



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

Date: February 17, 2022

To: Recreation and Park Commission

Through: Philip A. Ginsburg, General Manager
Stacy Bradley, Acting Director of Capital and Planning Division

From: Melinda Stockmann Sullivan, Project Manager

Subject: Merced Heights Playground Lower Lawn Terrace Renovation – Award of Contract

Agenda Wording

Discussion and possible action to award a construction contract for the Merced Heights Playground Lower Lawn Terrace Renovation Project (Contract No. CON22-0016) to Cazadoro Construction, Inc in the amount of up to \$747,700, to cover (1) the base bid (\$722,700), and (2) possible adult exercise equipment (bid alternate #1 - \$25,000).

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 1.2: Strengthen the quality of existing parks and facilities
- Objective 1.3: Steward and promote good park behavior

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

Background

Merced Heights Playground is located in the Oceanview-Merced Heights-Ingleside (OMI) neighborhood, (Supervisory District 11) between Byxbee and Monticello Streets at Shields Street. The overall park is approximately 1.03 acres in size but the proposed primary project area, which is comprised of the lowest lawn terrace of the facility, is approximately 17,000 square feet, or just over a third of an acre.

A renovation of much of the rest of the site as part of the Let'sPlaySF! initiative was completed in late 2020. Aside from new perimeter fencing, however, the lowest lawn terrace was excluded from this renovation due to scope and budget constraints. The lowest lawn terrace has, for several years, been used as an informal multi-purpose field with no formal programming. It has also been used by the neighbors to let their dogs walk and run in the field.

The lowest lawn terrace is accessed from outside the park along Shields Street. It is also connected to the rest of the facility via stairs internal to the park.

Community Process

In Spring of 2019, members of the community approached Rec and Park staff to request a renovation of the lowest park terrace to provide amenities that would serve senior citizens.

In June 2019, with support from State Assembly Member Phil Ting, Rec and Park secured a State Local Assistance Grant, administered by the California State Dept of Parks and Recreation, to provide funding to support these improvements.

Rec and Park staff worked with landscape architects from San Francisco Public Works to develop two design alternatives for the lowest lawn terrace at Merced Heights Playground. These designs were presented at a community meeting on November 20, 2020, at Ocean View Public Library.

A second community meeting was held, online due to COVID-19, on February 19, 2021. At this meeting, the same 2 design options were presented, with minor updates.

Community members were provided the opportunity to ask questions and also to discuss and express preference for Option 1 or Option 2, as well as to share their priorities for site furnishings and community recognition. An online survey was also posted on the Rec and Park website and shared broadly, as a means for members of the community, both those who had attended the meeting and those who hadn't, to vote for their preferred option and to weigh in on the other design questions.

Proposed Design

The proposed design provides for amenities requested by senior citizens who are long term residents of the neighborhood. It provides an open, rolling lawn, with a pathway, seating, and paved gathering space around its perimeter. The design also thoughtfully accommodates the fairly long-standing use pattern of neighbors bringing their dogs and running them. Fifty-one point seven (51.7) percent of survey respondents reported bringing their dog(s) to the lower lawn terrace in the past, while 56.7% plan to bring dog(s) to the site once renovated. Providing a designated and delineated off leash Dog Play Area (DPA) is anticipated to focus off leash dog use, which should minimize user conflicts and allow a variety of interest groups to enjoy the terrace at the same time.

The design proposes the removal and replacement of the Acacia trees atop the retaining wall along Monticello with new, medium size trees. These trees were assessed as part of the recent playground renovation. The combination of anticipated construction impact as well as potential damage to the retaining wall below them has motivated the decision to replace them with new,

medium sized trees, set back further into the park from Monticello. The trees will be replaced at a ratio of 1:1.

The incorporation of some of the same or matching site furnishings as in the upper terrace will help unify the terraces, while close to a third of the lowest terrace will be planted, providing the benefits of nature to both park users and birds and insects.

The design also includes an element to recognize community members for their vision and long term advocacy toward this renovation. Community champions will be recognized for their contributions of time and effort either via a tile or brick work or medallions added to the wall to the middle terrace or integrated with the paving.

The elements listed below will provide a great improvement to this neighborhood park:

- Welcoming, accessible entrance
- Entry plaza with site furnishings
- Adult exercise equipment as an alternate if budget allows
- Drinking fountain
- Designated and delineated off leash Dog Play Area (DPA), with synthetic turf surfacing and enclosed by 4' high fencing
- Rolling lawn, encircled by a concrete walking path, with a small paved gathering space at its perimeter
- Irrigation system
- Benches and picnic tables
- Gathering space
- Community recognition element
- New trees and planting, including butterfly and hummingbird garden

The concept design was approved by the Rec and Park Commission in March 2021.

Bid Information

The Recreation and Park Department advertised the bid for the project on December 22, 2021, with a published engineer's estimate of in excess of \$900,000. Bids were opened on January 25, 2022. A total of ten bids were received. A tabulation of bids is attached for reference. Cazadoro Construction, Inc. was the apparent low bidder with a bid of \$722,700 for base bid construction and \$25,000 for Additive Alternate 1, which would be 3 pieces of adult exercise equipment. Contractor responsiveness, which includes compliance with Contract Monitoring Division (CMD) requirements and meeting qualifications, has been confirmed since staff presented discussion only to Capital Committee earlier this month.

Funding

Sources:

California State Dept of Parks and Recreation	
State Local Assistance Grant	\$1,329,000
General Fund	\$ 291,000
<u>2020 Bond Forestry Program</u>	<u>\$ 50,000</u>

Total Sources **\$1,670,000**

Uses:

Hard Costs (including contingencies) \$ 859,855

Soft Costs (including contingencies) \$ 810,145

Total Budget **\$1,670,000**

Project Schedule

Upon approval by the Full Commission and contract certifications, construction activities will commence in Spring 2012, with a construction duration of 6 months and opening targeted for Fall 2022.

<i>Phase</i>	<i>Start</i>	<i>End</i>
Planning	Spring 2019	Spring 2021
Design	Spring 2021	Winter 2021
Bid & Award	Winter 2021	Spring 2022
Construction	Spring 2022	Fall 2022

Staff Recommendation

To award a construction contract for the Merced Heights Playground Lower Lawn Terrace Renovation Project (Contract No. CON22-0016) to Cazadoro Construction, Inc in the amount of up to \$747,700, to cover (1) the base bid (\$722,700), and (2) possible adult exercise equipment (bid alternate #1 - \$25,000).

Supported by

Community meeting attendees
Online survey respondents
Ms. Wilma Gardner
Mrs. Dorothy Strickland
Mr. Renard Monroe, Executive Director, Youth 1st Program
District 11 Supervisor Ahsha Safai
State Assemblymember Phil Ting, 19th District

Opposed by

None known

Attachment

Attachment A Bid Tabulation
Attachment B Contract Monitoring Division (CMD) Review Memorandum