



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

**Date:** August 5, 2015

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

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

**From:** Karen Mauney-Brodek, Project Manager, Capital Division

**Subject:** Glen Canyon Park Recreation Center Renovation

**Agenda Item Wording:**

Discussion and possible action to 1) award a construction contract for the renovation of the Recreation Center at Glen Canyon Park (Contract No. 3209V) to Roebuck Construction, Inc. for \$9,537,500 and 2) allocate an additional \$1,900,000 from the 2012 Bond Program Contingency and \$215,000 from the 2008 Bond Program Contingency for the overall Glen Canyon Recreation Center project budget.

**Background / Description:**

Glen Canyon Park is a 66.6 acre, regional and neighborhood park located in the Glen Park Neighborhood, between Elk Street and O’Shaughnessy Boulevard in supervisorial District 8. The park’s facilities include a recreation center, the Silver Tree day camp building, hiking trails and open space, two baseball fields, two tennis courts, and a children’s play area. Much of the canyon is part of the department’s Natural Areas properties, which is characterized by forested slopes, native chert outcroppings, and native San Francisco flora. (See Attachment “A” for location and overview map.)

In spring of 2015, a renovation of parts of the southern portion of Glen Canyon Park adjacent to the recreation center, funded by the 2008 Clean and Safe Neighborhood Parks Bond (2008 Bond) was completed. Those renovations included a new entry/plaza and drop-off area, path, and landscaping, new and bigger children’s play area, and a new ADA-compliant, exteriorly-accessible restroom within the recreation center, which can be open on the days the recreation center is not. Additionally, the 2008 Bond Funded Trails Program is completing trail renovations in the park, with final work to be completed in mid-July. (See Attachment “B” for the Improvement Plan.)



### **2012 Bond Funded Project: Improvement Plan and Outreach Process:**

The planning process for the renovation of the Glen Canyon Park Recreation Center began with the series of over a dozen public meetings held in 2010 and 2011, which were conducted for the overall “Glen Canyon Park Improvement Project,” funded by the 2008 Bond and through a partnership with the Trust for Public Land. The following themes emerged from the 2008 Bond planning process in regards to a renovation of the recreation center:

- Overall renovation of the building;
- Retain the historic character of the building;
- Add new spaces to the building, which will provide space for new recreation trends and programming;
- Provide more flexible program spaces;
- Create an identifiable main entrance;
- Make the building meet safety and code requirements; and
- Improve restrooms.

These themes informed the design goals for the Glen Canyon Park Recreation Center Renovation, funded by the 2012 Clean and Safe Neighborhood Parks Bond (2012 Bond).

Together the Recreation and Park Department (RPD) and the Department of Public Works (DPW) staff, continued the 2012 Bond planning process where the 2008 Bond planning process left off, conducting two public meetings and an open house to present and refine a conceptual design plan for the 2012 Bond project.

In addition, RPD staff with DPW support did extensive outreach and public notification through mailings, attending community meetings, providing blog updates and plans on the project’s website, neighborhood newsletters, papers and blogs, and soliciting community member’s thoughts via feedback sheets handed out at community meetings and also made available on the project’s webpage. Many members of the public used the project website to fill out their opinion cards and email in feedback. This Commission approved the concept design for detailed design development in December of 2013.

### **Design Development, Project Costs and Value Engineering:**

During detailed design development, additional cost estimates determined that the cost of the recreation center renovation including the new additions was expected to be higher than previously anticipated at the time of bid. Reasons included additional seismic work, additional foundation and shoring work, more extensive exterior and interior finish replacement work required, and higher than expected cost escalation due to this construction climate.

RPD staff and DPW staff worked together to review options for savings in construction costs, while still meeting the overall project’s goals, as listed above. RPD Staff worked with RPD Management to develop a plan which would provide one new building addition, instead of two new wings, but still provide two new multi-purpose spaces by repurposing some interior space. These two new multi-purpose rooms are in addition to the improved auditorium. The second

multi-purpose space would be provided instead of the additional teaching kitchen. Also included in the new floor plan is an outdoor patio space for picnicking and informal group instruction in the place of the second building addition. This revised scope was reviewed and discussed with the Supervisor Wiener's Office, numerous stakeholders and at a meeting in the Recreation Center with the Glen Park Neighbors in July 30, 2014. Additional updates at Glen Park Neighbor's Meetings, via email and on the project blog have also been made since that date.

