



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

Date: February 01, 2023
To: Recreation and Park Commission
Through: Philip A. Ginsburg, General Manager
Stacy Bradley, Director, Capital and Planning Division
From: Alex Schuknecht, Project Manager
Subject: Golden Gate Park Middle Lake Rehabilitation – Contract Amendment

Agenda Wording

Discussion and possible action to amend the construction contract with Bauman Landscape and Construction Inc. for the Golden Gate Park Middle Lake Rehabilitation (Sourcing Event ID # 0000006870) to increase the contract amount by up to \$1,500,000 to fulfill add alternate #3 scope, Rock Cascade (Area #3), bringing the revised contract amount to \$7,140,555 which is greater than 10% over the original approved contract amount of \$5,640,555.

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

This project is fully funded and this is not a request for additional funds. This request is for approval to expend more than 10% beyond the base construction award amount. This approval is required under Chapter 6 of the Public Works Administrative Code.

Project/Site Background:

Note: please refer to attachments for additional detailed project information including 10/22 staff report for contract award and visualization of cascade area highlighted on the Middle Lake Rehabilitation Concept Plan.

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. The 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 the lakes in the park are considered contributing features in the park's designation on the National Register of Historic Places.

In 1994, as part of the Golden Gate Parks Master Plan development, Middle Lake was determined to require rehabilitation to restore the lake to its historic condition with improvements designed to reduce water loss and improve water quality, improve the surrounding habitat, and provide accessibility improvements in the lake area.

A contract for construction of the base scope of the Golden Gate Park Middle Lake Rehabilitation was approved by RP Commission in October of 2022. The base scope of work previously approved at RP Commission includes the following elements:

- **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.

Improvements and Design Proposed in New Bid Alternate Scope

This item proposes to award of scope of work in addition to the elements previously defined. The increased scope would include improvements around Middle Lake, connecting two major water features by rehabilitating a historic cascade and providing an improved pathway between them. Additionally, it would create a unique and significant habitat resource. This scope is identified in the bid documents as add alternate #3, Rock Cascade (shown as Area #3 in the project plans). Note that rehabilitation of the Rock Cascade has been shown as part of the project since planning phase and has always enjoyed significant approval from the community. The cascade was made an add alternate scope due to the predicted bid climate and anticipated cost of the project base scope, which necessitated value engineering late in design phase.

A contract value increase of \$1,500,000 would complete the following improvements included in Bid Alternate #3, Rock Cascade:

- **Rehabilitation of an historic rock cascade.** An existing ~375' cascade connecting Middle Lake and the Casting Ponds to the east is dilapidated and non-functional. This scope of work would rebuild the rock cascade along its historic course, engineered using naturalistic forms and designed to create mini cascades and eddies along its length where a variety of water-loving native species can flourish. The minimal continual evaporative water loss in Middle Lake will be restored by feeding the lake through this cascade, creating a unique, beautiful and distinctive naturalistic water feature that also contributes to the ecology of the area.

- **Cascade Pathway.** A pathway connecting Middle Lake and the Casting Ponds will be formalized and paved with a natural surface material, winding up along the cascade, crossing it at multiple points with foot bridges, and leveling out at points along the path where seating elements are provided with views of the cascade and lake below. The whole pathway has been engineered with a manageable slope of under eight percent.
- **Planting and Irrigation.** The add alternate scope also extends the scope of planting and irrigation up the hill on both sides of the new cascade, creating an extended riparian zone bordering the cascade and large upland plant habitat between Middle Lake and the Casting Ponds. Extent of these improvements is approximately 35,000SF.

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. The low bid from Bauman Landscape and Construction Inc., at \$5,640,555, was within range of the project construction budget and was approved by RP Commission in October 2022 and has since been awarded.

Bauman's corresponding bid for Bid Alternate #3, Rock Cascade, was \$1,500,000. See attachment A, Bid Tabulation sheet for detailed bid results.

The contractor's proposal for this alternate scope of work 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 required LBE subcontracting goals.

Funding

Sources:	\$4,886,393	2012 Park Bond – Citywide Parks
	\$550,000	2012 Park Bond - Trails
	\$655,652	General Fund
	\$1,250,000	Open Space Fund
	\$3,500,000	2020 Bond – Citywide Parks
Total sources:	\$10,842,055	

Uses:	\$7,854,611	Hard Costs incl. 10% contingency
	\$2,981,782	Soft Costs
Total Uses:	\$10,836,393	

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 amend the construction contract with Bauman Landscape and Construction Inc. for the Golden Gate Park Middle Lake Rehabilitation (Sourcing Event ID # 0000006870) to increase the contract amount by up to \$1,500,000 to fulfill Bid Alternate #3 scope, Rock Cascade (Area #3), bringing the revised contract amount to \$7,140,555 which is greater than 10% over the original approved contract amount of \$5,640,555.

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 GGP Middle Lake Rehab.

Attachment B - Middle Lake Contract Amendment Presentation – Cascade