



Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

Date: August 7, 2013

To: Recreation and Park Commission

Thru: Philip A. Ginsburg, General Manager
Dawn Kamalanathan, Capital and Planning Manager

From: Mary Hobson, Project Manager

Re: **Award of Construction Contract for the Rossi Restroom Renovation Project**

Agenda Item Wording

Discussion and possible action to award a construction contract for the Rossi Restroom Renovation project (Contract No. 3097V) to D.F.P.F. Corp. d.b.a. Fine Line Construction for \$720,000.

Background/Description

The 2008 Clean and Safe Neighborhood Park Bond's Restroom Repair and Replacement Program funds the construction, repair, and renovation of restroom facilities. Many of the city park's restrooms are old, need repair and are poorly designed for maintenance and proper supervision. Following the passage of the 2008 Clean & Safe Neighborhood Park Bond, the Recreation & Parks Commission appointed a Restroom Taskforce to work with staff and the community to develop recommendations for which restrooms should be renovated, replaced or added under the \$11.4 million program. In 2009 the Taskforce issued its report which identified 21 park sites to received funding to either renovate or replace their aging freestanding restrooms. An additional 8 sites were identified as needing new restrooms. Among the restrooms identified in need of replacement was the deteriorated restroom structure serving Angelo J. Rossi Playground.

The planning process for the project at Rossi Playground was initiated in January 2012. Angelo J. Rossi Playground is located in the City's Richmond District (D1). The main park site is 6.535 acres bound by Arguello Street, Geary Blvd., Rossi Street and Edward Street. Rossi Playground also includes a non-contiguous parcel, which houses the current restroom facility, known as the Edward Street Annex.

Two community meetings were held in early 2012, during which input on the project was collected and the project scope and concept plan were developed. Project planning concluded in April 2012 when the Recreation and Park Commission approved a plan for the project that included the following scope of work: Demolition of the existing freestanding restroom structure on the Edward Street Annex site; Construction of a new freestanding restroom



structure on the Edward Street Annex site utilizing the “traditional” style restroom standard model; Construction of a new ADA compliant path of travel from the main Rossi site to the new restroom structure, including an accessible loading zone and curb-cuts, and access ramp from the sidewalk to the finish level of the Annex site; Site fencing to enclose the site at night, with separate access gates serving the restroom and the open space areas of the Annex; and Associated landscaping and site work.

Bid Information

With the assistance of the Department of Public Works, the Recreation and Park Department advertised the Rossi Restroom Renovation project in May 2013. Bids were opened on 6/19 and seven (7) bids were received. After bid preferences are applied, the lowest four (4) bids are listed below (a full summary of the bids is attached for your reference):

- Romkon, Inc. for \$628,320
- Empire Engineering and Construction, Inc. for \$748,000
- CF Contracting, Inc. for \$748,500
- D.F.P.F. Corp. d.b.a. Fine Line Construction for \$720,000

Following the bid opening a protest of the apparent low bid was received. Upon a detailed review of the bid package it was determined that Romkon, Inc. did not furnish adequate contractor experience documentation, and their bid was therefore found to be non-responsive. The remaining bid packages were then reviewed by the Contracts Monitoring Division. CMD has recommended award to Fine Line Construction, the lowest responsive and responsible bidder.

Upon approval by the Commission and contract certification, construction activities will commence on site. Completion of the construction work and the reopening of the park are anticipated to occur in 6 months, or approximately April 2014.

Source of Funding

Source: 2008 Clean & Safe Neighborhood Parks Bond

Environmental Review

The Planning Department’s Office of Environmental Review has completed environmental review. Project is exempt under CEQA State Guidelines under section 15301, Class 1(a).

Project Outreach

Community Meeting No. 1, 02/01/12
Community Meeting No. 2, 03/07/12

Support

Friends of Rossi Playground, and other park users
Staff

Opposition

None known

Recommendation

Award of Contract for Rossi Restroom
8/7/2013

RESOLVED, That this Commission does accept the recommendation of the General Manager and staff and hereby awards a construction contract for the Rossi Restroom Renovation project (Contract No. 3097V) to D.F.P.F. Corp. d.b.a. Fine Line Construction for \$720,000.

People to Notify

Rossi Playground general mail list

Attachments

Tabulation of Bids

**City and County of San Francisco
Department of Public Works
TABULATION OF BIDS**

ID No: FCP13098
Contract No: 3097V

Title: Rossi Playground Restroom Renovation

Bids Received: June 19, 2013

Bidders (in the order received & opened):

D.F.P.F. Corp. d.b.a. Fine Line Construction
Empire Engineering & Construction, Inc.
KCK Builders, Inc.
Romkon Inc.
CF Contracting, Inc.
Angotti & Reilly, Inc.
Rodan Builders, Inc.

HRC LBE Bid Discount Claimed

No bid discount claimed
MLBE/10%/MBE
MLBE/10%/OBE
MLBE/10%/OBE
MLBE/10%/OBE
No bid discount claimed
No bid discount claimed

Total Bid Price

720,000.00
748,000.00
7,981,000.00
628,320.00
748,500.00
757,769.00
961,000.00

[Redacted] = Indicates a correction of the bid price after review.

Average Bid: 1,792,084.14
Architect's Estimate: 730,185.00
% of Architect's Estimate: 245%
% of Architect's Estimate on Low Bid: 86%

cc: Mary Hobson (RPD) Mohammed Nuru Julia Laue Tara Lamont
Mark Dorian Taks Ajike (RPD) Albert J. Ko Maurice Williams Jasmine Kaw
Finbarr Jewell Tony Ng All Bidders

sl For complete subcontractor listings, check:

<http://mission.sfgov.org/OCABidPublication/BidDetail.aspx?K=6754>

June 19, 2013

ID No. FCP13098
Contract No. 3097V
Project Title: Rossi Playground Restroom Renovation

Date of Bid: 6/19/2013

BID ITEMS	QUANTITIES	BID	D.F.P.F. Corp. Construction	BID	Empire Engineering & Construction, Inc.	BID	KCK Builders, Inc.	Bid	Romkon Inc.
1	LS	10,000.00	10,000.00	21,000.00	21,000.00	11,000.00	11,000.00	14,400.00	14,400.00
2	LS	510,000.00	510,000.00	420,000.00	420,000.00	4,930,000.00	4,930,000.00	395,500.00	395,500.00
3	LS	170,000.00	170,000.00	270,000.00	270,000.00	3,000,000.00	3,000,000.00	188,500.00	188,500.00
4	LS	30,000.00	30,000.00	37,000.00	37,000.00	40,000.00	40,000.00	29,920.00	29,920.00
TOTAL BID PRICE:			720,000.00		748,000.00		7,981,000.00		628,320.00

BID ITEMS	QUANTITIES	BID	CF Contracting, Inc.	BID	Angotti & Reilly, Inc.	BID	Rodan Builders, Inc.
1	LS	3,500.00	3,500.00	12,170.00	12,170.00	15,000.00	15,000.00
2	LS	470,000.00	470,000.00	436,201.00	436,201.00	786,000.00	786,000.00
3	LS	240,000.00	240,000.00	277,186.00	277,186.00	120,000.00	120,000.00
4	LS	35,000.00	35,000.00	32,212.00	32,212.00	40,000.00	40,000.00
TOTAL BID PRICE:			748,500.00		757,769.00		961,000.00

 = Indicates a correction of the bid price after review.