Despite the reduction in scope for the building renovation, and a significant value engineering exercise, to meet the key goals of the project, it was anticipated that the cost of the project including design, construction, construction management and other related project costs, would exceed the bond's project base budget, and approximately \$1,900,000 would need to be used from the 2012 Bond program contingency fund to complete this project, along with \$215,000 from the 2008 Bond program contingency fund.

The Glen Canyon Park Recreation Center Renovation has focused on the following key elements, incorporated in the revised floor plan:

- New multi-purpose spaces/classrooms: two new multi-purpose spaces, and an improved auditorium
- Set of two, visible, easily-accessible, exteriorly-assessable restrooms, which can be open on days when/if the main recreation center is not
- Overall renovation of all of the existing building's systems including roofing, floors, windows, walls, structural and mechanical systems as needed
- New central, multi-stall accessible restrooms on ground floor of the recreation center
- Repurposing the existing large stage area in the auditorium space for a climbing wall/active recreation area
- Additional bleachers, located on both sides of the existing gym
- Clear "main entry" and central welcome desk from the courtyard facing the new playground

This renovation will address this important recreation facility. It will provide American Disabilities Act ("ADA") access, increase program space and make existing space more flexible and usable. This renovation will renovate the oldest recreation center in our system that has that has not received a major renovation since its initial construction, completed in 1938.

Attachments "C"- "E" include the existing recreation center plan, previous concept floor plan layout and the current plan and renderings.

### **Bid Information:**

With the assistance of the Department of Public Works, the Recreation and Park Department advertised the Glen Canyon Recreation Center Renovation in May 2015. Bids were opened on June 17, 2012 and three (3) bids were received. A summary of the bids is attached for your reference.

Roebuck Construction, Inc. was the apparent low bidder with a base-bid of \$9,537,500. The low bid was 2.8percent over the engineer's estimate, with the average bid over the engineers estimated by 8percent.

The additive alternates, including a new maintenance and garbage enclosure, an optional projection screen for use the auditorium, will not be awarded due to bids for those items. It is anticipated that the maintenance and garbage storage enclosure and the screen can be provided and funded via another contracting option. After bid it was determined that the roofing holds/hooks are not recommended as per OSHA guidelines, and therefore are not recommended.

Staff recommends awarding the construction contract to this lowest bidder. Upon approval by the Commission and contract certification, construction activities will commence on site, anticipated at the end of the summer season. Substantial completion of the construction work and reopening of the park is anticipated to occur 15 months after issuance of the Notice to Proceed.

**Project Cost and Source of Funding:**

Total Project Cost:     \$14,115,000

Source:                    2012 Clean & Safe Neighborhood Parks Bond  
                               \$12,000,000 Project Fund  
                               \$1,900,000 Program Contingency

                               2008 Clean & Safe Neighborhood Parks Bond  
                               \$215,000 Program Contingency

**Environmental Review:**

The Planning Department's Office of Environmental Review provided the environmental determination for the project, Case number 2011.1359E, as part of the 2012 Clean and Safe Neighborhood Parks Bond measure which was approved by San Francisco voters.

**Supported By:**

General positive feedback in community meetings, and involvement of Glen Park Association Board Members and Supervisor Wiener's Office

**Opposed By:**

None

**Recommendation:**

RESOLVED, That this Commission does award the construction contract for renovation of the Recreation Center at Glen Canyon Park to Roebuck Construction, Inc. for \$9,537,500, and allocate an additional \$1,900,000 from the 2012 Bond Program Contingency and \$215,000 from the 2008 Bond Program Contingency for the overall Glen Canyon Recreation Center project budget.

**Attachments:**

Attachment "A" – Location Map, Glen Canyon Park

Attachment "B" – Overall Improvement Plan, Developed 2009-2011

Attachment "C" – Existing Plan of Rec Center

Attachment "D" – Previous Proposed Concept Plan and Images for Renovation of Recreation Center

Attachment "E" – Final Concept Plan and Images for Renovation of Recreation Center

Attachment "F" – Tabulation of Bids from DPW dated June 17, 2015

Attachment "G" – Letters of Support

Attachment "H" – CEQA Determination: Case number 2011.1359E