

Attachment A: Crane Cove Park Status Update

Project Description:

Crane Cove Park is a planned 7 acre park within the Pier 70 area, including a new 19th Street roadway. The site is located east of Illinois Street between 19th Street (extension) Mariposa Street and the Bay. The Park design includes several primary components including: a) a new shoreline beach, shoreline restoration, and sediment cap; b) adaptive reuse of slipway 4 (and cranes), building 49 (Aquatic center, café and restrooms), historic fence and relocation of building 30; c) a new lawn, plaza, furnishings and lighting, site interpretation and restrooms; and d) children play areas. An additional component of the project is the design and delivery of 19th and Georgia Streets and the 19th Street parking lot just to the south of the park. The park design and other improvements are consistent with the Port's Pier 70 Preferred Master Plan endorsed by the Port Commission in 2010, the Blue Greenway Planning and Design Guidelines and the Port's Strategic Plan. (see Attachment B- Park Site Plan)

Project Delivery:

The Crane Cove Park is being delivered in five construction packages including:

1. Site grading, surcharging and crane foundations (complete)
2. Park Improvements including shoreline work and 19th Street Parking lot (Bid in May 2018, award July, 2018, construction begin August 2018)
3. Hazardous material remediation (Federally funded through EDA) (Bid in May 2018, award July, 2018, construction begin August 2018)
4. Building 49 (schedule under consideration)
5. 19th Street roadway (federalized because of MTC - PCA grant) (Bid August 2019, award November 2018, construction begin February 2019)

The schedule for each of these packages anticipates park open to the public in December 2019. Operations and tenanting of building 49 may lag.

Project Budget & Funding:(park, roadway & parking lot)

The Port has worked to secure the necessary funding to support each aspect of the project, which includes: 1) park improvements; 2) the shoreline clean up and sediment cap; 3)19th & Georgia Street roadway improvements to support the larger Pier 70 projects; and 4) the 19th Street parking lot. The below funds include soft cost to support the design and permitting for the park. The following funding sources will be utilized:

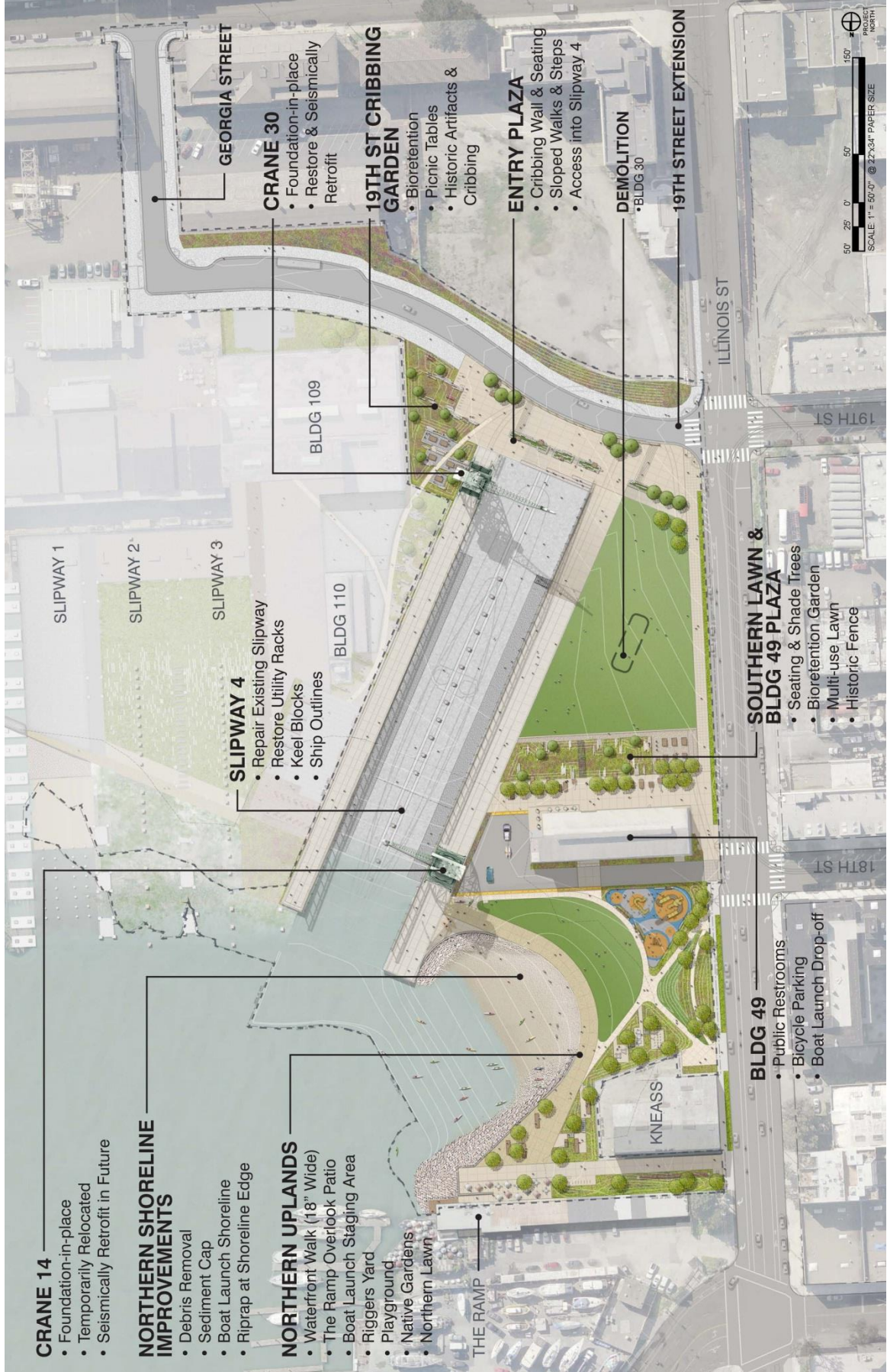
2008 & 210 Parks Bonds	\$25.9 million
Transbay Cable	\$ 4.9 million
MTC- PCA Grant	\$ 1.0 million (19 th Street Roadway Ped and bike Improvements)
Port Capital	\$ 2.3 million (Port capital- Sediment Cap & Building 49)
EDA Federal Grant	\$ 0.5 million (hazardous material abatement)
Port Capital	<u>\$ 2.1 million</u> (19 th Street Parking Lot)
TOTAL	\$36.7 million

