



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

**Date:** February 3, 2016

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

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

**From:** Marvin Yee, Project Manager

**Subject:** Alamo Square Park

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### **Agenda Wording:**

Discussion and possible action to award a construction contract for the Alamo Square Restroom and Irrigation Upgrade project (Contract No. 3202V-R) to Anvil Builders, Inc., for an amount not to exceed \$2,434,100.00 for Base Bid items and Alternate 1.

### **Background:**

Alamo Square Park is at the core of the Alamo Square Historic District located in the Western Addition at Hayes and Steiner Streets. Alamo Square Park contains restrooms inaccessible by wheelchair from the playground. In addition the majority of this 12.7-acre park is landscape, including broad expanses of lawn, portions of which are on steep hillsides underutilized by the general public. The existing irrigation system (30+ years old) and quick coupler line (70+ years old) are largely original, corroded and fraught with leaks. Inadequate water pressure and poor layout contribute to large quantities of water waste.

In June 2014, the Recreation and Park Commission approved a conceptual plan for the Alamo Square Park Restroom and Irrigation Upgrade project, which includes a new, unisex restroom structure adjacent to the children's playground.

Consequently through the assistance of the Department of Public Works, construction documents were prepared and advertised for competitive bidding. The bid package was structured to create an awardable base bid contract despite the unpredictable bid climate. Therefore the irrigation system replacement and new unisex restroom were base bid items, while selective areas of landscape replacement became alternates that would be awarded only if the bid was within the construction budget.



**Bid Information:**

A bid package was advertised for base bid items (irrigation system replacement and new unisex restroom) and two additive alternates for landscape plantings:

- Alternate 1: New no-mow grass along the perimeter at Fulton and at Scott Streets.
- Alternate 2: New sod at various locations.

The Recreation and Park Department received five bids in December 2015 as shown in Exhibit B. Ranging from \$1,887,827 to \$3,275,750 for base bid only, the average of all five base bids is \$2,659,880, which is 125% of the architect’s estimate of \$2,128,000.

With a construction budget of \$2,550,000, the City reviewed these bids to conclude that Anvil Builders is the responsible and responsive, lowest bidder. Anvil Builders’ base bid and Alternate 1 totaled \$2,434,100, which is 95% of the construction budget. Alternate 2 could not be awarded.

Anvil Builders is currently renovating Gilman Playground and completed Kimball Playground Renovation. The Recreation and Park Department and Public Works are generally satisfied with the quality and performance of its work.

**Budget and Timeline:**

Sources of funding to award a contract:

2008 Clean and Safe Park Bond – Restroom Program	\$750,000
2012 Clean and Safe Park Bond – Water Conservation Program	\$925,000
SFPUC Large Landscape Retrofit Grant	\$875,000
<b>TOTAL CONSTRUCTION BUDGET</b>	<b>\$2,550,000</b>

Construction is anticipated to begin in April 2016 and completion by end of 2016.

**Supported By:**

- Supervisor London Breed
- Alamo Square Neighborhood Association (ASNA)
- S.F. Public Utilities Commission (SFPUC)
- General support for the 2008 and 2012 Park Bonds

**Opposed By:**

None known

**Recommendation:**

That this Commission does award a construction contract for the Alamo Square Restroom and Irrigation Upgrade project (Contract No. 3202V-R) to Anvil Builders, Inc., for an amount not to exceed \$2,434,100.00 for Base Bid items and Alternate 1.

**Attachments:**

- Exhibit A – Location Map
- Exhibit B – Tabulation of Bids