

Balboa Park Pool

Pool Renovation Project Community Meeting #2

April 1 2014



Welcome

Bienvenido

欢迎

Talofa





Agenda

- Welcome & Introductions
- Ground Rules
- Purpose of Meeting
- Project Background
- Planning Process & Schedule
- Site Plan & Analysis
- Recap from last meeting (Themes)
- Project Scope
- Public Comments
- Next Steps



Project Team

- Project Team

- Toks Ajike, Project Manager, Rec & Park
- James Wheeler, Aquatic Div. Supervisor, Rec & Park
- Sean McGrew, Aquatic Supervisor, Rec Park
- Kathleen Matias, Aquatic Supervisor, Rec Park
- Steven Cismowski, Area Manager, Rec & Park
- Jennifer Lovvorn, Project Manager, SFAC
- ELS/Kuth-Ranieri, JV Architecture Team
 - Clarence Mamuyac, FAIA, LEED AP BD+C
 - Byron Kuth, FAIA, LEED AP





Ground Rules



- Keep to the agenda
- Turn off cell phones & pagers
- Disruptions will NOT be tolerated
- Raise your hand to speak
- Direct comments to the facilitator



Working together will make this a productive meeting!





Purpose of Meeting

To provide an opportunity for public input on the future improvements planned for Balboa Pool Renovation Project



(Please direct facility maintenance questions to James Wheeler at (415) 831-6833 or James.wheeler@sfgov.org . Thank you.)





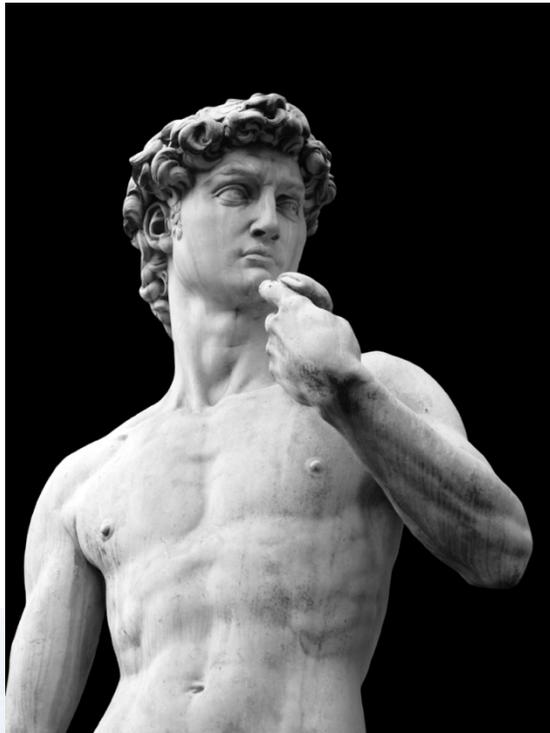
Project Background

- 2012 “Clean and Safe” Park Bond
 - “Clean” - Focus on basic, critical needs
 - “Safe” - Eliminate earthquake safety risks
 - \$7.0 million project budget
 - \$4.5 million for construction (64%)
 - \$.45m for construction contingency (6%)
 - \$2.05 million for “soft costs” (30%)
 - ✓ Architectural and engineering services
 - ✓ Project management
 - ✓ Construction management
 - ✓ Art enrichment
 - ✓ Permits, surveys and miscfees





Art Enrichment Program



- Program Funding
 - 2% of construction budget = \$90,000
- Arts Commission Public Arts Program
 - Jennifer Lovvorn , Project Manager





Planning Process & Schedule

(Tentative)



- Community Meetings (February – May 2014)
 - Meeting #1 – Introduction and Public Input
 - Meeting #2 – Discuss Options and Public Input
 - Meeting #3 – Final Conceptual Plan
- Commission Approval (June 2014)
- Design Development
and Construction Documents (March 2015)
- Bid and Award (October 2015)
- Construction (December 2016)
- Completion – Grand Opening !!!

