RECREATION & PARKS | ROSSI POOL RENOVATION PROJECT

Community Meeting - 4
June 6, 2017

Project Manager
Levi Conover, RPD Capital
Toks Ajike, RPD Capital Oversight

Design Team
Public Works BDC, Architecture
Will Kwan, Project Architect
Rafael Gutierrez, Job Captain
Edward Chin, Landscape Architect

Public Works IDC, Engineering
Joney Chan, Structural Engineer
Stephen Liu, Structural Engineer
Kin Lau, Mechanical/Plumbing Engineer
May Chan, Mechanical/Plumbing Engineer
Earl Gaffud, Electrical Engineer

Aquatic Design Group
Justin Caron, Pool Consultant
GROUND RULES

• PLEASE SIGN
• TURN OFF CELL PHONES
• DIRECT COMMENTS TO THE FACILITATOR
• RAISE YOUR HAND TO SPEAK
• KEEP TO THE AGENDA
• PLEASE HOLD ALL QUESTIONS FOR THE END
AGENDA

• WELCOME, INTRODUCTIONS, AND OBJECTIVES

• PART 1: 2012 PARKS BOND & PROJECT OVERVIEW

• PART 2: CONCEPT DESIGN

• PART 3: FEEDBACK
MEETING OBJECTIVES

• PRESENT OVERVIEW OF PREVIOUS PUBLIC FEEDBACK
• PRESENT CONCEPT DESIGN PROPOSAL
• OBTAIN ADDITIONAL COMMUNITY FEEDBACK
PART 1

2012 PARKS BOND & PROJECT OVERVIEW
BOND OVERVIEW

2012 Clean & Safe Neighborhood Parks Bond Program Summary

In November of 2012, the citizens of San Francisco passed Proposition B, $195 M General Obligation Bond, known as the 2012 Clean and Safe Neighborhood Parks Bond.

The $195M in bond funding is divided into two allocations based on the jurisdiction of the parks and facilities scheduled to receive funding, with $160.5M committed to the Recreation and Parks Department and $34.5M dedicated to the San Francisco Port.

The objectives of this bond program are:

• Fix and improve specified neighborhood parks
• Renovate parks and playgrounds in poor physical condition
• Improve trails, forestry, and implement water conservation
• Improve park open space and habitat in Golden Gate Park, McLaren Park, and Lake Merced
• Attract matching community and philanthropic support
# BOND OVERVIEW

2012 Clean and Safe Neighborhood Parks Bond Budget Summary

<table>
<thead>
<tr>
<th>Category</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Parks (includes pool renovations)</td>
<td>$99</td>
</tr>
<tr>
<td>Waterfront (Port Projects)</td>
<td>$34.5</td>
</tr>
<tr>
<td>Failing Playgrounds</td>
<td>$15.5</td>
</tr>
<tr>
<td>Community Opportunity Grants</td>
<td>$12</td>
</tr>
<tr>
<td>Park Forestry, Trails, and Water Conservation</td>
<td>$13</td>
</tr>
<tr>
<td>Citywide Programs (GGP/McLaren Park/Lake Merced)</td>
<td>$21</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$195M</strong></td>
</tr>
</tbody>
</table>

**Rossi Pool Renovation** $8.2M
COMMUNITY ENGAGEMENT, SCHEDULE & BUDGET

COMMUNITY MEETINGS (3 OR MORE) DECEMBER 2015 – JUNE 2017:

• MEETING #1: INTRODUCTION & PUBLIC INPUT (held March 30, 2016)
• MEETING #2: DRAFT PLAN & PUBLIC INPUT (June 18, 2016)
• MEETING #3: PRESENTATION OF CONCEPT PLAN (January 18, 2017)
• MEETING #4: PRESENTATION OF UPDATED CONCEPT PLAN (TODAY)

PROJECT BUDGET $8.2M:

Estimated Construction Budget: $5.5M

Estimated Soft Cost Budget: $2.7M
Includes:
• Project management
• Architectural and engineering design services
• Construction management
• Permits, surveys, reports
• Art Enrichment
• Testing and regulatory agencies review fees

TENTATIVE PROJECT SCHEDULE:

Commission Approval: Summer 2017
Design Completion & Construction Bid: Spring 2018
Construction Schedule – 14 months, following Garfield Pool Construction
PROJECT OBJECTIVES

Identify opportunities to improve the pool facility, increase programming, and upgrade the building for accessibility and increased structural integrity.

