



London N. Breed, Mayor
Philip A. Ginsburg, General Manager

Date: May 1, 2019

To: Recreation and Park Commission
Recreation and Park Capital Committee

Through: Philip A. Ginsburg, General Manager
Toks Ajike, Acting Planning and Capital Program Director

From: Dan Mauer, Project Manager

Subject: Golden Gate Park Stanyan Street Frontage Improvement Project/
Award of Construction Contract

Agenda Wording

Discussion and possible action to approve a construction contract in the amount not to exceed \$3,781,000 for the base bid contract and bid alternates #1 and #2 to Azul Works, Inc. for the renovation of Golden Gate Park Stanyan Street Frontage Improvements Project, project ID No. 1000012733.

Strategic Plan Reference

Strategy One: Inspire Public Space: *Keep today's parks safe, clean, and fun; promote our park's historic and cultural heritage; and build the great parks of tomorrow.*

- Objective 1.2 Strengthen the quality of existing parks and facilities
- Objective 1.3 Steward and promote good park behavior
- Objective 1.4 Preserve and celebrate historic and cultural resources

Strategy Two: 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.
- Objective 2.3 Work with partners and neighborhood groups to activate parks through organized events, activities, and unstructured play.



Strategy Three: Inspire Investment: *Through community engagement advocacy, and partnerships, cultivate more financial resources to keep San Francisco's parks and programs accessible for all.*

Objective 3.1 Increase public investment to better align with infrastructure needs and service expectations.

Purpose of Bond Project

The intent of this 2012 Clean and Safe Neighborhood Parks (City Wide) Bond project is to renovate and upgrade this area of the park in conformance with the bond measures which state the following objectives: restore natural features, improve recreation assets, connectivity, pedestrian safety, paths and trails.

The key design considerations that were expressed by the public included; Public Safety, Positive Programming, Respect the Historic Landscape and Aesthetics/Beautiful Material and Plants.

Site Information

The proposed project location is the eastern edge of Golden Gate Park along Stanyan Street between JFK Drive and Waller Street. The area is commonly referred to as the Alvord Lake Area due to the picturesque lake that resided in the low-lying area just west of the Haight Street park entrance. Most of this park space is occupied by meandering asphalt pathways which run through various lawn and meadow spaces. The area is also heavily forested by large, mature trees. The area between Alvord Lake and Waller Street is sometimes referred to as the "mini" Oak Woodland area. In this space, there are valuable remnants of native oak trees which mark the landscape.

The primary entry points to the area occur at the corner of JFK Drive at Stanyan Street, the terminus of Page Street and the terminus of Haight Street. The Page Street corridor entering the park is recognized as a primary cycling route into the park and is documented in the MTA's Master Bike Plan.

Other noteworthy park features/activities that are found in this space include a free-standing restroom/storage room, Alvord Lake, an entry plaza at Haight Street and Page Street, and a Decaux restroom at the corner of Waller Street. In addition, there are two programmed activities that occur in this area. The Department has a contract with a bike rental concessionaire that operates bike rentals at the Haight Street Entrance Plaza. This concessionaire operation seven days a week throughout the year. The other programmed activity which was initiated a few years back is an event called Red Umbrella which is an art exhibit event that occurs once a week during various months throughout the year.

The free-standing restroom building mentioned above was construction back in the 1930's and was subsequently renovated in the early 40's and again in the late 1990's. Approximately one

year following its last renovation, the restroom was closed for public use due to illegal and illicit activities and has subsequently been converted into a gardener's storage space.

With all of these terrific park feature, amenities and programmed events, this area of the park has also drawn other less desirable activities that make this space feel less safe for park visitors. Various activities that both the Park Patrol and Police have been trying to eliminate include camping, smoking and illegal drug use and distribution. One of the primary focuses of this project in to invigorate this area with more inviting and appropriate park use and activity.

Proposed Park Renovation Scope of Work

This project has several facets to it and has been broken down into four separate zones of improvements scattered along the Stanyan Street Frontage. These zones include:

- Stanyan Street Frontage
- Kiosk Improvements and Plaza Area
- Haight Street and Page Street Plazas
- Oak Woodland

The proposed improvements in each of these areas is outlined below.

Stanyan Street Frontage

- Installation of a new colored concrete sidewalk from JFK Drive to the Stanyan Street Plaza area
- Installation of a post and chain barrier along the back edge of the proposed sidewalk (bid alternate improvement item)
- Modification to the existing irrigation and lawn area to accommodate the improvements above.

Kiosk Improvements and Plaza Area

- Convert the existing restroom/gardener's storage room into a visitor kiosk/concession space which will include a single stall restroom for public use.
- Install a concrete plaza seating area around the kiosk building.
- Install two bocce courts adjacent to the kiosk to help activate this space.
- Install several light fixtures to allow for evening play and to improve safety
- Modify the irrigation and landscape around these improvement spaces

Haight Street and Page Street Plazas

- Redesign the Page Street Plaza using decorative paving so that it's more inviting and functional to both pedestrians and cyclists while integrating the new sidewalk that will run along Stanyan Street.
- Remove the existing Haight Street Plaza (raised planter, pilasters, metal rails) and install a new simplified plaza area with decorative paving materials and at grade planting beds.
- Install interpretive and circulation signage

- Move the bike concessionaire activities to the south on a new concrete apron along the back of the existing sidewalk.
- Modify the existing irrigation and landscape to accept these new modifications

Oak Woodland

- Remove the temporary construction fence that has been in place for the last several years
- Remove an old handrails and wooden staircase
- Install new pathways through the area (natural paving material)
- Install split rail fencing around sensitive planting areas/oak trees for protection
- Install new irrigation and plantings in the newly created planting beds.
- Install several light fixtures along the pathways for safety.

