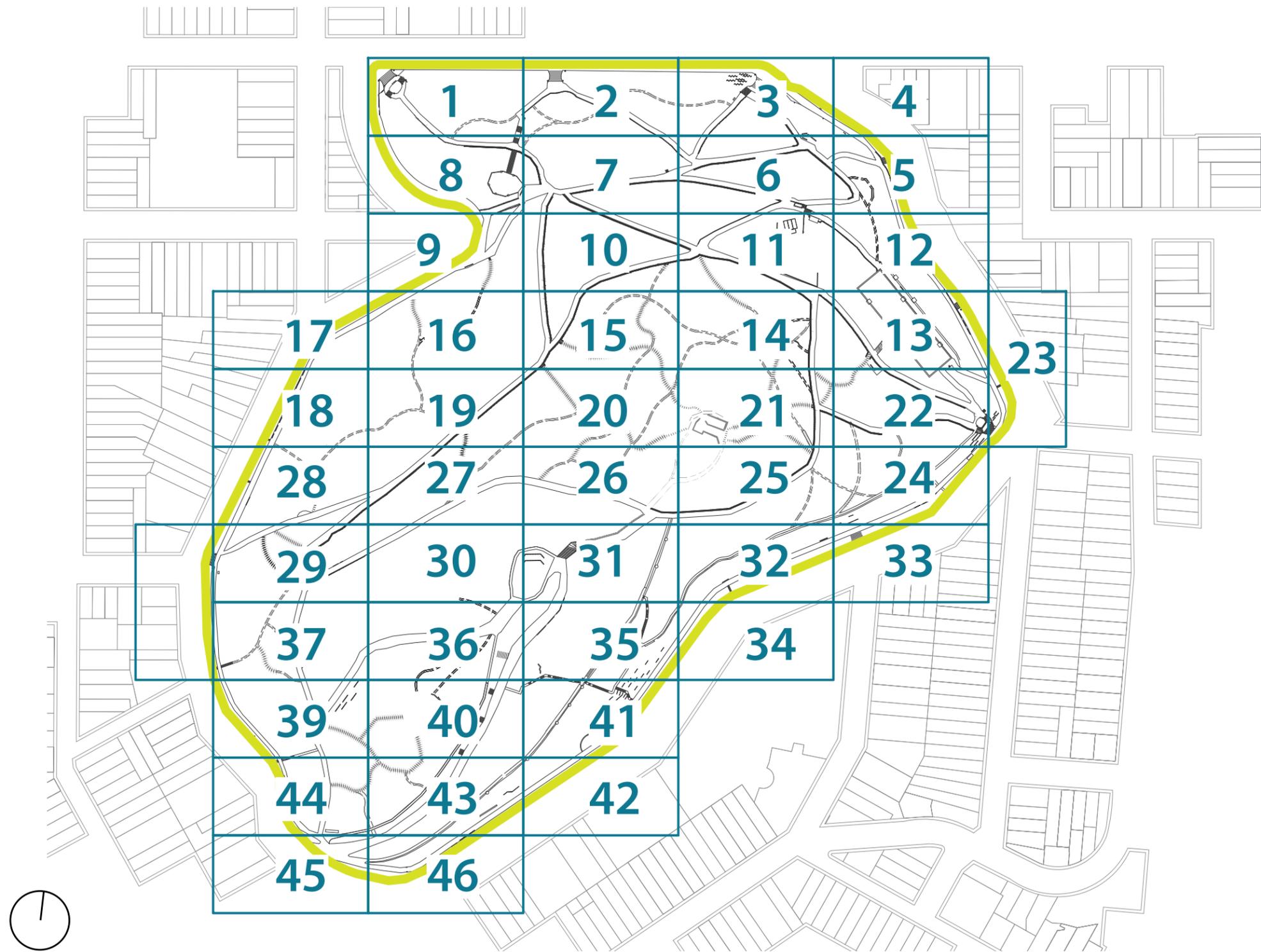
### 3. WATER MANAGEMENT / EROSION CONTROL

- Identify Problem Erosion Areas
- Stormwater Management
- Irrigation