Identify opportunities to increase programming
Develop plans to include a community Room
Provide increased seating for Parents
Create improved pool visibility from office

Develop a project plan utilizing:
• Community input
• Rec & Park Strategic Plan programming goals
• Aquatics division goals
Through a historically sensitive renovation of the Angelo J. Rossi pool facility, the Recreation and Park Department aims to create a vibrant community aquatic center that welcomes a diversity of pool users. As part of the project, we have established the following goals:

- Create a vibrant community aquatic center that appeals to a variety of pool users and reflects the diversity of the community.
- Create a welcoming and universally accessible main entry.
- Improve & upgrade interior entry lobby, locker rooms, and staff areas.
- Improve indoor air quality and thermal comfort.
- Provide seismic strengthening that fits within the building fabric.
- Provide accessible accommodations to all pool building amenities.
- LEED Gold
PREVIOUS COMMUNITY MEETING COMMENTS

WHAT THE COMMUNITY LIKES ABOUT ROSSI POOL

- Length (33 meters) and Width of pool
  - Lap Swim
- The Staff and Lifeguards
- Easily accessible
  - Location / times
- Temperature of water, “nice and cold.”
- Natural light during the day
- The Bleachers
- Neighborhood feel
- Senior Swim
- Affordability
- Everything

PRIORITIES

- Lap Swim
- Sauna
- Workout

CONCERNS AND DESIRED IMPROVEMENTS

- Outdated locker rooms
- Underwater speakers
- Sauna
- Showers
- Dirty
  - Water can get murky
  - Better filters
- Sanitation
- Soap/shampoo/lotion dispensers
- Larger/new windows
  - Better airflow
- No bulkhead

COMMUNITY OUTREACH

Building Design & Construction
PART 2

CONCEPT DESIGN
ANGELO ROSSI POOL:
- Date constructed: designed in 1956, dedicated in 1957
- Designed by Architect: H.C. Baumann

POTENTIAL ASSOCIATED HISTORIC CONTEXT/THEME:
- Post-war upgrade and expansion of city’s recreational facilities
- Association with architect/engineer
- Modernism in SF.

CHARACTER DEFINING FEATURES AS DEFINED BY THE 2012 SF PARKS BOND CATEX:
- Rectangular building form.
- Angled roof and broad eave overhangs.
- Bands of aluminum sash windows.
- Scored architectural concrete exterior wall finish.
- Stone veneer at entry area and front planters (west elevation).
- Wood trellis and inset “Rossi Recreation Center” lettering at west elevation.
- Fluted concrete around door openings and at wall base (north and south elevations).
- Basic interior circulation (entry area, access to locker rooms from entry area, access to pool from locker rooms).
- Open plan and expanse of interior pool area.
- Glazed blue terra cotta coping and scum gutter, and square terra cotta tiles around pool perimeter.
- Glazed tile wainscot in pool area/locker rooms.
- Open interior roof structure in pool area.
EXISTING FLOOR PLAN

Building Design & Construction

EXISTING SITE & POOL BUILDING CONSTRAINTS

SITE
• Limited accessible access to the pool building.
• Lack of visibility of the pool entry.
• Lack of entry lighting.

NATATORIUM
• Limited and unbalanced natural daylight.
• Deteriorating pool finishes and equipment.
• Lack of ADA accessibility features.
• Outdated mechanical system.

LOCKER ROOMS & STAFF AREAS
• Limited ADA accessibility.
• Limited and worn lockers.
• Worn finishes.

EXISTING FLOOR PLAN LEGEND
- Entrance Patio
- Entrance Lobby
- Locker Rooms
- Toilet Room
- Pool Area
- Staff Areas
- Storage Areas
- Mechanical Areas
PROPOSED FLOOR PLAN

Building Design & Construction

Through a historically sensitive renovation of the Angelo J. Rossi Pool Facility, the Recreation and Parks Department aims to create a vibrant community aquatic center that welcomes a diversity of pool users. As part of the project, we have established the following goals:

- Create a welcoming and universally accessible main entry.
- Improve & upgrade interior entry lobby, locker rooms, and staff areas.
- Enhance indoor air quality and thermal comfort.
- Provide seismic strengthening that fits within the building fabric.
- Provide accessible accommodations to all pool building amenities.
- Leed Gold Certification.

Specific building improvements will include these items:

- Accessible entrance passage.
- New patio with sitting area.
- New multi-purpose room - 212 sq ft. (10'-6" X 20'-8")
- Renovated locker rooms - 40 lockers, 4 single stall showers (1 accessible, 3 standard), 4 toilet stalls (1 accessible, 3 standard) per gender.
- 1 all gender single user changing room with 6 lockers, 1 shower, and 1 water closet.
- Increased storage for pool equipment.
- Pool deck showers, benches, & drinking fountain.
- Window replacement with new operable, energy efficient windows.
- New mechanical room with dehumidification unit.
- New surge tank and pool equipment in basement.
PROPOSED LOCKER ROOM LAYOUT

Specific locker room amenities will include these items:

