



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

Date: March 2, 2016

To: Recreation and Park Commission
Capital Committee

Through: Philip A. Ginsburg, General Manager
Dawn Kamalanathan, Capital & Planning Division Head

From: Toks Ajike

Subject: Randall Museum Renovation Project: Award of a construction contract

Agenda Wording

Discussion and possible action to authorize staff to amend the construction contract with Roebuck Construction, Inc. for the Randall Museum Renovation (3291V) by increasing the contract amount from \$4,112,000 to an amount not to exceed \$5,112,000, an increase of \$1,000,000 which is greater than 10% over the original approved contract amount.

Background, Description & Proposed Improvements

The Randall Museum is a free of charge nature and culture museum located in Corona Heights Park that receives over 90,000 visitors per year. The museum facilities are owned by the Recreation and Park Department (RPD) and operated with the help of the Randall Museum Friends (RMF), a private, non-profit organization which provides strategic private-sector leadership, fundraising, and administration for museum programs.

The museum is intended to be "a place that would foster a love of science, natural history, and the arts." As part of this mission the museum provides exhibits, classes, workshops, presentations, special events, and many other hands-on learning experiences for children and adults.

Currently, RPD, in conjunction with RMF, is undertaking a renovation of the Randall Museum facilities with the help of a grant from the California State Parks, under their Nature Education Facilities Program. The renovation project comprises new geology and zoology exhibits, a new

science lab, new elevator, as well as the renovation of the live animal exhibit, classroom, restrooms, first floor lobby, and concession area. Sustainable design techniques will be implemented as per the grant requirements.

In October 2015 the Commission approved award of a construction contract for the Randall Museum Renovation Project (Contract No. 3219V) to Roebuck Construction, Inc. for \$4,112,000. The Randall Museum Exhibits & Interpretive Graphics project (Contract No. 3219V-1) is for new live animal exhibits, new geology and zoology exhibits and interpretive graphics under a separate construction contract (Attachment "A").

Community Engagement

Staff has conducted three public meetings regarding the upcoming renovation project between October 2013 and February 2014. Outreach mailing and notifications were distributed for all meetings to the following individuals or groups:

- Members of the Randall Museum
- Randall Museum Mailing List
- Schools that regularly visit the museum
- Supervisor Scott Wiener's news letter
- Sunset Neighborhood Beacon Center
- Public notices were mailed to addresses within a 300' radius, and posted at Randall Museum site and on the RPD website.

Participants of the meetings were overwhelmingly supportive of the project.

Bid & Contract Information:

With the assistance of the Department of Public Works, the Recreation and Parks Department advertised the Randall Museum Exhibits & Interpretive Graphics Project (3219V-1) in November 2015. Bids were opened on December 9, 2015 and one (1) bid was received.

Group Delphi was the sole bidder, with a base-bid of \$778,293.00. This bid was 10% under the engineer's estimate of \$861,000.00. With the addition of the following additive alternates: 1) Glass guard around desert enclosure, 2) Habitat pen/fence, 3) Not used, 4) Dive cards, dive card boxes, dive card handles and dive card box handles, and 5) Barn door circles, barn door patch and California cutout, the total bid price is \$810,247, 10% under the engineer's estimate.

Staff has negotiated an agreement with Group Delphi and Roebuck Construction, to incorporate the scope of the Randall Museum Exhibits & Interpretive Graphics project, as a change order, into Roebuck's existing construction contract (3219V). Under this agreement, Group Delphi will sub-contract through Roebuck, and the pair will complete the full scope of work previously bid by Group Delphi, including all four additive alternates.

Staff has obtained approval from the General Manager to negotiate with a qualified contractor as required by San Francisco Administrative Code Section 6.23(C), Subparagraph 1.

Under the agreement with Roebuck & Group Delphi, the change order to Roebuck's contract will equal \$885,000. The Exhibits and Interpretive Graphics scope has been allotted a \$1,000,000, leaving \$115,000 in contingency for the Exhibits & Interpretive Graphics scope.

Upon approval by the Commission and contract certification, construction activities are anticipated to commence upon approval. Substantial completion of the construction work and reopening of the Randall Museum is anticipated to occur 9 months after issuance of the Notice to Proceed.

Project Budget and Fund Source

Budget	<u>\$7,727,440</u>
Base Building Construction Costs (approved by the commission on October 15 th)	\$4,150,000
Exhibits & Interpretive Graphics Change Order (includes \$115,000 for contingency & reserve)	\$1,000,000
Soft Costs (design, administration for both contracts)	\$1,812,000
Contingency & Reserve	\$765,440

Fund Sources

State California Department of Parks and Recreation Grant: \$1,000,000 (of the total \$5,477,193 State Grant).

Staff Recommendation

Staff recommends authorization to amend the construction contract with Roebuck Construction, Inc. for the Randall Museum Renovation (3291V) by increasing the contract amount from \$4,112,000 to an amount not to exceed \$5,112,000, an increase of \$1,000,000 which is greater than 10% over the original approved contract amount.

Anticipated Project Schedule

Construction

February 2015 to November 2016

Closeout

November 2016 to December 2016

Supported By:

Supervisor Scott Wiener, Randall Museum Friends, and the Recreation and Park Department

Opposed By:

None.

Attachments:

Attachment "A" – Exhibit Renderings