

SF REC & PARK | BUENA VISTA PARK COMMUNITY MEETING

JULY 12, 2022

We want to hear from you!

Please enter all questions, comments or feedback into the chat at any point during the presentation – the chat 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.



AGENDA

Welcome and Introductions (5 mins)

Review of 2020 Needs Assessment (15 mins)

Priority Projects

Finalization of Project Scope (5 mins)

Discussion/Q&A (20 mins)

Next Steps (5 mins)

PROJECT TEAM

Monica Scott, Rec & Park, Project Manager

Carol Sionkowski, Rec & Park, Park Service Area Manager

LaMonte' Bishop, Rec & Park Community Affairs

Beverly Ng, Rec & Park Community Affairs



2020 BUENA VISTA PARK NEEDS ASSESSMENT AND COST ANALYSIS

Prepared by SF RPD, BVNA,
and the Miller Company:

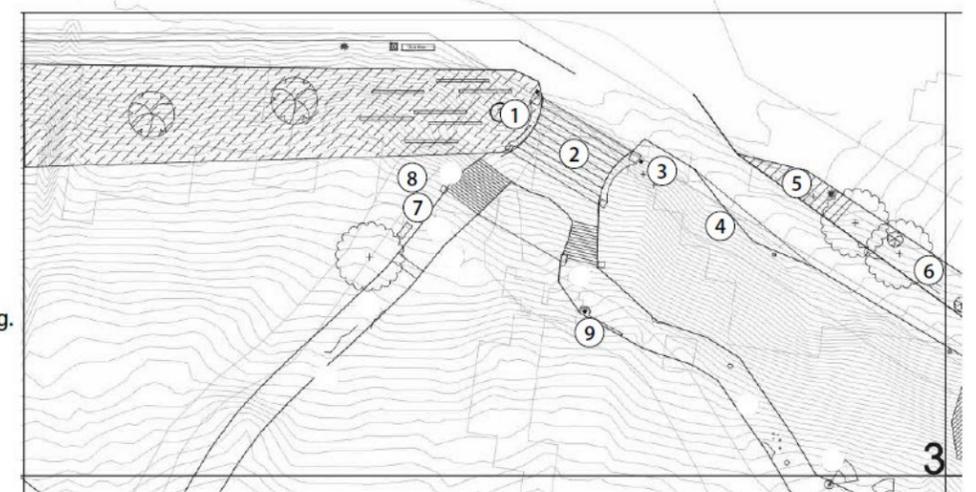
- Documented park conditions
- Incorporated community input, maintenance needs and future visions for park improvements
- Provided detailed cost estimates

FOCUS AREAS:

- Circulation and Hardscape
- Forest Management
- Water Management/Erosion Control
- Miscellaneous Improvements

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.



COMMUNITY OUTREACH

- October 2019 Meeting #1
- November 2019 Community Site Walk
- February 2020 Meeting #2
- June 2020 Meeting #3
- June 2020 BVP Needs Assessment published on RPD Website
- October 2020 Presentation to Rec Park Commission Capital Committee

COST SUMMARY

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

**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	COST
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
Sub Total	\$3,151,000
<i>Maintenance Yard Retaining Wall</i>	
Terraced Gravity Block Wall	\$321,100
Metal Fence 10' high	\$289,400
Removal Hardscape and Planting	\$205,700
Sub Total	\$816,200
<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
Sub Total	\$325,000
TOTAL	\$4,292,200



Failing Retaining Wall at Maintenance Yard



Asphalt Paving Deterioration

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
TOTAL	\$887,200

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
TOTAL	\$1,853,500

** 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
Erosion Control	\$6,300
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
TOTAL	\$1,535,400



