Date: April 4, 2018
To: Recreation and Park Commission
    Capital Committee
Through: Toks Ajike, Interim Director of Capital and Planning Divisions
From: Brett Desmarais, Project Manager, Capital Division
Subject: Guy Place Mini Park Project Contract Award

Agenda Wording
Discussion and possible action to award a construction contract for the Guy Place Mini Park project (Contract No. 3239VR) to Azul Works, Inc. for $2,327,000.

Strategic Plan Reference
Guy Place Mini Park honors the Department’s Strategic Plan in the following ways:

Strategy 1: Inspire Public Space
Objective 1.1: Develop more open space to address population growth in high-need areas and emerging neighborhoods.

Strategy 2: Inspire Play
Objective 2.2: Strengthen and promote the safety, health, and well-being of San Francisco’s youth and seniors.

Strategy 4: Inspire Stewardship
Objective 4.2: Increase biodiversity and interconnectivity on City parkland.

Background / Description
4-8 Guy Place, one of the very few undeveloped pieces of property in the Rincon Hill district, is a relatively small lot (approximately 4,000 square feet). Located off First Street near the approach to the Bay Bridge, Guy Place is a quiet, low-traffic side street immediately surrounded by lower-scale residential and commercial buildings. The site slopes down from Guy Place to a
flat pad, is generally unpaved other than a concrete ramp from the street. The property was last used for private surface parking.

With funding through the Rincon Hill Community Improvements Fund, this vacant property was purchased by the City in March 2007 following a joint approval by the Planning and the Recreation and Park Commissions (RPC Resolution 0703-001), and consequently by the Board of Supervisors in May 2007 (Resolution No. 251-07). As part of the purchase agreement, a non-exclusive easement that is 5’ wide x 50’ long located at the easterly border of the property was granted for pedestrian egress from the rear of the building on an adjacent property.

The park is designed for passive use as a respite from the urban environment. It offers contemplative space for quiet enjoyment as well as an opportunity for small-group gatherings. To optimize use and maximize accessibility, the design raises the existing sloped terrain with engineered retaining walls to create a level site.

Three outdoor “rooms” compose the park space and are framed with a variety of ornamental plants selected for habitat value to pollinators, seasonal interest, and pleasant fragrance. Nine new trees are included as part of the design. The park is notable in its use of high-quality materials such as granite unit paving, large ornamental granite slabs, and an artist-designed fence along Guy Place, which is the enrichment component of the project selected by the San Francisco Arts Commission.

In coordination with the Planning Department’s streetscape improvements planned for Guy Place and nearby Lansing Street, a bulb-out is included in front of the park entrance. This area of widened sidewalk contains a park identification sign as well as permeable a dog relief area with a pet fountain. The bulb-out and pet relief area is eagerly anticipated by the community and is funded from add-back funds secured by the Office of Supervisor Kim.

**Community Engagement**

Three community meetings were held in 2008 (January 10, 2008, November 19, 2008, and December 17, 2008) that resulted in a community-supported conceptual plan. It was anticipated the Rincon Hill Community Improvements Fund, through additional development impact fees, would fund improvements based on the conceptual plan. However, due to the economic recession of 2008, funds were not available and further development of the future park was placed on hold.

In late 2013, the Planning Department advised that the Rincon Hill Community Improvements Fund could sufficiently fund the site improvements. A total of $3 million was initially budgeted for the park development. A community meeting was held on February 13, 2014 to validate the continued support for the 2008 conceptual plan. On May 19, 2014, the Civic Design Committee of the Arts Commission approved the conceptual plan for Phase 1. Phase 2 of Civic Design Committee review was then approved on August 18, 2014, followed by a Phase 3 approval on February 8, 2016.
A Notice of Tree Removal was posted at the project site on March 14, 2016 for two trees located adjacent to the sidewalk on Guy Place. This notice followed a recommendation for removal as noted in a City’s arborist assessment.

On August 10, 2016 a meeting was held with the Greater Rincon Hill CBD to confirm ongoing support for the project and to discuss the provision of additional funding from the Rincon Hill Improvement Fund. However, funding from this source did not become available in late 2016 as anticipated and a construction contract was not awarded.

A modest value engineering exercise was conducted in early 2017 to reduce project costs. Concurrent to this exercise, an additional $1.525M in Development Impact Fees were secured to fund the project’s construction budget. An updated design was presented to the community for approval and discussion at the City Planning South Downtown Open House on August 2, 2017.

The final park design was presented to the Civic Design Committee of the Arts Commission and again approved for Phase 3 on October 23, 2017. Final design renderings were posted at the site fence and published to the project website in late October 2017.

**Bid Information**

With the assistance of the Department of Public Works, the Recreation and Parks Department advertised the Guy Place Mini Park project in January 2018. Two bids were received on February 14, 2018, and Azul Works, Inc. submitted the lowest bid in the amount of $2,327,000 for the Base Bid scope only. Attached is the tabulation of bids.

**Anticipated Project Schedule**

Construction activities are anticipated to commence in early summer 2018. Substantial completion of the construction work and opening of the Guy Place Mini Park is expected to occur 12 months after the issuance of the Notice-to-Proceed.

