



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

**Date:** October 20, 2022

**To:** Recreation and Park Commission

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

**From:** Alex Schuknecht, Project Manager

**Subject:** Golden Gate Park Middle Lake Rehabilitation – Contract Award

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### **Agenda Wording**

Discussion and possible action to award a construction contract for the Golden Gate Park Middle Lake Rehabilitation Project (Sourcing Event ID # 0000006870) in an amount not to exceed \$5,640,555.00 for the base bid contract to Bauman Landscape & Construction, Inc.

### **Strategic Plan**

#### **Strategy 1: Inspire Public Space:**

Objective: 1.2: Strengthen the quality of existing Parks & Facilities  
Objective: 1.4: Preserve and celebrate historic and cultural resources

#### **Strategy 4: Inspire Stewardship:**

Objective 4.1: Conserve and strengthen natural resources  
Objective 4.2: Increase biodiversity and interconnectivity on City parkland



## Background information

The manmade lakes in Golden Gate Park are among the most scenic highlights of the park, and are meant to appear naturalistic and fit into the overall landscape. There are 10 lakes and three ponds sprinkled throughout the Park. Middle Lake is approximately 1.3 acres in size and is located at the west end of the park along Chain of Lakes Drive. Middle Lake was originally constructed in 1898 along with South and North Lakes, which created a linked chain with water flowing from south to north. All of the lakes in the park are considered contributing features in the park's designation on the National Register of Historic Places.

Most of the lakes in the park are constructed utilizing a natural clay liner installed over the dune sands naturally occurring in the park. These liners are critical to maintaining the integrity of the lakes, but unfortunately over the decades some of these systems have become compromised creating leaking conditions. In 1994, as part of the Golden Gate Parks Master Plan development, an outside consult team prepared a comprehensive Lake Assessment Report that analyzed the lakes existing conditions and made recommendations of possible improvements to restore the health and longevity of these important park features. That assessment determined that Middle Lake was not constructed with the standard clay liner, and as a result was losing approximately 2.4 inches of water per day, or 85,046 gallons per day in 1994. The Department has anecdotal information that indicates a different water barrier solution may have been installed several decades ago, but there is no confirmation of this work.

In addition to its leaking condition, Middle Lake has a tremendous amount of sediment build up, which reduces the overall lake depth. A shallower lake leads to poor water quality and the increased ability for invasive aquatic plants to propagate and invade. Middle Lake had an original average water depth of 4.2 feet with a maximum depth of 6.1 feet. Over the years, sediment measured in the range of 11 inches to 22 inches, with an average water depth of 3.5 feet. The leaking lake bed, high level of sediment material, and invasive water vegetation compromised this park feature to the point that it no longer resembles a formal lake.

## Proposed Improvements and Design

The improvements for this project are outlined below with a brief description of the work task. Please refer to the attached illustrative images.

- **Excavation and Recontouring.** Excavating sediment and removing invasive vegetation to increase water depth, and recontouring portions of the lake bottom to create more open-water habitat for aquatic wildlife and for resident/migratory birds.
- **Replacing the clay liner lake bottom.** Following excavation and recontouring of the lake bottom, a natural clay material liner will be installed throughout the lake bottom and edges. This new liner will replace the failing lake bottom. The new clay liner will include the mechanical spreading of approximately 18" of this material.
- **Improving water circulation and aeration.** This will be accomplished by 1) clearing the water circulation pipes connecting Middle Lake to South and North Lakes of sediment and vegetation; and 2) aerating the lake. An aeration device will be installed to increase water oxygenation levels in the lake, which will improve water quality. This

aeration system is comprised of a simple air pump that pushes air to diffusers located on the Lake's bottom.

- **Removal of invasive vegetation from upland habitat areas and restoring these habitat areas with a wildlife-appropriate mix of native and drought tolerant species.** All landscaped areas will also include the installation of a new automated irrigation system. Under a separate contract, staff will also initiate a tree removal contract prior to the work included in this contract, to remove approximately 80 trees. We are executing this additional contract so that trees can be removed within the allowable window to minimize impacts to potential nesting birds. Note that all trees removed will be replaced at a 2:1 ratio per Department policy, utilizing native species.
- **Pedestrian pathway improvements to increase visibility and accessibility and to channel park users on to designated paths with the goal of limiting impacts to sensitive restored upland areas.** Formal pathways, seating areas, and restoration of an existing lawn area will increase accessibility and visibility of this beautifully restored park feature.
- **Installation of a boat launch for lake maintenance and an improved bridge crossing over an existing culvert (rock cascade).** A turf block low impact boat launch ramp will be installed, which will be used by our park maintenance staff for entrance into and egress from the lake for routine maintenance needs, and a small wooden foot bridge spanning the existing rock cascade will be installed and will integrate into the existing pathway surrounding the lake.

### **Environmental Review**

Categorical Exemption 2019-003705ENV (Cat Ex) under CEQA was received on July 17, 2019.

### **Bid Process:**

With the assistance of San Francisco Public Works, the Department advertised the project and received two bid proposals on September 7, 2022. See attachment A, Bid Tabulation sheet for bid results. The low bid was within range of the project construction budget which was estimated at approximately \$6,600,000.

The lowest responsive bid was submitted by Bauman Landscape and Construction, Inc. in the amount of \$5,640,555 for the base bid.

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 20%.

**Funding**

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<b>Sources:</b>	\$5,436,393	2012 Park Bond – City Wide Program
	\$1,450,000	General Fund
	\$1,250,000	Open Space Fund
	\$1,500,000	2020 Health and Recovery Bond
<b>Total sources:</b>	\$9,636,393	

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<b>Uses:</b>	\$6,204,610	Hard Costs incl. 10% contingency
	\$3,431,783	Soft Costs
<b>Total Uses:</b>	\$9,636,393	

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**Project Schedule**

Planning Phase:	January 2019 through December 2019
Design Phase:	December 2019 through Summer 2022
Bid & Award Phase:	Summer 2022 through Fall 2022
Construction Phase:	Winter 2022 through Winter 2023/24

**Staff Recommendation**

Staff recommends that the Commission award a construction contract for the Golden Gate Park Middle Lake Rehabilitation Project (Sourcing Event ID # 0000006870) in an amount not to exceed \$5,640,555.00 for the base bid contract to Bauman Landscape & Construction, Inc.

**Supported By**

- General community support
- California Native Plant Society – Yerba Buena Chapter
- RPD Permits, Operations and Structural Maintenance Staff

**Opposed By**

None known

**Attachments**

Attachment A. Bid Tabulations

Attachment B. GGP Middle Lake Rehabilitation Illustrative Images