



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

**Date:** August 17, 2023

**To:** Recreation and Park Commission

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

**From:** Eoanna Goodwin, Project Manager

**Subject:** Fillmore Turk Mini Park Renovation – Contract Amendment

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### Agenda Wording

Discussion and possible action to amend the construction contract with OBS Engineering Inc for the Fillmore Turk Mini Park Project (Contract no. 0000007087) to increase the contract duration to 85 days, bringing the revised not-to-exceed contract duration to 300 days which is greater than 10% over the original approved contract amount of 215 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.

**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.

**Strategy 3: Inspire Investment:** Through community engagement, advocacy, and partnerships, cultivate more financial resources to keep San Francisco’s parks and programs accessible for all.

Objective 3.3: Cultivate increased philanthropic support.

### Background

Fillmore Turk Mini Park, a 10,000 square foot park in the Western Addition neighborhood, is nestled by a three-story landmark brick building (north), three-story private housing (east), and a one-story restaurant parking lot (south). The existing site consists of a small oval stage which sits at the end of the central lawn area that is surrounded by benches and game tables, which encourages neighborhood event gathering, sitting, and picnicking.



The Recreation and Park Commission has taken the following actions:

- 1) November 2016: Approved a Community Opportunity Fund (COF) Award for \$330,000 to revitalize the park by improving landscape, drainage, seating and access; Resolution No. 1611-003
- 2) September 2019: Approved the conceptual design for Fillmore Turk Mini Park Renovation, a Community Opportunity Fund Project; Resolution No. 1909-003
- 3) September 2019 Approved gift from TS Studio in the amount of \$200,000; Resolution No. 1909-004
- 4) February 2022: Authorized staff to approve contract termination with Empire Landscaping Inc., Contract No. 1000023479 for the Fillmore Turk Mini Park Renovation [Rebid] (Project No. RP10032332). Resolution No. 2202-013.
- 5) August 2022: Approved award of construction contract to OBS Engineering, Inc. in an amount not to exceed \$824,900.00 (Contract No. 0000007087). Resolution No. 2208-005.
- 6) October 2022: Commission approved amending the construction contract with OBS Engineering Inc for the Fillmore Turk Mini Park Renovation Project (Contract No. 0000007087) to increase the contract amount by up to \$306,900, which is greater than 10% over the original approved contract amount of \$824,900, bringing the revised total to \$1,131,800. (Contract No. 0000007087). Resolution No. 2210-006.

### **Description of Proposed Changes**

The project is fully funded and this is not a request for additional funds only for non-compensatory time extension to the construction contract.

This project is currently under construction. The original substantial completion date was July 7, 2023 and staff now anticipates reaching substantial completion by September 30, 2023.

The work commenced in December 2022. The additional work, along with other unforeseen circumstances such as site existing conditions and inclement weather effected construction timelines and led to an increase in construction change orders. Additional scope was added to the project which included site and landscape work and electrical infrastructure to address the needs of the community which was approved by the commission in October 2022. These unforeseen circumstances and modifications resulted in an increase in time, though the project is still estimated to be delivered to the community in Fall 2023.

### **Community Engagement and Proposed Renovation**

In 2015, Friends of Fillmore Mini Park Committee partnered with SF Beautiful to launch a successful outreach effort that included four public meetings, multiple visitor interviews, surveys, and set up information tables to identify and prioritize the improvements needed to enrich the park experience for Fillmore neighbors. The Committee reached over 200 local participants, who wanted to increase the park's capacity for community gatherings, events, programming, and activities.

The Friends of Fillmore Mini Park Committee later became the New Community Leadership Foundation. They partnered with designers TS Studio and along with their fiscal sponsor SF

Beautiful applied for and received Community Challenge Grant funding for improvements.

In 2019, the New Community Leadership Foundation, SF Beautiful and RPD held two community meetings to provide an update on the project and reaffirm the improvements.

The results of the community meetings directly influenced the Fillmore Turk Mini Park improvements which include new drainage, new grading, new lawn, new planter seat walls, planting beds, trees and improved access to the existing stage, site furnishings for gathering, understory planting and lighting.

### Sources & Uses of Funding

#### Sources

2012 Parks Bond	\$1,600,000
General Fund	\$150,000
Open Space Fund	\$595,261
TS Studio (in kind donation)	\$200,000
Community Challenge Grant	\$100,000
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Total Sources	\$2,645,261

#### Uses

Hard Costs (includes contingency)	\$1,214,980
Soft Costs	\$1,430,281
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Total Uses	\$2,645,261

### Project Schedule

Planning Phase	August 2018	August 2019
Design Phase	Summer 2019	Summer 2020
Bid & Award Phase	Fall 2020	Summer 2022
Construction Phase	Fall 2022	Fall 2023

### Environmental Review

This renovation project received Categorical Exemption (Cat Ex) under CEQA on August 27, 2019; number 2019-006534ENV.

### Staff Recommendation

Staff recommends that the Commission amend the construction contract with OBS Engineering Inc for the Fillmore Turk Mini Park Project (Contract no. 0000007087) to increase the contract duration to 85 days, bringing the revised not-to-exceed contract duration to 300 days which is greater than 10% over the original approved contract amount of 215 days.

## **Concept Design Supported By**

Including Community Supporters from COF application:

- Mayor London N. Breed
- Supervisor Dean Preston, District 5
- Vallie Brown (Former Supervisor, D5)
- Majeid Crawford, New Community Leadership Foundation
- Darcy Brown, San Francisco Beautiful
- Captain Greg McEachern, Commanding Officer, SFPD
- Charles Melancon, Fillmore Neighborhood Association
- Jason Henderson, Hayes Valley Neighborhood Association
- Gus Hernandez, Alamo Square Neighborhood Association
- Denis Mosgofian, resident and former PROSAC (D5)
- J. Lee Stickles, TS Studio
- Dan Martin, Resident
- Bria Larson, Resident
- Sara Amaral, Resident
- Danielle Reed, Resident
- Jacqueline Marquez, Resident
- Abigail Granbery, Resident

## **Opposed By**

None known