Project Cost Comparison

The Port has been researching comparable cost in the context of the Crane Cove Park budget and cost estimates. The below table outlines project cost including percentage of soft cost and cost per acre:

Project	Size acres	Total Cost (millions)	Soft Cost	Cost Per Acre (millions)	Notes
Bayview Gateway	1.1	4.7	15%	4.2	New park, shoreline work
Brannan St Wharf	1.3	26.2	24%	20.2	New Park on new pier, demolish existing pier
Cruise Terminal Plaza	2.5	17.0	20%	6.8	New Park on existing pier
Dolores Park	13.7	20.2	31%	1.5	Existing park rehabilitated
Joe Dimaggio	2	7.0	30%	3.5	Existing park rehabilitated
Crane Cove	8.5	36.7 budget	19% est.	4.3	Includes roadway, parking lot and sediment cap

Based upon the cost of recent City and Port parks projects, cost for Crane Cove Park are similar and soft cost for planning, design and construction support are relatively low.



CITY & COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF CONSTRUCTION MANAGEMENT

PROPOSED CHANGE ORDER LOG
Crane Cove Park Surcharging & Site Prep
Spec. No. 2740

Last Update:

PCO #	COR #	DESCRIPTION	REQTD BY	CONT. MOD. NO.	AMOUNT APPROVED	PCO TYPE	STATUS	NOTES
1		Owner trailer	Port	1	\$23,062.70	3	App'd	add 4 cal days
2	15	Consolidate soil @ historic wall (MTA scope)	Port	2	\$6,356.48	2	App'd	
3		Salvage additional rail along runway	GC		\$0.00		VOID	
4		Building 30 abatement/demo credit. See pco 25.	Port		\$0.00		VOID	
5		Additional Wick Area	GC	1	\$44,674.33	1B	App'd	add 4 cal days
6	10	Utility Chase Removal scope	GC	2	\$13,844.88	2	App'd	
7	4	Cranes 14 & 30 asbestos abatement	GC	2	\$9,124.31	2	App'd	
8	20	Utility rack removal along crane 14 runway	Port	3	\$4,242.78	2	App'd	
9		Remove/dispose railroad tracks near wick area	GC		0.00		VOID	
10	3	Remove AC/concrete in wick area	GC	2	\$38,238.09	2	App'd	
11	25	Remove crane 14 side ramp	GC	3	\$2,638.65	2	App'd	
12	22	Install site fencing per client request	Port	4	\$4,125.00	3	App'd	
13		Asbestos Air Monitoring	GC		\$0.00		VOID	
14		Long Term Earth Stabilization @ surcharge	GC		\$0.00		VOID	
15rev	5	Concrete slab demo behind 699/cottage	GC	4	\$58,740.00	2	App'd	
16	6	Crane 14 Runway @ CIDH added width	GC	4	\$6,000.00	1A	App'd	
17		Utility Trench Asbestos Abatement (crane 30). See pco 27	GC		\$0.00		VOID	See pco 27
18	14	Added Separation Wall per rfi 33	Port	2	\$8,265.40	1B	App'd	
19		Time Impact Analysis #1	GC	2	\$0.00	5	App'd	Add 68 cal days
20	28	Norcal Jetting/Video existing pipes	GC	3	\$55,000.00	2	App'd	
21		Crane 14 Gantry Relocation	Port		\$0.00		VOID	
22	11	Surcharge Perf Pipe Change	GC	2	\$10,215.70	1A	App'd	
