



Twin Peaks Promenade
Sourcing Event ID is 0000011188

Pre-Bid Conference
December 3, 2025, 9:00am
501 Twin Peak Boulevard

AGENDA

1. Introductions

- Keri Ayers, RPD PM
- Anthony Copioli, RPD Chief Natural Resources Specialist
- Koa Pickering, PW Landscape Architect

2. Sign in Sheet

3. City Compliance

- a) Office of Economic Workforce Development (OWED)

First Source Hiring Program - Joyce Wong (415) 701-4891 joyce.s.wong@sfgov.org

- b) Office of Labor Standards Enforcement- Prevailing wage rate

Lucio Sanchez Garfias 415-554-4108 lucio.sanchezgarfias@sfgov.org

4. Overview

The Twin Peaks Promenade Project will transform approximately one-third of a mile of the eastern alignment of Twin Peaks Boulevard—permanently closed to vehicular traffic—into a linear park featuring a multi-use recreational trail. Located within an Environmentally Sensitive Area (ESA) that supports the federally protected Mission Blue Butterfly, the project requires careful protection and restoration of natural habitat during construction. Work includes removal of a portion of existing asphalt pavement and installation of stabilized soil trail paving. Most existing concrete barriers and steel guardrails will be removed. Improvements will include new seating areas with benches, concrete seatwalls, wood plank benches, and ornamental boulders. Trail edges will be defined with gabion walls, Sutter walls, and redwood headers, with split-rail fencing installed to protect sensitive habitat areas. The parking lot will be reconfigured and restriped to

include an ADA-accessible parking stall and bicycle parking at three locations. Service and emergency vehicle access will be provided at both the north and south ends of the promenade with removable bollards. The project also includes erosion control measures, habitat restoration through native plantings, and installation of wayfinding, interpretive, and trail map signage.

Bid Items:

see Section 01 20 00 – Part 2 – PAYMENT SCHEDULE for full description of bid items

1. The Work per Plans and Specifications (Excluding bid items listed) Lump Sum
2. Labor to Install (811) 1-gallon Size Plants (Contingency Bid Item)
3. Labor to Install (152) D-40 Size Plants (Contingency Bid Item)
4. Labor to Install 3,518 SF Mulch (Contingency Bid Item)
5. Allowance for Import Aggregate \$17,000
6. Allowance for Environmental Work \$15,000
7. Allowance for Partnering Facilitation and Related Costs \$13,000

Bid Alternates:

1. Fog Seal Existing Asphalt
2. Additional Split Rail Fence

5. Contract Requirements

- a) Submittal Requirements: Review Specification Section 00 40 13 for Bidding Forms Checklist
- b) Insurance: See Specification Section 00 73 16
- c) Engineer's Estimated Cost: \$2,200,000.
- d) License Requirement: Class A
- e) Construction Duration: 184 consecutive calendar days to Substantial Completion, and 45 consecutive calendar days to Final Completion. See General Requirements Specifications section 00 72 00 for more information.
- f) Partnering Element: Level 1, see specifications section 01 31 33
- g) Clean Construction Site: Pursuant to SF Admin. Code Section 6.25, "Clean Construction" is

required.

- h) Surety Bond: For information about the Surety Bond Program contact, contact 415-986-3999
- i) Protection of Environmentally Sensitive Areas (ESA)

See sheet G-0.3

1. Twin Peaks is located within an Environmentally Sensitive Area (ESA). Protection measures and best management practices shall be performed for protection of sensitive habitats and prevention of pathogen Phytophthora.
 2. Prior to participating in site work, all personnel shall attend a 45-minute training session on site briefing them on the protection protocols within the Twin Peaks Natural Area ESA. The training will be provided by RPD Natural Resources Division.
- j) Qualifications: See section 00 21 13 for full requirements.

Prime Contractor must have successfully completed a minimum of 3 site construction projects that include similar scope and complexity during the last 8 years with a minimum contract value of \$500,000 each.

- a. At least 1 of these projects shall have a minimum contract value of \$1,000,000 with a minimum of 3 subcontracted trades.
- b. At least 2 of these projects shall involve recreational trail construction.
- c. At least 2 of these projects shall involve installing soil stabilized paving similar or equal to the Park Tread specified in Section 31 12 20 – *Soil Stabilized Paving*.
- d. At least 1 of these projects shall involve site construction work in and around Environmentally Sensitive Areas (ESA) for sensitive habitats and/or endangered species requiring the implementation of measures such as restricted work zones, protective fencing, and other measures to reduce harm to sensitive species. Refer to Section 01 35 43 – *Environmental Procedures*.

Soil Stabilized Paving Subcontractor: The Subcontractor that will be installing the soil stabilized paving shall demonstrate meeting all of the experience and qualification requirements per specification Section 31 12 20 – *Soil Stabilized*

Grading, Soil Preparation, Erosion Control, and Planting Subcontractor:

Subcontractor(s) that will be performing grading, soil preparation, erosion control and planting work within Trail Edge (east side of trail adjacent to and within Environmentally Sensitive Areas

(ESA) shall demonstrate successfully completing a minimum of 3 projects that include similar scope and complexity during the last 8 years. At least 1 of these projects involve grading, soil preparation, erosion control and planting work in and around ESA for sensitive habitats and/or endangered species requiring the implementation of measures such as restricted work zones, protective fencing, and other measures to reduce harm to sensitive species. Refer to Section 01 3 43 – *Environmental Procedures*.

6. Submission Requirements

1. Schedule
 - **Deadline for questions: Due Tuesday, December 16, 2025**
 - Questions on Bid Documents: Use QBD form (Section 00 21 14) and e-mail to the listed representative.
 - Bids Due: **Wednesday, January 7, 2:30 PM** Bids shall be submitted online via ShareFile. See Project Manual Section 00 21 13 for specific bid submission instructions.
 - Bid Award period typically takes 5-6 months
2. Evaluation Criteria & Selection Process
 - Statement of Qualifications
 - Competitive Low Bid Contract

7. Site Walk & Scope Review

1. Parking Area Design
2. Central Arrival Area: stabilized soil paving, planting areas, concrete walls & signage
3. Eastern Trail: Removal of concrete barriers, retaining edge treatments, stabilized soil paving, split rail fence, protection of ESA's
4. Planting Areas: 'trail planter pockets' vs. 'trail edge', soil preparation, plant material, mulch vs. erosion control areas, watering, plant establishment period 45 days past substantial completion
5. Emergency access & service vehicle access points at south and north end of promenade

8. Reference Documents see Section 00 31 00

1. Topographic Survey
2. Existing Coring Reports - Allowance for Import Aggregate
3. Geotech Report
4. Hazardous Materials Report

9. Questions/Notes