### 4. MISCELLANEOUS IMPROVEMENTS

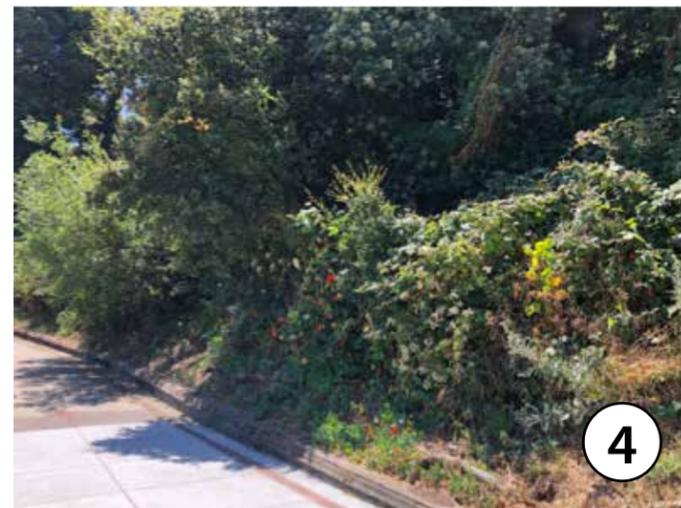
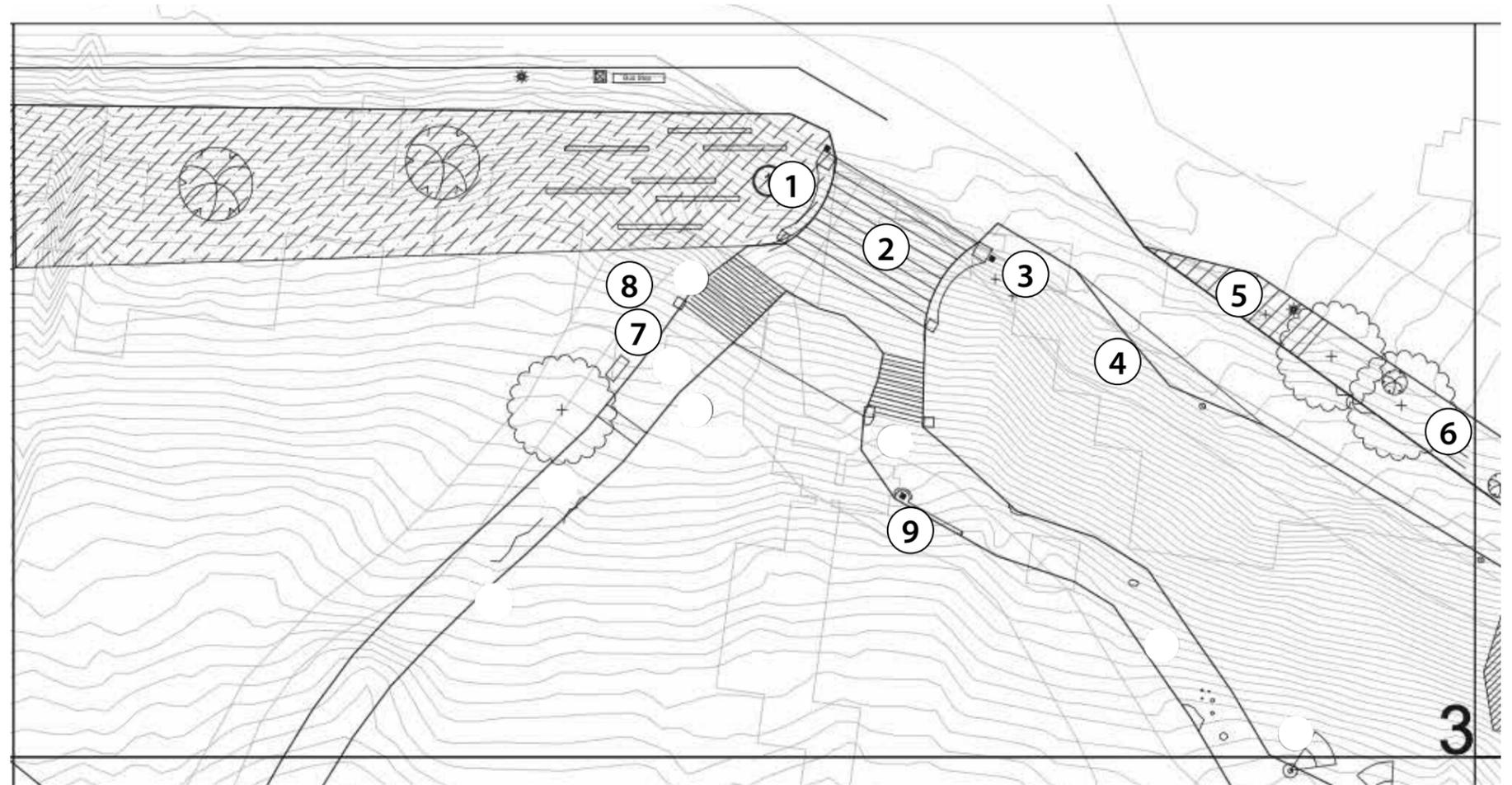
- Signage
- Playground
- Dog Area
- Lighting
- Maintenance Yard
- Furniture

