



London Breed, Mayor
Philip A. Ginsburg, General Manager

Date: December 19, 2024
To: Recreation and Park Commission
Through: Philip A. Ginsburg, General Manager
Stacy Bradley, Director of Capital & Planning Division
From: Eoanna Goodwin, Project Manager
Subject: South Sunset Clubhouse Renovation – Contract Award

Agenda Wording

Discussion and possible action to award a construction contract for the South Sunset Clubhouse Renovation Project (Contract No. # 0000009717) to Argo Construction Inc. in the amount of up to \$2,701,500.

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 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.

In the Summer of 2024, the RPD project team shared the updated project Renderings with Self Help for the Elderly. An additional stakeholder meeting was held in Fall of 2024 to provide updates on the design, project progress, and pending construction activities.

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.

Proposed Improvements and Design

The Renovation of the South Sunset Clubhouse reflects the needs of the community and Self Help for the Elderly. This project will re-configure the floorplan of the clubhouse to better serve the needs of the community and accommodate current building usage. The new floor plan is based on the feedback that was received during community outreach. The design includes removing the interior columns to open up the community space and allow more flexibility. adding an additional restroom, reorganizing the kitchen, maximizing storage capacity, bringing

in much-needed natural light, and opening up the north wall and adding sliding glass doors for direct access to the patio.

Other upgrades to the site will focus on upgrading building infrastructure. This includes replacing the roof, replacing the water heater, replacing the furnace, upgrading the building to all-electric, installing a new sewer line and a new ventilation system. This project will also include renovating the existing restrooms new signage, egress improvements, new floor and wall finishes, and removing window grates.

Environmental Review

The project has been reviewed by the Planning Department and a Categorical Exemptions (Case Number 2023-010224ENV) under Class 1 – Existing Facilities.

Bid Process

With the assistance of San Francisco Public Works, the Recreation and Parks Department advertised the project on August 20,2024. Bids were opened on October 2, 2024. A total of eight bid proposals were received. See Attachment A, Bid Tabulations sheet for bid results

Initially the lowest apparent bidder was BEAM Construction. However, they were found to have not met the established LBE goal and were found non-responsive. The lowest responsive bidder was submitted by Argo Construction Inc. in the amount of \$2,701,500. With their 10% LBE discount taken in to consideration, their price was the second lowest bid received. This bid is within an acceptable range of the engineer’s estimate of \$2,415,100 Contractor responsiveness, which includes compliance with Contract Monitoring Division (CMD) requirements and meeting qualifications, is still being confirmed. For this reason, this item is being presented for discussion only. Staff will return to Full Commission later this month for an action item.

Funding

Project Source of Funding:

2020 Health & Recovery Bond	\$3,000,000
FY 22-23 State Budget Specified Grant	\$2,300,000
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)	\$106,000
Total Budget	\$5,300,000

Project Schedule

Phase	Start	End
Planning Phase	October 2022	June 2022
Design	July 2023	May 2024
Bid & Award Phase	June 2024	December 2024

Construction Phase	February 2025	December 2025
Closeout	January 2026	March 2026

Staff Recommendation

RECOMMENDED, That the Commission approve the contract award for South Sunset Clubhouse Renovation Project (Contract No. # 0000009717) to Argo Construction Inc. in the amount of up to \$2,701,500.00 to cover the base bid.

Supported By:

Recreation and Park Department Staff
Supervisor Joel Engardio
Assemblymember Phil Ting
Self-Help for the Elderly

Opposed By:

None known

Attachments:

Attachment A: Bid Tabulation
Attachment B: Subcontractor Listing