



London N. Breed, Mayor  
Philip A. Ginsburg, General Manager

**Date:** December 1, 2021

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

**Through:** Philip A. Ginsburg, General Manager  
Stacy Bradley, Acting Director of Capital and Planning

**From:** Melinda Sullivan, Project Manager

**Subject:** Gene Friend Recreation Center – Award of Professional Services Contract

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### **Agenda Wording**

Discussion and possible action to award a contract to The Mark Cavagnero Associates + Kuth Ranieri Architects Joint Venture for architectural and engineering design services for the Gene Friend Recreation Center Project in an amount not to exceed \$4,691,087.65, which includes the contract amount of \$4,644,641.24, as well as a 1% design contingency of \$46,446.41

### **Strategic Plan Reference**

Strategy 1: Inspire Public Space: Keep today's parks safe, clean, and fun; promote our parks' historic and cultural heritage; and build the great parks of tomorrow.

Strategy 2: Inspire Play: Promote active living, well-being and community for San Francisco's diverse and growing population.

### **Background and RFP Process**

The Eugene L. Friend Recreation Center (Gene Friend Rec) is located at 270 6th Street in the SOMA district of San Francisco. The one-acre site currently includes a single-story recreation center with a full indoor gymnasium, activity room, weight room and auditorium. The grounds feature basketball and volleyball courts, lawn and planting areas and a wood and metal play structure over sand. The facility currently provides services to youth, adults, and seniors.

Beginning in 2014, the Recreation and Park Department (RPD) partnered with the Trust for Public Land (TPL) to develop a feasibility study and concept design for the improvement of the recreation center. The feasibility study and concept design process were funded by TPL through a gift from the Friend Family Foundation; WRNS Studio was the architecture firm selected through a TPL-led Request for Proposals (RFP) to lead the design process, with a team of

engineering subconsultants. Trust for Public Land Staff provided landscape architecture services.

A concept design for a wholesale replacement and expansion of the recreation center was approved in September 2019, after a robust community outreach planning phase.

The in-kind grant from The Trust for Public Land covered design and engineering services through concept design completion only.

The 2020 Health and Recovery Bond, which passed in November 2020, identified funding for the project. Public Works staff confirmed that they did not have capacity to provide architecture and engineering services, with the exception of landscape architecture services. Landscape architecture services will be provided by Public Works, as a subconsultant to the lead consultant on the team selected via this recruitment. This same arrangement was done successfully previously for the Garfield Square Renovation Project.

Rec and Park staff prepared a Request for Proposals (RFP) for architecture and engineering services to onboard a design team. The Civil Service Commission granted approval in October 2021. The Department issued a request for Proposals on July 22, 2021. The RFP included robust qualification requirements for architecture services, as well as specific qualifications for subconsultants. The Department held a pre-proposal conference in August 2021 and received a total of three proposals on September 9, 2021.

The selection panel to review and score the proposals included representatives from Public Works Architecture and Landscape Architecture as well as from Rec and Park Planning and Project Management. A representative from the Contract Monitoring Division (CMD) oversaw the process. The CMD compliance officer applied Local Business Enterprise (LBE) bonus points to each of the proposals. This process resulted in the panel interviewing all three proposing teams on October 21, 2021. A CMD representative oversaw the interviews and certified the final scores. The interview process & LBE bonus scores resulted in a ranked score with The Mark Cavagnero Associates + Kuth Ranieri Architects Joint Venture having the highest total score. Rec and Park staff then reviewed their fee proposal to confirm that it was within budget.

### **Scope of Services**

The scope of services includes architecture and engineering design services for schematic design, design development, construction documentation, and construction administration, in order to deliver the project. The RFP scope explicitly required the following core disciplines:

- Architecture
- Civil Engineering
- Structural Engineering
- Geotechnical Engineering
- Mechanical / Plumbing Engineering
- Electrical Engineering
- Lighting Design
- LEED Consultant

- Low Voltage, Telecommunications, & Security Engineering
- Water Resources Engineering (Irrigation Consultant)
- Acoustical Engineering / Noise Analysis
- Roofing / Waterproofing / Exterior Envelope
- Building Commissioning Agent
- Specifications Writing
- Cost Estimating

The scope of services included with the RFP was detailed and based on a wealth of recent project experience. This project will be delivered via Construction Manager / General Contractor (CM/GC) delivery method, as opposed to Design-Bid-Build. This consideration was built into the RFP, both in terms of qualifications and scope required.

This approval item includes the authority to award up to 1% in additional service design contingency, or up to \$46,446.41. The authority for this design contingency is being requested not to enlarge scope to cover new scope, but to cover the scope of work that was included with the RFP, in the event of unforeseen circumstances. The contract, administered via Rec and Park Purchasing and Contracts, will be for \$4,644,641.24, pending Commission approval. Staff would then be able to administratively add up to \$46,446.41, but would need to seek Commission approval via separate action to increase the contract value by more than that amount.

### Funding

Sources:

In-kind Grant, Trust for Public Land	\$ 520,500
2020 Health and Recovery Bond	\$ 30,000,000
Development Impact Fees	\$ 28,800,300
<b>Total Sources</b>	<b>\$ 59,320,800</b>

Uses:

Hard Costs (including contingencies)	\$ 40,000,000
Soft Costs	\$ 19,320,800
<b>Total Budget</b>	<b>\$ 59,320,800</b>

### Anticipated Project Schedule

Phase	Start	End
Design	Early 2022	Spring 2023
Bid & Award	Concurrent with Design	
Construction	Spring 2023	Early 2025

### Staff Recommendation

Staff recommends that the Commission approve the award of a contract to The Mark Cavagnero Associates + Kuth Ranieri Architects Joint Venture for architectural and engineering design services for the Gene Friend Recreation Center Project in an amount not to exceed

\$4,691,087.65, which includes the contract amount of \$4,644,641.24, as well as a 1% design contingency of \$46,446.41

**Supported by**

United Playaz  
West Bay Pilipino  
Supervisor Matt Haney

**Opposed by**

None known