# SITE ASSESSEMENT - QUADRANT MAP



# SITE ASSESSMENT EXAMPLE

- ① Historic walls and column damaged.
- ② Stairs in poor condition.
- ③ Erosion control at drain inlet.
- ④ Overgrown perimeter planting.
- ⑤ Mulched with no planting.
- ⑥ Informal stone stairs and sparse planting at perimeter apron.
- ⑦ Backflow preventer enclosure and sparse planting.
- ⑧ Sparse planting and erosion at steep slopes.
- ⑨ Asphalt paving and edge deteriorating.



# COST SUMMARY

<i>PROJECT FOCUS AREA</i>	<i>COST</i>
<b>1. CIRCULATION</b> <ul style="list-style-type: none"><li>• Features include: Entries, Perimeter Stairs and Sidewalks, Interior Asphalt Paving, Rustic Stairs and Paths, Walls, Overlooks</li></ul>	<b>\$23,780,000</b>
<b>2. FOREST MANAGEMENT/ HABITAT ENHANCEMENT PLANTING OPPORTUNITIES</b> <ul style="list-style-type: none"><li>• Features include: Removal of Invasive Trees and Planting, Reforestation, Planting</li></ul>	<b>\$10,804,000</b>
<b>3. WATER MANAGEMENT + EROSION CONTROL</b> <ul style="list-style-type: none"><li>• Features include: Erosion Control, Stormwater Management, Irrigation</li></ul>	<b>\$13,052,000</b>
<b>4. MISCELLANEOUS IMPROVEMENTS</b> <ul style="list-style-type: none"><li>• Features Include: Signage, Playground Renovation, Maintenance Yard Renovation, Dog Area Renovation, Lighting, Furniture,</li></ul>	<b>\$2,451,000</b>
<hr/> <b>TOTAL PROJECT COST</b>	<b>\$50,087,000 *</b>

*\*All cost estimates include mark-ups, which are detailed in the following slide.*

# COST SUMMARY

## *COST ESTIMATE MARK UP DETAILS:*

1. DESIGN CONTINGENCY:	30%
2. CONSTRUCTION MARK UPS:	
• GENERAL CONDITIONS REQUIREMENT:	15%
• BONDS AND INSURANCE:	2%
• OVERHEAD AND PROFIT:	8%
• CONSTRUCTION CONTINGENCY:	10%
3. ESCALATION TO MID POINT OF CONSTRUCTION CONSTRUCTION STARTING FROM 2/14/2023 ASSUMED MIDPOINT 2/14/2025 CONSTRUCTION TO COMPLETE IN 4 YEARS	33.20%
4. SOFT COST: DESIGN FEES, SFRPD PROJECT MANAGER FEES, PERMIT FEES, ETC.	30%

*\*Project costs will vary due to project size and project delivery method.  
Soft cost varies 30-50% depending on how project is packaged and delivered.  
Date of Cost Estimate: May 22, 2020.*

# PARK FEATURES AND TOTAL COST



 Delineation for Central West Reforestation + South East Slope Northern Section for Prioritization

## FEATURES

 HISTORIC ENTRANCE RESTORATION (7)	\$2,614,000
 WALLER STREET WEST ENTRANCE	\$42,000
 ASPHALT PAVING	3,151,000
 WEST SIDE OAK WOODLAND TRAILS + LANDSCAPE	\$7,467,000
 CENTRAL FOREST TRAILS + LANDSCAPE	\$8,774,000
 SOUTHEAST SLOPE TRAILS + LANDSCAPE	6,709,000
 GLADE AREA TRAILS + LANDSCAPE	\$3,523,000
 HISTORIC STONE WALL RESTORATION	\$159,000
 PERIMETER WALKWAY RESTORATION	\$1,507,000
 PERIMETER RETAINING WALL + CURB EXTENSION	\$1,346,000
 PERIMETER STAIRS ENHANCEMENT	\$702,300
 PERIMETER APRON PLANTING	\$1,353,000
 CENTRAL OVERLOOK	\$1,391,000
 THE WINDOW	\$152,000
 THE SUMMIT	\$394,000
 SMALL OVERLOOKS	SEE ALTERNATE ITEM #7
 PLAYGROUND RENOVATION	\$2,038,000
 IRRIGATION SYSTEM	\$733,000
 MAINTENANCE AREA	\$992,000
 PARK FRONTAGE TRAILS + LANDSCAPE	\$969,000
 NORTH EAST TRAILS + LANDSCAPE	\$1,951,000
 SOUTH WEST SLOPE TRAILS + LANDSCAPE	\$3,760,000
 WAYFINDING + FURNITURE	\$363,000

