



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

Date: May 29, 2013

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 Project

Agenda Wording:

Discussion and possible action to 1) approve a conceptual plan for the renovation of the playground at Mountain Lake Park ("the Project"); 2) recommend that the Board of Supervisors accept and expend a cash grant in the amount of \$750,000 for construction costs and accept an in-kind grant valued at \$400,000 of design services for the Project from the San Francisco Parks Alliance ("SFPA") on behalf of the Friends of Mountain Lake Park Playground; 3) approve a Memorandum of Understanding between RPD and SFPA for the design and construction of the Project, and 4) approve a donor recognition program for the project.

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 is currently being 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 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.



There are two primary park partners for Mountain Lake Park, the Friends of Mountain Lake Park (FMLP) and the Friends of Mountain Lake Park Playground (FMLPPG).

Conceptual Plan:

The proposed project would include improvements to the playground. The existing playground would be replaced in-kind and new equipment, site furnishing, landscape and surface materials.

School Age Play Area: A new play area with play equipment designed for school age children will be constructed. Play features will include a climbing structure featuring nets, swings, jumping discs, climbing forest of natural logs and ropes, and see-saws. The existing concrete slide would be retained, and new ADA accessible path to the top will be provided.

Toddler Play Area: A new play area with equipment designed for pre-school age children will be constructed. Play features will include swings, see-saw, slide and an assortment of small climbing, swinging and spring elements.

Play surface: All areas falling within a designated play equipment fall zone will be fitted with high-performance poured-in-place safety surfacing.

Circulation: The multi-level playground will be linked with a landscaped terrace of switch back ramps, stairs and bridges to provide unique play experience for both children of all abilities. Interactive pieces such as kaleidoscopes and megaphones will be located along the various routes between play elements.

Landscape and Irrigation System: 3 existing trees will be removed. New irrigated plantings and trees will be used to edge the play area, and planted zones will be incorporated into the playground area where appropriate.

Site Furnishings and Pathways: A new AC pathway will provide improved circulation through the playground, cast-in-place concrete seat-walls will encircle each play zone to provide seating for parents as well as provide retaining of adjacent hillsides. New wood benches and picnic tables will be provided to create pockets to socialize, view the children at play, or take in the natural lake vista. Composite decking and interlocking permeable pavers will be used to provide visual interest and texture to the design.

Project Funding Plan

2012 Clean & Safe Neighborhoods Park Bond	\$2,000,000
Gift from the Friends of Mountain Lake Park Playground	\$1,150,000

Project Budget

<u>Construction, Purchase & Installation</u>		\$2,233,000
Primary Construction	\$2,023,000	
Construction Contingency	\$203,000	
<u>Project Controls</u>		\$814,000
Management & Administration	\$120,320	
Design & Engineering	\$470,380	
Construction Management	\$223,300	
<u>Project Contingency</u>		\$103,000
	PROJECT BUDGET	\$3,150,000

Project Schedule (Approved Bond Schedule)

<u>Phase</u>	<u>Start</u>	<u>Finish</u>
Planning	March 2013	September 2013
Design	September 2013	September 2014
Bid/Award	September 2014	March 2015
Construction	March 2015	March 2016
Closeout	March 2016	June 2016

Memorandum of Understanding:

Friends of Mountain Lake Park Playground (FMLPPG) is a volunteer group of local residents dedicated to the renovation of Mountain Lake Park Playground as a community gathering space for the children and neighbors of Mountain Lake Park. FMLPPG supports the Department’s efforts to renovate the play area as part of the 2012 Clean and Safe Neighborhood Park Bond program, and seeks to further advance that effort through their philanthropic support.

At this time, RPD and the San Francisco Parks Alliance (SFPA), as the fiscal agent for the Friends of Mountain Lake Park Playground (FMLPPG), seek to enter into a Memorandum of Understanding (MOU) to solidify the commitment to work cooperatively toward the future renovation of the children’s play area at Mountain Lake Park, attached hereto as Exhibit B.

