



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

Date: August 3, 2022

To: Capital Committee, Recreation and Park Commission

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

From: Alexis Ward, Project Manager

Subject: Herz Playground – Contract Award

Agenda Wording

Discussion and possible action to award a construction contract for the Herz Playground Renovation Project (Contract No. 0000006355) to Treaty Construction in the amount of up to \$1,600,000 to cover (1) the base bid (\$1,482,500), and (2) bid alternates #1-3 (\$117,500).

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

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

Herz Playground is a 6+ acre facility within John McLaren Park. It features a children's playground, clubhouse, two basketball courts, a ballfield, Coffman Pool and open space. Located in Supervisorial District 10, the site is near the intersection of Visitacion Avenue and Hahn Street. The existing playground consists of two distinct areas for different age groups, and it was last renovated in 1998 with new play equipment.

This project is one of 13 playgrounds being renovated across the City as part of the Let's Play SF! Initiative that will serve 20,000 children. The Let's Play SF! is a partnership between San Francisco's Recreation and Park Department and the San Francisco Parks Alliance, a capital campaign dedicated to raising sufficient funds to ensure that all 13 playgrounds, identified by a



Citizen Task Force as most in need of renovation, can be reimagined for San Francisco's children. The Citizen Task Force prioritized these 13 playgrounds based on four criteria: (1) the presence of Chromated Copper Arsenate (CCA) Pressure Treated Wood, (2) low Household Median Income, (3) high Youth Density and (4) low Parks Alliance Playground Report Card Grades.

The renovation of Herz Playground, as part of the Let'sPlaySF! Initiative, is driven by the transformative power of play:

- Wellness: playgrounds encourage kids to get outside, away from screens. Outdoor play burns calories and helps develop muscle strength, and coordination and can foster a lifelong love of outdoor activities
- Creativity: Playgrounds nurture growing brains by promoting imaginative and cooperative play that can foster advanced cognitive skills in young brains
- Community: Playgrounds bring people together. They allow people to connect across social, economic and age group divides.

Behest Impact: This project has been vetted by the City Attorney and can move forward because all private funding in the project was agreed to before the recent Behested Payment regulations took effect. The financial commitment of the Parks Alliance to the Department on this project is codified in a Related Agreement executed in 2019 and recently amended to allow the Parks Alliance to convert previously agreed upon cash grants into an in-kind grant.

Community Process

RPD held in-person community meetings at the Herz Clubhouse on June 22, 2019, and August 17, 2019. RPD then held a virtual community meeting on October 13, 2020. The meetings had between 15-25 people in attendance. Additionally, staff conducted one online survey at the project initiation and one multi-lingual online survey for the project during Summer 2020. The second survey garnered over 150 responses. Staff performed additional outreach during various community events and meetings such as Family Day, an annual community celebration held at Herz Playground, and Neighbor-Up Night, a Sunnydale Housing residents' meeting led by Mercy Housing.

RPD maintains a dedicated webpage for this project on its website and provides monthly updates via the project blog. Additional updates are sent via e-mail to those who have participated in outreach events or expressed interest in this project.

During the remainder of the project, the public will be informed through our project webpage, e-mails to stakeholders, and announcements in the RPD E-Newsletter.

Throughout the outreach process, community members have been eager for the project to happen, and for the neighborhood to have a fun, challenging and safe space for families and children to gather and play.

Concept Design

The Recreation and Park Commission approved the concept design for the playground on March 18, 2021. The final playground design will feature two areas: one for younger children (2-4) and one for older children (5-12). The large interior concrete walkway and site walls that currently bisect the two areas will be removed and replaced by a sweeping pathway and the site will be re-graded to minimize the use of retaining walls and ramps. The playground's color palette is inspired by the McLaren's green grasses, the native California Poppy, and bright blue of the clubhouse mural. The young children's area will have a play structure with slides and activity panels. There will be toddler swings, a bobble rider and harmony flower chimes. The older children's area will have a large play tower with two slides, a track ride, climbing wall, swings, and steel drums. Boulders and landscaping will be incorporated to foster the natural park setting.

Other upgrades to the site will include replacing worn site furnishings such as picnic tables and benches, upgrades to the existing clubhouse bathrooms for code compliance and a new drinking fountain. Four existing trees will be removed due to their age and condition; they will be replaced at a 2:1 ratio per Department policy.

Bid Information

With the assistance of San Francisco Public Works, the Recreation and Park Department advertised the project on April 20, 2022. Seven bids were opened on June 1, 2022. A summary of the bids is attached for reference. On July 14, 2022, Public Works Contract Administration confirmed that Treaty Construction was the lowest responsive and responsible bidder with a base bid of \$1,482,500. Three alternates, totaling \$117,500, were submitted for the following items: new light pole and fixture, new fencing and decorative concrete paving. All three alternates will be awarded.

Funding Sources, Budget and Schedule:

Project Source of Funding:

General Fund	\$1,195,000
RPD 2012 Bond Playgrounds Program	\$732,178
San Francisco Parks Alliance Grant	\$1,262,822
Visitacion Valley Developer Impact Fees	\$310,000
RPD 2012 Bond Forestry Program	\$80,000
Total Sources	\$3,580,000

The total project budget is \$3,580,000. Hard and soft costs are budgeted as follows:

Soft Costs (32% of total budget)	\$1,148,229
Hard Costs (including contingencies) (62% of total budget)	\$2,203,582
Soft Cost Reserve (6% of total budget)	\$228,189
Total Budget	\$3,580,000

Phase	Start	End
Planning	March 2019	March 2021
Design	April 2021	March 2022
Bid/Award	April 2022	July 2022
Construction	August 2022	March 2023
Close-Out	April 2023	June 2023

Environmental Evaluation

On February 12, 2021, the project received a Categorical Exemption from environmental review pursuant to California Environmental Quality Act (CEQA) guidelines Sections 15304, Class 1 Existing Facilities and Class 3 New Construction (Case No. 2020-012176ENV).

Staff Recommendation

RECOMMENDED, That this Commission approve the award of a construction contract for the Herz Playground Renovation Project (Contract No. 0000006355) to Treaty Construction in the amount of up to \$1,600,000 to cover (1) the base bid (\$1,482,500), and (2) bid alternates #1-3 (\$117,500).

Supported by

Recreation and Park Department Operations staff
Board of Supervisors President Shamann Walton
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San Francisco Parks Alliance
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Jennifer Hamlin
Larry C. Jones Jr.
Linda Stark Litehiser
Joe J. Litehiser
Fran Martin
Russel Morine
Lafu Seumanu

Opposed by

None known.

Attachments

Attachment A: Tabulation of Bids and Subcontractor List