## TOTAL COST

\$50,090,000

# PRIORITY PROJECTS

## CRITERIA FOR PRIORITY PROJECTS ESTABLISHED BY SFRPD



1) Health And Life Safety



2) Severe Deterioration



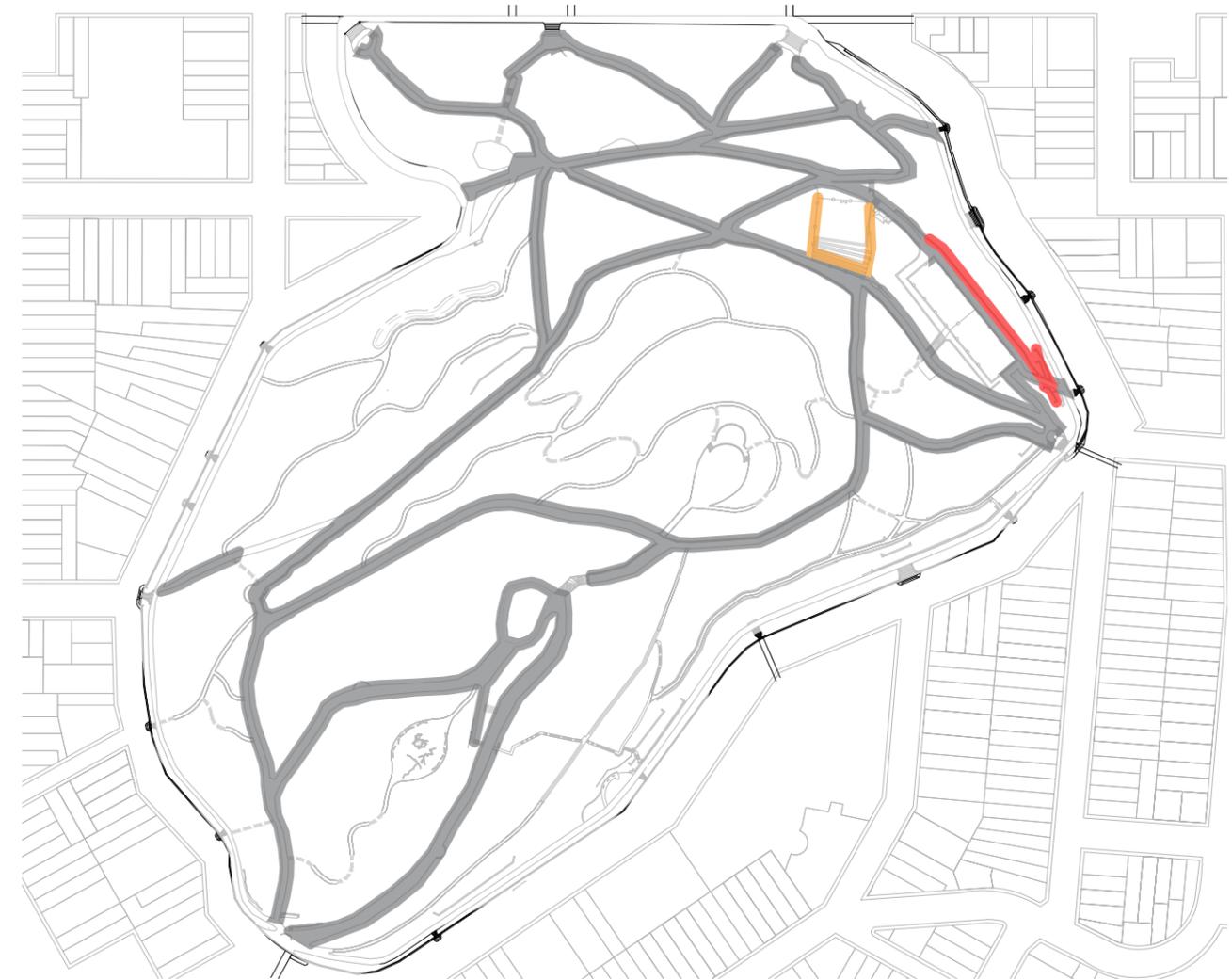
## PRIORITY PROJECTS

- RENOVATION AND REPLACEMENT OF ASPHALT PAVING, MAINTENANCE YARD RETAINING WALL, AND RETAINING WALLS NORTHEAST OF TENNIS COURT
- PERIMETER WALKWAY RESTORATION
- SOUTHEAST SLOPES NORTHEAST SECTION LANDSCAPE IMPROVEMENT
- SOUTHEAST SLOPES NORTHEAST SECTION TRAILS IMPROVEMENT
- CENTRAL WEST REFORESTATION
- ENTIRE CENTRAL TRAIL SYSTEM RENOVATION
- HISTORIC ENTRANCE AND STONE WALL RESTORATION
- ADDITION OF IRRIGATION ALONG PAVED PATHS
- PLAYGROUND RENOVATION
- CENTRAL OVERLOOK RENOVATION

# PRIORITY PROJECTS

ASPHALT PAVING ———  
 MAINTENANCE YARD RETAINING WALL ———  
 RETAINING WALLS NORTHEAST OF TENNIS COURT ———

PROJECT COMPONENT	COST
<i>Asphalt Paving</i>	
Removal of Asphalt Paving	\$645,000
Asphalt Concrete Paving 4.5"	\$807,000
Asphalt Concrete Paving 5"	\$1,103,000
Recycled AC 2" Base + Prime Coat	\$479,000
Rock Well	\$117,000
<b>Sub Total</b>	<b>\$3,151,000</b>
<i>Maintenance Yard Retaining Wall</i>	
Terraced Gravity Block Wall	\$321,100
Metal Fence 10' high	\$289,400
Removal Hardscape and Planting	\$205,700
<b>Sub Total</b>	<b>\$816,200</b>
<i>Retaining Walls @ Northeast of Tennis Court</i>	
Gabion Walls	\$211,500
Removal of Cyclone Fence	\$6,900
