



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

Date: August 3, 2022

To: Recreation and Park Commission
Capital Committee

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

From: J. Marien Coss, Project Manager

Subject: Fillmore Turk Mini Park Renovation – Contract Award

Agenda Wording

Discussion and possible action to award a construction contract to OBS Engineering, Inc. in an amount not to exceed \$824,900.00, for the Fillmore Turk Mini Park Renovation Project (Contract No. 0000007087).

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

Fillmore Turk Mini Park, a 10,000 square foot park in the Western Addition neighborhood, is nestled by a three-story landmark brick building (north), three-story private housing (east), and a one-story restaurant parking lot (south). A small oval stage sits at the end of the central lawn area that is surrounded by benches and game tables, which encourages neighborhood event gathering, sitting, and picnicking.



The Recreation and Park Commission has taken the following actions:

- 1) November 2016: Approved a Community Opportunity Fund (COF) Award for \$330,000 to revitalize the park by improving landscape, drainage, seating and access; Resolution No. 1611-003
- 2) September 2019: Approved the conceptual design for Fillmore Turk Mini Park Renovation, a Community Opportunity Fund Project; Resolution No. 1909-003
- 3) September 2019 Approved gift from TS Studio in the amount of \$200,000; Resolution No. 1909-004
- 4) February 2022: Authorized staff to approve contract termination with Empire Landscaping Inc., Contract No. 1000023479 for the Fillmore Turk Mini Park Renovation [Rebid] (Project No. RP10032332). Resolution No. 2202-013.

Community Engagement

In 2015, Friends of Fillmore Mini Park Committee partnered with SF Beautiful to launch a successful outreach effort that included four public meetings, multiple visitor interviews, surveys, and set up information tables to identify and prioritize the improvements needed to enrich the park experience for Fillmore neighbors. The Committee reached over 200 local participants, who wanted to increase the park's capacity for community gatherings, events, programming, and activities. This feedback gave rise to seven important themes:

- Community;
- Celebrating culture;
- Educational and social events;
- Small tables for games;
- A place of peace and relaxation;
- A dedicated community liaison for the park; and
- That park use be primarily for people who reside in the neighborhood.

The Friends of Fillmore Mini Park Committee later became the New Community Leadership Foundation. They partnered with designers TS Studio and along with their fiscal sponsor SF Beautiful applied for and received Community Challenge Grant funding for improvements. SF Beautiful continues to fundraise offering donor pavers on their website.

In 2019, the New Community Leadership Foundation, SF Beautiful and RPD held two community meetings to provide an update on the project and reaffirm the improvements.

Proposed Renovation

The Fillmore Turk Mini Park improvements include new drainage, new grading, new lawn, new planter seat walls, planting beds, trees and improved access to the existing small, oval stage.

Bid Information

This project has been bid advertised three times:

- Fall 2020, the Recreation and Park Department bid advertised and opened bids on December 17, 2020, four bids were received, three were above the informal bid threshold of \$700,000 and one was misquoted for \$167,000 and withdrawn.

- May 2021, through Public Works, the project was rebid and opened on June 16, 2021, six bids were received awarding base bid and no alternates to Empire Landscaping Inc., Contract No. 1000023479; however, the contractor chose to terminate the contract prior to mobilization because 1) the contract delay in award, 2) the City’s required construction paperwork, 3) material shortages and 4) unprecedented price increases since the bid opening. Even though the project team provided administrative support, Empire continued to have difficulties with the City’s administrative requirements, and ultimately chose to terminate the contract at no cost to the City and County of San Francisco.
- June 2022, through Public Works, the project was rebid and opened on July 20, 2022, revealing a responsive, responsible low bidder. No protests were received. A summary of the bids is attached for reference.

Sources & Uses of Funding

Sources

2012 Parks Bond	\$979,488
General Fund	\$150,000
Open Space Fund	\$595,261
TS Studio (in kind donation)	\$200,000
Community Challenge Grant	\$100,000
Total Sources	\$1,974,749

Uses

Hard Costs (includes contingency, allowance)	\$932,390
Soft Costs	\$1,042,359
Total Uses	\$1,974,749

Project Schedule

Planning Phase	August 2018	August 2019
Design Phase	Summer 2019	Summer 2020
Bid & Award Phase	Fall 2020	Summer 2022
Construction Phase	Fall 2022	Fall 2023

Environmental Review

This renovation project received Categorical Exemption (Cat Ex) under CEQA on August 27, 2019; number 2019-006534ENV. Both SF Planning Department’s signed CEQA Determination and Preservation Team Review Form are attached.

The project required additional SF Planning submittals due to its proximity to San Francisco Landmark #105, Market Street Railway Substation, a 1902 brick building located on the corner, of Fillmore and Turk Streets. The current park boundary was once part of the substation operations and appears to have been an open space for many years before the park acquired the land.

Staff Recommendation

Staff recommends that the Commission award a construction contract to OBS Engineering, Inc. in an amount not to exceed \$824,900.00, for the Fillmore Turk Mini Park Renovation Project (Contract No. 0000007087). (ACTION ITEM)

Supported By

Including Community Supporters from COF application:

- Mayor London N. Breed
- Supervisor Dean Preston, District 5
- Vallie Brown (Former Supervisor, D5)
- Majeid Crawford, New Community Leadership Foundation
- Darcy Brown, San Francisco Beautiful
- Captain Greg McEachern, Commanding Officer, SFPD
- Charles Melancon, Fillmore Neighborhood Association
- Jason Henderson, Hayes Valley Neighborhood Association
- Gus Hernandez, Alamo Square Neighborhood Association
- Denis Mosgofian, resident and former PROSAC (D5)
- J. Lee Stickle, TS Studio
- Dan Martin, Resident
- Bria Larson, Resident
- Sara Amaral, Resident
- Danielle Reed, Resident
- Jacqueline Marquez, Resident
- Abigail Granbery, Resident

Opposed By

None known

Attachments

- A. Tabulation of Bids and Subcontractor List
- B. Concept Design Package, September 4, 2019
- C. CEQA Categorical Exemption Determination August 27, 2019; Number 2019-006534ENV.
- D. SF Planning Department Preservation Team Review Form, August 26, 2019, Number 2019-006534ENV