

Daniel Lurie, Mayor



Kat Anderson, Commission President
Philip A. Ginsburg, General Manager

Date: May 15, 2025

To: Recreation and Park Commission

Through: Philip A. Ginsburg, General Manager
Stacy Bradley, 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 for Construction Manager / General Contractor (CM/GC) services with Swinerton Builders for the Gene Friend Recreation Center Project (RFQP ID No. 0000006708) to increase the contract amount to up to \$39,949,208, reflecting an increase of \$950,000 since last approved by the Commission.

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 Eugene L. Friend Recreation Center (Gene Friend Rec) is located at the corner of 6th and Folsom Streets in the SOMA district of San Francisco. The one-acre site formerly housed a single-story recreation center with a full indoor gymnasium, activity room, weight room and auditorium. The grounds featured basketball and volleyball courts, lawn and planting areas and a wood and metal play structure over sand. The facility provided 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. TPL funded the feasibility study and concept design process 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. TPL Staff provided landscape architecture services.

The Recreation and Park Commission approved a concept design for a wholesale replacement and expansion of the recreation center in September 2019, after a robust community outreach planning phase. The in-kind grant from TPL covered design and engineering services through concept design completion only.

The 2020 Health and Recovery Bond, which passed in November 2020, includes Gene Friend Recreation Center as a named project and identifies funding for the project. With the commitment of this funding in hand, RPD 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, then RPD issued a request for Proposals on July 22, 2021. This Commission approved the award of professional services in December 2021. Notice to proceed was issued to the design team in March 2022. This design team is led by a joint venture between Mark Cavagnero Associates and Kuth Ranieri Architects.

Integrated Project Delivery

Due to the unique complexities of the design and construction required for this Project, RPD staff determined that the project required specialized expertise and skill, which should be procured with an alternate delivery method to traditional design-bid-build. The General Manager therefore selected the Construction Managers/General Contractor (“CM/GC”) project delivery method – in accordance with San Francisco Administrative Code Section 6.68(b)(2) – for the project. Additionally, under the direction of the CM/GC, the mechanical, plumbing, electrical (inclusive of lighting, low-voltage: fire alarm, telecommunications, audio/visual and security) and structural / foundations scopes of work were delivered on a design-assist basis as part of a “CM/GC with Core Trade Subcontractor” Team.

This CM/GC method of alternative project delivery, in which construction professional counsel is integrated at the earliest practicable opportunity during the design process, and enhanced by the involvement of the design-assist Core Trade Subcontractors, was selected in anticipation of the following project benefits:

- Improve the reliability of design within the established budget and schedule
- Improve the coordination of Core Trade building systems to mitigate conflicts and delays
- Improve the quality of documentation for accuracy of cost opinions
- Expedite permitting and bidding for construction and efficiently plan and organize the sequences of construction.

RPD issued a Request for Qualifications and Proposals (RFQ/P) on March 16, 2022, and received five proposals, all with confirmed minimum qualifications, on March 30, 2022. This Commission approved award of contract in August 2022.

The scope of services for this CM/GC contract includes pre-construction services as well as construction services. Beginning with the design team’s 100% schematic design documents, the CM/GC Team’s pre-construction services involvement on the project was to undertake cost

analysis/reconciliation, design-assist, constructability reviews, cost estimating, and value engineering. The CM/GC Team has interacted collaboratively with the design team and RPD Project Manager and interdivision team to ensure the project's programmatic requirements are understood and the budgetary constraints can be met. This collaborative effort informed the design team's production of the design development and construction documents. The pre-construction phase also included coordinating procurement of core trade subcontractor proposals and the remaining trade subcontractor scopes. The construction services phase involves scheduling, coordinating, sequencing, and managing of the work performed by all trade subcontracts, including the core trade subcontractors. Notice to Proceed for Pre-construction Services was issued on November 18, 2022. Notice to Proceed for Construction Services was issued on February 15, 2024.

Description of Proposed Changes

This project is fully funded, and this is not a request for additional funds.

This contract amendment is requested primarily to account for these unforeseen conditions:

- Very challenging soil conditions led to the need to add ground improvements / Deep Soil Mixing (DSM) to the project scope
- Obstructions below grade necessitated pre-drilling and coring efforts prior to DSM, as well as additional time to re-mix in areas where refusal was encountered and in new alternate locations

In addition, this contract amendment accommodates project enhancements that hold great value for programming flexibility and resilience:

- Emergency power planning: the project team added electrical infrastructure to support the core functions of the facility running on a mobile generator in the event of an emergency.
- A motorized partition will allow for a nearly full acoustic barrier between the two indoor gymnasiums when that is desired.
- The full suite of playground equipment, as well as two pieces of adult exercise equipment, some of which were carried as contract alternates, will be included.
- A foldable wall will be included in the multi-purpose room that faces the playground and park. This was a request by core community stakeholders and optimizes the indoor-outdoor connection for special events as well as day-to-day programming.

Increases to contract cost have been offset by collaborative efforts facilitated by the CM/GC contracting model. Here are some examples of cost saving measures:

- Value engineering of various systems throughout the design phase
- Early procurement of electrical switchgear
- Various trade packages re-bid for better pricing

Construction Contract Summary

Current Contract Authorization	\$ 38,999,208
Current Request for Increase	\$ 950,000
Current Request for Contract Authorization	\$ 39,949,208

Funding

Sources:

In-kind Grant, Trust for Public Land	\$ 520,500
2020 Health and Recovery Bond	\$ 30,961,732
Development Impact Fees	\$ 27,838,568
Total Sources	\$ 59,320,800

Uses:

Hard Costs (including contingencies)	\$ 43,850,000
Soft Costs	\$ 15,470,800
Total Budget	\$ 59,320,800

Project Schedule

Phase	Start	End
Pre-construction	November 2022	December 2024
Construction	February 2024	July 2026
Close-Out	August 2026	October 2026

Staff Recommendation

To amend the contract for Construction Manager / General Contractor (CM/GC) services with Swinerton Builders for the Gene Friend Recreation Center Project (RFQP ID No. 0000006708) to increase the contract amount to up to \$39,949,208, reflecting an increase of \$950,000 since last approved by the Commission.

Project Support

United Playaz
Bayanihan Equity Center
Supervisor Matt Dorsey
Former Supervisor Matt Haney
Trust for Public Land

Project Opposition

None known