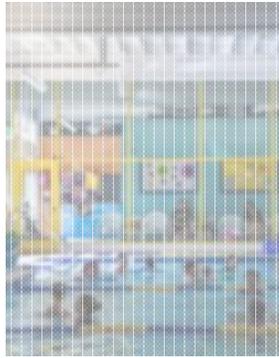
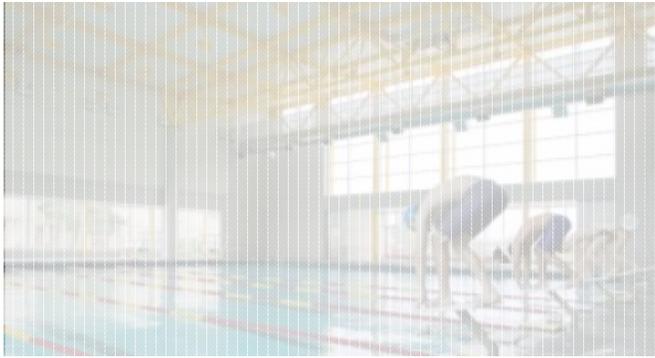
Balboa Park Pool

Team Leadership

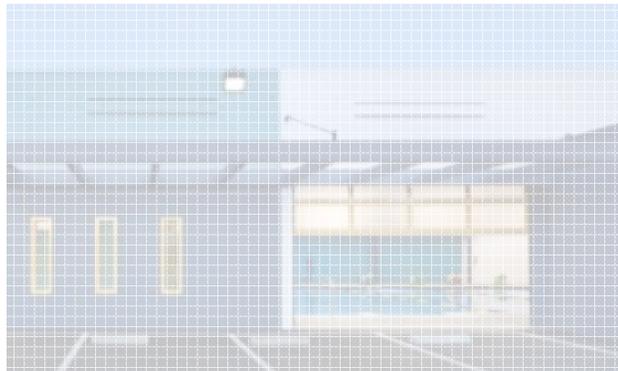
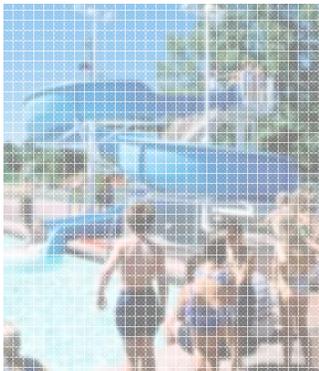
Clarence D. Mamuyac, Jr. FAIA, LEED AP BD+C
Principal-in-Charge/Project Manager
ELS Architecture and Urban Design

Byron Kuth, FAIA, LEED AP
Design Principal
Kuth/Ranieri Architects





Recap.....



