



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

Date: August 15, 2024

To: Recreation and Parks Commission

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

From: Lauren Dietrich Chavez, Project Manager
Keri Ayers, Project Manager

Subject: McLaren and Twin Peaks Trails Projects – Contract Award

Agenda Wording

Discussion and possible action to award a construction contract for the McLaren and Twin Peaks Trails Project (Rebid) (Sourcing Event ID # 00000009729) to Cazadoro Construction, Inc. in the amount of \$2,543,630; and to award sole-source contracts to the San Francisco Conservation Corps in an amount not to exceed \$100,000, for light demolition, clearing and grubbing, and planting work, in order to comply with the State’s requirements for Habitat Conservation Fund grants.

Strategic Plan

Strategy 1: Inspire Public Space

Objective: 1.1 Develop more open space to address population growth in high needs areas and emerging neighborhoods.

Objective: 1.2 Strengthen the quality of existing Parks & Facilities

Strategy 2: Inspire Play

Objective 2.3 Work with partners and neighborhood groups to activate parks through organized events, activities, and unstructured play

Strategy 4: Inspire Stewardship

Objective 4.1 Conserve and strengthen natural resources

Objective 4.2 Increase biodiversity and interconnectivity on City parkland

Objective 4.3 Increase eco-literacy of our park users and park maintenance staff



Background

The contracts being considered include scope for the McLaren Trails Priority Improvements Project—which includes trail work and natural features restoration in four areas of John McLaren Park—and a single trail segment of the Twin Peaks Trails Restoration Project. The two projects have similar scope executed in sensitive natural habitats, and were combined for construction, to reduce total contracting, project management, and construction management costs.

The project was originally advertised by San Francisco Public Works on April 5, 2024 (Sourcing Event ID # 00000009247), with a bid due date of May 8, 2024. The low bidder withdrew and all bids were rejected by the Department, as bid results were above available budget. The McLaren Trails Project went through minor redesign and value engineering and the project was rebid on June 25, 2024 (Sourcing Event ID # 00000009729), with a bid due date of July 10, 2024. A pre-bid walk was hosted across John McLaren Park on June 26, 2024, and Addendum 01 was issued on July 3, extending the bid due date to July 17, 2024. Thirteen questions on the bid documents were received, and Addendum 02 was issued on July 11, 2024.

Two bids were received and opened by Public Works Contract Administration on July 17, 2024, with totals ranging from \$2,543,630 to \$2,580,250, with a bid average of \$2,564,940. See Attachment 3 – Bid Tabulation for details. The project managers and the Contract Monitoring Division have reviewed the low bidder Cazadoro Construction, Inc’s bid and submittals and confirm compliance with all contract requirements. The Department is awarding both the base contract for McLaren Trails (\$2,147,500) and Alternate 1 for Twin Peaks (\$396,130).

Previous Approvals and Engagement

McLaren Trails

The McLaren Trails Priority Improvements Project concept design was approved by the Recreation and Park Commission in December 2022, after extensive stakeholder engagement.

The project design is guided by the goals for trails and paths identified in the 2017 McLaren Park Vision Plan:

- Ensure safe recreation and access
- Maintain and build on natural character
- Protect natural resources
- Clarify circulation routes

The proposed improvements build on the existing McLaren Park trail network, and align with the organizing framework and best management practices described in the McLaren Park Vision Plan, and approved by the Recreation and Park Commission in November 2017. Best management practices for trail development and maintenance include:

- Trail width standards: trails built at 3’ minimum width for pedestrians only and 5’ minimum width for multi-use trails with bike access;
- Trail realignment, decommissioning and habitat restoration for sustainability;

- Drainage and erosion fixes;
- Hazardous tree mitigation;
- Habitat restoration planting; and
- Wayfinding and interpretive signage.

