



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

Date: July 18, 2019

To: Recreation and Park Commission
Full Commission

Through: Philip A. Ginsburg, General Manager
Toke Ajike, Director of Capital and Planning Division

From: Jackie Ho, Project Manager

Subject: West Portal Playground Renovation – Construction Contract Award

Agenda Item Wording

Discussion and possible action to award a construction contract to Treaty Construction in the amount of \$2,095,000 for West Portal Playground Renovation (Contract No. 1000013709).

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.

Project Background and Description

West Portal Playground is in the West Portal neighborhood, (Supervisory District 7) located at Ulloa Street and Lenox Way. The overall park is approximately 1.91 acres in size. The park is surrounded on the north side by West Portal Elementary School, on the south side by the West Portal Station on Ulloa Street, on the east side by residential buildings, and on the west side by Lenox Way.

West Portal Playground Renovation Project is part of two Clean and Safe Neighborhood Parks Bond programs – the Community Opportunity Fund and the Let's Play SF! Initiative. This project is one of 13 playgrounds that will be renovated across the City as part of the Let's Play SF! Initiative, which is a partnership between San Francisco's Recreation and Parks Department and the San Francisco Parks Alliance to renovate the City's worst playgrounds. These 13 playgrounds serve 20,000 children and were selected for renovation by a Playgrounds



Task Force because they contain unhealthy wood or are in low-to moderate-income neighborhoods dense with children. The renovation of West Portal Playground is a Tier 2 Let'sPlaySF! project, and is driven by the transformative power of play:

Wellness: playgrounds encourage kids to get outside, away from screens. Outdoor play burns calories and helps develop muscle strength, and coordination and can foster a lifelong love of outdoor activities.

Creativity: Playgrounds nurture growing brains by promoting imaginative and cooperative play that can foster advanced cognitive skills in young children.

Community: Playgrounds bring people together. They allow people to connect across social, economic and age group divides.

The Recreation and Park Commission approved the concept plan for West Portal Playground Renovation on December 21, 2017. Subsequently, staff proceeded with the project design phase and preparation of construction documents.

Community Engagement

The outreach process was mainly conducted during the Community Opportunity Fund program application process. Between January – March 2014, FWPP sponsored a series of public workshops to develop a community-supported conceptual plan.

On November 20, 2014, the Recreation and Park Commission adopted Resolution No. 1411-005 authorizing RPD to proceed with design development and any required environmental review for improvements to 5 projects, including West Portal Playground Renovation, in accordance with recommendations from the selection committee for the 2012 Clean and Safe Neighborhood Parks Bond Community Opportunity Fund Project.

On September 14, 2017, Department and Public Works staff held an open house in the playground's clubhouse to share the concept designs with the public. Attendees includes FWPP, staff of the District 7 Office, Parks Alliance staff, and members of the public.

Since then, Department staff has continued to provide regular project updates to our project partners namely the FWPP, staff of the District 7 Office and Parks Alliance staff. Department and Public Works staff have also worked closely with the FWPP to ensure the design is aligned with the original concept and intent of their COF application.

Proposed Renovation

The scope of work for the project includes a new children's play area, accessibility improvements to the clubhouse restrooms, replacement of paving and waterproofing, fencing, seating, accessible parking and access path, and a "nature nook" featuring a nature exploration area, drinking fountain, landscaping and irrigation. The plan is fully accessible and meets all ADA guidelines for accessible design. The proposed improvements include:

- New safety surfacing throughout the playground.

- New play equipment featuring a dragon slide and climbing structure, swings, spinners, a rocker, a roller table, sensory play panels and an imagination fort.
- Interior improvements to the clubhouse restrooms for accessibility.
- Removal of existing concrete planters and paving around the clubhouse, replacement of waterproofing throughout playground and planter areas.
- Improved paving and drainage systems.
- New “nature nook” featuring a pea-gravel pit, boulders, logs, stumps, and planting.
- An accessible parking space and accessible pathway from the north park entry on Lenox Way to the playground, nature nook, picnic area and restrooms.
- New fencing and lighting.

Project Schedule

Planning Phase: Spring 2017 – Winter 2017/18
 Design Phase: Spring 2018 – Summer 2019
 Bid Phase: Summer 2019 – Fall 2019
 Construction Phase: Fall 2019 – Summer 2020

Project Fund Sources and Uses Summary

Project Funding Sources:

D7 Addback Funds FY 2014-19 (Supervisor Yee)	\$750,000
2012 Bond (COF)	\$800,000
SF Parks Alliance Grant (Let’sPlaySF!)	\$1,147,000
RPD Deferred Maintenance Funds	\$100,000
RPD Open Space Funds	\$250,000
2012 Bond (Let’sPlaySF!)	\$103,000
State General Fund – DPR Grant	\$400,000
Total Funds	\$3,550,000

Project Budget Uses:

Base Construction Contract with Alternate	\$2,095,000
Construction Contingency 15%	\$314,250
Soft Costs	\$1,140,750
Total Uses	\$3,550,000

Environmental Review

The project has been reviewed by the Planning Department and was issued a Categorical Exemption. Refer to Attachment B.

Staff Recommendation

Staff recommends that the Commission award a construction contract to Treaty Construction in the amount of \$2,095,000 for West Portal Playground Renovation (Contract No. 1000013709).

Supported By

Supervisor Norman Yee and District 7 Office
Department staff
San Francisco Parks Alliance
Friends of West Portal Playground
Greater West Portal Neighborhood Association

Opposed By:

None known at this time

Attachments:

Attachment A: Tabulation of Bids and Subcontractor List
Attachment B, CEQA Determination