



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
Toks Ajike, Director of Capital and Planning Division

From: Jackie Ho, Project Manager

Subject: George Christopher Playground – Award of Construction Contract

Agenda Wording

Discussion and possible action to award a construction contract to Treaty Construction in the amount of \$3,535,000, which includes change orders for \$247,000 in add-on work identified following the public advertisement for bids, for the George Christopher Playground Renovation [Contract No. 1000013376(R)].

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.

Background Information

George Christopher Playground is located on the Eastern edge of Glen Canyon Park in the Diamond Heights Neighborhood and is bounded by Diamond Heights Boulevard to the Northeast and Gold Mine Drive and Opalo Lane to the Southeast. A shopping center bounds the East edge of the playground and the San Francisco Police Academy is located to the North. The 6.80 acre site currently includes the following amenities: clubhouse with restrooms; softball field; a tennis court; children’s playground; pathways with bench seating. The community clubhouse is often reserved for private events. Trails from George Christopher Park/Playground connect to nearby



Glen Canyon and are often used by walkers and joggers who enjoy park and canyon views. The park was named for the 34th mayor of San Francisco who served from 1956 until 1964.

George Christopher Playground Renovation is a named park project in the 2012 Clean and Safe Neighborhood Parks Bond. The project's purpose is to update the current playground for safety and accessibility, and to provide accessibility to and within the on-site clubhouse restroom. As such, the proposed project includes safety and accessibility upgrades to the children's play area, landscaping, clubhouse restroom, site pathways, and site amenities.

Community Engagement

The outreach process was conducted in 2015-2016 with the goal of understanding the community's desires and to ensure that they are reflected in the concept plan. The project team conducted its outreach through 3 large community meetings, multiple meetings with the local resident and programming liaisons, and web outreach. The process included conducting community surveys, prioritizing of desired play elements and features, incorporating community feedback to iterative concept options, and electronic voting. Based on comments from community members the project team produced a final preferred concept for review and approval by the community stakeholders. The concept plan obtained wide approval and consensus from the community stakeholders.

The Department then presented the concept plan to the Commission, which approved it in June 2017. Since then, Department and Public Works staff have continued to provide regular project updates to the community stakeholders, including through meetings to review stakeholder questions and explore additional scope for the project. With funding support from District 8 in July 2018 we were able to add pathway renovation scope to the project. The advertisement for bids for the work went out in March 2019 and again in May 2019 (rebid).

Finally, in June 2019, following a community stakeholder funding request the District 8 Supervisor's Office provided additional funding to support additional work at the playground, consisting of the re-purposing of three mid-century play structures and the expansion of the courtyard fence around the clubhouse.

Proposed Renovation

The scope of work for the project includes the renovation of the children's play area and associated amenities serving it. The plan is fully accessible and meets all ADA guidelines for accessible design. The proposed improvements include:

- New safety surfacing throughout play area.
- New play equipment featuring school age and pre-school age play structures, tot swings, belt swings, an imagination garden with bridge, playhouse, and steppingstones, dry creek imaginary river, and a whirl.
- Lowering the amphitheater wall to increase visibility and connect the playground to adjacent features.
- An accessible ramp pathway from the playground to the accessible restroom.

- Interior accessibility improvements to one clubhouse restroom.
- Improved planting and irrigation.
- Improved paving and drainage systems.
- Tree Management to include tree removal and replanting of new trees.
- Improved pathways and new site lighting.
- Salvaging and re-purposing three existing mid-century play structures.
- Expansion of the courtyard fence around the east side of the clubhouse.

Change Orders For Add-On Work

At the time of public advertisement to bidders, funding had not yet been identified for the mid-century play structures or the clubhouse fence expansion, and therefore these scope items were not included in the bid documents or bid prices. Now that funding has been confirmed for these items, department staff requests authority to contract for the full scope of the project, inclusive of the mid-century play structures and clubhouse fence expansion. The items will be executed by Treaty Construction as Construction Change Orders.

Project Fund Sources and Uses Summary

Project Funding Sources:

2012 Neighborhood Parks Bond	\$4,185,000
D8 Addback Funds FY 2019-20	\$552,000
RPD Deferred Maintenance Funds	\$336,888
RPD Open Space Funds	\$195,000
Total Funds	\$5,268,888

Project Budget Uses:

Base Construction Contract with Alternate	\$3,288,000
Change Orders for Add-on Work	\$247,000
Construction Contingency 10%	\$353,500
Soft Costs	\$1,380,388
Total Uses	\$5,268,888

Project Schedule

Planning Phase:	Fall 2015 – Summer 2017
Design Phase:	Summer 2017 – Spring 2019
Bid Phase:	Spring 2019 – Fall 2019
Construction Phase:	Fall 2019 – Fall 2020

Environmental Review

The project has been reviewed by the Planning Department and was issued a Categorical Exemption under Class 1 – Existing Facilities. Refer to Attachment B.

Staff Recommendation

Staff recommends that the Commission award a construction contract to Treaty Construction in the amount of \$3,535,000, which includes change orders for \$247,000 in add-on work identified following the public advertisement for bids, for the George Christopher Playground Renovation [Contract No. 1000013376(R)].

Supported By

Supervisor Mandelman and District 8 Office
Community Meeting Attendees
Friends of Christopher Park
Diamond Heights Community Association
Noe Valley Nursery School

Opposed By

None known

Attachments

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