



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

Date: August 4, 2021

To: Recreation and Park Commission

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

From: J. Marien Coss, Project Manager

Subject: Bay View Playground Renovation Project – Contract Amendment

Agenda Wording

Discussion and possible action to amend the construction contract with Minerva Construction Inc. for the Bay View Playground Renovation Project (Contract no. 1000016982) to increase the contract amount by up to \$150,000, bringing the revised not-to-exceed contract amount to \$4,160,600. which is greater than 10% over the original approved contract amount of \$3,646,000.

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.

Strategy 3: Inspire Investment: Through community engagement, advocacy, and partnerships, cultivate more financial resources to keep San Francisco’s parks and programs accessible for all.
Objective 3.3: Cultivate increased philanthropic support.

Background Information

This project is fully funded, and this is not a request for additional funds. This request is for approval to expend more than 10% beyond the base construction award amount. This approval is required under Chapter 6 of the Public Works Administrative Code.



Bay View Playground is a 4.4-acre site surrounded by Third and Keith Streets and Carroll and Armstrong Avenues and the renovation sits north of Martin Luther King Jr. Pool.

Community Engagement

Before receiving the Community Opportunity Fund (COF) award in October 2014, the community held three meetings, of which the average attendance was 22 persons. At these meetings, the community identified the playground replacement as their top priority. Over several years, the Recreation and Park Department identified additional funding for the renovation project, so the scope grew to include additional priorities, such as: the park path, the adult fitness area, and the lawn gathering area, which eventually led to relocating the ballfield. Throughout design and construction, the community has continued to be updated, first with in person neighborhood and district meetings, then virtual meetings and personalized outreach and web or email updates of the construction process.

Proposed Renovation

The proposed renovation includes: a new softball/baseball field with new entry plaza behind the back stop, new bleachers, dug out, additional park entrances, a lawn gathering area along Keith Street, new tree plantings, a new playground with swings and slide, new adult fitness equipment and an interior walking path.

The Recreation and Park Commission has taken the following actions:

- 1) In October 2014, approval of the Community Opportunity Fund Award of \$301,836 to improve and activate Bay View Park guided by the community's vision. Resolution No. 1411.005
- 2) In February 2018, approval of the conceptual design to replace and expand the playground, install a walking path within the park and adult exercise equipment to encourage multigenerational use. Resolution No. 1802-009
- 3) August 15, 2019, approval of the revised conceptual design to replace and expand the playground, install a walking path within the park and adult exercise equipment as previously approved and relocate the ballfield to create a lawn gathering area. Resolution No. 1908-007
- 4) October 2019, approval to recommend that the Board of Supervisors authorize the Department to accept from the San Francisco Public Health Foundation two separate in-kind grants from Ross Recreation for playground equipment and materials (1) valued up to \$30,000 and a second (2) valued at \$149,950.00. Resolution No. 1910-006
- 5) May 2020, approval of award of contract to Minerva Construction in an amount not to exceed \$3,646,000.00 for the Bay View Playground Renovation (Contract No. 1000016982; Project No. 3287V). Resolution No. 2005-007

Bid and Award

With the assistance of San Francisco Public Works, the Department advertised the bid in February 2020. The Commission awarded the contract to Minerva Construction, Inc. in July 2020, and issued the Notice to Proceed in August 2020.

Justification for Contract Increase

This is not a request for additional funds. This project is fully funded and only the authorization to spend is needed. A contract value increase is to fund change orders that addressed unforeseen site conditions that were magnified by the COVID pandemic, extended the construction duration, and contributed to extended overhead. For example:

- \$90,912 – Elevated groundwater discovered, 29-day delay
A high-water table required pumping out the water, protecting the foundation and deepening the retaining wall supporting the ballfield outfield fencing.
- \$43,912 – Sidewalk renovation
SF Public Works – Bureau of Street Use and Mapping increased the sidewalk repairs along all four sides of the park. The majority of the repairs are a result of street tree roots, outside the park boundaries; however, added to this renovation.
- \$75,000 – Keith Street park fencing
Protecting three trees the community requested required maneuvering tight clearances with utility lines in the right of way throughout the length of Keith Street.
- \$53,366 – Extended Overhead, projected
For 45 days due to above change orders that caused further delays.

Construction Status

The project is 80% completed and targeted to open in the Fall 2021.

Sources & Uses of Funding

Sources

CA Parks and Recreation Grant (federal)	\$	375,225
Public Health Foundation (donation, playground)	\$	179,000
Forestry Funds	\$	485,229
Open Space Fund	\$	1,489,845
Community Opportunity Fund -2012 Parks Bond	\$	887,379
General Fund	\$	2,650,000
Total Funding Sources		\$ 6,066,678

Uses:

Construction Contract (Original Award)	\$	3,646,000
Change Orders to Date	\$	148,806
Change Orders, pending	\$	215,794
Additional Contingency Request	\$	150,000
Playground equip & Installation	\$	179,000
Soft Costs	\$	1,717,078
Reserve	\$	10,000
Total Funding Uses		\$ 6,066,678

Project Schedule

Several unexpected activities extended the construction duration. In 2020, the COVID-19 pandemic caused delays to the supply and delivery of materials, and the adoption of additional construction health and safety measures extended the construction activities.

Planning Phase: DATE – Spring 2019

Design Phase: Spring 2019 – Late 2019

Bid & Award Phase: Early 2020 – Spring 2020

Construction Phase: Summer 2020 – Fall 2021

Environmental Review:

Categorical Exemption 2016-013490ENV (Cat Ex) under CEQA was received on December 21, 2017 for the original scope. SF Planning Department issued a new Categorical Exemption 2019-011852ENV (Cat Ex) under CEQA on July 25, 2019 for the expanded scope presented here and completed the Preservation Team Review (PTR) Form, also attached, noting historical summary of the property.

Staff Recommendation

Staff recommends that the Commission amend the construction contract with Minerva Construction Inc. for the Bay View Playground Renovation Project (Contract no. 1000016982) to increase the contract amount by up to \$150,000, bringing the revised not-to-exceed contract amount to \$4,160,600. which is greater than 10% over the original approved contract amount of \$3,646,000.

Supported By

(Includes Community Supporters from original COF application):

- Supervisor Shamann Walton
- Parks 94124 (has absorbed Bayview HEAL Zone, COF applicant)
- 3rd Street Youth Center and Clinic
- Department of Public Health
- Public Health Foundation
- 5800 Third Street Owner's Association
- Habitat for Humanity
- Pastor Kenneth R Reece
- Economic Development on Third
- Hunter's Point Family
- CA Parks and Recreation
- BMAGIC Meetings (Bayview Mobilization for Adolescent Growth In our Communities)
- Bayview Hunter's Point Parks Collaborative Meeting
- Bayview Hill Neighborhood Association Meeting
- Bayview Hunter's Point Citizen Advisory Committee Meeting
- Armstrong Place Senior Housing
- Bayview Senior Services/Dr. George W. Davis Senior Center
- Friends of Martin Luther King Jr. Pool and Park
- Ieeshea Romero, Seat 11, SF PROSAC Member

Opposed By

None known

Attachments

Attachment A. Concept Design Package, May 06, 2020

Attachment B. Categorical Exemption 2019-011852ENV, July 25, 2019

Attachment C. Attachment D. Preservation Team Review (PTR) Form, July 23, 2019

Attachment D. Categorical Exemption 2016-013490ENV, December 21, 2017