



Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

DATE: April 2, 2014

TO: Recreation and Park Capital Committee

THRU: Philip A. Ginsburg, General Manager
Dawn Kamalanathan, Capital Program Manager

FROM: Dan Mauer, Project Manager

RE: West Sunset Playground Renovation Project/ Concept Plan Approval

Agenda Item Wording

Discussion and possible action to approve the conceptual plan for the West Sunset Playground Renovation Project. Approval of this proposed action by the Commission is the approval action as defined by S.F. Administrative Code Chapter 31.

Park Background/ Site Description

West Sunset Playground Renovation Project is one of the 2012 Clean and Safe Neighborhood Park Bond projects. The park facility, which is approximately 18 acres in size is situated in the outer Sunset District between 39th and 41st Avenues and Ortega and Quintara Streets. This facility is unique in that it is situated adjacent to three schools (A.P. Giannini Middle School, Sunset Elementary, St. Ignatius High School) which use this facility throughout the school year. The facility is also used heavily by athletic programs throughout the City due to its athletic field variety and capacity. Edges of the park that do not adjoin school property are fronted by single family residences.

West Sunset Playground was built in 1957 with various minor renovations completed in the early 1970's and mid 1980's. Most recently, in 2011, the children's playground and the Ortega Branch Library were renovated. The park has a small single room clubhouse which is currently leased to the Sunset Neighborhood Beacon Center where they provide programs to support healthy development of children and youth in the Sunset District.

The current facility hosts the following program spaces; library, clubhouse, children's playground, athletic courts (tennis/volleyball/basketball), two baseball field and one softball field, four soccer



fields, two formal bleacher stadium structures and a parking lot. The proposed renovation project envisions renovating each of these park features with the exception of the library and children's playground.

Proposed Renovations

The proposed renovation project as defined in the bond approval package and approved by the voters was defined as follows:

The proposed site work involves overall site accessibility improvements to the park perimeter and paths which include in-kind repair and/or replacement of the sidewalk, fencing, and retaining wall to meet current ADA standards. The existing sports courts would be repaved in-kind and their surrounding fencing would be repaired, as needed. The field and court lighting would be replaced in-kind and as-needed. The playfields would be replaced with seed and/or sod and re-graded, and the irrigation system would be replaced. The bleacher seating would be renovated and repaired. The bleachers storage would be renovated to provide additional storage, restrooms and administrative space for field management. All improvements to park features are expected to remain in their current locations and configurations.

As described above, this project is primarily focused on making improvements to the existing infrastructure as it currently exists and bringing the elements into compliance with appropriate codes and regulations.

One particular improvement requirement that has shown itself to be very challenging during this design process is bringing all the program spaces into compliance with the American's with Disability Act (ADA). As you will see in the attached concept plans, the facility has significant elevation changes as you move throughout the park. The elevation change from the upper most soccer fields down to 41st Avenue has an elevation change of approximately 35 feet. All of these program spaces require new ramp and stair case integration improvements into the already tightly packed park.

Proposed Site and Field Improvements:

- Replace rusting and failing fencing and gates with new chain link fencing
- Replace failing retaining wall between upper and lower baseball fields
- Install new baseball backstops, dugouts and associated field amenities
- Install three new batting cages
- Replace the irrigation system on all athletic fields and landscape areas
- Fine grade and install sod on all athletic fields
- Install new landscape in exiting planting beds



- Remove approximately 44 trees as recommended by the project arborist. Removals are primarily due to poor tree condition and/or health.
- Replant trees in appropriate locations to mitigate tree removals and provide wind screens as needed.
- Re-grade the baseball diamond infields and install new infield fines
- Upgrade the existing site drainage infrastructure to improve drainage. Drainage improvement will be made so that the project complies with PUC's Storm Water Management Ordinance.
- Improve site ADA access with new pathways, steps and ramps
- Install a single ADA parking stall at the southern entrance to the soccer fields
- Resurface the athletic courts and install new court equipment
- Replace the existing athletic court and upper baseball field light structures with new efficient lights and control equipment
- *Install new entry pilasters with park signage at the northern and southern soccer field entrances and at the baseball field entrance off of 41st Avenue. **
- Resurface the parking lot and provide security gates to control vehicle access when the park is closed.
- Paint all existing retaining walls
- Install park furniture including but not limited to trash receptacles, drinking fountains, aluminum bleachers on NW baseball field, bike racks, park signage and bollards.
- Repave failing concrete sidewalks around the perimeter of the park

