



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

Date: June 15, 2023

To: Recreation and Park Commission

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

From: Eoanna Goodwin, Project Manager

Subject: Herz Playground Recreation Center – Contract Award

Agenda Wording:

Discussion and possible action to award a construction contract for the Herz Recreation Center Project (Contract No. # 0000007776) to S.J. Amoroso Construction Co., LLC in the amount of up to \$17,548,200 to cover (1) the base bid (\$17,367,200), and (2) bid alternates #1-3 (\$181,000).

Strategic Plan

Strategy 1: Inspire Place

Objective 1.2: Strengthen the quality of existing parks and facilities

Strategy 2: Inspire Play

Objective 2.2: Strengthen and promote the safety, health, and well-being of San Francisco's youth and seniors

Background:

Herz Playground is a six plus acre facility within John McLaren Park. It features a children's playground, clubhouse, two basketball courts, a ballfield, Coffman Pool and open space. Located in Supervisorial District 10, the site is near the intersection of Visitacion Avenue and Mrs. Jackson Way (formerly Hahn Street).

A named project in the 2020 Health and Recovery Bond, the new recreation center and associated landscape improvements will be built south of Coffman Pool and facing Mrs. Jackson Way. This project is being delivered through a partnership agreement with Sunnydale Infrastructure LLC.

Sunnydale Infrastructure LLC is a partnership between Mercy Housing California and Related California that is implementing a large-scale, multi-phased development program called the HOPE SF Sunnydale Neighborhood Development Plan. The plan includes the development of

a neighborhood hub (“the Hub”) that will be the center of neighborhood activity and community amenities. The Hub will provide youth, senior and family programs, recreational amenities, and neighborhood-serving retail. The grant agreement between Sunnydale LLC and the Recreation and Park Department was approved by the Commission and Board of Supervisors in 2021.

As part of the Hub development, the Herz Playground Recreation Center project will be coupled with an adjacent community center, immediately southwest of the park property. This new community center, featuring neighborhood spaces such as community multipurpose rooms, meeting spaces, and a living room, will also be home to the neighborhood Boys & Girls Club and Wu Yee, an early childhood care provider. The community center’s outdoor improvements will include picnic spaces, landscaping and pathways and a children’s playground.

Community Process:

The community process for this project included two community workshops, three community meetings, two open house events, three neighborhood focus groups and additional presentations at community events and organization meetings. Some of the early outreach combined the recreation center project and the community center project since they serve the same community, are part of a campus of amenities and they are being designed by the same design team.

The project team launched the community outreach process with an open house on September 29, 2018 at the Herz Clubhouse. The project team shared presentation boards to get feedback on topics such as the feel of the site and the types of activities and programming for the future recreation center and outdoor improvements. Community members provided narrative comments and placed dots on the images to indicate preferences for the feel of the design and the programming offered.

Community workshop one was held in December 2018 at the Sunnydale Boys & Girls Center. The workshop had a game format and it was focused on site planning. Five table areas were organized and facilitated by design staff. Community members located the program pieces: the Recreation Center, Boys and Girls Club, Wu Yee Childcare Center, Community Support Space, the Front Door, and other indoor and outdoor program spaces. The outcome from the workshop was the design team was able to identify patterns and preferences to locate the program pieces.

Community workshop two was held in February 2019 at Sunnydale Elementary. The project team shared the results of the open house and community workshop one, which included programmatic preferences and site adjacencies. A preferred concept direction was presented, and the project team confirmed the direction of the draft concept design.

The project team hosted an additional open house on May 18, 2019, during Family Day, an annual community-wide family-oriented celebration at Herz Playground. The project team presented a concept design and participants provided input on how the new spaces should feel, preferences on types of fitness equipment, and uses for the multi-purpose room.

Community meeting one, pairing the recreation center and Let'sPlaySF! children's playground renovation project, was held at the Herz Clubhouse on June 22, 2019. The project team shared various precedent images for the look and feel of the building's interior, and options for the arrangement of the park's exterior spaces. The community's feedback prioritized daylight, park views, indoor/outdoor connections, and the use of durable materials.

Community meeting two was held virtually on July 18, 2020. The presentation focused on the refined concept design for the building and alternatives for the outdoor fitness area location. The discussion items included security and safety, and how to promote activity and exercise, and intergenerational activities. Three smaller focus group meetings were held online in August 2020. During these meetings the project team received feedback on the design of the building, the location and design of the fitness area and the types of programming that should be offered.

A third community meeting was held virtually on February 3, 2021 to share the proposed concept design and options for the fitness equipment and material palette. The meeting had roughly 40 people in attendance and included a presentation by the Arts Commission staff about the public art component of the project. The community's feedback covered a range of topics including parking, accommodating seniors and those with disabilities in the fitness terrace and questions around programming in the building.

Additional outreach was performed during community events/meetings:

- Sunnydale Back to School Give-Away in August 2019
- McLaren Park Collaborative August 2020

RPD maintains a dedicated webpage for this project on the Rec Park webpage and staff post updates on the project monthly.

