

Daniel Lurie, Mayor



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

Date: June 9, 2025

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 Amendment

Agenda Wording

Discussion and possible action to amend the construction contract with Plant Construction Company L.P., for the Japantown Peace Plaza Renovation (Contract No. 0000008378) to increase the contract amount to \$ 21,000,000.00, reflecting an increase of \$5,546,784.00 and to extend the contract to 733 days, reflecting an increase of 233 days since last approved by Commission.

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.

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

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.

Background Information

Japantown Peace Plaza is a 30,000-square-foot public space in District 5, located between Post Street and Geary Boulevard and serving as the roof of an MTA-owned underground parking garage. Constructed in the 1960s and partially renovated in 2000, the plaza was found in 2018 to have significant waterproofing failures. These issues prompted a comprehensive renovation project to preserve the structure and cultural features, improve safety and accessibility, and meet modern infrastructure standards.

The Recreation and Park Department launched a robust community engagement process beginning in 2016, leading to Commission approval of the conceptual design in August 2019.



More than 60 public meetings were held, with input from the Japantown Task Force, local nonprofits, businesses, and residents, culminating in a design that reflects community goals for cultural identity, flexibility, and inclusivity. This ongoing dialogue that shaped the design has continued throughout construction with monthly public meetings updating the community throughout construction.

The project was advertised for bid in August 2023, and in December 2023, the Recreation and Park Commission awarded the construction contract to Plant Construction Company L.P. for \$15,453,216 (base bid, \$12,037,543 and bid alternate #1, \$3,415,673). Construction began in April 2024, following the Cherry Blossom Festival, and is now approximately 50% complete. The project team continues to coordinate closely with local businesses, garage operations, and festival organizers to ensure steady progress with minimal disruption.

Description of Changes in Proposed Contract Increase:

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

This contract amendment is requested to account for unforeseen conditions which could not have been fully anticipated during design. These critical discoveries, while increasing cost, ultimately serve to protect the long-term integrity of the plaza and enhance its operational and cultural usability. The key changes were:

Structural (\$1.89M): Beneath the historic plaza, a misaligned structural grid and deteriorated materials and unusual connections were uncovered—requiring redesign, engineering recalculations, and additional structural permits to proceed, specifically around the historic pagoda. Scanning the steel reinforcement, which is part of the project, revealed steel rebars in locations not previously recorded, required the engineers to redesign structural solutions to account for current conditions. Structural redesign led to multiple new ties through the historic pagoda columns before applying the carbon wrapping. This solution required additional time.

Waterproofing repair (\$1.53M) is a primary part of the project and covers the 32,000 SF roof top plaza over the two-story garage. Once the top surface of the plaza was removed, the condition of the structural concrete slab had degraded more than expected. Because of the upturned beams (structural beams on top of the plaza) a series of ‘bathtub like’ crevices were exposed. Along each plane, where old finishes (like paint and sealants), exposed cracks, and uneven surfaces that had to be cleaned, filled or scraped, ‘made even’ and then roughened to specific grit before the new multi-layered waterproofing system could be installed and properly adhered to the structural slab.

Utility conflicts (\$1.46M): The plaza sits atop and around decades old infrastructure shared with the garage and neighboring malls. Over time, the mall electrical and plumbing lines were upgraded or repaired, but not documented, which revealed utility surprises and conflicts, that required strategic rerouting and new installations to support the updated design and prevent future issues. In one example, loose electrical wiring was found in the seismic joint had to be traced and corrected.

Business and Community Access (\$313K): To ensure uninterrupted access to local businesses and community services, the construction schedules adapted by shifting construction activities to nights and early mornings work—requiring additional staffing, oversight and coordination.

Hazardous Materials (\$250K): Behind walls and under slabs, asbestos and lead paint were found in previously unexposed cavities. These materials were safely removed and disposed to meet health and safety standards. During demolition, an abandoned PUC water main that ran through the plaza cavity identified that it was encased in asbestos which required containment and specialized removal. A quarter of the work was within a confined space requiring scope resequencing and impacted the schedule..

Miscellaneous (\$107K): This cost covers additional demolition, revised finishes and furnishings, and storage for salvaged items that had no room on this limited and exposed site.

Increases to the contract have been partially offset by collaborative efforts among the prime contractor, subcontractors, consultants, design team and city agencies. This strong partnership has allowed the team to share expertise, identify efficiencies, and coordinate access to limited work areas, maximizing productivity through careful sequencing and minimizing further impacts to cost and schedule. The project is approximately 50% through construction, anticipating substantial completion in Spring 2026. See Attachment A for photos throughout construction.

Construction Contract Summary

Current Contract Authorization	\$15,453,216
<u>Current Request for Increase</u>	<u>\$ 5,546,784</u>
Current Request for New Contract Authorization	\$21,000,000

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
<u>Community Project Funding Grant (Federal)</u>	<u>\$ 3,000,000</u>
Total Sources	\$34,277,650

Uses:

Hard Cost (including contingencies)	\$ 21,277,650
Soft Cost	\$ 13,000,000
Total Uses	\$34,277,650

Project Schedule

Planning Phase:	January 2016	–	December 2020
Design Phase:	January 2021	–	July 2023
Bid Phase:	August 2023	–	March 2024
Construction Phase:	April 2024	–	Spring 2026

Staff Recommendation

To amend the construction contract with Plant Construction Company L.P., for the Japantown Peace Plaza Renovation (Contract No. 0000008378) to increase the contract amount to \$21,000,000.00, reflecting an increase of \$5,546,784.00 and to extend the contract to 733 days, reflecting an increase of 233 days since last approved by Commission.

Supported By

Japantown Task Force
Former 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
Speaker Emerita Nancy Pelosi

Opposed By

None known

Attachments

A. Photos throughout Construction, June 2024 to May 2025