Rustic Fence 3'-6" high	\$106,600
<b>Sub Total</b>	<b>\$325,000</b>
<b>TOTAL</b>	<b>\$4,292,200</b>



**Failing Retaining Wall at Maintenance Yard**



**Asphalt Paving Deterioration**

# PRIORITY PROJECTS

## PERIMETER WALKWAY RESTORATION

PROJECT COMPONENT	COST
Replace Concrete Paving and Brick Accent	\$1,507,000
<b>TOTAL</b>	<b>\$1,507,000</b>



**Brick Edge Separation**



**Patched Brick Accent and Uneven concrete paving**

# PRIORITY PROJECTS

## SOUTHEAST SLOPE NORTH AREA LANDSCAPE

PROJECT COMPONENT	COST
Erosion Control / Stormwater Management	\$575,000
Tree + Invasive Planting Removal	\$127,900
Reforestation and Planting	\$184,300
<b>TOTAL</b>	<b>\$887,200</b>

## SOUTHEAST SLOPE NORTH AREA TRAILS

PROJECT COMPONENT	COST
Removal of Wood wall, Fence, Wood Steps	\$58,800
Rustic Trail and Stairs	\$389,600
Metal Fence + Gates	\$369,400
Sutter Wall at South Section of Trail	\$599,300
Stone Wall along Slopes	\$221,800
Gabion Wall along Trail	\$214,600
<b>TOTAL</b>	<b>\$1,853,500</b>

*\* Reforestation and trail systems in the Southeast Slope North Section are interdependent projects which should be planned and designed in tandem.*



**Severe Erosion**

# PRIORITY PROJECTS

## CENTRAL WEST REFORESTATION



### PROJECT COMPONENT

### COST

Erosion Control/Stormwater Management	\$273,400
Tree + Invasive Planting Removal	\$244,000
Reforestation and Planting	\$519,800

