

Daniel Lurie, Mayor



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

Date: November 20, 2025

To: Recreation and Park Commission

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

From: Alex Schuknecht, Project Manager

Subject: South Sunset Clubhouse Renovation – Contract Amendment

Agenda Wording:

Discussion and possible action to amend the construction contract with Argo Construction Inc. for the South Sunset Clubhouse Renovation (Sourcing Event ID # 0000009717) to \$3,401,500 reflecting an increase of \$700,000 since last approved by the commission; and amend the construction contract to increase the contract duration to 370 days, reflecting an increase of 90 days since last approved by the commission.

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:

This project is fully funded, and this is not a request for additional funds. This request is for approval to expend more than 10% beyond the base construction award amount and construction contract duration. This approval is required under Chapter 6 of the Public Works Administrative Code.

Project/Site Background:

The South Sunset Clubhouse sits on the northeast corner of South Sunset Playground, a four-acre park featuring ball fields, basketball, pickleball and tennis courts, a children's play area, a paved community space 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 needed 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.

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.

A contract for construction of the base scope of the South Sunset Clubhouse Renovation project was approved by RP Commission in December of 2024. The base scope of work includes a full renovation and reorganization of the clubhouse interior with an improved kitchen and common room layout, an additional restroom, and better access to the exterior courtyard. Building upgrades also include a new roof, new sewer and water lines, conversion to all-electric appliances, new lighting and security systems, and exterior site improvements including new planting, irrigation and drainage.

Description of Proposed Changes

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

This contract amendment is requested to account for 1) approval of a lower cost version of Bid Alternate 1: New Pavilion 2) varying site conditions which were either unknown at the time of design or have changed since the design was completed 3) upgrades to existing park infrastructure which was beyond its useful life 4) associated increases to contract duration

Pavilion Structure (\$235,430): The original design of this element was advertised as Bid Alternate #1: New Pavilion. When the contract was awarded, this bid alternate was declined due to cost but has since been value engineered utilizing a durable but lower cost roofing material.

This shade structure will provide an additional 250 square feet of much needed covered outdoor space at this heavily used clubhouse in the Outer Sunset.

Additional Tree Work (\$10,400): A large tree on the east side of the clubhouse had grown into the clubhouse foundation and destroyed a significant length of storm-drain pipe, requiring removal down to the roots. Additionally, all planting at the front of the clubhouse was electively removed because it had become either overgrown or poorly established since the design phase.

Structural Improvements (\$199,800): The South Sunset Clubhouse has not undergone major repairs in over 20 years, and much of the site had not been touched since its original construction in 1949. As-built drawings were thus insufficiently detailed, resulting in unforeseen conditions that were more extensive than anticipated. Many of those unanticipated costs relate to structural improvements, including demo, removal and replacement of subgrade foundation, grade beam, and footings, and the addition of roof fall protection which requires improvements to structural framing in the building.

Utilities (\$50,900): Early in the project the team identified that the exterior shed which housed building utilities was unsalvageable and all utilities should be consolidated. That demolition work is complete. Additionally, it was discovered that approximately 80LF of storm drain line on the east side of the clubhouse required replacement due to root intrusion.

Interior (\$103,200): A significant amount of additional work was required to repair the interior of the building due to weathering and deterioration. This work included replacing a more significant area of worn plaster ceiling than expected, replacing and abating rot-impacted wood framing, replacement of windows in the kitchen that were in poorer shape than expected, minor unanticipated plumbing work, and repairs to stucco due to damage and waterproofing issues.

Exterior (\$12,900): Some additional demolition and off haul was required at existing paved areas and stairs due to the discovery of significantly more concrete than what was shown in as-built drawings.

Contingency (\$87,370)

Sources & Uses of Funding:

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|---------------------------------------|--------------------|
| Project Source of Funding: | |
| 2020 Health & Recovery Bond | \$3,000,000 |
| FY 22-23 State Budget Specified Grant | \$2,300,000 |
| Open Space Fund | \$150,000 |
| Total Sources | \$5,450,000 |

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|---|--------------------|
| The total project budget is \$5,450,000. Hard and soft costs are budgeted as follows: | |
| Soft Costs (36% of total budget) | \$1,905,000 |
| Hard Costs (including contingencies) (62% of total budget) | \$3,450,000 |
| Soft Cost Reserve (2% of total budget) | \$95,000 |
| Total Budget | \$5,450,000 |

Project Schedule:

| Phase | Start | End |
|--------------|---------------|---------------|
| Planning | October 2022 | June 2023 |
| Design | July 2023 | April 2023 |
| Bid/Award | May 2024 | November 2024 |
| Construction | NTP 3/25/2025 | March 2026 |
| Close-Out | March 2026 | June 2026 |

Environmental Evaluation:

On November 29, 2023 the project received a Categorical Exemption from environmental review pursuant to California Environmental Quality Act (CEQA) guidelines Sections 15304, Class 1 Existing Facilities and Class 3 New Construction (Case No. 2020-012176ENV).

Staff Recommendation:

RECOMMENDED, That the Commission approve an amendment to the construction contract with Argo Construction Inc. for the South Sunset Clubhouse Renovation (Sourcing Event ID # 0000009717) to \$3,401,500 reflecting an increase of \$700,000 since last approved by the commission; and amend the construction contract to increase the contract duration to 370 days, reflecting an increase of 90 days since last approved by the commission.

Supported by:

Recreation and Park Department Operations staff
Former Assemblymember Phil Ting
Self-Help for the Elderly

Opposed by:

None known

Attachments:

A: Project Location and Site Photos