**Environmental Review**

The Planning Department’s Office of Environmental Review issued a Categorical Exemption status under Class 4b – Minor Alterations to Land on March 19, 2014 (Case No. 2014.0344E).
**Project Cost and Source of Funding**

The total project budget is $4,635,000.

**Sources:**

- Add-back Funding $60,000
- Rincon Hill Improvements Fund $3,000,000
- Downtown Park Fund $1,525,000
- **TOTAL** $4,585,000

**Uses:**

- Hard Costs (56% of total budget)
  - Bid $2,327,000
  - Construction Contingency $230,000
  - **SUBTOTAL** $2,557,000
- Soft Costs & Reserve (44% of total budget) $2,028,000
- **TOTAL** $4,585,000

**Recommendation**

Staff recommends that the Commission award the construction contract for the construction of Guy Place Mini Park to Azul Works, Inc. for $2,327,000.

**Support**

Katina Johnson Matt Spriger
Roman Speron (Crescent Heights) Melanie wardzicki
Adam Tartakovsky Young Shin
Adhamina Rodriguez Carla Emil
Alice Rogers Chris Domingo
Agnieszka Adams Drew McGuire
Caroline Fernandes Ed Uyeshima
Chris Jaska Katy Liddell
Debbie Laharie Keep Sheu
Gary Peguros Kevin Jeras
Howard hou Lauren Post
Jim Reich Mary Sue
Mary Ann Robertson Michael Anthony
Support (Continued)

Shelley Costantini
Jane Green
Chantal Sanchez
Rob Wayman
Belinda Craig
Diane Fischer
Winnie C.
Lisa Gaston

Angela Weber
Shalini Bhatia
Jamie Whitaker
Divya Gandhi
Xiaoxian Luo
San Francisco Arts Commission
The East Cut Community Benefit District
The Office of Supervisor Jane Kim

Opposition

Matthew Steen
Jessica Evans
Lisa Cho
Yardena Arar

The South Beach Democratic Club
Al Casciato
Sandra Rennie

Attachments

Attachment 1: Location Map
Attachment 2: Existing Conditions
Attachment 3: Illustrative Renderings & Diagrams
Attachment 4: Letter of Support: East Cut Community Benefit District
Attachment 5: Bid Tabulation – February 14, 2018
Attachment 1: Location Map
Attachment 3: Illustrative Renderings & Diagrams

Birdseye perspective

Section
Planting palette

Park entry view from Guy Place
Rear of park facing granite slab, ornamental planting, and vine columns

Interior rooms with seating looking toward park entrance
THE EAST CUT

March 26, 2018

Brett Desmarais  
Project Manager  
San Francisco Recreation and Park Department  
City & County of San Francisco  
30 Van Ness Avenue, Third Floor  
San Francisco, CA 94102

Dear Mr. Desmarais,

The East Cut Community Benefit District (The East Cut CBD), comprised of the Transbay Transit District and the historic Rincon Hill, is transforming in ways unimaginable just a decade ago. It is poised to become the densest, most vibrant neighborhood in the City with tens of thousands of new residents, office workers, commuters, and visitors. The years-long, careful planning for all of these stakeholders was critical to the bustle of redevelopment that is visible from every corner.

Essential to a neighborhood’s success is quality open space, something that is sorely lacking in the district. The East Cut CBD’s Board of Directors supports the proposed Guy Place Mini Park and is eager to see it completed. The park is an important step toward fulfilling the City’s commitment to increase and upgrade the available open space in our community (and all of Supervisorial District 6), and is part of the area’s evolution. Guy Place will be the first park built since the formation of the CBD and we are confident that collaboratively we can maintain it as a respite within the City. Together with San Francisco Recreation & Park Department (SFRPD), we will work to ensure the park’s positive use and overnight security.

Guy Place Mini Park will be part of a network of open spaces in The East Cut District accessible to all. The CBD is committed to supporting the City’s creation of a dense but diverse and livable new neighborhood in The East Cut area of San Francisco. With it comes our commitment to collaborate with SFRPD to activate the park and ensure its safety. Guy Place Mini Park is the manifestation of years-long community planning and supports our mission to enhance the quality of life for all of our constituents.

Yours truly,

Andrew Robinson  
Executive Director
City and County of San Francisco  
Department of Public Works  
TABULATION OF BIDS

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<tr>
<td>FULL TITLE</td>
<td>GUY PLACE MINI PARK (REGIC 2)</td>
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<td>BIDS RECEIVED</td>
<td>February 14, 2018</td>
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<td>BIDDERS (in the order received &amp; opened)</td>
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<th>BIDDER</th>
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<th>Base Bid</th>
<th>Alternate 1</th>
<th>Alternate 2</th>
<th>Total Bid Price</th>
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<td>$151,110.00</td>
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</tr>
</tbody>
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The following announcement was made prior to bid opening: “The Construction Budget for this Project is $1,951,820.00 and the priority of alternates is as follows: 1 then 2”

cc: Errat Desmarais  
Mohammed Nuru  
Edgar Lopez  
Dawn Kamalarathan  
All Bidders  
Tico Ajiki  
Julia Laue  
Mark Dostan  
Phil Ginsburg  
Maurice Williams  
Albert J. Ko  
Finbarr Jewell  
Gary Horn  
K2Systems  
Laura Tangawa  
Darnica Lai  
Fiora Candy  


February 14, 2018