Date: October 12, 2022

To: Recreation and Park Commission
    Capital Committee

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

From: Melinda Sullivan, Project Manager

Subject: Merced Heights Playground Lower Lawn Terrace Renovation – Contract Amendment

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Agenda Wording

Discussion and possible action to 1) amend the construction contract with Cazadoro Construction, Inc. for the Merced Heights Playground Lower Lawn Terrace Renovation Project (Contract No. CON22-0016) to increase the contract amount to $917,470, reflecting an increase of $95,000 greater than 10% over the original approved contract amount of $747,700; and 2) amend the construction contract to increase the contract duration up to 120 days, bringing the revised not-to-exceed contract duration to 303 days which is greater than 10% over the original approved contract amount of 183 days.

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.

Project Background and Renovation Program

Merced Heights Playground is located in the Oceanview-Merced Heights-Ingleside (OMI) neighborhood, (Supervisorial 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.
The Department completed a renovation of much of the rest of the site as part of the Let’sPlaySF! initiative 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, including use by neighbors who let their dogs walk and run in the field.

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, with the incorporation of a fenced off leash Dog Play Area (DPA). This formal DPA is anticipated to focus off leash dog use and is intended to minimize user conflicts while allowing a variety of interest groups to enjoy the terrace at the same time.

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

- Welcoming, accessible entrance
- Entry plaza with site furnishings
- Adult exercise equipment
- Drinking fountain
- Dog Play Area (DPA)
- Rolling lawn, encircled by a concrete walking path
- Irrigation system
- Benches and picnic tables
- Gathering space
- Community recognition element
- New trees and planting, including butterfly and hummingbird garden

Construction Status

The project began construction in the Spring of 2022 and is making progress across all scopes of work listed above. Some recent milestones include:
- Completion of tree removal work after confirmation of the conclusion of bird nesting
- Installation of site infrastructure and utilities, including irrigation and drainage lines
- Completion of a majority of disability compliance-related sidewalk and curb ramp work
- Procurement of a majority of site furnishings and of adult exercise equipment

Justification for Contract Increase

A construction contract value increase is requested to fund change orders for work related to unforeseen site conditions. **Please note that this is not a request for funding. This request seeks the authorization to spend only.**

A construction contract value increase is requested to fund change orders for work related to unforeseen site conditions. Many unforeseen site conditions have been encountered during
demolition and construction. While all projects anticipate some unforeseen work, this project has seen even more than expected, including:

- Bird nesting
- Removal of unexpected concrete debris found underground
- Unknown underground utilities that required modifying sidewalk replacement work
- Underground drainage structure not captured in civil survey
- Slopes steeper than shown in survey, necessitating upsizing of concrete walls

These items were not anticipated for the contractor’s scope of work at the time of bid, and a corresponding increase in the contract value is justified to cover this work.

Construction Contract Summary:

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Original Construction Contract</td>
<td>$747,700</td>
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<tr>
<td>Construction Contingency Authorization</td>
<td>$74,700</td>
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<tr>
<td>Additional Contingency Request</td>
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<tr>
<td>Total Revised Construction Contract</td>
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Sources & Uses of Funding

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>California State Dept of Parks and Recreation State Local Assistance Grant</td>
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<tr>
<td>General Fund</td>
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<td>2012 Clean &amp; Safe Neighborhood Parks Bond</td>
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<td><strong>Total Sources</strong></td>
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<tr>
<td>Soft Costs</td>
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<tr>
<td>Construction Contract</td>
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<td><strong>Total Uses</strong></td>
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</tbody>
</table>

Project Schedule

The project is anticipated to reach substantial completion by mid to late-December, and to open to the public by mid to late-February, to allow for the 60-day plant establishment maintenance period for the new plantings and, especially, for the new lawn.

Staff Recommendation

Staff recommends that the Commission 1) amend the construction contract with Cazadoro Construction, Inc. for the Merced Heights Playground Lower Lawn Terrace Renovation Project (Contract No. CON22-0016) to increase the contract amount to $917,470, reflecting an increase of $95,000 greater than 10% over the original approved contract amount of $747,700; and 2) amend the construction contract to increase the contract duration up to 120 days, bringing the
revised not-to-exceed contract duration to 303 days which is greater than 10% over the original approved contract amount of 183 days.

**Supported By**
Community meeting attendees
Online survey respondents
Ms. Wilma Gardner
Mrs. Dorothy Strickland
Mr. Renard Monroe, Executive Director, Youth 1st Program

**Opposed By**
None Known

**Attachments**
None