**TOTAL** **\$1,037,200**

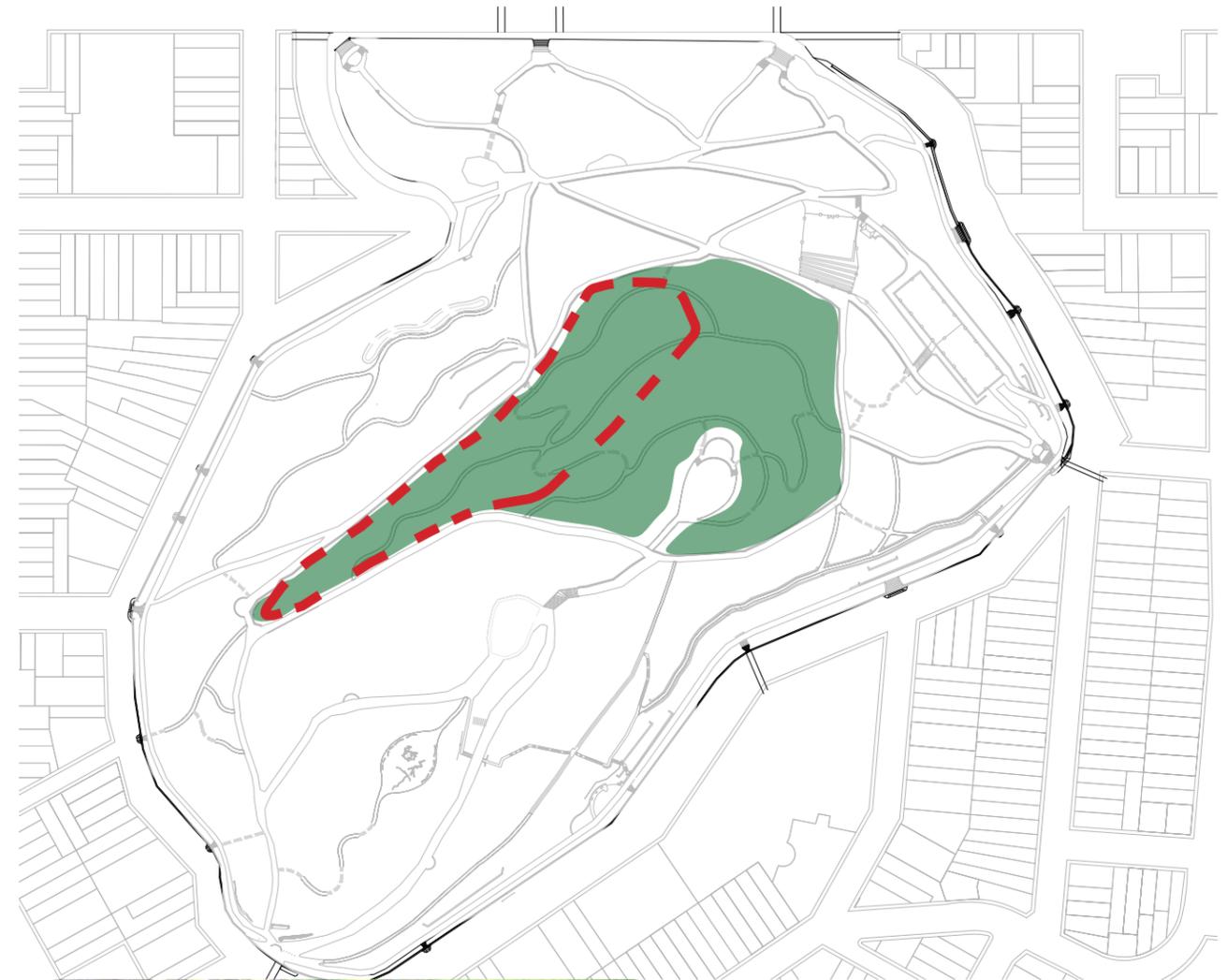
## CENTRAL (ENTIRE) TRAIL SYSTEM

### PROJECT COMPONENT

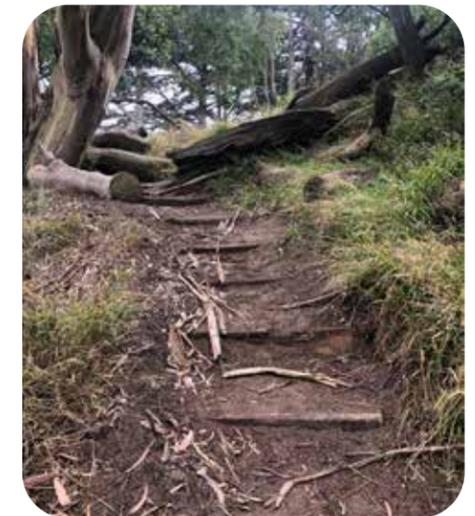
### COST

Removal of Rustic Stairs, Wood Walls	\$68,600
Rustic Trail and Stairs, Repair Stone Wall	\$2,088,500
Rustic Fence and Timber Wall at Trail	\$1,242,000
Erosion Control/Stormwater Management	\$2,097,700

