



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

Date: July 20, 2023

To: Recreation and Park Commission

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

From: Omar Davis, Project Manager

Subject: Crocker Amazon Soccer Field Renovation Project – Contract Amendment

Agenda Wording

Discussion and possible action to amend the construction contract with Minerva Construction Inc. for the Crocker Amazon Soccer Field Renovation Project (Contract no. 0000007516) to increase the contract amount to \$6,229,813, reflecting an increase of \$946,813 since last approved by the Commission and a contract extension of 45 days, increasing the number of days to reach substantial completion to 289 days from the original duration of 244 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.
- Objective 1.3: Steward and promote good park behavior.

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.

Background

Crocker Amazon is one of several Recreation and Park Department facilities with synthetic turf athletic fields. Located along the border of the Excelsior and Crocker-Amazon neighborhoods (Supervisory District 11), the Department renovated the field with synthetic turf in 2008. The facility is a very popular space for soccer and general recreational play. Because of its heavy use and age, the field needs to be renovated by replacing the original synthetic turf material and making improvements to the associated field amenities such as furniture and site access.



Field Renovation Work

In addition to the renovation of the synthetic turf athletic fields, work will also include improvements to park amenities that are directly related to the function of the athletic fields.

Crocker Amazon Soccer Fields, located at 1645 Geneva Avenue, within McLaren Park, hosts five soccer pitches, and the primary project area is 380,000 square feet in size. It is surrounded on all four sides with chain link fencing, which separates the field from other park uses including baseball fields, basketball and tennis courts, a clubhouse and a children's play area. The improvement elements include the following:

- Remove and recycle the existing synthetic turf and infill material;
- Install a new turf base pad on top of the existing field rock base material;
- Install new synthetic turf using a natural infill material;
- Provide new soccer goals for adult and youth play;
- Replace damaged and worn drinking fountain and park signage;
- Repave and stripe accessible stalls in the parking lot per ADA requirements; and
- Repave portions of the sidewalk along Geneva Avenue.

On December 15, 2022 the Commission awarded a construction contract for the Crocker Amazon Soccer Fields Renovation Project to Minerva Construction in the amount of up to \$5,283,000, to cover (1) the base bid (\$5,163,000), and (2) bid alternates #1-2 (\$120,000) (Resolution Number 2212-009). The soccer field project site work improvements commenced on March 28, 2023. Additional scope was added to the project which included ADA compliance requirements and acceleration costs for turf installation to ensure that the project reaches substantial completion in time to open all soccer field to the public by fall 2023.

Description of Proposed Changes

The proposed changes to the contract are outlined below. Some of these changes are directly related to the base contract for the soccer field improvements, while others are new work scope additions to the adjacent park space. The Department's deferred maintenance capital team had been working on two separate projects that are immediately adjacent to the soccer field project. This includes minor irrigation modifications adjacent to and under the existing soccer fields and the inclusion of new landscaping and site drainage improvements at the entrance to the Geneva Street parking lot. In an effort to streamline the advertising, bidding and award processes for two new and separate projects, staff worked to integrate these new improvement enhancements into the existing contract saving, time, money, and disruption to the community. Work items include:

1. Removal and recycling of old turf with documented chain of custody documents. This work was an adjustment from the original bid documents because the original recycling subcontract was not able to complete the work and staff needed to find another firm to complete this task.
2. New and revised regulatory signage within the soccer field complex. This work was not part of the base contract. New sign requirements were added to the sign program to address

multiple language needs.

3. Acceleration costs for turf installation. Staff is paying overtime labor fees to accelerate the turf installation process to have the fields open for permitted soccer league play in the fall.
4. Additional surveys of ADA-compliant soccer field entrance landings. This work scope was added by the City's disability coordinator after the completion of the design drawings.
5. Renovation of soccer field entrance landings to meet ADA compliance. This work scope was added by the City's disability coordinator after the completion of the design drawings.
6. Irrigation work managed by the Department's Operations Division, which includes the modification of irrigation lines adjacent to and under the existing soccer fields. This work was not part of the base contract.
7. Inclusion of landscape and drainage improvements led by the Department's Operations Division, which involves the construction of a rain garden and a renovated parking lot entrance at Geneva Avenue. This work was not part of the base contract.

Contract Increase Breakdown

This project is fully funded, and this is not a request for additional funds. A contract value increase in the amount of \$946,813 is requested to pay for the following change orders:

Change Orders in this request are outlined below totaling \$946,813:

1. Construction Change Order #01 - Turf recycling	\$56,993.80
2. Construction Change Order - Additional field signage	\$5,000.00
3. Construction Change Order #04 - Acceleration costs for turf installation	\$63,379.00
4. Construction Change Order #05 - Landing survey	\$5,940.00
5. Construction Change Order - Landing regrading/replacement	\$20,000.00
6. Construction Change Order - Irrigation rerouting	\$218,000.00
7. Construction Change Order - Rain garden work	\$577,500.00

Revised Project Budget and Construction Contract Cost:

Sources:	\$3,600,000	General Fund- field replacement
	\$2,100,000	City Fields Foundation Grant
	\$1,000,000	State of California Recreational Infrastructure Revenue Enhancement Grant
New	\$218,000	Operations General Fund
New	\$577,500	PUC Green Infrastructure Grant
New	\$151,313	General Fund- field replacement
Total Project Budget:	\$7,646,813	(Soft and Hard Costs)
Uses: (Hard Costs)	\$5,283,000	Base Construction Contract
	\$717,000	(CM service, permits, contingency)
	\$946,813	Augmentation of base contract
Subtotal Hard Costs:	\$6,946,813	
Uses: (Soft Costs)	\$700,000	
Total Project Budget:	\$7,646,813	(Soft and Hard Costs)

Schedule:

The original contract duration was 244 days to reach substantial completion and 30 days to reach final completion. The proposed contract extension of 45 additional days would bring the number of days to reach substantial completion to 289 days. This is to allow more time to complete the additional scopes of work. This proposed contract extension does not affect the main purpose of the project as all athletic fields will be renovated and open for public on or before November 1, 2023.

Phase	Start	End
Construction	March 2023	January 2024
Close-Out	January 2024	March 2024

Environmental Evaluation

On February 12, 2021, the project received a Categorical Exemption from environmental review pursuant to California Environmental Quality Act (CEQA) guidelines Sections 15304, Class 1 Existing Facilities and Class 3 New Construction (Case No. 2020-012176ENV). On June 12, 2023 the Planning Department issued an approved modification to CEQA to encompass the additional work elements.

Staff Recommendation

Staff recommends that the Commission amend the construction contract with Minerva Construction Inc. for the Crocker Amazon Soccer Field Renovation Project (Contract no. 0000007516) to increase the contract amount to \$6,229,813, reflecting an increase of \$946,813 since last approved by the Commission and a contract extension of 45 days, increasing the number of days to reach substantial completion to 289 days from the original duration of 244 days.

Supported by

Field users of Crocker Amazon
City Fields Foundation

Opposed by

None known

Attachments

Rain Garden Plan