



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

Date: October 5, 2016

To Recreation and Park Commission
Capital Committee

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

From Levi Conover, Project Manager, Capital Division

Subject: Mountain Lake Park Playground Renovation – contract increase

Agenda Item Wording:

Discussion and possible action to authorize staff to amend the construction contract with CF Contracting, Inc. for Mountain Lake Playground (3204V) by increasing the contract amount from \$1,968,750.00 to an amount not to exceed \$2,315,625.00, an increase of \$346,875.00 which is greater than 10% over the original approved contract amount.

Strategic Plan

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

Background / Description:

Located in the Inner Richmond district, Mountain Lake Park is a 15.2-acre park situated on a band of land bordered by the Presidio to the north and Lake Street to the south. Park amenities include a lakeside beach area, children’s play area, freestanding restroom, sport courts, an off-leash dog play area, and large natural lawn areas. The playground sits at the end of 12th Avenue, north of Lake Street, and is bounded by the lake to the north, tennis courts to the east, private residences to the south and the freestanding restroom structure to the west. The restroom building was recently replaced under the 2008 Clean and Safe Neighborhood Park Bond’s Restroom Replacement Program.

The total project scope includes removal of deteriorated play equipment and installation of new equipment, reconfiguration of paths and stairs to increase accessibility, and associated site work. The objective of the project is to provide a clean, safe and accessible playground for pre-school and school age children.



In 2012 and early 2013, three (3) community meetings were held to collect input on the project design. Project planning concluded in June 2013 when the Recreation and Park Commission approved a conceptual plan for the renovation of the play area (Resolution No. 1306-013).

The scope of the project includes: demolition of the existing children's play area (with the exception of the concrete slide); construction of a new, customized children's play area; construction of a new small picnic area; irrigation and landscaping within the play area; select tree removal; and, replacement of an existing sewer line that run under the playground.

Also in June 2013, the Commission approved a Memorandum of Understanding between the Recreation and Park Department (RPD), the San Francisco Parks Alliance (SFPA) and Friends of Mountain Lake Park Playground (FoMLP PG), which establishes the framework for the joint design, construction and funding of the playground work (Resolution No. 1306-013). The general terms of the agreement include contributions of bond and other City funding by RPD, and a gift of in-kind services and gift-dollars from FoMLP PG. The gift includes pro-bono design services donated by the architectural design firm of Bohlin-Cywinski-Jackson.

Project Status:

Notice to Proceed was issued to CF Contracting, Inc. on September 21, 2015. The project is approximately 70% complete.

Completed work includes the majority of low landscaped walls, irrigation and drainage infrastructure, rough installation of playground equipment, and foundation work related to the scrambling wall.

Work pending completion includes installation of the remaining landscape walls surrounding the summit area, installation of the concrete stairs and flat work, installation of rubber safety surfacing, landscaping, and installation of decking, and final playground finishes. The contractor continues to make progress.

Summary of Contract Changes:

The project is fully funded, this is not a request for additional funds. Five change orders have been processed with a combined value of \$196,466.28. The estimated total value of change orders is \$261,096 which is 13.2% of the original contract value.

A summary of the types of change orders and their relative values (rounded) are outlined below.

Owner Requests & Added Scope (\$44,073, 2.22%)

The Recreation and Park Department has requested some additional scope items. The majority of these costs were related to tree removal and changes to the concrete landscape walls to ensure the final product meet design intent. Further revised grading and drainage work was required to ensure proper drainage beneath the play surface.

Site & Unforeseen Conditions (\$56,599, 2.85%)

During the course of implementing the project, unforeseen conditions were discovered that impacted the cost of the project. The primary factors for the increase in contract costs were soil conditions which necessitated a redesign of the scrambling wall and stair structures, soil off-haul cost, and other concrete structural details related to soil conditions.

Utilities & Storm Water (\$104,884, 5.28%)

During the course of implementing the project the layout of existing below-grade utilities was identified which necessitated design changes to irrigation, area drains, and trenching for utilities. Further changes to landscape drainage were required to make connections to modified utilities layout.

Miscellaneous (\$55,541, 2.80%)

The cost of the contract was increased as a result of design revisions/clarifications needed to properly complete concrete work, installation of wooden decking, and to ensure site accessibility.

Anticipated Change orders

\$85,778 is allocated for anticipated change orders. Remaining funds not spent will be returned to the bond program.

Change Order Funds Summary

\$196,875	Change orders approved by Capital and Planning PM's
\$64,222	Pending change orders
\$85,778	Anticipated change orders

Project Schedule:

The contract change orders summarized above will extend the project schedule, substantial completion was scheduled for September 2016. The contractor has submitted a revised construction schedule with substantial completion in January 2017, staff is working with the contractor to reduce the schedule delay.

Project Cost and Source of Funding:

Sources:	2012 Clean & Safe Neighborhood Parks Bond	\$2,000,000.00
	General Fund (Add-backs from FY13/14 & FY14/15)	\$278,710.00
	Gift from Friends of Mountain Lake Park Playground	\$305,000.00
	2008 Clean & Safe Neighborhood Parks Bond	\$14,000.00
	2000 Lease Revenue Bond	\$247,000.00
	<hr/>	
	Total Sources	\$2,844,710.00
Uses:	Construction Contract	\$1,968,750.00
	Construction Contingency (10% of Const. Cost)	\$196,875.00
	Additional Approved Change Orders (3.2% of Const. Cost)	\$64,222.00
	Anticipated Future Change Orders (4.4% of Const. Cost)	\$85,778.00
	Project Soft Costs	\$529,085.00
	<hr/>	
	Total Construction Contract Value	\$2,844,710.00

Staff Recommendation

Staff recommends that the Commission does authorize an increase to contract amount from \$1,968,750.00 to an amount not to exceed \$2,315,625.00, an increase of \$346,875.00 which is greater than 10% over the original approved contract amount.

Supported By

Friends of Mountain Lake Park Playground, and other park users
San Francisco Parks Alliance
Supervisor Mark Farrell

Opposed By

None known

Attachments

Attachment 1: Concept Plan and Renderings
Attachment 2: Construction Progress Photos