



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

**Date:** July 20, 2017

**To:** Recreation and Park Commission

**Through:** Philip A. Ginsburg, General Manager  
Dawn Kamalanathan, Director of Capital and Planning Division

**From:** Levi Conover, Project Manager

**Subject:** Rossi Pool – Approval of Concept Design

---

### **Agenda Wording**

Discussion and possible action to approve the conceptual design to renovate the Rossi Recreation Center (also known as Rossi Pool) at Angelo J. Rossi Playground. Approval of the proposed action by the Commission is the Approval Action as defined by S.F. Administrative Code Chapter 31.

### **Strategic Plan**

Strategy 1: Inspire Space: Objective: 1.2.: Strengthen the quality of existing parks and facilities. Complete 2012 bond projects.

Strategy 2: Inspire Play: Promote active living, well-being and community for San Francisco's diverse and growing population.  
Objective 2.2 Strengthen and promote the safety, health and well-being of San Francisco's youth and seniors.

### **Background Information**

Rossi Recreation Center (also known as Rossi Pool) is located at the corner of Anza Street and Arguello Boulevard. The building is situated within Angelo Rossi Playground, a 300,383 square foot site which has a large grass area for baseball and other field sports, a playground, pool building, maintenance building and sport courts. This site is owned by the San Francisco Recreation and Parks Department.

Rossi Pool was designed by H.C. Baumann in 1956 and dedicated in 1957. The Character defining features of the building include a 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, basic interior circulation, wood trellis, glaze blue terra cotta coping and scum gutter, glazed tile wainscot in the pool area/locker rooms and open interior roof structure in the pool area.

As a project of the 2012 Clean and Safe Neighborhood Parks Bond, the pool building will undergo its first renovation since being completed in 1957. While maintaining the historically significant features of the building, the project will update the building to meet current seismic structural requirements, ADA accessibility standards, and provide a full interior renovation of locker rooms, bathrooms, mechanical, plumbing, and electrical systems.

## **Community Process**

The community outreach process commenced in 2016 with the goal of understanding the community's desires and to ensure that they are reflected in the concept plan. The project team conducted three formal evening community meetings, and one informal "open house" meeting on a Saturday morning at the pool.

Many of the desired elements expressed by community members at the meetings corresponded with goals of the bond, including upgraded bathrooms and plumbing fixtures, better indoor air quality and water temperature management, and improved locker rooms facilities.

Early in the community engagement process the department expressed an interest to install a bulkhead divider in the pool, to separate the deep end lap area from the shallow end. This was met with significant resistance from users vested in the pool including the swim team, water exercisers, senior swimmers and lap swimmers.

Upon hearing community feedback, the department evaluated all swimming lesson data from Rossi for the past year and determined that the number of people on the waitlist are 26% of the total registrants. Of the 372 people on the waitlist, 106 are waiting for classes that would not benefit from a split pool, leaving 266 that would benefit from the bulkhead.

Further analysis of the pool schedule identified six slots that could accommodate 32 swim lessons per slot, leaving 74 on the waitlist. Considering that many on the wait list are already signed up for other classes, the department feels that the combination of opening the facility on Monday's and expanding the lesson schedule will effectively eliminate the waitlist.

### **Community Meetings:**

1. March 30, 2016 – County Fair Building
2. June 18, 2016 – Rossi Pool (Saturday morning open house)
3. January 18, 2017 – Richmond Police Station
4. June 6, 2017 – Richmond Police Station

## Proposed Renovation Program

The scope of work for the project includes the renovation of the Rossi Pool building, immediately surrounding landscape, and associated infrastructure serving the building. Please refer to the attached concept design report for plans and views of the proposed project. The concept plan is fully accessible and meets all ADA guidelines for accessible design. The proposed improvements include:

1. Historically sensitive renovation, majority of the building exterior will remain unchanged
2. Seismic Structural Upgrades
3. Indoor air quality improvements, new mechanical enclosure and air handling system
4. Energy efficiency improvements, new windows & heating system
5. ADA accessibility upgrades
6. Replacement of the existing pool pumps and mechanical equipment
7. New layout and full renovation of locker rooms, showers, and bathrooms
8. Addition of an all-gender bathroom/changing room
9. Addition of a classroom/multi-purpose room
10. Addition of a new mechanical enclosure on south side of the building
11. Pool will maintain the existing 100ft (30.5m) length

## Sources & Uses of Funding

The Rossi Pool Renovation has been allocated \$8.2M from the 2012 Neighborhood Parks Bond. Recent cost estimates indicate the project scope cannot be completed within the \$8.2 million budget, due to construction cost escalation and project scope. Given the age of the facility and similarities to other park buildings recently under construction, the project plans attempt to fully incorporate items into the project scope that could otherwise arise during construction. Examples of these are full replacement of the window systems, full replacement of the mechanical system, full replacement of the pool gutter and circulation system, and an upgrade of the electrical system. The of the original \$8.2M, the budget allocated \$5.5M towards construction hard costs, recent estimates for construction hard costs total \$7.4M.

Sources:	2012 Clean & Safe Neighborhood Parks Bond	\$8,200,000
	<i>Potential Source - 2012 Bond Program Contingency</i>	<i>\$3,600,000</i>
	<hr/>	<hr/>
	Total	\$11,800,000
Uses:	Soft Cost	\$3,500,000
	Construction Cost	\$7,400,000
	Construction Contingency	\$900,000
	<hr/>	<hr/>
	Total	\$11,800,000

This sources & uses summary is not a request for additional funds. The project is still early design and conservative cost estimates are being used; project costs will continue to be refined during design development. Staff will return to the commission upon completion of construction documents to present an updated construction cost estimate and project budget.

**Project Schedule**

Planning Phase: March 2016 – June 2017  
Design Phase: August 2017 – April 2018  
Bid Phase: May 2018 – September 2018  
Construction Phase: October 2018 – November 2019

**Environmental Review**

The project has been reviewed by the Planning Department and has received CEQA certification. A Modification of a CEQA Exempt Project was issued for this project under case number 2011.1359E.

**Staff Recommendation**

Staff recommends that the Commission approve the conceptual design to renovate the Rossi Recreation Center (also known as Rossi Pool) at Angelo J. Rossi Playground. Approval of the proposed action by the Commission is the Approval Action as defined by S.F. Administrative Code Chapter 31.

**Supported By**

Supervisor Fewer (District 1)  
Rossi Swim Team  
Richard Rothman (District 1 PROSAC representative)

**Opposed By**

None known

**Attachments**

Attachment A - Concept Design Package