

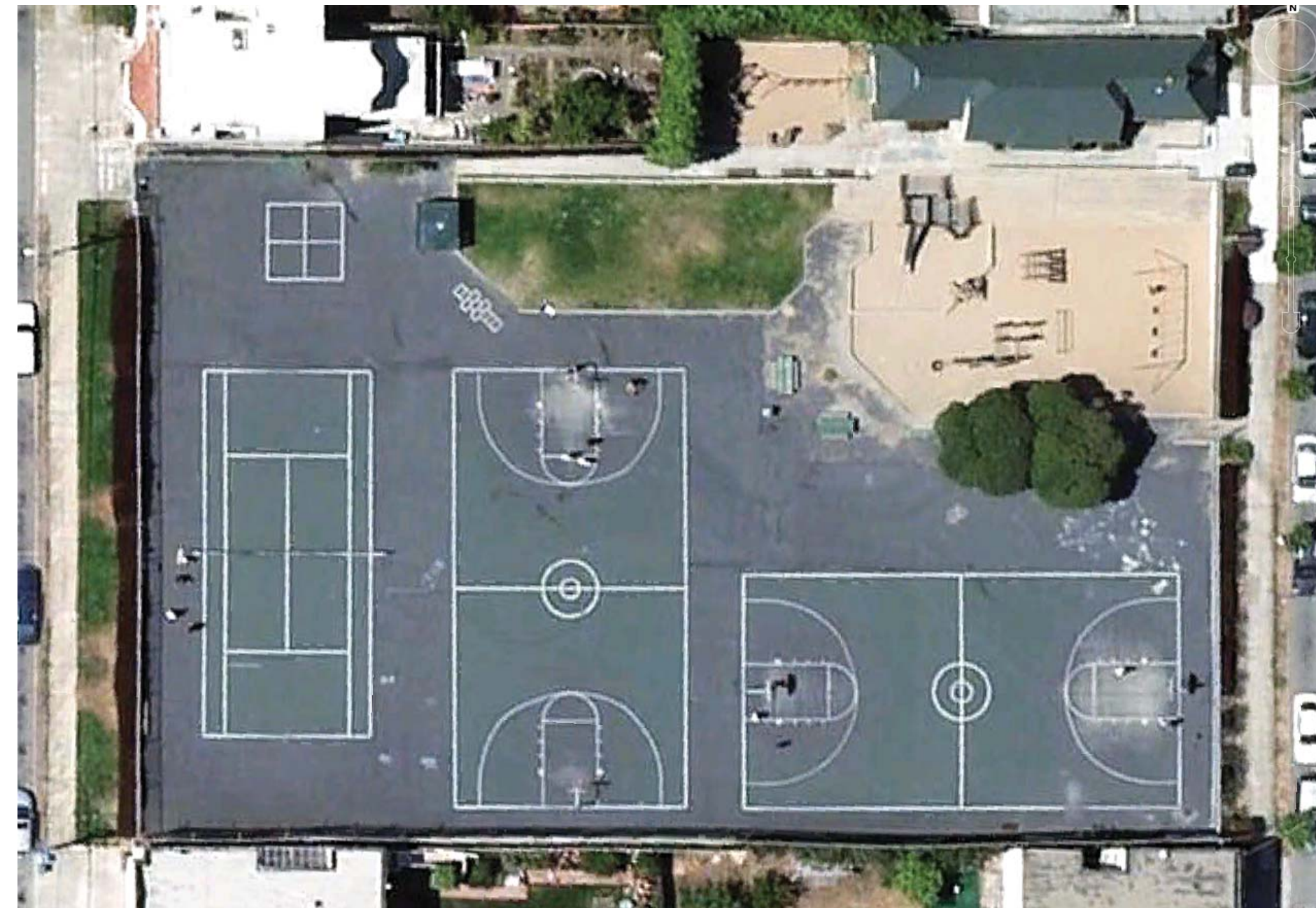
Cabrillo Playground Renovation



A 2008 Clean and Safe Neighborhood Parks Bond Project

Background: Cabrillo Playground is located on a 1 acre parcel in the Richmond District. The playground is situated between 38th and 39th Avenues midway between Cabrillo and Fulton Avenues. The existing recreational facilities include a small clubhouse, one tennis court, two basketball courts, a picnic area, and two children's play areas. The entire site is paved with the exception of a small grass area and two trees within the playground.

