



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

Date: December 7, 2016

To: Recreation and Park Commission
Capital Committee

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

From: Melinda Stockmann, Project Manager, Capital & Planning Division

Subject: Geneva Community Garden Construction Contract Award

Agenda Item Wording

Discussion and possible action to award a construction contract to GECMS for the Geneva Community Garden Project (Contract No. 16-016R) in the amount of \$694,771 for the base bid.

Strategy 1: Inspire Public Space:

Objective 1.1: Develop more open space to address the population growth in high-need and emerging neighborhoods

Objective 1.2: Steward and promote good park behavior

Strategy 4: Inspire Stewardship:

Objective 4.1: Conserve and strengthen natural resources

Objective 4.3: Increase eco-literacy of our park users

Background

Geneva Ave Strip is an undeveloped open space located in District 11 at Geneva and Delano Avenues. Formerly, this 10,427sf site contained a few fruit and evergreen trees, and was overgrown with invasive ivy and pampas grass. The site is narrow and steep with a lot of potential to be developed into a productive, useful space for community members.

This is a community-driven project that received a 2008 Clean and Safe Neighborhood Parks Bond Community Opportunity Fund (COF) Grant for \$387,534, with additional contributions totaling \$55,000 from Supervisor Avalos.

The Environmental Report for the Geneva Avenue Parcel (2010) found that the near-surface soil contained high concentrations of lead. Environmental remediation on site has been completed through a separate contract.



Because of rising construction costs and the fact that the site remediation was more extensive- and expensive- than anticipated, Rec and Park secured two additional grants totaling \$900,000 from the State of California Department of Housing and Community Development to support the project. This project was bid as a formal contract in April 2016, and the apparent low bid was very close to the engineer's estimate. However, the apparent low bidder unexpectedly withdrew his bid two weeks after bid due date. Because the Department could not afford any of the other bids, staff completed significant value engineering and simplified construction documents. The project was re-advertised to contractors in October 2016 as detailed below.

The new garden will include the following features:

- Perimeter walls, fencing and gates and standard park identification sign
- Primary entrance along Delano Avenue
- Raised garden boxes with space for over 50 community garden assignments
- Accessible area of common amenities
- Seating and gathering areas

Once completed, this garden will be integrated with Rec and Park's Community Gardens Program.

Bid Information

The project was advertised in October 2016 and included base bid items only.

The Recreation and Park Department received five bids in November 2016 as shown in Attachment 1. The low bid was \$694,771, which is 20% higher than the estimated construction cost of \$577,930 but leaves sufficient funding for construction contingency as well as general project reserve for soft costs.

Project Costs and Source of Funding

Sources:	2008 Clean & Safe Neighborhood Parks Bond (COF)	\$ 387,534
	General Fund	\$ 55,000
	Open Space Fund	\$ 100,000
	Housing Related Parks Program Grant (2014)	\$ 700,000
	Housing Related Parks Program Grant (2015)	\$ 200,000
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	Total Sources	\$ 1,442,534
Uses:	Construction Contract	\$ 694,771
	Construction Contingency (10% of Construction Contract)	\$ 69,477
	Remediation and Site Preparation (completed)	\$ 203,103
	Soft costs (planning, design, administration for both contracts)	\$ 443,183
	Contingency & Reserve	\$ 32,000
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	Total Uses	\$ 1,442,534

Project Schedule

Construction
Closeout

Late December 2016 or Early January 2017
Summer of 2017

Supported By

Community Opportunity Fund applicant and neighbors
San Francisco Parks Alliance
Supervisor John Avalos
District 11 Council
Cayuga Improvement Association
New Mission Terrace Improvement Association
Excelsior District Improvement Association
Outer Mission Merchants and Residents Association
Friends and Advocates of Crocker Amazon and the Excelsior

Opposed By

None known

Recommendation

That this Commission approves construction contract to GECMS for the Geneva Community Garden Project (Contract No. 16-016R) in the amount of \$694,771 for the base bid.

Attachments

Attachment 1 – Bid Results Tabulation