



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

Date: September 6, 2023

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 – Contract Amendment

Agenda Wording

Discussion and possible action to amend the contract with The Mark Cavagnero Associates + Kuth Ranieri Architects Joint Venture for architectural and engineering design services for the Gene Friend Recreation Center Project (Personal Services Contract #49748-21/22) to increase the contract value by up to \$185,785.65, which brings the total contract value to up to \$4,876,873.30, to accommodate unforeseen work related to the project.

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.

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 professional services contract was approved by this Commission in December 2021. The initial Commission approval item included the authority to award up to 1% in additional service design contingency, or up to \$46,446.41. This design contingency was requested for unforeseen circumstances.

This contract amendment amount covers additional service requests received to date, for unforeseen scopes largely related to the very challenging soils on site. The amount also covers extra coordination (time) for the architects related to longer cost estimating and reconciliation process than anticipated. The project team is confident that this up-front expenditure of time and money is well invested for greater certainty with construction costs.

Here are some of the items covered by the additional service requests related to soil conditions mentioned above include:

- Cistern design by irrigation consultant, for Stormwater Ordinance compliance
- Updated utility survey work by civil
- Lightweight cellular concrete subgrade design by civil

The amount requested includes additional contingency to cover other unforeseen scopes, in an amount not to exceed a total of 5% of the original contract value. The intent of this request is to maximize the efficiency of a large, complex, multi-year project.

This is not a request for additional funding. This project is fully funded, and additional service requests up to the amount covered by this contract amendment will be funded from a soft cost reserve already in place.

Funding

Sources:

In-kind Grant, Trust for Public Land	\$ 520,500
2020 Health and Recovery Bond	\$ 30,000,000
Development Impact Fees, received	\$ 19,838,568
Development Impact Fees, not yet available*	\$ 8,961,732
Total Sources	\$ 59,320,800

Uses:

Hard Costs (including contingencies)	\$ 42,151,129
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Soft Costs	\$ 17,169,671
Total Budget	\$ 59,320,800

* Some Development Impact Fees are not yet available due to pandemic-related market impacts, but staff have identified financing options to cover the possibility that they are not available at time of issuing Notice to Proceed for Construction Services (anticipated Spring 2023).

We have identified the following sources to fulfill the project funding gap (\$8.96M) until development impact fees are received with the understanding that projects funded by these sources will be reimbursed once impact fees are available:

- Impact Fees (\$5M)
 - \$5M from impact fees received and allocated to 11th and Natoma park development
- 2020 Health & Recovery Bond (\$3.96M)
 - \$3.96M from 2020 Named Project Contingency

Anticipated Project Schedule

Phase	Start	End
Design	Early 2022	Spring 2023
Bid & Award	Concurrent with Design	
Construction	Early 2024	Early 2026

Staff Recommendation

Staff recommends that the Commission approve the amendment to the contract with The Mark Cavagnero Associates + Kuth Ranieri Architects Joint Venture for architectural and engineering design services for the Gene Friend Recreation Center Project (Personal Services Contract #49748-21/22) to increase the contract value by up to \$185,161.95, which brings the total contract value to up to \$4,860,501.18, to accommodate unforeseen work related to the project

Project Improvements Supported by

United Playaz
West Bay Pilipino

Project Improvements Opposed by

None known