There were four priority project areas identified in the Vision Plan because of a combination of their potential impact and the need to have a licensed contractor complete the more technical aspects of the proposed improvements in these areas. The scope was detailed and iteratively shared and refined through:

- More than one dozen project team site visits
- Four community trail walks (11/2019, 03/2020, 06/2022, 07/2022);
- An assessment of almost 600 trees and consultation by qualified third party arborists;
- Extensive environmental and cultural resource review with the San Francisco Planning Department;
- Presentations and discussions at six community group meetings (McLaren Collaborative 11/2020, 01/2021, 09/2021, 10/2021, 10/2022 and at Sunnydale NeighborUp 05/2022);
- Multiple conversations with neighbors and stakeholders, including: the SF Urban Riders, Visitacion Valley Middle School principal, cross country race coordinators, Mercy Housing staff, and the artists for Philosopher's Way.

Twin Peaks Trails

The Twin Peaks Trail Restoration project concept design was approved by the Recreation and Park Commission in January 2012, after stakeholder engagement. Trails segments have been renovated as funding becomes available.

The Recreation and Park Department hosted a series of community meetings throughout the planning phase to discuss proposed improvements and the concept plan received support at those meetings Meeting flyers were mailed to residents within a ¼-mile radius of the park, e-mailed to trail stakeholders, and

posted on the Recreation and Park Department website. The community meetings were well attended and held:

- Community Meeting # 1 – October 5, 2011
- Community Meeting #2 – November 2, 2011
- Community Meeting/Neighborhood Open House – May 8, 2018
- Online Questionnaire - August 2020 & October 2021
- Promenade & Trails Community Meeting – April 25, 2023

Project Scope

McLaren Trails

The McLaren Trails Priority Improvements Project scope addresses the objectives listed in the Vision Plan for each priority area and also responds to emergent needs and opportunities.

1) **Upper Reservoir**

- Replace asphalt path and wood steps with a sustainable natural surface trail
- New crosswalk at Shelley to connect to path and trails on west side
- Mitigate drainage problems and establish a new seasonal wetland
- Habitat restoration planting
- Repair paving on the ramp southwest of the reservoir
- New ADA van parking space in the Upper Reservoir parking lot

2) **Shelley Loop Interior**

- Clarify trail alignments and wayfinding between points of interest, such as the amphitheater and Group Picnic and Redwood Playground areas
- Repair trail surface erosion damage
- Improve drainage to minimize future erosion
- Convert trail impacting the creek to a spur trail with overlook and consolidate trails to increase connectivity
- Habitat restoration planting

3) **University Hill/ connection between Louis Sutter Playground and Mansell Courts**

- Reconfigure asphalt path with steps to more sustainable multi-use trail without steps
Consolidate and reroute trails to reduce erosion and improve the integrity of the grasslands

4) **Visitacion Avenue Corridor**

- New pedestrian trail from park entry at Visitacion Avenue and Hahn Street to Visitacion Valley Middle School, along the eastern side of road
- Habitat restoration planting

Throughout the four priority areas, the project includes habitat restoration plantings, and erosion mitigation, as well as updated trailhead maps and new wayfinding and interpretive signage at key locations. The majority of consolidated and rerouted trails will have native soil surfacing. Stabilized natural surfacing material will be used for the Upper Reservoir trail and box steps, the multi-use ribbon trail connecting Louis Sutter and Mansell Courts, and the accessible route from a future sidewalk into the Native Plant Garden east of Visitacion Avenue. Rustic fencing will be installed to border select areas of the University Hill grassland, protect sensitive habitat in the riparian zone of Grey Fox Creek, and frame two lookouts (one west of the University Hill grassland, along a new multi-use ribbon trail; and one at the northern edge of Philosopher's Hill.) The project will decommission the social trail that runs through Grey Fox Creek, as well as multiple social trails in natural resource management areas west of the Jerry Garcia Amphitheater and in the University Hill grassland. Improved trails will meet the department's best management practices for urban trails, and new trails or trails with altered alignments will meet ABA Outdoor Accessibility Guidelines.

