



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

Date: December 21, 2023
To: Recreation and Park Commission
Through: Philip A. Ginsburg, General Manager
Stacy Bradley, Director of Capital and Planning Division
From: J. Marien Coss, Project Manager
Subject: Japantown Peace Plaza Renovation – Contract Award

Agenda Wording

Discussion and possible action to award a construction contract for the Japantown Peace Plaza Renovation (Contract No. # 0000008378) to Plant Construction Company L.P., in the amount of up to \$15,453,216 for (1) the base bid (\$12,037,543), and (2) bid alternate #1 (\$3,415,673).

Strategic Plan

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.

Objective: 1.2.: Strengthen the quality of existing parks and facilities.

Objective: 1.4. Preserve and celebrate historic and cultural resources.

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

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

Objective 2.3 Work with partners and neighborhood groups to activate parks through organized events, activities, and unstructured play.

Strategy 3: Inspire Investment: Through community engagement, advocacy, and partnerships, cultivate more financial resources to keep San Francisco’s parks and programs accessible for all.

Objective 3.2. Broaden engagement and strengthen external communications with park users and park partners.

Background Information



The Peace Plaza, located in Japantown, Supervisorial District 5, is bound by Post Street on the north, Geary Boulevard on the south, and the Japan Center Mall to the east and west. The park is approximately 32,000 square feet and sits above an underground two-story MTA-owned parking garage. The plaza, originally built in the 1960s, was partially renovated in 2000 to address leaking in the garage below, a problem that continues today. In 2018, a building assessment identified the building deficiencies, including the leaking plaza, which would require a continuous seal under the plaza paving. This assessment prompted a full renovation of the plaza. Overwhelming community participation and support shaped all the elements of the new design ensuring that the plaza remains a flexible space, culturally significant, and fully accessible while addressing the deficiencies of the garage that relate to the plaza.

The Recreation and Park Commission has taken the following actions:

- 1) August 2019:
 - a. Approved a conceptual design for the Japantown Peace Plaza
- 2) March 2023:
 - a. Recommend approval of \$3,000,000 from United States Department of Housing and Urban Development to administer the Grant funds.
 - b. Recommend approval of \$6,000,000 from the California Natural Resources Agency.

Community Engagement

This project has strong community outreach, involvement and support through approximately 60 public meetings, half of those in person before the pandemic and the rest virtual. Before approval of the concept plan in 2019, the project team held three community meetings, 28 focus group meetings/committees with local organizations, and surveyed three community festivals before the pandemic. Since then, over 30 virtual meetings were held, predominantly through the Japantown Task Force Peace Plaza Committee who meets monthly, plus cultural design charrettes and community polling on selected design details.

To rebuild trust and address the history of waterproofing deficiencies, Recreation and Park Department compiled a team of community trusted consultants and experts to support Public Works design and construction. Throughout all phases of design, the plaza has been successfully shaped by the Community's 2019 vision plan goals, previously presented to this Commission:

1. Make Post Street visually open and inviting
2. Provide a large permanent stage
3. Make Peace Plaza an inviting and playful space
4. Create an inviting visual expression along the Geary Boulevard
5. Incorporate significant cultural elements

Proposed Renovation

The complete renovation of the plaza and its associated amenities are seen in Attachment B, Concept Design Package. To install a continuous waterproofing seal above the garage, all plaza elements above the structural concrete slab, must be removed. The culturally significant plaza

elements will be carefully salvaged and reinstalled (boulders, plaques, bonsai trees, monument) or replaced (cherry trees, interpretative signage. The renovated site will be fully accessible and will increase both intimate seating spaces and festival seating, lighting, circulation, and planters to support larger trees. The pagoda will be seismically upgraded, and the necessary supports follow historic preservation protocols and requirements. Both the water feature and eternal flame, which are culturally significant, will be expressed through new lighting elements (water image on the lower plaza and flame flickering wall panel for the eternal flame).

Bid Information

With the assistance of SF Public Works, the Recreation and Park Department advertised the project for Japantown Peace Plaza Renovation on August 17, 2023, with Base Bid scope for Plaza and Alternate 1 for the Pagoda Seismic scope. The difference between the third-party engineer’s construction estimate of \$20,311,147, will be held for the additional contingencies, such as construction of an existing, historic building, waterproofing, utilities, construction operations logistics within a dense business district, and potential change orders required by building permit or unforeseen circumstances.

Bid Process details:

- October 18, 2023, three bids were received and opened. See Attachment A: Tabulation of Bids and Subcontractor List
- October 25, 2023, two protests were received from bidders contesting the apparent lowest bid for failure to meet SBE subcontractor participation or commitment, qualifications, subcontractor listing, and specification information.
- December 15 2023, SF City Attorney issued determination finding the protest to be invalid.

Project Funding

Sources

2020 Health and Recovery Bond	\$25,000,000
General Fund	\$ 27,650
Open Space Fund	\$ 250,000
General Fund Specified Grant (State)	\$ 6,000,000
Community Project Funding Grant (Federal)	\$ 3,000,000
Total Sources	\$34,277,650

Uses:

Construction Contract	\$15,453,216
Construction Contingency (15%)	\$ 2,317,982
Reserve Contingency/	\$ 5,279,112
Soft Costs	\$ 9,500,000
Soft Cost, Contingency	\$ 1,727,340
Total Uses	\$34,277,650

Project Schedule

Upon approval by the Commission and contract certifications, construction activities will commence in Spring 2024, with a construction duration of approximately 17 months, and the opening, pending unforeseen conditions, is targeted for Late 2025/Spring 2026.

Planning Phase:	January 2016	–	Dec 2020
Design Phase:	January 2021	–	May 2018
Bid Phase:	August 2023	–	Spring 2024
Construction Phase:	Spring 2024	–	Late 2025-Spring 2026

Environmental Review

This project received Categorical Exemption (Cat Ex) under CEQA on April 29, 2019; number 2019-000895 ENV; then modified July 03, 2023.

This project received National Environmental Policy Act (NEPA) environmental review compliance documented in HEROS number 900000010343509 on December 8, 2023.

Staff Recommendation

Staff recommends the award a construction contract for the Japantown Peace Plaza Renovation (Contract No. # 0000008378) to Plant Construction Company L.P., in the amount of up to \$15,453,216 for (1) the base bid (\$12,037,543), and (2) bid alternate #1 (\$3,415,673).

Supported By

Japantown Task Force
Assemblymember Phil Ting
Japantown CBD
Japantown Merchants Association
Nihonmachi Street Fair
Osaka Matsuri Festival
Cherry Blossom Festival
Kimochi, Inc.
Japanese Benevolent Society of California
Kokoro Assisted Living
Tule Lake Committee
Japanese American National Library
St. Francis Square Cooperative, Inc.

Buchanan YMCA
Christ United Presbyterian Church
Community Meeting Attendees

Opposed By

None known

Attachments

- A. Tabulation of Bids and Subcontractor List
- B. Conceptual Design Package