<table>
<thead>
<tr>
<th></th>
<th>Existing Men</th>
<th>Existing Women</th>
<th>Total Existing</th>
<th>New Men</th>
<th>New Women</th>
<th>New All Gender</th>
<th>Total New</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lockers</td>
<td>35</td>
<td>63</td>
<td>98</td>
<td>40</td>
<td>40</td>
<td>6</td>
<td>86</td>
</tr>
<tr>
<td>Hand Dryers</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>5</td>
</tr>
<tr>
<td>Hair Dryers</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>5</td>
</tr>
<tr>
<td>Swim Suit Spinner</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Shower (Heads)</td>
<td>4</td>
<td>4</td>
<td>8</td>
<td>6</td>
<td>6</td>
<td>1</td>
<td>13</td>
</tr>
<tr>
<td>Pool Deck Shower</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>Total Showers</td>
<td></td>
<td></td>
<td>8</td>
<td>6</td>
<td>6</td>
<td>1</td>
<td>17</td>
</tr>
<tr>
<td>Water Closet</td>
<td>2</td>
<td>3</td>
<td>5</td>
<td>2</td>
<td>4</td>
<td>1</td>
<td>7</td>
</tr>
<tr>
<td>Urinal</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Lavatory</td>
<td>2</td>
<td>3</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>1</td>
<td>7</td>
</tr>
</tbody>
</table>
EXISTING NORTH ELEVATION

EXISTING SOUTH ELEVATION

EXISTING WEST ELEVATION

EXISTING EAST ELEVATION

PROPOSED NORTH ELEVATION

PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION

PROPOSED EAST ELEVATION

EXTERIOR ELEVATIONS

Building Design & Construction
MECHANICAL ENCLOSURE STUDIES - south elevation

Building Design & Construction
Exterior Perspectives

Building Design & Construction
ROSSI POOL

proposed patio/seating
accent planting
match other existing stairway planting
sun & shade-tolerant plants

remove existing trees to reveal building corner

north planting
shade-tolerant plants

west planting
sun-tolerant foundation plants soften building wall and enhance building's horizontal vocabulary

architectural planters
reinforce building's horizontal vocabulary, soften with over-hanging plants

south planting
sun & shade-tolerant plants

landscape planting concept

Recreation & Parks | Rossi Pool Renovation Project
Capital & Planning
Community Meeting - 4 | 06.06.17
**PLANTING PALETTE**
Building Design & Construction

**NORTH PLANTING**
- **HART’S TONGUE FERN**
  Asplenium scolopendrium
  - Plant: NA
  - Size: 1 - 2 ft
- **ORANGE LIBERTIA**
  Libertia peregrinans
  - Plant: spring
  - Size: 1 - 2 ft
- **CALIFORNIA SWORD FERN**
  Polystichum munitum
  - Plant: NA
  - Size: 2 - 3 ft
- **DWARF HONEY FLOWER**
  Melianthus minor
  - Plant: winter/spring
  - Size: 6 - 8 ft

**WEST PLANTING**
- **CARPET MANZANITA**
  Arctostaphylos uva-ursi
  - Plant: summer
  - Size: 1 - 2 ft
- **CREEPING MAHONIA**
  Mahonia repens
  - Plant: spring
  - Size: 1.5 - 2 ft
- **SUNSHINE CONEBRUSH**
  Leucadendron jester
  - Plant: winter - spring
  - Size: 4 - 5 ft

**SOUTH PLANTING**
- **BLUE CHALK STICKS**
  Senecio mandraliscae
  - Plant: summer
  - Size: 1 - 2 ft
- **ORANGE LIBERTIA**
  Libertia peregrinans
  - Plant: spring
  - Size: 1 - 2 ft
- **CLEVELAND SAGE**
  Salvia clevelandii
  - Plant: summer
  - Size: 4 - 5 ft

**ARCHITECTURAL PLANTING**
- **CARPET GERANIUM**
  Geranium incanum
  - Plant: spring/fall
  - Size: less than 1 ft
- **ORANGE LIBERTIA**
  Libertia peregrinans
  - Plant: spring
  - Size: 1 - 2 ft
- **PARROT’S BEAK**
  Lotus berthelotii
  - Plant: spring
  - Size: 2 - 3 ft
- **LYME GRASS**
  Leymus condensatus
  - Plant: summer
  - Size: 2 - 3 ft

**ACCENT PLANTING**
- **NEW ZEALAND FLAX**
  Phormium tenax
  - Plant: spring/summer
  - Size: 4 - 6 ft
- **CARPET GERANIUM**
  Geranium incanum
  - Plant: spring/fall
  - Size: less than 1 ft
PART 3

FEEDBACK
THANK YOU!

Please submit additional comments to:

Levi Conover, Project Manager
Recreation & Parks Department
30 Van Ness Ave, 3rd Floor
San Francisco, CA 94102

Phone: 415-581-2572
Email: levi.conover@sfgov.org
Web: www.parks.sfgov.org

Project website: http://sfrecpark.org/project/angelo-j-rossi-pool-improvement-project/