23	12	Subgrade Prep below Geofoam	GC	3	\$11,923.20	2	App'd	
24	16	Dispose Contaminated Concrete	GC	2	\$6,451.50	2	App'd	
25	17	Credit Building 30 Demolition.	Port	2	(\$5,469.33)	3	App'd	
26	18	Credit Reduced Chlor_Id testing	Port	3	(\$3,212.64)	3	App'd	
27	7R	AMG: Abandonment of slipway utility tunnel	GC	3	\$8,976.27	2	App'd	
28	21	AMG: Slab insulation removal from building 249	GC	3	\$19,488.32	2	App'd	
29	29	RFI 37 add/credit; 6" pvc wall drainage	Port	4	(\$6,647.57)	3	App'd	
30	33	Penhall exposed cut rebar sika scope	Port	3	\$7,157.00	1B	App'd	
31	37	RF 74 Credit. Deleted flatwork near Kneiss	Port	3	(\$6,150.10)	3	App'd	
32	8	RFI 47.1 wrap geofoam block, backfill	Port	3	\$43,973.64	1A	App'd	
33	9	ASI #3 Geofoam block at 19th street.	Port	3	\$2,784.62	1A	App'd	
34	30	Purchase/install chain link fence	Port	3	\$11,897.05	3	App'd	
35	19	Partnering cost credit	Port	3	(\$34,145.16)	5	App'd	
36	31	Off-haul demoed concrete near building 30	Port	3	\$16,343.00	2	App'd	
37	23	RE trailer added time/internet/power	Port	3	\$4,993.53	3	App'd	
38	34	Import/place Baylands soil north of building 49	Port	3	\$56,287.32	3	App'd	
39		Time Impact Analysis #2 (possible GC claim)	Port		\$0.00		VOID	
40	27	SI-9 V ditch at surcharge soil	Port	4	\$19,519.76	1A	App'd	
41	35	SI-10 crane 30 storm drain repair	Port	3	\$34,950.00	3	App'd	
42	13	SI-6 Added rebar at crane 14 & 30 beams	Port	4	\$62,270.89	2	App'd	
43		SI-7 Added rebar at crane 30 beams. See pco 42	Port		\$0.00		VOID	
44	24	Additional import soil at surcharge	Port	4	\$86,360.80	2	App'd	
45	26	Baker Tank Credit	Port	3	(\$3,321.05)	5	App'd	
46	32	Modifications to cidh pile spirals	Port	3	\$18,420.60	1A	App'd	
47		Demo slab adjacent to crane 14 rail	Port		\$0.00		VOID	
48	37	Credit Apex Test_pier terminators/couplers reinspect	Port	3	(\$6,684.00)	5	App'd	
49	38	Add BFM north of B49 & includes runways	Port	3	\$7,189.60	3	App'd	
50	36	Crane 14 storm drain repair	Port	4	\$46,663.11	3	App'd	
51		credit 318 cy surcharge future off-haul			\$0.00		VOID	
52		ADMP Monitoring by SF Port	Port	4	(\$4,755.25)	3	App'd	
53		Time Impact Analysis #2	GC	4	\$0.00	5	App'd	Add 92 cal days
					\$679,793.43			

Contract Cost Summary	
Base Contract Amount	\$4,110,000.00
Change Orders	\$679,793.43
(1A) Design Errors	\$100,914.32
(1B) Design Omissions	\$60,096.73
(2) Site Conditions	\$399,999.17
(3) Client Requests	\$162,933.42
(4) Code Issues	\$0.00
(5) Quantity Adjustments	(\$44,150.21)
(6) Alternates	\$0.00
Base Plus Approved Change Orders	\$4,789,793.43

Notes: Change Order 4 is pending authorization from Port Commission