A separate informal contract is currently underway for the tree work that was included in the project's approved conceptual design. Tree pruning and tree removals are occurring for safety, habitat enhancement, and trail alignment purposes. Near Grey Fox Creek, tree removals are reducing potential hazards for volunteers and letting in more light, enhancing and protecting this precious riparian habitat. In the overcrowded forested area on University Hill, tree removals and pruning are enhancing habitat and improving forest health, while making way for the new multi-use trail alignment. Throughout the four priority areas, hazardous trees adjacent to trails and program areas are being removed, and trees are also being removed to accommodate more accessible and less erosive trail alignments.

Twin Peaks Trails

The renovation of the trail segment located between Crestline Drive and Twin Peaks Boulevard, future Twin Peaks Promenade, is the final trail segment within Twin Peaks Open Space to be improved. This trail connects Twin Peaks Open Space to the neighborhood to the east and the bus stop at Crestline Drive. The project scope will include the removal of a portion of concrete K-rail at top of trail, removal and replacement of box steps, low wood retaining walls, installation of stringer steps, wayfinding signage, erosion control, and habitat restoration seeding. The trail alignment will remain in the same location as existing.

The majority of project work in both parks will be through prime contractor Cazadoro Construction, Inc. A portion of work in both parks will be executed by the San Francisco Conservation Corps, as required by Habitat Conservation Fund grants that have been previously awarded by the State of California to both projects. Contracting with the San Francisco Conservation Corps supports the City and State's commitment to workforce development.

Budget

McLaren Trails

Sources:

2012 Bond, Trails	\$ 2,000,000
2012 Bond, Restoration of Natural Features	\$ 1,500,000
Outdoor Environmental Education Grant	\$ 250,000
Habitat Conservation Fund Grant	\$ 207,000
Development Fees	\$ 50,000
2012 Bond, Forestry Program	\$ 250,000
2012 Bond, McLaren Program	\$ 328,134
Total Sources	\$ 4,585,134

Uses:

Trail and Natural Features Construction Costs, prime	\$ 2,147,500
Trail and Natural Features Construction Costs, SFCC	\$ 40,000
Tree Work Construction Costs	\$ 1,000,000
Construction Contingency	\$ 297,634
Soft Costs	\$ 1,100,000
Total Uses	\$ 4,585,134

Twin Peaks Trails

Sources:

2012 Bond, Trails	\$ 214,613
Habitat Conservation Fund Grant	\$ 207,500
Regional Parks Program Grant	\$ 188,630
Total Sources	\$ 610,743

Uses:

Construction Costs, prime contract	\$ 396,130
Construction Costs, SFCC	\$ 25,000
Construction Contingency	\$ 39,613
Soft Costs	\$ 150,000
Total Uses	\$ 610,743

Schedule

Construction begins Late 2024

** Note that trail segments will be sequentially constructed and re-opened to public, minimizing the duration of detours and inaccessibility of trails.*

Construction complete Early 2026

Staff Recommendation

Staff recommends that the Commission award a construction contract for the McLaren and Twin Peaks Trails Project (Rebid) (Sourcing Event ID # 00000009729) to Cazadoro Construction, Inc. in the amount of \$2,543,630; and to award sole-source contracts to the San Francisco Conservation Corps in an amount not to exceed \$100,000, for light demolition, clearing and grubbing, and planting work, in order to comply with the State’s requirements for Habitat Conservation Fund grants.

Project Design Supported By

McLaren Trails

- Growing Outside and Learning
- San Francisco Estuary Institute
- California Native Plant Society, Yerba Buena chapter
- Visitation Valley Middle School staff
- Golden Gate Bird Alliance
- Susan Schwartzenberg and Peter Richards, Philosopher’s Way artists

Twin Peaks Trails

Bay Area Ridge Trail Council
Walk SF
San Francisco Bicycle Coalition
California Native Plant Society Yerba Buena Chapter
SFMTA
San Francisco Department of the Environment Healthy Ecosystems Program

Opposed By

None known at this time

Attachments

Attachment 1: Conceptual Design – McLaren Trails Priority Improvements Project
Attachment 2: Conceptual Design – Twin Peaks
Attachment 3: Bid Tabulation
Attachment 4: Low Bid from Cazadoro Construction, Inc.
Attachment 5: Sole-Source Contracting Justification Memo