



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

Date: September 30, 2020

To: Recreation and Park Commission

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

From: Alex Schuknecht, Project Manager

Subject: Juri Commons Renovation Project – Amendment to Construction Contract with Cazadoro Construction Inc. (Contract no. 1000015032)

Agenda Wording

Discussion and possible action to amend the construction contract with Cazadoro Construction Inc. for the Juri Commons Renovation Project (Contract no. 1000015032) to increase the contract amount by up to \$189,523, bringing the revised not-to-exceed contract amount to \$959,154 which is greater than 10% over the original approved contract amount of \$769,631.

Strategic Plan Reference

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 & Facilities
- Objective: 1.3: Steward and promote good park behavior
- Objective: 1.4: Preserve and celebrate historic and cultural resources

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
- Objective: 2.2: Work with partners and neighborhood groups to activate parks through organized events, activities, and unstructured play

Strategy 4 – Inspire Stewardship: Protect and enhance San Francisco’s precious natural resources through conservation, education, and sustainable land/facility management practices

- Objective 4.1: Conserve and strengthen natural resources
- Objective 4.3: Increase eco-literacy of park users and park maintenance staff



Background Information

This project is fully funded and this is not a request for additional funds. This request is for approval to expend more than 10% beyond the base construction award amount. This approval is required under Chapter 6 of the Public Works Administrative Code.

Project/Site Background:

In March 2020, the San Francisco Recreation and Park Commission approved a contract award for the Juri Commons Renovation. In keeping with its designation as one of the 13 Let'sPlaySF! sites, park improvements will include play amenities as well as a range of features designed to provide a lush, welcoming and accessible space for all. The park's many visitors include those passing through on their way to and from work, neighbors going for a walk, and families stopping for a quiet play space tucked into the heart of this Mission District neighborhood. When the renovation is complete, they will be able to enjoy a new children's play area, adult fitness equipment, accessible paths, new planting and irrigation, and improved seating.

During the project's planning phase, the site's history was identified as an important inspiration for design. The park's boundaries trace the right of way of a former railroad that had been in active use through the mid-20th century. This former land use defines the park's linear shape and has served to protect the site from development, enabling the park's existence today. To celebrate this history, a portion of the primary path through the park will be embedded with rails - a reminder to those using the park or passing through of its important past.

The proposed scope of work involves a full renovation of Juri Commons Park. Elements of this scope include:

- Children's play area and nature exploration area
- Fitness equipment
- Improved seating
- Fully accessible pathways
- Trees and planting
- Upgraded irrigation
- New fencing, gates and signage at each entry

Through the Let's Play SF! Initiative, a partnership between with the Recreation and Park Department and the San Francisco Parks Alliance, this site was identified as a Tier Two project for renovation. The renovation of Richmond Playground, as part of the Let'sPlaySF! Initiative, is driven by the transformative power of play:

Wellness: playgrounds encourage kids to get outside, away from screens. Outdoor play burns calories and helps develop muscle strength, and coordination and can foster a lifelong love of outdoor activities

Creativity: Playgrounds nurture growing brains by promoting imaginative and cooperative play that can foster advanced cognitive skills in young brains

Community: Playgrounds bring people together. They allow people to connect across social, economic and age group divides.

A lengthy design phase included continued engagement with and support from neighbors and the community who are eager to see this project built and opened to the public.

Description of Proposed Changes

This project is currently under construction and we anticipate reaching substantial completion by spring 2021.

A contract value increase in the amount of \$189,523 is requested to pay for the following change orders:

1. Install new pad and service pedestal for PG&E meter and run new conduit from the street to new meter. This work was not part of the base contract
2. Replace main drain line throughout site. This work was not part of the base contract.
3. Replace electrical conduit, conductor and pull boxes connecting existing light poles to power source. This work was not part of the base contract.
4. A \$20,000 allowance to address any remaining unknown items that may arise during project construction.

The project site work improvements commenced on July 14th, 2020. As demolition works progressed, it became apparent that site drainage and electrical infrastructure had failed. The main drain line had collapsed and electrical conductors that had been installed were not in condition for re-use. Additional scope was added to the project which included replacement of this infrastructure to ensure that the park improvements would last for many years to come without risk to gardeners and the public. After encountering these unforeseen conditions, it became apparent that additional work was necessary to address these issues. This also resulted in onboarding of an electrical subcontractor to complete relocation of an existing PG&E meter. This work was vital to the appearance of the park and the entry experience at Guerrero St.

A contract value increase in the amount of \$189,523 is requested to pay for these improvements. *(This amount is over the 10% contingency amount of \$76,963 above the base contract amount of \$769,631)*

- | | |
|---|----------|
| 1. New pad, service pedestal and conduit line for PG&E relocation: | \$27,222 |
| 2. Replace main drain line throughout site: | \$62,301 |
| 3. Replace electrical infrastructure throughout site: | \$80,000 |
| 4. Change Order Allowance for Unforeseen Conditions to project end: | \$20,000 |
- (Change order allowance is in addition to known change orders.
Any unused funding will be returned to the Program funding source accounts)*

Project Costs and Funding Sources

Sources:	\$524,488	2012 Bond (COF)
	\$225,000	2012 Bond (Let'sPlaySF!)
	\$825,000	Eastern Neighborhoods Developer Impact Fees
	\$75,512	SF Parks Alliance Grant (Let'sPlaySF!)
Total Project Budget:	\$1,650,000	(Soft and Hard Costs)
Uses: (Hard Costs)	\$769,631	Base Construction Contract
	\$76,963	Base Contract Change Order (10%)
	\$189,523	Augmentation of base contract
Subtotal Hard Costs:	\$959,154	
Uses: (Soft Costs)	\$690,846	
Total Project Budget:	\$1,650,000	(Soft and Hard Costs)

Staff Recommendation

Staff recommends that the Commission amend the construction contract with Cazadoro Construction, Inc. for the Juri Commons Renovation Project (Contract no. 1000015032) to increase the contract amount by up to \$189,523, bringing the revised not-to-exceed contract amount to \$959,154 which is greater than 10% over the original approved contract amount of \$769,631

Supported By: Juri Commoners
Katherine Michiels School
Robert Brust, PROSAC member (D8)

Opposed By: None known