Proposed Buildings/Structures Improvements:

- *Replace the two existing cargo containers used by operation staff with a new permanent storage structure (approx. 500 SF) located adjacent to the soccer fields. **
- Install a new trash dumpster screen wall
- *Upper Bleacher Structure (softball field) **
 - Demolish the interior restrooms and storage rooms below the stadium seating and install new restrooms, administrative office and storage room
 - *Upgrade the mechanical and electrical systems **
 - *Replace existing doors and windows **
 - Waterproof the exterior concrete stadium surface to eliminate leaks
 - *Install new ADA seating spaces within the bleacher seating area **
 - Paint the exterior of the structure
- Lower Bleacher Structure (baseball field)
 - Demolish the interior restrooms and storage rooms below the stadium seating and install new restrooms, administrative office and storage rooms
 - Upgrade the mechanical and electrical systems



- Replace doors and windows
- Waterproof the exterior concrete stadium surface to eliminate leaks
- Install new wooden bleacher seats
- Install new ADA seating spaces within the bleacher seating area
- Paint the exterior of the structure

Conceptual construction estimates have been prepared by two independent cost estimating firms. They have determined that the proposed scope of work listed above exceeds the construction budget by an average of \$1.4M. Staff has worked closely with the design team and department team members to identify specific project scope tasks which will bring the project estimate to within the allotted construction budget of \$9M. These scope reduction items are identified above in italicized text (*). As the project develops during the design development phases and the construction cost estimate is refined, it is our goal to try and integrate some of these scope reduction features back into the base project. Also, as outlined below, staff is exploring additional funding opportunities with the PUC on a water conservation grant program to help with this funding shortfall. Staff is requesting that the Commission approval the entire project scope as outlined in the event that additional funding is secured.

Project Coordination

In March 2014, the Commission recently approved a project by the Public Utilities Commission (PUC) to install a new well and pump station in the eastern end of the parking lot. Staff has been working closing with the PUC to coordinate both projects. The PUC project is anticipated to start construction this fall. It is anticipated that construction activities on both propjects will be in progress simultaneously.

Anticipated Renovation Schedule

(Dates shown are task end dates)

April 2014	Recreation and Park Commission approves concept plan
February 2015	Construction document preparation
August 2015	Bid and contract award
August 2016	Construction (open to public)
November 2016	Project closeout

Source of Funds and Amount

Funding Source: 2012 Clean and Safe Neighborhood Park Bond

Total Project Budget:	\$13.2M
Project Design/Management Budget:	\$3.3M
Project Construction Budget:	\$9.9M



Staff is proposing to submit a grant to the PUC for irrigation improvements under their water conservation grant program in an effort to offset project construction costs.

Department of Planning Review (CEAQ)

This project has been reviewed by the Department of Planning and has been issued a Categorical Exemption status under, Class 1 [State CEQA Guidelines Section 15301 (a)].

Public Outreach

- Staff has conducted three well attended public meetings.
- The project has been presented to the Civic Design Committee for phase one approval
- Outreach mailing and notifications have been distributed for all meetings to the following individuals or groups:
 - Adjoining schools
 - Citywide athletic leagues and organizations
 - SFUSD Athletic Director
 - Supervisor Tangs new letter
 - SF Public Library
 - Sunset Neighborhood Beacon Center
 - Immediate neighbors (1275 homes)

Recommendation

RESOLVED, That the Recreation and Park Commission accept the recommendation of the General Manager and Staff and hereby approves the conceptual improvement plans for the renovation of the West Sunset Playground Project.

Primary Contacts

Public meeting attendees
Supervisor Tang
Neighboring schools
Athletic league stakeholders
Friends of West Sunset Playground
SF Public Library
Sunset Neighborhood Beacon Center

Attachment(s)

- Concept Plans