Community Process

This project was initiated by an organized group of park neighbors that approached then Supervisor Breed and the Department with some ideas on how to improve the park frontage along Stanyan Street. They came forward with many ideas on how to make the space more appealing for park visitors while at the same time make this park area safer. Following several informal meetings with various neighbor's staff began a more formal public engagement process.

Staff conducted three separate community meetings to discuss the project. The first meeting was intended to generate public feedback on how the site is currently used and prioritize the overall project goals. At the second meeting, staff presented several concept plans each of which achieved a majority of the program wishes expressed at the first meeting. The public was asked to pick amongst several design options that best met program needs. The design team took this information and blended the concepts and ideas into a single plan which was finally approved by the meeting attendees at the third meeting. There were approximately 20 members of the public at the first two meetings and roughly 30 members at the final meeting. Each meeting was also attended by a representative from the Supervisors office.

Staff also attended and presented the project to the Haight Ashbury Neighborhood Council (HANC) at one of their monthly meetings.

Commission Approval

On March 15, 2018 the Recreation and Park Commission approved the concept improvement plan for this project under Resolution No. 1803-006.

Bid Process

With the assistance of the Department of Public Works, the Department advertised the project and received five bid proposals on April 17, 2019. See the attached bid tabulation sheet for bid results. Of the five bids received, only one bid was within range of the base project budget which was set at \$3,896,000.

The lowest responsive bid was submitted by Azul Works, Inc in the amount of \$3,448,000 base bid, \$88,000 alternate #1 (bollard/chain barrier) and \$245,000 alternate #2 (decorative pavers) all of which is \$115,000 below the projected engineer's estimate set at \$3,896,000 (base bid). Azul Works, Inc. is a micro local business enterprise (MLBE). 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 22%.

Project Fund Sources and Uses Summary

Total Project Budget: \$5,500,000

Fund Sources		Fund Uses	
General Fund	\$1,500,000	Soft Costs (1)	\$1,340,000
2012 Park Bond	\$4,000,000	Base Construction Contract	\$3,448,000
		Bid Alternates	333,000
		Construction Contingency/Reserve	\$378,100
Total Fund Sources	\$5,500,000	Total Fund Uses	\$5,500,000

¹Soft Costs include: PM, CM, Design, Regulatory Agency Fees, Testing, Bid/Advertising, Survey, soft cost contingency project reserve

Project Schedule

Construction Phase: July 2019 through February 2020 (7-month construction contract)

Environmental Review

This proposed improvement project has been reviewed by the Planning Department and has been determined to be categorically exempt under CEQA. Class 1- Existing Facilities.

Recommendation

Staff recommends that the Commission approve a construction contract in the amount not to exceed \$3,781,000 for the base bid contract and bid alternates #1 and #2 to Azul Works, Inc. for the renovation of Golden Gate Park Stanyan Street Frontage Improvements Project, project ID No. 1000012733.

Supported By

General Public: meeting attendees (3 meetings)
 Supervisor (District 5)
 Mayor Breed

Various members of local organizations that either attended meetings or had communications related to the project:

PROSAC

Haight Ashbury Neighborhood Council

Friends of the Oak Woodlands

Friends of Alvord Lake

Haight Ashbury Merchants Association

Haight Ashbury Improvement Association

Opposed By

None known

Attachments

Bid Results



TABULATION OF BIDS

CONTRACT ID: 1000012733
FULL TITLE: GGP Stanyan Street Frontage Improvements Project
BID AWARDED TO: AZUL WORKS, INC.

<u>Bidders</u>	<u>LBE Status Claimed</u>	<u>Base Bid</u>	<u>Base Bid with LBE</u>		<u>Alternate 1 (Fencing)</u>	<u>Alternate 2 (Pavers)</u>	<u>Total Bid Price</u>
			<u>Discount</u>				
Azul Works, Inc.	MLBE - 10%	\$3,448,000	\$3,103,200		\$88,000	\$245,000	\$3,781,000
JDB & Sons Construction, Inc.	MLBE - 10%	\$3,980,000	\$3,582,000		\$100,000	\$250,000	\$4,330,000
Yerba Buena Engineering & Construction	SLBE - 10%	\$4,690,000	\$4,221,000		\$75,000	\$50,000	\$4,815,000
Minerva Construction, Inc.	MLBE - 10%	\$4,760,000	\$4,284,000		\$70,000	\$395,000	\$5,225,000
CF Contracting, Inc.	MLBE - 10%	\$4,928,800	\$4,435,920		\$221,000	\$258,000	\$5,407,800
*Apparent low bidder after LBE discount applied is highlighted in yellow							

SUBCONTRACTOR LIST FOR AWARDED BID

<u>Contractor Name</u>	<u>Scope of Work</u>
Bocce Builder-All Sport America	Bocce Ball Courts
Rhino Enterprises/Commerical Tree Care	Tree Removals/Pruning
KM 106	Hazardous Material Abatement
OBS Engineering	Kiosk Construction and Planting
Ronal R. Nelson Contactor	Concrete Work
Ahlborn Fence	Metal Work/Fencing
Delao Electric	Electrical