



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

Date: December 06, 2023

To: Recreation and Park Commission
Capital Committee

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

From: Eoanna Goodwin, Project Manager

Subject: South Sunset Clubhouse Renovation – Conceptual Design

Agenda Wording:

Discussion and possible action to approve a conceptual design for the renovation of South Sunset Clubhouse Renovation Project. Approval of this proposed action by the Commission is the Approval Action as defined by S.F. Administrative Code Chapter 31.

Strategic Plan

Strategy 1: Inspire Place

Objective 1.1: Develop more open space and improve access to existing facilities to address population growth in high-need and emerging neighborhoods

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:

South Sunset Playground is a four-acre park featuring ball fields, basketball and tennis courts, a playground, a paved multi-use play area and the clubhouse. The 2,000 square-foot single-story clubhouse includes a multi-purpose room, restrooms, a kitchen and an office. The building was originally constructed in 1949, renovated in 2001, and is in need of repair to better serve the community. The clubhouse was included in the 2020 Health and Recovery G.O. Bond with the support of the District Supervisor. In August 2022, Assemblymember Phil Ting secured additional funds to be used for this renovation.



Planned improvements to the park include the reconfiguration and renovation of interior spaces in the clubhouse, access improvements, and beautification.

Self-Help for the Elderly is the primary tenant at the South Sunset Clubhouse. Originally created as a “War on Poverty” program, Self-Help for the Elderly began serving seniors in San Francisco’s Chinatown community in 1966. Today, Self-Help for the Elderly provides hot meals and programming to over 150 seniors at this location daily. Their mission is to promote independence, well-being, and dignity for older adults through culturally aligned services and programs in the San Francisco Bay Area.

Community Process:

To better understand the day-to-day needs of the primary tenant, RPD held stakeholder meetings with Self-Help for the Elderly in August 2022, October 2022, February 2023, and in September of 2023. Observations and comments from these meetings helped clarify the program and conceptual design of the project.

An Open House was held on November 3, 2023 with over 40 participants from the local community. The Open House consisted of a Q&A session with a Cantonese translator. Participants were able to note their suggestions on comment cards and also ask questions about the project including the design, schedule, and budget. The goal of this outreach was to better understand the priorities of the members of the local community and if the current design has addressed their needs. After the Open House, boards were left on site and are available to the public for viewing and further comments. The boards will be replaced with updated renderings as the project progresses and an additional open house will be scheduled in the Spring of 2024 in response to the comments received to explain how they are addressed.

RPD maintains a dedicated webpage for this project on its website. The webpage includes the community meeting presentations and the final concept design.

During the remainder of the project, the public will be informed through our project webpage, e-mails to stakeholders, and announcements in the RPD E-Newsblasts.

Throughout the outreach process, community members have been eager for the project to happen, and for the neighborhood to have a fun, safe space for seniors as well as the community at large to gather and socialize.

Conceptual Design:

During field walks with the primary tenant, it was evident that some modifications would need to be addressed to satisfy their day-to-day needs. Kitchen appliances are overflowing into the community room space, and there are circulation issues for meal distribution.

A disability access coordinator also inspected the site and pointed out several compliance issues such as the height and width of the existing doors, exterior walkways, and the corridor being too

tight. These issues would need to be addressed with renovation, especially as many of the users are seniors.

Designers Paulett Taggart Architects received these comments, who, in addition to feedback from RPD, put together the concept design. This design reflects the needs of the community by adding an additional restroom, reorganizing the kitchen, maximizing storage capacity, bringing in much-needed natural light, and opening up the north wall to the exterior allowing an extension of the interior to the exterior.

The concept design was shared with Self-Help for the Elderly staff and then again at the open house where RPD provided comment cards and a Q&A session with a translator. The comments received are currently being estimated to see if we can accommodate some of the requested modifications such as removing columns in the interior communal space and adding a shaded area in the back patio area.

Other upgrades to the site will include replacing the roof, upgrading the building to all-electric, renovating the restrooms, new signage, egress improvements, new floor and wall finishes, removing window grates, a new sewer line and a new ventilation system.

While the feedback during this project has been positive, some community members have asked that the building be enlarged. The current budget limits the possibility of enlarging the building's overall footprint. Fortunately, there are other improvements we are exploring such as the addition of a shaded structure in the back of the building, removing columns to allow for more flexibility in the space, increasing storage and adding sliding glass doors for direct access to the patio.

Sources & Uses of Funding:

Project Source of Funding:	
2020 Health & Recovery Bond	\$3,000,000
FY 22-23 State Budget Specified Grant	<u>\$2,300,000</u>
Total Sources	\$5,300,000

The total project budget is \$5,300,000. Hard and soft costs are budgeted as follows:

Soft Costs (36% of total budget)	\$1,894,000
Hard Costs (including contingencies) (62% of total budget)	\$3,300,000
Soft Cost Reserve (2% of total budget)	<u>\$106,000</u>
Total Budget	\$5,300,000

Project Schedule:

Phase	Start	End
Planning	October 2022	June 2023
Design	July 2023	April 2023
Bid/Award	May 2024	November 2024
Construction	December 2024	October 2025
Close-Out	November 2025	December 2025

Environmental Evaluation:

On November 30, 2023 the project received a Categorical Exemption from environmental review pursuant to California Environmental Quality Act (CEQA) guidelines Sections 15304, Class 1 Existing Facilities and Class 3 New Construction (Case No. 2020-012176ENV).

Staff Recommendation:

RECOMMENDED, That the Commission approve a conceptual design for the renovation of South Sunset Clubhouse Renovation Project. Approval of this proposed action by the Commission is the Approval Action as defined by S.F. Administrative Code Chapter 31.

Supported by:

Recreation and Park Department Operations staff
Supervisor Joel Engardio
Assemblymember Ting
Self-Help for the Elderly

Opposed by:

None known

Attachments:

A: Categorical Exemption
B: Project Location Map
C: Proposed Conceptual Design
D: Letters of Support