



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

**Date:** May 19, 2022

**To:** Recreation and Park Capital Committee

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

**From:** Noah Levy, Project Manager

**Subject:** Golden Gate Park Golf Clubhouse –Award of Construction Contract

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### **Agenda Wording**

Discussion and possible action to award a construction contract for the Golden Gate Park Golf Course Clubhouse Project (Sourcing Event ID # 0000006109) in an amount not to exceed \$3,118,800.00 for the base bid contract and bid alternate #1 to Treaty Construction.

### **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.
- Objective 1.3: Steward and promote good park behavior
- 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 2.2: Strengthen and promote the safety, health and well-being of San Francisco's youth and seniors.
- Objective 2.3: Work with partners and neighborhood groups to activate parks through organized events, activities, and unstructured play

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



## **Background Information**

The Golf Clubhouse is located in the western edge of Golden Gate Park, along 47th Avenue, near the intersection of John F. Kennedy Drive. The project site is located east, past an asphalt parking lot and driveway and encompasses a nine-hole golf course and forested areas.

This project seeks to replace an existing clubhouse structure at the Golden Gate Park Golf Course. The clubhouse was damaged by fire in the summer of 2018 and has since been demolished. The proposed single-story building is approximately 1500 square feet, slightly smaller than the previous building. The new building is to be constructed approximately on the same footprint.

## **Proposed Design**

The proposed design seeks to replace the Clubhouse building and all amenities, activate this vibrant community space, maintain the continued operation as an important regional recreational resource, improve accessibility for the general public and to avoid the displacement of the diverse user groups that rely upon the well-established recreational and cultural opportunities that Golf Clubhouse and course provides.

This important community space will be utilized by a variety of users including neighbors, tourists, seniors and youth groups to play golf, have a snack or utilize the multifunctional lounge spaces. Improved all-gender public restrooms will be included in the clubhouse which were heavily used by many park visitors.

The program of the new building consists of a public restroom, a golf pro shop, a food and beverage concession, and back-of-the-house spaces for required utilities and storage. The site improvements will provide two accessible parking spaces and an accessible pathway to connect the building patio to the putting greens and driving range.

## **Environmental Review**

Categorical Exemption 2019-022433ENV (Cat Ex) under CEQA was received on February 4, 2020.

## **Bid Process:**

With the assistance of the Department of Public Works, the Department re-advertised the project and received nine bid proposals on April 20, 2022. See attachment A, Bid Tabulation sheet for bid results. The bids were within range of the project construction budget which was estimated at approximately \$3,000,000.

The lowest responsive bid was submitted by Treaty Construction in the amount of \$3,048,800 base bid with an additive alternate of \$70,000 for a total of \$3,118,800. The base bid was \$116,208 above the projected engineer's estimate set at \$2,932,592. This delta is relatively small given the impacted construction climate, and the Department finds that rebidding in an attempt to solicit new or more bidders would not result in more bids and/or bid prices substantially less than the bid received.

The selected low bid contractor's proposal was reviewed for conformance with the contract requirements, and has met qualifications which includes their work history and experience as

well as their requirement to assemble a team that would meet the LBE subcontracting goal of 25%.

For reference, on July 9, 2021, with the assistance of the Department of Public Works, the Department advertised the project and received seven bid proposals. All bids from this previous advertisement were rejected as they came in much higher than the established construction budget, likely due to market volatility and material cost increases over the past two years. The Department engaged in a robust Value Engineering process to identify savings which resulted in the current rebid package.

**Funding**

<b>Sources:</b>	\$4,000,000	Secured to date	Open Space Fund
	\$1,120,101	Secured to date	General Fund
	\$800,000	Secured to date	2020 Bond
<b>Total sources:</b>	\$5,920,101		
<b>Uses:</b>	\$3,430,680		Hard Costs
	\$2,490,119		Soft Costs
<b>Total Uses:</b>	\$5,920,101		

**Project Schedule**

Planning Phase:	Summer 2019 – Fall 2019
Design Phase:	Fall 2019 – Winter 2022
Bid & Award Phase:	Spring 2022 – Summer 2022
Construction Phase:	Fall 2022 – Fall 2023

**Staff Recommendation**

Staff recommends that the commission award a construction contract for the Golden Gate Park Golf Course Clubhouse Project (Sourcing Event ID # 0000006109) in an amount not to exceed \$3,118,800.00 for the base bid contract and bid alternate #1 to Treaty Construction.

**Supported By**

- Former Supervisor Sandra Lee Fewer
- Justin Moore, Manager, Golden Gate Park Golf Course
- Dan Burke, Executive Director, The First Tee SF
- RPD Permits, Operations and Structural Maintenance Staff

**Opposed By**

None known

**Attachments**

- Attachment A. GGP Golf Course Clubhouse Illustrative Images
- Attachment B. Bid Tabulation