

## McKinley Square Park - Estimate of Probable Cost

### Phasing Option Selected by Community

The renovations to McKinley Square Park can be divided into several individual projects. Each project could be built independently of the other. Some of these projects, listed below as Project 1, Project 2, and Project 3, could be completed by professional contractors with oversight by the S.F. Bureau of Architecture. Other projects could be built by city staff and/or private contractors with community support.

#### PROJECT 1 - OFF-LEASH DOG RUN

Item	Cost
A. Mobilization / project start up	\$38,000
B. Demolition	\$38,000
D. Off-Leash Dog Run	\$590,000
H. Preconstruction development/design/approvals	\$499,500
<b>PROJECT 1 Subtotal</b>	<b>\$1,165,500</b>

#### PROJECT 2 - PLAYGROUND

Item	Cost
A. Mobilization / project start up	\$38,000
B. Demolition	\$38,000
F. Playground	\$1,010,000
H. Preconstruction development/design/approvals	\$814,500
<b>PROJECT 2 Subtotal</b>	<b>\$1,900,500</b>

#### PROJECT 3 - UPPER SLOPE/LAWN

Item	Cost
A. Mobilization / project start up	\$41,000
B. Demolition	\$55,000
E. Upper Slope Connection	\$152,000
G. Upper Lawn Area	\$340,000
H. Preconstruction development/design/approvals	\$441,000
<b>PROJECT 3 Subtotal</b>	<b>\$1,029,000</b>

**PHASING OPTION INCLUDES PROJECTS 1,2,3 TOTAL\* \$4,095,000**

*\*not including volunteer and community projects; see below*

## COMMUNITY SUPPORTED & CITY STAFF PROJECTS

### NOTE:

The projects identified in the following list are generally placed in order of priority, as identified in the Community Priority Survey, October 2011. The sequence may change and may be influenced by the City staffing, individuals actively participating, funds available or grants obtained for selective improvement purposes.

This list is intended to define a series of projects that may be performed independently of the larger and more complex park improvement projects. Each of these improvement projects must be further reviewed by members of the community, SF RPD, Park maintenance personnel, SF Fire Department, SF Police Department and other city agencies as necessary (for ADA compliance, etc). SF RPD shall make the final determinations regarding approvals, level of finish and completeness of each project.

In general, tasks that may be completed in the park by volunteer community members are activities that do not impact or modify the infrastructure of the park. This includes the removal of litter, pulling of weeds and foxtails, application of mulch, leveling of sand or other non-structural activities. All improvements that modify infrastructure; creating pathways, steps, adding benches, lights, pruning of shrubs and trees, building fences, and other improvements must be identified, documented and approved by SF RPD prior to work.

Many of the following improvements will be performed by the Parks Structural Maintenance personnel, through a job order contract (JOC), as a capital improvement or through a managed process with various degrees of private funding, grants and donations. The implementation may be by volunteers, professional contractors, city staff or all three.

It is understood that the SF Parks Alliance shall remain the fiscal sponsor of McKinley Square Park. The SFPA shall hold funds, sponsor work days or other activities alongside neighborhood community groups such as the McKinley Square Park Foundation, McKinley Square Community Association, the Potrero Boosters Neighborhood Association and others.

**1. Remove Foxtails (and other non-native weed species):**

- hand pull & cultivation
- mulch to inhibit seed germination

**2. Manage existing trees:**

- prune trees to improve health, reduce volume & improve structure
- clear away excessive debris
- prevent surface erosion

**3. Southwest fence (Caltrans property):**

- existing fence shall be removed
- Caltrans to install new fence relocated downslope with Memorandum of Understanding with SF RPD regarding maintenance of the land
- potential sound wall may be pursued

**4. Reforestation plan:**

- analyze condition of all trees in the park
- make recommendations for maintenance, pruning or removal
- consider future park design in regards to new trees

**5. Vermont Street path:**

- install new pathway and steps as needed to allow pedestrian access through the park along Vermont Street
- pathway materials are likely to be Class II aggregate base with timber steps where needed

**6. New pathway connections:**

- install new pathway and steps along relocated Caltrans perimeter fence
- connect to the existing pathway/trail network

**7. Native planting & wildlife habitat improvement:**

- improve soil as needed under City guidance
- install new plants that are sustainable, habitat forming, serpentine tolerant and adapted to the hillside climate

**8. Improve irrigation water access:**

expand existing irrigation main line and quick couplers to new planting areas  
consider potential permanent irrigation system including automatically controlled timer  
clock for large plants and trees

**9. Benches in the lower slope area:**

Provide four (4) Park standard benches at designated nodes  
provide flattened/level area for benches, outdoor art, parcours or other uses  
one bench may need to be ADA accessible

**10. Benches in the upper lawn area:**

provide two (2) benches or more, close to the main park entrance

**11. Improve signage:**

provide adequate signage regarding proper park behaviors  
provide informational signs with educational information  
meet the newly adopted sign content and graphic standards

**12. Install lighting in lower slope area:**

install solar powered, pedestrian-scale lights to main pathway/trail in lower slope area

**13. Install metal handrails at the main park entry staircase:**

provide metal handrails at the staircase at the intersection of 20th St and Vermont St

**14. Install kiosk at park entrance:**

create a level area for kiosk at the 20th St and Vermont St entry to the park  
design and location are subject to SF RPD approval

**15. Install drinking fountain in lower slope area:**

provide potable drinking water fountain that meets all applicable city codes  
this may trigger ADA compliance and provisions for sanitary sewer connection