

Daniel Lurie, Mayor



Kat Anderson, Commission President
Philip A. Ginsburg, General Manager

Date: October 1, 2025

To: Recreation and Park Commission
Capital Committee

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

From: Lauren Dietrich Chavez, Project Manager

Subject: McLaren and Twin Peaks Trails Projects – Contract Amendment

Agenda Wording

Discussion and possible action to increase the construction contract for the McLaren and Twin Peaks Trails Project (Sourcing Event ID # 0000009729) with Cazadoro Construction, Inc. to \$2,921,098, reflecting an increase of \$377,468 since last approved by the Commission.

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 construction contract being considered for amendment includes trail work and natural features restoration in four areas of John McLaren Park, and a single trail segment at Twin Peaks Open Space. The Twin Peaks Trail Restoration project concept design was approved by the Recreation and Parks Commission in January 2012, after five public engagement opportunities. The McLaren Trails Priority Improvements Project scope is aligned with the organizing

framework and best management practices described in the 2018 McLaren Park Vision Plan and was iteratively refined through four trail walks and six community meetings, and the project conceptual design was approved by the Recreation and Parks Commission in December 2022.

Throughout the four priority areas in McLaren Park, 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 is 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.

At Twin Peaks, the improved trail connects Twin Peaks Open Space to the neighborhood to the east and the bus stop at Crestline Drive. The project scope includes the removal of a portion of concrete K-rail at the top of the trail, removal and replacement of box steps, low wood retaining walls, installation of stringer steps, wayfinding signage, erosion control, and habitat restoration seeding.

The two projects were combined for construction as they have similar elements executed in sensitive natural habitats, and to reduce total contracting, project management, and construction management costs. In August 2024, the San Francisco Recreation and Park Commission approved a contract with Cazadoro Construction, Inc. for a total value of \$2,543,630, including the base contract for McLaren Trails (\$2,147,500) and Alternate 1 for Twin Peaks (\$396,130).

Notice to Proceed was issued for the construction contract to begin on November 19, 2024, and work began in December 2024. The Twin Peaks trail segment is substantially complete, and the McLaren Trails project is over 75% complete. The remaining work includes decommissioning of social trails and installing split rail fencing in the University Hill grassland, irrigation system improvements at the Upper Reservoir, planting and erosion control in several areas, and installation of trail maps, wayfinding, and interpretive signage. We anticipate reaching substantial completion in early 2026, within the original and previously approved contract duration.

Description of Changes in the Proposed Contract Increase

This project is fully funded, and this is not a request for additional funds.

This contract amendment is requested to account for 1) varying site conditions, which were either unforeseen at the time of design or have changed since the design was completed, and 2) required accessibility code compliance for trails. Key changes include:

Additional Drainage Scope (\$140,000): Varied site conditions were revealed during the rough grading of trail segments in the Shelley Inner Core, at the Upper Reservoir, and on University Hill areas of McLaren Park. The contractor encountered several springs that were unknown prior to construction. To protect the trails from washing out in future storms additional drain lenses, French drains, swales, and berms were added.

Refinements to Trail Alignment (\$112,000): The McLaren Trails project team decided that it was neither practical nor cost effective to conduct detailed topographical design of the all expansive project areas prior to bid. With duff and woodchips built up in many areas, surveys would not provide accurate information about the subgrade where the stable trail beds need to be formed. Though the team did utilize LiDAR technology for design, we did some variation in trail alignment and trail length, from the trail log included in the bid package. Field changes were amplified by the need for new and realigned trail segments to meet stringent accessibility codes.

Managing Existing Utilities (\$18,000): There are not currently good records for all the irrigation assets in McLaren Park, and the project encountered several unforeseen conditions that required irrigation relocation or repair. The project also hired a utility locator to protect known high voltage electrical lines for which we did not have accurate records.

Miscellaneous (\$30,000): The McLaren Trails project added some minor scope to lay conduit under the new trail for a future program area north of Jerry Garcia Amphitheater. There was also additional brush removal and relocation of materials required to achieve accessibility code-compliant trail alignments.

Modifications to Twin Peaks Trail Segment (\$77,468): Existing site conditions revealed steeper slopes, than were planned for, which required additional steps, grading, retaining walls and erosion control measures.

The increases to the contract’s scope benefit the park by reducing the needs for long-term maintenance performed by Rec & Park staff and will improve our park visitors’ experience at the two park sites.

Construction Contract Summary

Current Contract Authorization	\$2,543,630
Current Request for Increase	\$ 377,468
Current Request for New Contract Authorization	\$2,921,098

Project Funding Sources and Uses

McLaren Trails

Sources:

2012 Bond, Trails	\$ 2,050,000
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	\$ 430,000
2020 Cond, McLaren Program	\$ 60,000
Total Sources	\$ 4,797,000

Uses:

Trail and Natural Features Construction Costs, prime	\$ 2,447,500
Trail and Natural Features Construction Costs, SFCC	\$ 11,959
Tree Work Construction Costs	\$ 922,547
Construction Contingency	\$ 200,000
Soft Costs	\$ 1,214,000
Total Uses	\$ 4,797,994

Twin Peaks Trails

Sources:

2012 Bond, Trails	\$ 214,613
Habitat Conservation Fund Grant	\$ 207,500
<u>Regional Parks Program Grant</u>	<u>\$ 266,098</u>
Total Sources	\$ 688,211

Uses:

Construction Costs, prime contract	\$ 473,598
Construction Costs, SFCC	\$ 25,000
Construction Contingency	\$ 39,613
Soft Costs	\$ 150,000
Total Uses	\$ 688,211

Schedule

Phase	Start	End
Bid/Award	April 2024	August 2024
Construction	November 2024	March 2026
Close-Out	March 2026	June 2026

Staff Recommendation:

RECOMMENDED, that commission approve increasing the construction contract for the McLaren and Twin Peaks Trails Project (Sourcing Event ID # 0000009729) with Cazadoro Construction, Inc. to \$2,921,098, reflecting an increase of \$377,468 since last approved by the Commission.

Project Conceptual Designs Supported By

McLaren Trails

Growing Outside and Learning
San Francisco Estuary Institute
California Native Plant Society, Yerba Buena chapter
Visitacion Valley Middle School staff

Golden Gate Bird Alliance
Susan Schwartzberg 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

Attachments:

Attachment A – Construction Photographs through September 2025