The topography of Cabrillo Playground is flat, though the 38th and 39th Avenues slope up towards Cabrillo Avenue. As a result, the finished floor elevation of the existing clubhouse is approximately 5.5 feet above the playground. The 1,234 square foot clubhouse, constructed in 1945, is a wood frame stucco building with a pitched roof. The building contains a kitchen, a multipurpose room, an office, and bathrooms.



Project Description: The project scope will include the repair and/or renovation of the clubhouse, the children's play areas, picnic area and courts; restoration of paving and pathways; upgrades to the infrastructure including lighting, modifications to the site to remove barriers and improve accessibility, and overall reconditioning of the park landscape.

Cabrillo Playground Schedule:

	Start Date	End Date
Planning	May-2010	October-2010
Design	November-2010	August-2011
Bid/Award	September-2011	December-2011
Construction	January-2012	January-2013
Closeout	February-2013	May-2013

Proposed Playground Baseline Budget:

	2007 Dollars	Escalated Budget ¹
Site	\$1,087,300	\$1,425,104
Play Structure	\$600,000	\$786,409
Building	\$665,000	\$871,603
Estimated Construction Cost	\$2,352,300	\$3,083,116
Estimated Project Cost	\$3,128,559	\$4,100,544
Estimated Project Cost with Contingency²	\$3,441,415	\$4,500,000

¹Budgets are escalated to estimated midpoint of construction and rounded up to the nearest \$100K.

²Contingency derived from 10% of construction costs and 5% of soft costs.

Appendix 1: Criteria Scoring for Neighborhood Park Repair and Renovation Program

Park Name	Poor Physical Condition Score	Unsafe in an Earthquake Score	Core Park Amenities Score	Densest Urban Areas Score	Total Score	Project Budgets with Escalation Funds
Chinese Rec Center	49.5	20	15	10	94.5	\$20,400,000
Mission Playground	47.2	20	15	10	92.2	\$7,600,000
Palega Playground	39.8	20	15		74.8	\$21,400,000
Cayuga Playground	50.0		20		70.0	\$7,400,000
McCoppin Square	48.9	-	20		68.9	\$5,400,000
Sunset Playground	28.4	20	15		63.4	\$13,900,000
Fulton Playground	45.0	-	15		60.0	\$4,200,000
Mission Dolores Park	29.6	-	20	10	59.6	\$13,300,000
Cabrillo Playground	44.1	-	15	-	59.1	\$4,600,000
Glen Canyon Park	37.9	-	20		57.9	\$5,800,000
Lafayette Park	32.5	-	15	10	57.5	\$10,800,000
Raymond Kimbell Playground	41.9	-	15		56.9	\$3,300,000

Location: 858 38th Avenue

Supervisory District: 1

Criteria for selecting park properties for the Neighborhood Park Repair and Renovation

Criteria	Description	Points
Is park unsafe in an earthquake?	Using City of San Francisco Seismic Hazard Rating (SHR) generated from the 1992 citywide Earthquake Safety Program. Criteria prioritizes facilities with a seismic rating of 3 (poor performance) or 4 (very poor performance). A 3 or 4 rating indicates major or extensive structural damage with likely or a high possibility of collapse and loss of life. Those properties with a building with a rating of 3 or 4 received 20 points.	20
Does park property have significant capital repair needs?	Each park's score under this criterion is based on the capital needs assessment performed by the engineering and estimating firm 3DI from Fall 2006 to Spring 2007. The city's parks were inspected resulting in a "Facilities Condition Index" percentage that is calculated based on the overall level of dilapidation of the facility. A park with a 100% rating is in very bad condition, 0% is in excellent condition. This percentage (0-100%) was converted into a 50 point scale by dividing the Facility Condition Index percentage by 2.	Up to 50 points, sliding scale
Is property in a dense, urban area?	Using 2000 US Census data, those areas of the city that have densities over twice the median density are given extra consideration. The threshold of two times the median density is used by the city's general plan Open Space Plan Element to determine areas for extra consideration. Those parks that fall into those census tracts or within 1/4 mile of those areas receive an additional 10 points of consideration. These areas are typically areas with high levels of multi-unit housing such as apartment buildings and little public or private open space such as backyards.	10
Does park offer core amenities?	Using the Recreation and Parks' facilities database that includes all parks and facilities, each park is scored based on its inclusion of four basic park elements: 1)open space over one acre, 2) an athletic field or court, 3)a children's play area (playground), 4) a recreation building, including clubhouses and other smaller recreation facilities.	Up to 20 points.
TOTAL MAXIMUM POINTS POSSIBLE:		100 pts