



London N. Breed, Mayor
Philip A. Ginsburg, General Manager

DATE: November 4, 2020
TO: Recreation and Park Commission, Capital Committee
THRU: Philip A. Ginsburg, General Manager
Toks Ajike, Director, Capital and Planning
FROM: Kelli Rudnick, Project Manager
RE: Golden Gate Park Tennis Center –Contract Value Increase

Agenda Wording

Golden Gate Park Tennis Center - Discussion and possible action to amend the construction contract with Azul Works, Inc. for the Golden Gate Park Tennis Center Renovation Project (Contract No. 1000013070), to increase the contract amount by up to \$400,000 bringing the total to \$2,957,500, which is greater than 10% over the revised contract amount of \$2,557,500.

Strategic Plan Reference

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 1.4: Strengthen the quality of existing parks and facilities.

Objective 1.4: Preserve and celebrate historic and cultural resources.

Strategy 2: Inspire Play: Promote active living, well-being and community for San Francisco’s diverse and growing population.

Objective 2.1: Strengthen the quality, responsiveness and accessibility of recreation programs.

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

Strategy 3: Inspire Investment: Through community engagement, advocacy, and partnerships, cultivate more financial resources to keep the San Francisco’s parks and programs accessible for all.

Objective 3.1: Increase public investment to better align with infrastructure needs and service expectations.

Objective 3.3: Cultivate increased philanthropic support.

Project Status

- This project is fully funded, and this is not a request for additional funds.
- RPD Commission awarded the Tennis Center contract on September 19, 2019.
- Construction is approximately 80% complete and is going well despite COVID related delays. Construction is scheduled to complete in late 2020.
- The tennis community and our project partner the Tennis Coalition are looking forward to project completion.
- See attached photos showing the new Tennis Center taking shape.



Project Background

The project site is an approximately 185,000 square foot (sf) area within the Golden Gate Park Tennis Center located within Golden Gate Park and operated by the San Francisco Recreation and Park Department. The Golden Gate Tennis Center is bounded by John F. Kennedy Drive to the north, Nancy Pelosi Drive to the east, Bowling Green Drive to the west, and Kezar Drive to the south.

The tennis courts were constructed between 1901 and 1937 and are a contributor to the Golden Gate Park National Register Historic District. The existing 3,200 square-foot clubhouse was completed in 1960.

Community Process

The outreach process was conducted in 2016 - 2018 with the goal of understanding the community's desires and to ensure that they are reflected in the concept plan. The project team began by reaching out to key stakeholders including neighbors, high school coaches, users and staff.

The first community meeting took place in March 2016 and was attended by approximately 100 people. At this meeting, the project team worked to identify the community's vision, goals and priorities for the project. Approximately 150 people attended the second community meeting in November 2016, where attendees identified site programming preferences. There was an open house in February 2017, which was attended by 50 people, mostly seniors, to describe the project progress. In January 2018 the final community meeting was held, to an audience of approximately 200 people, where the project team produced a final preferred concept for review and approval by the community stakeholders. The concept was shown on boards and via 3D modeling. The proposed plan obtained wide approval and consensus from the community stakeholders and meeting attendees.

Tennis Center Construction Scope

The final concept for the Golden Gate Park Tennis Center Renovation project includes 17 regulation-size tennis courts with improved drainage and circulation, spacing guided by United States Tennis Association (USTA) regulations, one pickleball court, an enhanced entryway, landscaping and patios for an improved user experience, and new sports lighting for night-play. All courts will be ADA accessible. A new 7,800 sf clubhouse will replace the existing 2,900 sf clubhouse and will enable the Tennis Center to expand its existing programming and establish new programs and services.

The project is predominantly privately funded through a partnership with the San Francisco Parks Alliance and the Tennis Coalition of San Francisco. The original award of contract covers the publicly funded portion of the project, which encompasses site pathways, landscaping, fencing, solar panels, and procurement of lighting and windscreens.

The construction contract for the Golden Gate Park Tennis Center Project was awarded at the Commission Meeting of September 19, 2019, at which the Commission approved a contract amount of \$2,057,500 for Azul Works Inc. to perform the work described above. The construction contract was amended on April 16, 2020 to \$2,557,500 to cover change orders for unforeseen work.

