



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

Date: August 15, 2024
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 Project – 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 amend the construction contract duration to 595 days, reflecting a 230 day increase to the duration last approved by the Commission.

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

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 1.9 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 of lakes with water flowing from south to north.



Design and Improvements

A contract for construction of the base scope of the Golden Gate Park Middle Lake Rehabilitation was approved by the Recreation and Parks Commission in October of 2022, and an additional scope was approved by the Commission in February 2023 which included construction of an 800 foot long cascade. The project scope at Middle Lake includes the following elements:

- Excavation and Recontouring
- Replacing the clay liner lake bottom
- Improving water circulation and aeration
- Removal of invasive vegetation from upland habitat areas and restoring these habitat areas with a wildlife-appropriate mix of native and drought tolerant 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
- Installation of a boat launch for lake maintenance and an improved bridge crossing over an existing culvert (rock cascade)
- Rehabilitation of an historic rock cascade
- Cascade Pathway
- Planting and Irrigation

Construction Contract Timeline

- The Middle Lake Rehabilitation Project was advertised June 30, 2022, with a bid due date of August 3, 2022.
- RP Commission awarded the construction contract for the project to Bauman Landscape and Construction Inc. on October 20, 2022
- NTP was initiated on January 9, 2023 with an original contract duration of 365 consecutive days
- An additional scope item encompassing the cascade, cascade pathway and associated planting (described above) was approved by commission on February 16, 2023. This item was brought to Commission for approval since the change order amount exceeded 10% of the project budget. Note that while 36 days of time extension were approved by the department as part of this change order, the time extension did not exceed 10% of the contract duration and thus was not brought to commission as part of the last approval package.
- Proposed new substantial completion date is August 26, 2024.
- The project work is complete and the facility is now open to the public.

Summary of Contract Changes

This project is fully funded, and this is not a request for additional funds or an increase in the contract amount.

An increase in contract duration by 230 days is requested due to the following:

- Additional days needed to complete the scope of work contained in add alternate cascade scope, approved without associated contract extension in February, 2023
- Delay due to discovery of significant water intrusion above the bottom elevation of the lake during excavation which required significant unplanned drainage work
- Delay due to discovery of a large sinkhole just south of project site which had been caused by a faulty pipe connecting South Lake to Middle Lake. This required shoring of the sinkhole, a repair of the broken pipe, re-lining of 400 feet of pipe between South Lake and Middle Lake and adding fill to close the sinkhole.
- Rain delays and storm damage
- Minor delays due to discovery of nesting hawks near project area
- Required re-working of trail surface paving due to unexpected paving material issues and accessibility approvals

Environmental Review

Categorical Exemption 2019-003705ENV (Cat Ex) under CEQA was received on July 17, 2019.

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:	January 2022 through Summer 2024

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 amend the construction contract duration to 595 days, reflecting a 230 day increase to the duration last approved by the Commission.

Supported By

- General community support
- California Native Plant Society – Yerba Buena Chapter
- RPD Permits, Operations and Structural Maintenance Staff

Opposed By

None known

Middle Lake Rehabilitation Construction Photos Below



