



Edwin M. Lee, Mayor  
Philip A. Ginsburg, General Manager

**Date:** July 1, 2015

**To:** Recreation and Park Commission  
Capital Committee

**Through:** Philip A. Ginsburg, General Manager  
Dawn Kamalanathan, Capital and Planning Manager

**From:** Mary Hobson, Project Manager

**Subject:** MOUNTAIN LAKE PARK PLAYGROUND RENOVATION -- Award of Construction Contract

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### **Agenda Wording**

Discussion and possible action to award a construction contract for the renovation of Mountain Lake Park Playground (Contract No. 3204V) to CF Contracting, Inc. for \$1,968,750.00.

### **Background**

Located in the Inner Richmond district, Mountain Lake Park is a 15.2-acre park situated on a band of land bordered by the Presidio to the north and Lake Street to the south. Park amenities include a lakeside beach area, children's play area, freestanding restroom, sport courts, an off-leash dog play area, and large natural lawn areas. The playground sits at the end of 12th Avenue, north of Lake Street, and is bounded by the lake to the north, tennis courts to the east, private residences to the south and the freestanding restroom structure to the west. The restroom building was recently replaced under the 2008 Clean and Safe Neighborhood Park Bond's Restroom Replacement Program.

The renovation of the playground at Mountain Lake Park is a project funded by the 2012 Clean & Safe Neighborhood Parks Bond with an establish bond budget of \$2M. The total project scope includes removal of deteriorated play equipment and installation of new equipment, reconfiguration of paths and stairs to increase accessibility, and associated site work. The objective of the project is to provide a clean, safe and accessible playground for pre-school and school age children.

In 2012 and early 2013, three (3) community meetings were held to collect input on the project design. Project planning concluded in June 2013 when the Recreation and Park Commission approved a conceptual plan for the renovation of the play area (Resolution No. 1306-013). The



scope of the project includes: demolition of the existing children's play area (with the exception of the concrete slide); construction of a new, customized children's play area; construction of a new small picnic area; irrigation and landscaping within the play area; select tree removal; and, replacement of an existing sewer line that run under the playground.

Also in June 2013, the Commission approved a Memorandum of Understanding between RPD and the San Francisco Parks Alliance (SFPA) and Friends of Mountain Lake Park Playground (FoMLP PG), which establishes the framework for the joint design, construction and funding of the playground work (Resolution No. 1306-013). The general terms of the agreement include contributions of bond and other City funding by RPD, and a gift of in-kind services and gift-dollars from FoMLP PG. The gift includes pro-bono design services donated by the architectural design firm of Bohlin-Cywinski-Jackson.

### Bid Information

With the assistance of the Department of Public Works, the Recreation and Park Department advertised the Mountain Lake Park Playground Renovation project in April 2015. Bid documents include a base bid scope that included all work associated with the demolition and reconstruction of the existing playground. The contract also includes the removal of a small number of trees and replacement of the restroom sewer line that runs under the playground. Six (6) additive alternates are proposed, providing enhancements to the playground design. Alternates include the following: 1) terraced seating within the play area, 2) additional concrete planters, 3) seat walls at the perimeter of the play area, 4) composite decking in the picnic area, 5) additional sensory play equipment, and 6) site lighting.

Bids were opened on May 6, 2015 and six (6) bids were received. One bid was deemed non-responsive due to a late submission of bid documents. Due to funding constraints, staff is recommending award of the base bid work only. After bid preferences are applied, the lowest three (3) bids (base-bid only) are listed below. A full summary of the bids is attached for your reference.

- CF Contracting, Inc. (Micro LBE) for \$1,968,750.00
- Bauman Landscape and Construction, Inc. (LBE) for \$2,248,530.00
- Anvil Builders (Micro LBE) for \$2,278,200.00

Upon approval by the Commission and contract certification, construction activities will commence on the site. Completion of the construction work and the reopening of the park are anticipated to occur in 6 months, or approximately May 2016.

### Source of Funding:

\$1,368,750.00	2012 Clean & Safe Neighborhood Parks Bond
\$250,000.00	General Fund (Add-backs from FY13/14 & FY14/15)
\$300,000.00	Gift from Friends of Mountain Lake Park Playground
\$50,000.00	2008 Clean & Safe Neighborhood Parks Bond
	Restroom and Urban Forestry City-wide Program

Environmental Review

The Planning Department's Office of Environmental Review has completed environmental review. Case No. 2011.1359E.

**Staff Recommendation**

RESOLVED, that this Commission does accept the recommendation of the General Manager and staff and hereby awards a construction contract for the Mountain Lake Park Playground Renovation project (Contract No. 3204V) to CF Contracting, Inc. for \$1,968,750.00.

**Supported By**

Friends of Mountain Lake Park Playground, and other park users  
San Francisco Parks Alliance  
Supervisor Mark Farrell

**Opposed By**

None known

**Attachments**

A. Tabulation of Bids