



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

Date: June 5, 2024

To: Recreation and Park Commission
Capital Committee

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

From: Melinda Stockmann Sullivan, Project Manager

Subject: Gene Friend Recreation Center Project – 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 \$926,357.52, which brings the total contract value to up to \$5,803,230.82, 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

The transformative Gene Friend Recreation Center Project will replace the old facility with a bright, modern hub with 50% more space to serve the needs of children, families, and seniors in the vibrant SoMa neighborhood.

At the heart of this \$59 million project is a commitment to neighborhood connection and well-being. The 25,000 square foot center will be able to accommodate a diverse array of activities and classes aimed at all ages. It includes a gymnasium with two full-size basketball courts surrounded by expansive windows for natural light, as well as an inviting new entry on Harriet Street. The design features a modern exercise area, a kitchenette, reception area and office, and

two multi-purpose rooms, one of which opens onto the new exterior playground, creating a safe and protected area for supervised play. Additional outdoor amenities in the dense urban area include a picnic area and sport court, all complemented by new landscaping and lighting.

The project has included extensive community outreach and engagement.

Scope of Services

The scope of services for the professional services contract for this project, which was approved by this Commission in December 2021, includes architecture and engineering design services for schematic design, design development, construction documentation, and construction administration, in order to deliver the project. The following is a list of consultant disciplines for the project:

- 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 is being 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.

One contract amendment was brought to this Commission previously and approved in September 2023. That first contract amendment covered the following items:

- Longer cost estimating and reconciliation process than anticipated
- Cistern design by irrigation consultant, for Stormwater Ordinance compliance
- Updated utility survey work by civil
- Lightweight cellular concrete subgrade design by civil

A second contract amendment is being presented to cover the following unanticipated items:

- Incorporation of deep soil mixing ground improvements into the project
- Value engineering and design refinements to structural foundation
- Emergency power planning
- Site furnishing selection and layout support

The intent of this request is to maximize the efficiency of a large, complex, multi-year project, and to allow a contingency to cover additional unforeseen conditions that may come up since the project will be in construction for at least two more years.

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 |
| 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 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 | Summer 2024 |
| Bid & Award | Concurrent with Design | |
| Construction | Early 2024 | Mid 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 \$926,357.52, which brings the total contract value to up to \$5,803,230.82, to accommodate unforeseen work related to the project

Project Improvements Supported by

United Playaz
West Bay Pilipino
Supervisor Matt Dorsey

Project Improvements Opposed by

None known