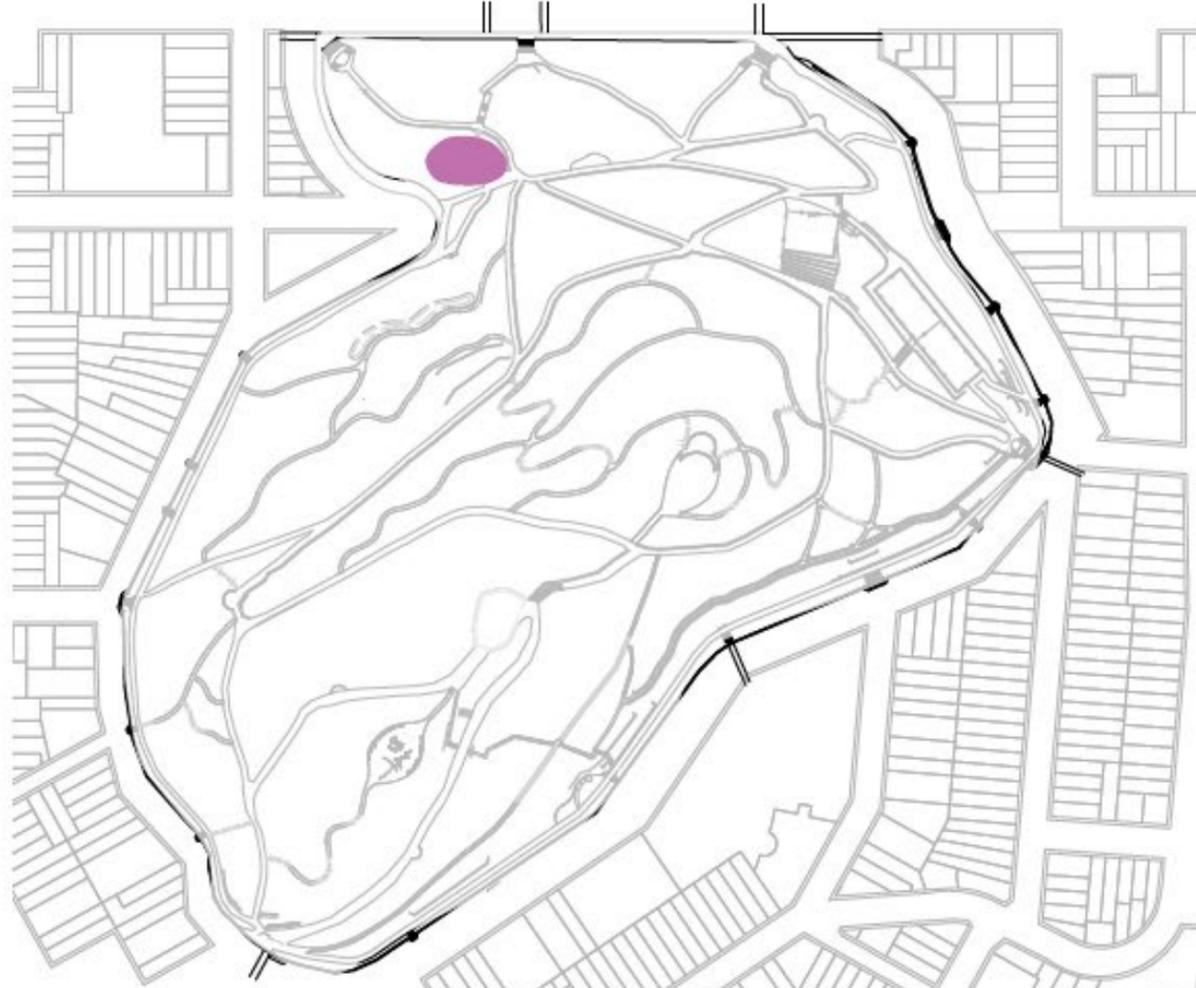
Wall damaged by tree



Broken column and stair at Frederick Entrance

PRIORITY PROJECTS

PLAYGROUND RENOVATION	
PROJECT COMPONENT	COST
Playground Renovation	\$2,038,000
TOTAL	\$2,038,000



Existing Playground

PARK FEATURES AND TOTAL COST



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RPD/BVNA Preferred Priority Project

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

PROJECT COMPONENT	COST
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Failing Retaining Wall at Maintenance Yard

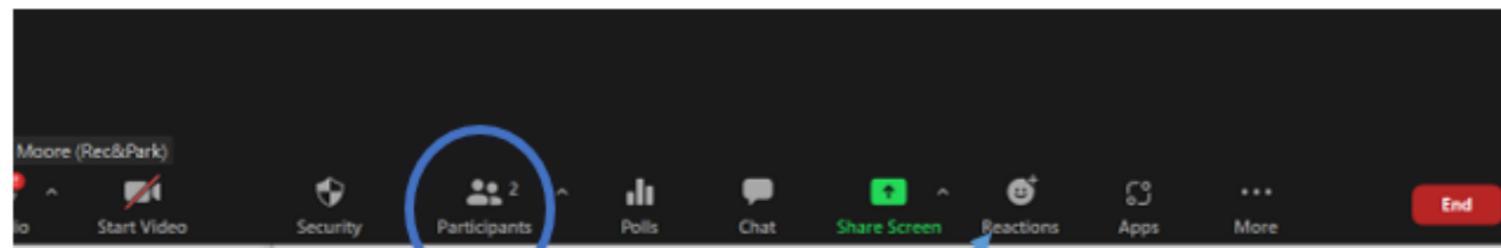


Asphalt Paving Deterioration

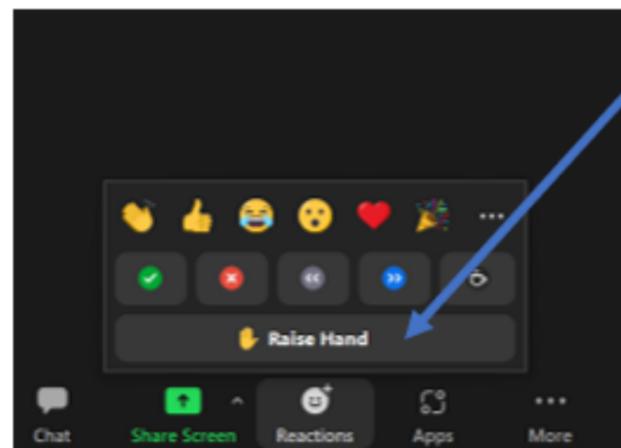
Q&A

HOW TO ASK A QUESTION:

- Please hold your questions until the moderator requests them:
- Use the **Raise hand** feature under **Reactions** and/or the **Chat** feature.
- If you are calling in please select *6 - Toggle mute/unmute and *9 - Raise/lower hand



1. Click on the Reactions icon.



2. Select the raise hand icon.

- The speakers and moderator will call on you in the order your hands were raised. You can see the order by clicking on the participants icon to the left.
- Please be courteous and let everyone have an opportunity to ask questions. Thank you!

Schedule (Estimated)

Planning	Summer/Fall 2022
Design	Late 2022-2023
Construction	2024 (TBD)

Budget (Estimated)

+/- 65%	Construction	\$2,000,000
	Construction Contingency	\$200,000
+/- 35%	Project Soft Costs	\$800,000
TOTAL Project Budget		\$3,000,000

Funding Source: 2020 Health and Recovery Bond



Next Steps...

Development of Conceptual/Schematic Design

**Rec & Park Commission Approval of
Conceptual Design**

Stay tuned for updates and more information on
how you can support this project at the Rec &
Park Commission

Please send comments to Monica Scott

monica.scott@sfgov.org

628-652-6632

For more information about BVP visit

<https://bit.ly/buonavistaimprovements>

Sign up for updates at: <https://bit.ly/updatemeRPD>