Summary of Contract Changes

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

A contract value increase is requested for change orders which include purchase of the high-voltage switch for power to the site and building (as requested by SFPUC to avoid schedule delay) and additional equipment and installation as required by PG&E and SFPUC (\$68,176). Additionally, the project added low voltage conduit and wiring to deliver a technologically integrated facility (\$118,923) and installation of wireless access points (WAPs), security infrastructure, and cameras for site security and day to day operations of the tennis courts (\$130,561). Lastly, additional site work was identified, including a catch basin to ensure proper court drainage and the restoration of two pedestrian pathways that were removed during demolition (\$58,140). A change order allowance for unforeseen conditions is included (\$24,200). The total change order anticipated amount of \$400,000 reflects a construction process that leverages the best coordination opportunities and an efficient schedule.

Sources & Uses of Funding

Sources:	\$1,780,000	2012 Bond (COF)
	\$1,716,750	General Fund
Total Project Budget:	\$3,496,750	(Soft and Hard Costs)
Uses: (Hard Costs)	\$2,575,500	Base Construction Contract
	\$257,550	Base Contract Change Order (10%)
	\$142,450	Augmentation of base contract
Subtotal Hard Costs:	\$2,957,500	
Soft Costs	\$250,000	
Project Reserve:	\$271,250	
Total Project Budget:	\$3,496,750	(Soft and Hard Costs)

Construction Contract Summary:

Base Contract	\$2,575,500
Original 10% Change Order Amount	\$257,500
Augmentation of Base Contract	\$142,450
Revised Not-to-Exceed Total	\$2,957,500

Financial Impact:

None

Project Schedule

Construction on the Tennis Center project commenced on July 29, 2019, with a new estimated substantial completion date in December 2020. This reflects a schedule delay due to COVID procurement delay.

Staff Recommendation

Staff recommends that the Commission amend the construction contract with Azul Works, Inc. for the Golden Gate Park Tennis Center Renovation Project (Contract No. 1000013070), to increase the contract amount up to \$400,000 bringing the total to \$2,957,500, which is greater than 10% over the revised contract amount of \$2,557,500.

Attachments

- Progress photos
- Site plan and elevation



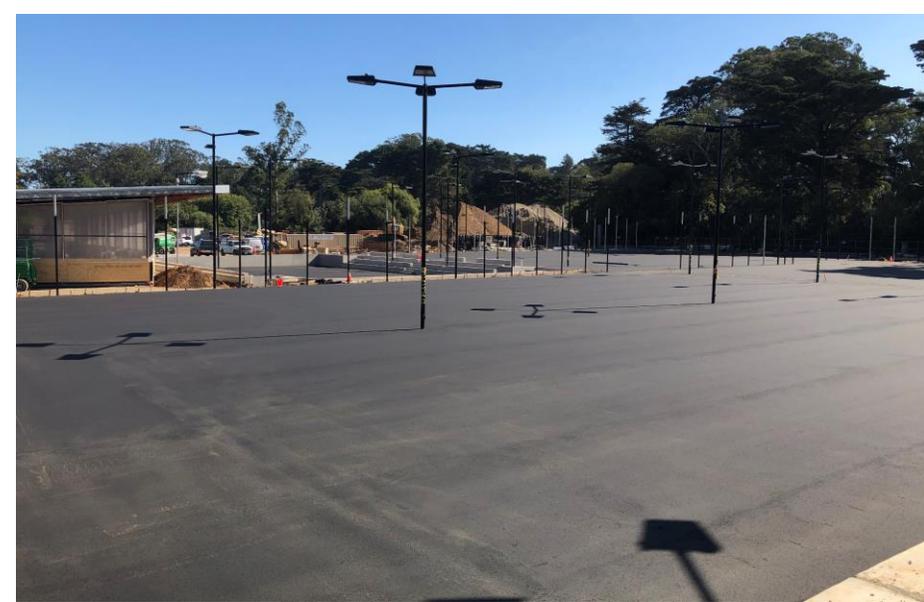
Site Plan



West: facing berm



Elevation East: facing courts



Construction Photos