**TOTAL** **\$5,496,800**



Overgrown Vegetation at Rustic Stairs

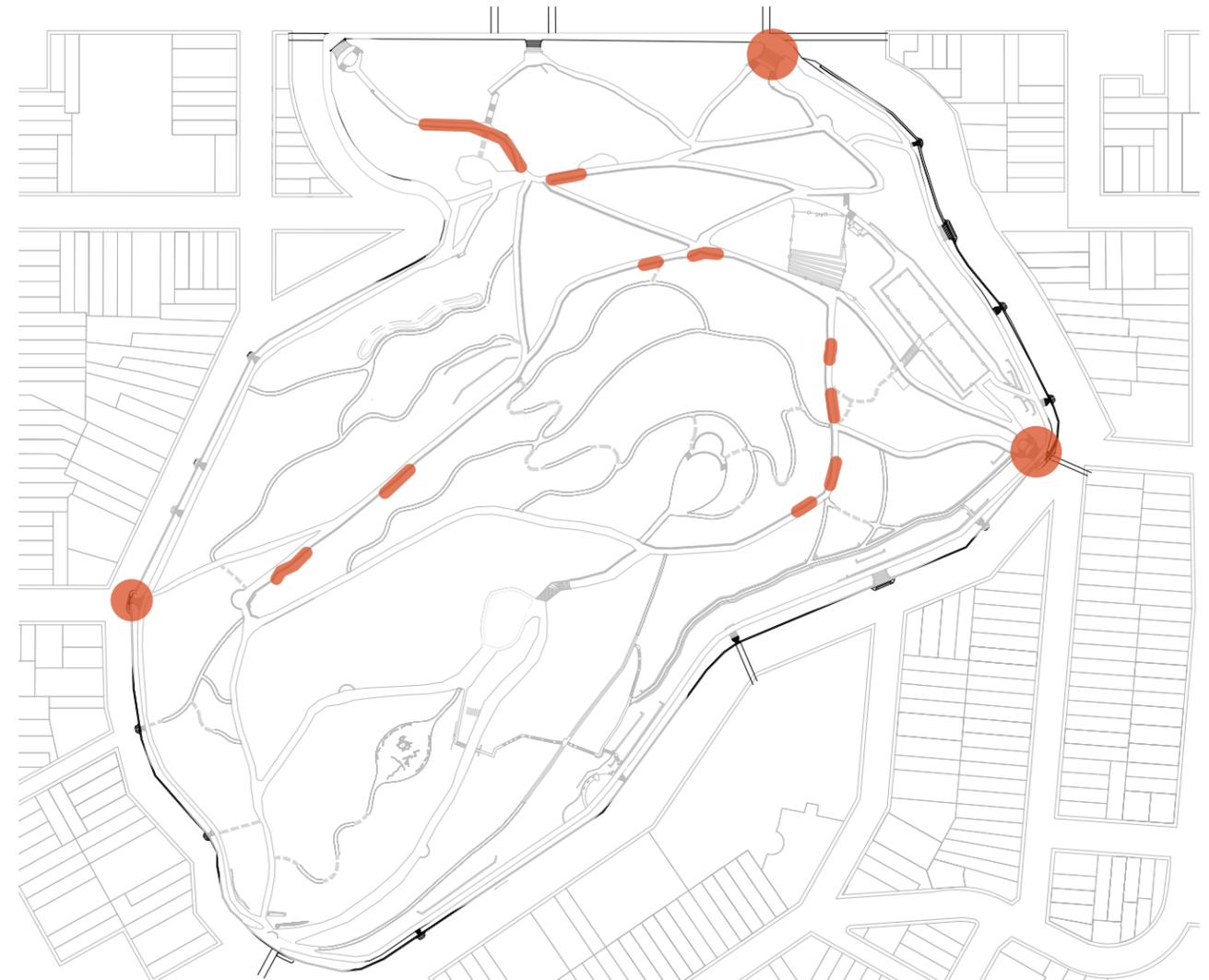


Erosion at Rustic Stairs

# PRIORITY PROJECTS

## HISTORIC ENTRANCE RESTORATION (3 ENTRANCES: Baker, Duboce and Frederick) HISTORIC STONE WALL RESTORATION

PROJECT COMPONENT	COST
<i>Historic Entrance Restoration @ Frederick</i>	\$294,000
<i>Historic Entrance Restoration @ Baker and Duboce</i>	
Removal of Concrete Stairs, etc.	\$172,300
New Concrete Stairs	\$386,000
Handrail (Galvanized steel)	\$204,200
Wall Restoration	\$313,600
<u>Erosion Control</u>	<u>\$6,300</u>
Sub Total	\$1,082,400
<i>Historic Stone Wall Restoration</i>	
Removal of Damaged Stone Retaining Walls	\$11,500
Replace Damaged Historic Stone Wall	\$128,500
Repair Historic Wall from Damage	\$19,000
Sub Total	\$159,000
<b>TOTAL</b>	<b>\$1,535,400</b>



