



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

Date: October 7, 2015

To: Recreation and Park Commission
Capital Committee

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

From: Paulina Araica, Project Manager

Subject: 17th & Folsom Street Park Contract

Agenda Wording

Presentation and discussion only regarding award of a construction contract for the 17th & Folsom Street Park project (Contract 3054V) to the lowest responsive, responsible bidder within the project budget.

Background/Description

The San Francisco Recreation and Park Department's new park in Supervisorial District 9 will be located in the Mission Neighborhood, at a site bounded by 17th Street, Folsom Street and Shotwell Street. To the north of the park site, there will be a housing development by the Mayor's Office of Housing and Community Development (MOHCD). The site was acquired in January 2012 through a property transfer from San Francisco Public Utilities Commission (SFPUC) and currently houses a paid-parking lot and an SFPUC electrical control panel.

The 34,300 square foot neighborhood park will include outdoor classroom/performance space and lawn, interactive activity area and play equipment for children, adult fitness equipment, native landscape and educational gardens, a community garden and site infrastructure for water and sewer connections and lighting system. The new park will convert more than half of the site to permeable surfaces in the form of lawn, children's play area surfacing and landscape area. The interactive water feature at the children's play area will commemorate the historic Mission Creek that ran through the site. Art enrichment will consist of laser panels of the California condor and blue heron at the perimeter fence near the entry plaza. The park will incorporate sustainable techniques including on-site water recycling from the water feature for the lawn underground irrigation system, efficient irrigation system with climate based controls,, use of recycled and local materials, native



and drought tolerant plants, energy efficient outdoor lighting and reduction of heat-island effect by using reflective surfaces. Refer to Attachment 1 for the park site plan.

The Recreation and Park Commission approved the conceptual plan for the 17th & Folsom Park project at their Meeting of June 21, 2012. The project was on hold for a year, 2013, to allow for coordination with the proposed work by SFPUC for 17th & Folsom Sewer Improvements that included a wet weather storage basin at the site of the future park. In early 2014, SFPUC decided not to proceed with the proposed sewer improvements work after evaluation of the project and technical performance of the storage basin. The project obtained additional funding to complete design and moved forward again by mid-2014.

Bid Information:

With the assistance of the Department of Public Works, the Recreation and Park Department advertised the 17th & Folsom Renovation project on August 21, 2015. Bid documents include a base bid scope consisting of work associated with demolition, new site work construction and abatement of contaminated soils. Eight additive alternates are proposed to provide for the following work, listed in order of priority: adult exercise equipment, greenhouse, metal fencing in lieu of chain fence at north boundary, planting of shrubs and ground cover material, glass aggregate in pavement, Folsom St. sidewalk concrete pavement. resin pavement in lieu of concrete at some park areas and security guard service at adjacent City site.

Bids were opened on September 16, 2015. Three bids were received that were over the announced construction budget of \$3M. One bid had a very high amount due a clerical error, the other two bids were marginally over the construction budget. The tabulation of bids included as Attachment 2 for your reference. The lowest base bid amount is \$256,077 or 8.54% over the \$3M construction budget. No protests were received during the bid protest period that ended on September 23, 2015. At this time, Contract Monitoring Division (CMD) is reviewing the bids for compliance with LBE and Local Hiring requirements. RPD Capital is evaluating additional funding sources for the construction contract. Staff will revise this item to recommend action to either award the contract or reject all bids at the full Recreation and Park Commission Meeting on October 15, 2015.

Cost and Source of Funding:

Project Budget: \$4,532,245
Construction cost (71% of project budget): \$3,240,000
Project Control cost (29% of project budget): \$1,292,425

Source of Funds as follows:

Open Space Funds	\$54,121
CA Community Revitalization Program Grant	\$2,700,000
2004 Lease Revenue Bonds	\$478,304
SFPUC-Site Contaminated Soils Abatement	\$600,000
SFPUC-Delay Cost for Detention Basin Evaluation	\$200,000
CA Housing Related Parks Grant	\$500.000

Environmental Evaluation



The proposed park at 17th & Folsom Streets was reviewed under California Environmental Quality Act (CEQA) and a Community Plan Exemption and Mitigated Negative Declaration was issued on January 24, 2011. The Mitigated Negative Declaration, included as Attachment 3, focus on the managing, replacement and disposal of contaminated soils on site that exist due to naturally occurring factors as well as previous use. Contaminated material will either be removed and replaced with clean import soil material or capped to comply with San Francisco Department for Public Health.

Staff Recommendation

Supported By:

The Mission District Community
PODER (People Organizing to Demand Environmental and Economic Rights)
San Francisco Planning Department
Supervisor David Campos
RPD staff

Opposed By:

Some parking lot users.

Attachments:

Attachment 1: 17th & Folsom Street Park Site Plan
Attachment 2: Tabulation of Bids dated September 21, 2015
Attachment 3: Notice of Availability and Preliminary Mitigated Negative Declaration dated January 24, 2011

