



Mayor Mark Farrell  
Phil Ginsburg, General Manager

**Date:** June 6, 2018

**To:** Recreation and Park Commission  
Capital Committee

**Through:** Philip A. Ginsburg, General Manager  
Dawn Kamalanathan, Director of Capital and Planning Division

**From:** Reuben Schwartz, Project Manager

**Subject:** Willie “Woo Woo” Wong Playground – (1) Approval of Construction Contract  
(2) Amend Design Services Contract

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## Agenda Wording

**Discussion and possible action to:** 1) award a contract for the construction of Willie “Woo Woo” Wong Playground to CLW Builders, Inc. in an amount not to exceed \$8,883,600; and 2) amend the design services contract with CMG Landscape Architecture for Willie “Woo Woo” Wong Playground to increase the contract by \$64,700, for a total not to exceed \$1,300,000, which is 5 percent above the amended base contract.

## 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.

## Site Information

Willie “Woo Woo” Wong Playground is located at 850 Sacramento Street between Waverly Place and Pagoda Place in Chinatown. Named for Chinese American USF basketball star Willie “Woo Woo” Wong, the park serves one of San Francisco’s densest neighborhoods. The approximately half-acre park includes two sand-floor playgrounds, tennis and volleyball courts, and an existing clubhouse with rooftop basketball court, on a terraced hillside site. In addition, at the Western edge, Hang Ah Alley is wholly within the park boundary.



The scope of work for the project includes the renovation of all existing park features including athletic courts, children's play areas, and associated site work. The project scope also includes the renovation of the existing clubhouse and rooftop athletic court.

### **Community Process**

The outreach process was carefully designed to facilitate a culturally nuanced and multilingual process in three languages: English, Mandarin, and Cantonese. Staff conducted the following community outreach to understand the community's desires and to ensure that they are reflected in the concept plan:

- "Intercept" Surveys: On-site and on-line survey with more than 20 questions. The team received over 200 responses.
- Meetings with Community Leaders (multiple)
- Community Meetings (4 total)
- Focus Groups (Seniors, Teenagers and Daycare Providers; three meetings with each group)

Community engagement is ongoing, and the community is eager to see construction on the project begin.

### **Project Background and Renovation Program**

The scope of work for the project includes the renovation of all existing park features including athletic courts, children's play areas, and associated site work. The project scope also includes the renovation of the existing clubhouse and rooftop athletic court.

As part of the planning, the community chose to reorganize and merge some of the existing program elements. The proposed concept plan improvements include:

- Clubhouse Renovation: large multi-purpose room with bleacher seating; new elevator; expanded and renovated bathrooms and office; renovated storage and kitchenette on first level; renovated façades.
- Children's Play Area: Expanded play areas with sculptural play equipment; separated tot and school age zones
- Sports Courts: one flex court space and two multi-sports courts (a basketball/soccer court, and a net sports court)
- Fitness Court: new plaza area with fitness equipment and resilient surfacing
- Hang Ah Alley Improvements: new paving and lighting; new plaza; relocated pagoda; location for Arts Commission installation
- Accessibility: Fully accessible property connecting all levels
- New planting, irrigation, and stormwater infrastructure
- New paving, lighting, and utility infrastructure throughout property

### **Past Commission Approval**

The Commission approved the project conceptual plan on December 15, 2016 under resolution 1612-007.

## Bid Information:

With the assistance of the Department of Public Works, the Department advertised the project and received two bid proposals which were opened on April 18, 2018. See the attached bid tabulation sheet for bid results. Both bids were within 9% of the Engineer's Estimate of \$8,127,556, and both were within the Project Budget.

The lowest responsive bid was submitted by CLW Builders, Inc. in the amount of \$8,883,600. Their proposal was reviewed for conformance with the contract requirements which included their work history and experience as well as their requirement to assemble a team that would meet the LBE subcontracting goal of 14%.

## Sources & Uses of Funding

Sources:	\$1,041,661	FY 18-19 Budget (Open Space)
	\$2,458,339	Previously appropriated 2012 GO Bond contingency and Open Space funds
	\$6,000,000	2012 Neighborhood Parks Bond
	\$4,000,000	Downtown Parks Fund
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	\$13,500,000	Total
Uses:	\$ 8,883,600	Construction Cost
	\$ 1,131,535	Construction Contingency
	\$1,300,000	Design Services Contract*
	\$2,184,865	Other Soft Costs
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	\$13,500,000	Total

\*See Design Services Contract Summary in following section.

## Background & Summary of Design Contract Changes

The project is fully funded. This is not a request for additional funds. Three additional services have been approved and processed to date. Additional Services #4 is pending Commission Approval.

In November 2014, the Recreation and Park Commission awarded the design services contract to CMG Landscape Architecture based on the scope of work defined by the 2012 Neighborhood Parks Bond. This scope of work included a full renovation of the playground, but only modest improvements to the clubhouse building.

Through our community engagement, we learned that the Chinatown community wanted a more robust and thorough upgrade to the building. This conversation culminated in the allocation of additional project funds to cover the additional scope of work, and resulting increases in the Design Services Contract Additional Services (#1-3).

The current Additional Services request (#4) in the amount of \$64,700 covers \$17,000 in additional work resulting from unexpected Dept. of Building Inspection (DBI) plan check comments which instruct us to reclassify the construction from Type V-B to Type I or II. While the project team cannot find any code-based justification for this change, and will continue its efforts to reverse it, changes to the Contract Documents were required to keep the bid on schedule.

The current request also includes a reserve of \$47,700 for addressing unknown site conditions we expect will be discovered once construction begins. The site is on a slope in one of the mostly densely developed areas of the city. It is likely that once demolition and excavation begins, unknown conditions or remnants of previous site activity will be discovered that could necessitate project changes. This request provides a modest reserve to cover such needs. We are only seeking authority to spend the reserve if needed, but will not spend it if additional services are not needed or performed. If the reserve is unused, it will be returned to the project budget.

**\*Design Services Contract Summary:**

\$670,200	Original Design Services Contract
\$565,100	Additional Services (#1-3)
\$17,000	Additional Services (#4)
\$47,700	Reserve for Professional Services
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\$1,300,000	Total Revised Design Services Contract

**Project Schedule**

Construction Phase: Fall 2018 – Fall 2019 (14 months)

**Environmental Review**

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

**Staff Recommendations**

**Staff recommends that the Commission: 1) award a contract for the construction of Willie “Woo Woo” Wong Playground to CLW Builders, Inc. in an amount not to exceed \$8,883,600; and 2) amend the design services contract with CMG Landscape Architecture for Willie “Woo Woo” Wong Playground to increase the contract by \$64,700, for a total not to exceed \$1,300,000, which is 5 percent above the amended base contract.**

**Supported By**

- Supervisor Aaron Peskin
- Chinatown Community Development Center (CCDC)
- Committee for Better Parks & Rec in Chinatown (CBPRC)
- Self-Help for the Elderly
- Community Youth Center (CYC)
- Chinese Culture Center (CCC)

**Opposed By**  
None Known

**Attachments**

Original Concept Site Plan

Tabulation of Bids

List of Subcontractors for Winning Bidder

CMD Determination Letters

Catex Letter