The proposed MOU establishes a framework for collaboration between RPD, SFPA and FMLPPG. The agreement assigns RPD and SFPA/FMLPPG roles and responsibilities to advance project planning, design and construction for the playground.

The MOU assigns financial responsibilities to SFPA/FMLPPG for the design of the children’s play area. RPD shall fund specialized engineering studies, administration of a formal construction contract, construction management services for the entire project, and all associated management and administration costs. The cost to construct the play area will be a shared responsibility.

Specifically, the MOU includes the following provisions:

- The scope of the project shall include demolition of the existing playground, site preparation and construction of the new children’s play area.
- RPD shall contribute a total of \$2 million in 2012 Clean and Safe Neighborhood Park Bonds toward the project, of which at least \$1.5 million shall go toward the construction.
- SFPA/FMLPPG shall contribute a cash gift, of an amount not to exceed \$750,000, to go toward construction of the project.
- SFPA/FMLPPG shall contribute toward the project professional services valued at \$400,000 resulting in the gift of construction documents for the children’s play area. The gifted documents shall include a professional cost estimate confirming that the play area, as defined in the documents, can be delivered given the Bond funds and cash gift in-hand (“final budget”).
- In the event that the bid for the renovation of the play area exceeds the final budget, SFPA/FMLPPG shall bare the cost of redesign and RPD shall bare the cost of re-advertisement.
- SFPA/FMLPPG is seeking, as a component of their fundraising campaign, approval to implement a donor recognition program.
- In the event that gift funds remain unspent at the conclusion of the renovation project, those funds will be deposited into a restricted fund established for the exclusive purpose of maintaining the improvements to the play area at Mountain Lake Park.

Grant:

The FMLPG is prepared to make a gift to the Recreation and Park Department in order to deliver the renovated children’s play area. As defined in the MOU, the gift shall be comprised of the gift-in-kind of professional services, and a gift of funds to be put toward the award of the primary construction contract. The value of these gifts shall be valued up to \$1,150,000.

The components of the gift and their estimated value are listed below:

	<u>Value of Grant</u>
Gift-In-Kind of Professional Services:	\$400,000
Design Services provided by BCJ	
Administration Services provided by SFPA	
Cash Gift Toward Construction:	Up to \$750,000
TOTAL GRANT:	\$1,150,000

Donor Recognition Program:

The Friends of Mountain Lake Park Playground is requesting that the Commission approve the placement of pavers on which other donors to the project may be recognized. The names of

donors who contribute a minimum of \$1,000 toward the project will be inscribed on one or more bronze plaques, glazed tiles or granite pavers. The granite pavers will be salvaged from the existing playground. The location and concept for the recognition program is provided in Attachment C.

Pros / Cons:

Approval of this action will demonstrate support for the community developed plan for the renovation of the playground at Mountain Lake Park, establish the relationship between the Department and its partners in the delivery of this project, and validate the efforts of the Friends of Mountain Lake Park Playground's future fundraising campaign for the project. No consequences to this action are known.

Outreach:

Community Meeting no. 1 02/11/12
Community Meeting no. 2 06/12/12
Community Meeting no. 3 05/14/13

CEQA Determination:

2011.135.9E Categorical Exemption-Class 1, issued 04/30/12

Supporters:

Friends of Mountain Lake Playground, SF Parks Alliance, and Supervisor Mark Farrell

Recommendation:

RESOLVED that this Commission does 1) approve a conceptual plan for the renovation of the playground at Mountain Lake Park ("the Project"); 2) recommend that the Board of Supervisors accept and expend a cash grant in the amount of \$750,000 for construction costs and accept an in-kind grant valued at \$400,000 of design services for the Project from the San Francisco Parks Alliance ("SFPA") on behalf of the Friends of Mountain Lake Park Playground; 3) approve a Memorandum of Understanding between RPD and SFPA for the design and construction of the Project, and 4) approve a donor recognition program for the project.

Exhibits:

- A. Conceptual Plans
- B. Memorandum of Understanding
- C. Donor Recognition Plan