Wall damaged by tree



Broken column and stair at Frederick Entrance

# PRIORITY PROJECTS

## IRRIGATION ALONG PAVED PATHS

PROJECT COMPONENT	COST
Mainline and Connection to Existing Quick Coupler	\$160,600
Trenching and Backfill	\$96,000
<b>TOTAL</b>	<b>\$286,700</b>



Existing Quick Coupler in Central Forest



● Existing quick coupler      ● Proposed quick coupler

# PRIORITY PROJECTS

PLAYGROUND RENOVATION	
PROJECT COMPONENT	COST
Playground Renovation	\$2,038,000
<b>TOTAL</b>	<b>\$2,038,000</b>



Existing Playground



# PRIORITY PROJECTS

## CENTRAL OVERLOOK

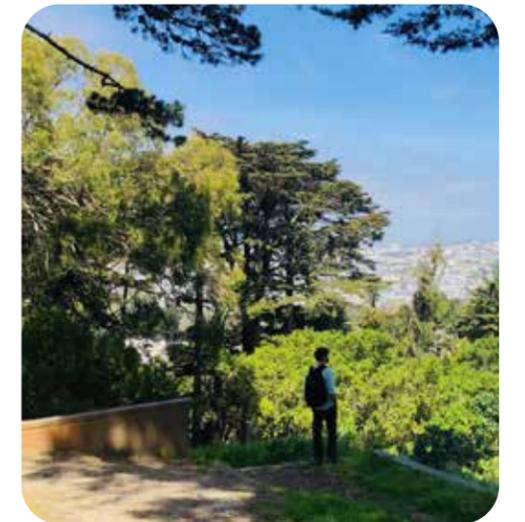
PROJECT COMPONENT	COST
Removal of Wood Wall, Bench	\$7,300
Stone Wall w/ Footing, Backfill, Drainage	\$494,500
Concrete Stairs	\$45,200
Metal Guardrail and Handrail	\$95,100
Park Tread Paving	\$749,000
<b>TOTAL</b>	<b>\$1,391,000</b>



Central Overlook Rendering



Existing Central Overlook



View from Central Overlook

# ALTERNATES AND DESIGN OPTIONS

## ALTERNATE ITEMS:

- *Frederick Entry Replacement*
- *Adult Fitness Equipment*
- *Street Bulb-Out*
- *Cobblestone Retaining Wall at Perimeter*
- *Timber Retaining Wall at Perimeter*
- *Perimeter Walkway Entire Replacement*
  1. *(concrete w/ exposed aggregate finish + curb)*
  2. *(concrete w/ brick edge and accents + curb)*
- *Small Overlooks*
- *Lighting at Perimeter Walkway*



Small Overlook Rendering

## DESIGN OPTIONS:

- *New Maintenance Facility Building at Current Location*
- *New relocated playground and Picnic Area at Current Playground*
- *New relocated playground, New stone Amphitheater and Relocated Maintenance Yard*



Amphitheater Rendering

## FUNDING OPPORTUNITIES

- **Proposed 2020 Health and Recovery Bond, November Ballot**
  - Buena Vista Park identified as a Recovery Park Program - \$3 million allocation
  - Additional potential bond program opportunities: Sustainability, Trails, Playgrounds, Community Opportunity Funds
- **California State Grant Programs**
  - Leverage what was learned with 2018 applications to CAL FIRE Urban Forestry and Cal NRA Urban Greening
  - Look for other state grant programs
- **SF Annual Budgeting Add-backs (~\$500k to BV Park since 2013)**
- **Individual and Corporate Philanthropy**

## NEXT STEPS

- Publish Final Report on project webpage - Summer 2020
- Present Final Report to Recreational and Park Commission as Informational Item - Summer / Fall 2020
- Send comments to:  
Monica Scott  
[monica.scott@sfgov.org](mailto:monica.scott@sfgov.org)  
415-581-2546
- For More Information about the Buena Vista Park Improvement Project, please visit:  
<https://bit.ly/buonavistaproject>
- If you would like to sign up to receive project updates, please visit:  
<http://bit.ly/updateRPD>
- For information on Buena Vista Neighborhood Association, please visit: [bvna.org](http://bvna.org).

## QUESTIONS AND ANSWERS



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