Concept Design:

The vision for the project is to create an inclusive, safe, friendly, family and youth focused place for neighborhood residents and visitors. This statement was drafted by the project team early in the community outreach process to help guide the design of both the recreation center and the Mercy Housing community center.

Additionally, the project team developed the following principles for the project with input from the community:

- Establish an active street identity and site presence.
- Create a welcoming invitation and gateway to the park.
- Offer safe exterior spaces with indoor/outdoor connections.
- Connect to nature with daylight, views and access.
- Create simple and flexible solutions.
- Promote a healthy, resource efficient gym.

The recreation center will be approximately 11,500 square feet and it will include a professional sized basketball court and bleacher seating for 200. The court will have views of the park and the new open spaces associated with the community center. There will be one multi-purpose room to

accommodate community rentals, and wellness classes such as yoga. The building will also include a welcoming lobby and reception area, a staff office, restrooms, a kitchen, and storage spaces.

The outdoor improvements include pathway improvements to connect the park to the community center and the greater Visitacion Valley and Sunnydale neighborhoods, an outdoor fitness terrace, and a new nature exploration and picnic area. The landscape improvements will include the following planting strategies: civic edge along the street, meadow grassland and native hillside in the transition areas to the park, active park in the areas linking to the ballfields, and stormwater filtration in the low-lying areas for regulatory compliance.

Arts Commission

There is a 2% public art component in accordance with the Art Enrichment Ordinance. The artist selected is Sanjay Vora. The piece is comprised of stainless steel tiles, mirrored and printed to reflect the diversity of the community.

Regulatory Requirements

Due to the funding sources, including federal, city, and private funds, the following regulatory requirements apply to the project:

- Citywide Project Labor Agreement (PLA): This project is covered by the Citywide PLA.
- Dual Funded: This is a dual-funded project, so both State and Federal prevailing wage rates apply. If the State and Federal wage rates are different, contractors must pay the higher rate.
- Contract Monitoring Division: The Small Business Enterprise (SBE) subcontractor participation requirement for this Contract is 20.00%.
- Office of Economic and Workforce Development (OEWD): Contractors are required to work in good faith with the City's OEWD to employ disadvantaged workers to meet the following hiring goals:
 - 25% all work hours are to be performed by Section 3 residents
 - 5% of the 25% are to be performed by Targeted Section 3 residents

Registration with Department of Industrial Relations (DIR): All contractors, including subs, performing public work is required to register with the DIR.

Bid Information

The Recreation and Park Department advertised the bid for the project on March 31, 2023, with a published engineer's estimate of \$17,400,000.00. Bids opened on May 17, 2023. The Department received a total of three bids. A tabulation of bids is attached for reference. S.J. Amoroso Construction Co., LLC is the apparent low bidder with a bid of \$17,367,200.00 for base bid construction and \$100,000.00 for Additive Alternate 1, \$21,000.00 for Additive Alternate 2, \$60,000.00 for Additive Alternate 3. Contractor responsiveness, which includes

compliance with Contract Monitoring Division (CMD) requirements and meeting qualifications, has been confirmed.

Funding Sources and Schedule:

Project Source of Funding:	
2020 Health and Recovery Bond	\$10,000,000
2020 Health & Recovery Bond, Sustainability Program	\$4,000,000
Sunnydale LLC Grant	\$10,000,000
General Fund Capital Baseline	\$600,000
Federal Appropriation	\$1,500,000
Total Sources	\$26,100,000

Phase	Start	End
Planning	September 2018	March 2021
Design	April 2021	February 2023
Bid/Award	March 2023	August 2023
Construction	September 2023	January 2025
Close-Out	February 2025	April 2025

Environmental Evaluation

On May 11, 2020 the project received a Categorical Exemption from environmental review pursuant to California Environmental Quality Act (CEQA) guidelines Sections 15304, Class 32 In-Fill Development (Case No. 2019-022397ENV).

Staff Recommendation:

RECOMMENDED, That the Commission approve the contract award for the Herz Recreation Center Project (Contract No. # 0000007776) to S.J. Amoroso Construction Co., LLC in the amount of up to \$17,548,200.00 to cover (1) the base bid (\$17,367,200.00), and (2) bid alternates #1-3 (\$181,000.00).

Conceptual Design Supported by:

- Recreation and Park Department Operations staff
- President Walton
- Bayview Hunters Point YMCA
- Boys & Girls Club
- HOPE SF
- HOPE SF Community Wellness Program, San Francisco Department of Public Health
- Mayor’s Office of Housing and Community Development
- Mercy Housing California
- Related CA
- Wu Yee Children’s Services
- Roderick Broussard
- Steven R. Depont-Kalani

Larry C. Jones Jr.
Jennifer Hamlin
Linda Stark Litehiser
Joe J. Litehiser
Fran Martin
Russel Morine
Lafu Seumanu
Herman Yee

Opposed by:

None known

Attachments:

Attachment A: Bid Tabulation
Attachment B: Subcontractor Listing