Site Issues

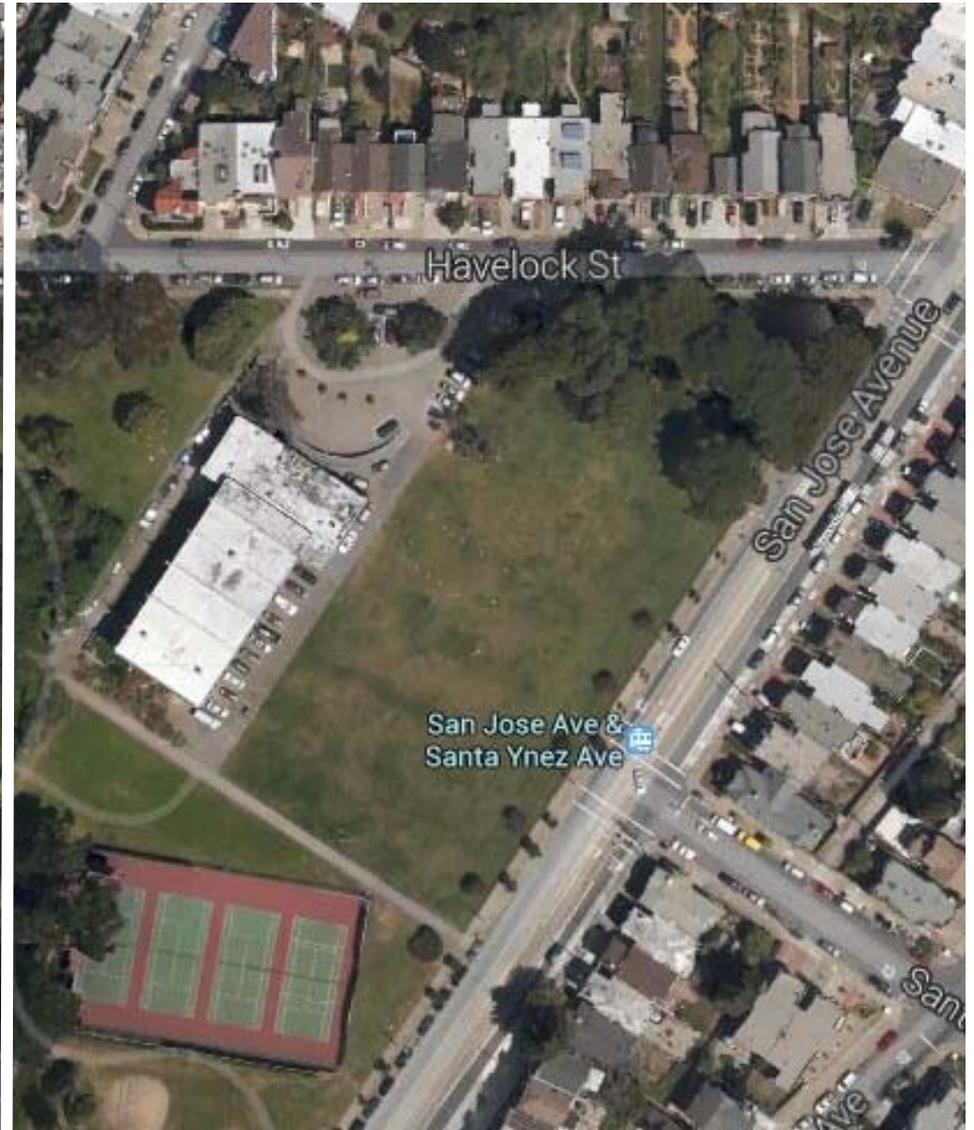
Urban Design and
Neighborhood

Reconnecting to the park

Elevation Change and ADA

Front Door Conflicts

Lighting and Safety



Building Issues

Seismic Safety

Building Skin - Window Wall

MEP Systems

ADA/Entry



Pool Issues

Pool Systems

Easier access to pool/ADA

Deck Storage

Spectator Seating

Water Temperature

Acoustics



Interior Space Issues

Finishes

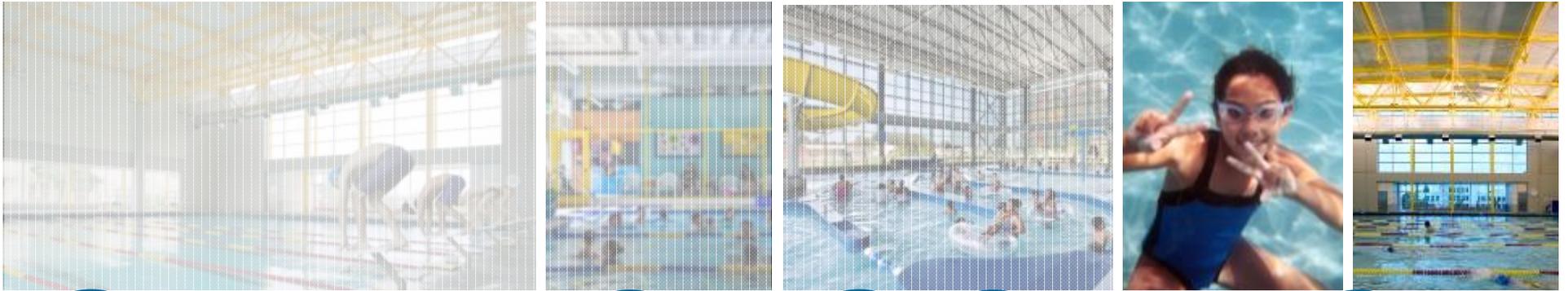
Lighting/Comfort

Durability

ADA Compliance

Security





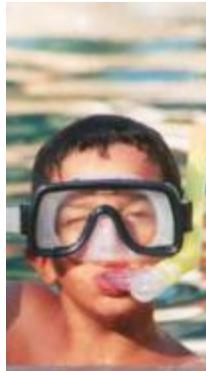
GIVENS, GOALS & REQUESTS



CONSTRUCTION BUDGET: \$4.5MM

CODE + ADA + LEED
WILL REQUIRE:

Seismic Safety Upgrade
MEP Systems Upgrades
Pool Systems Upgrades
ADA Compliance
Cal Green Compliance



PROJECT GOALS

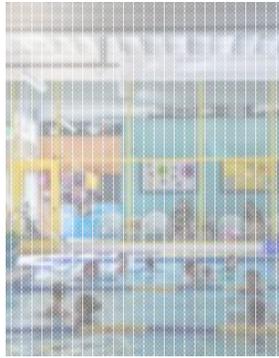
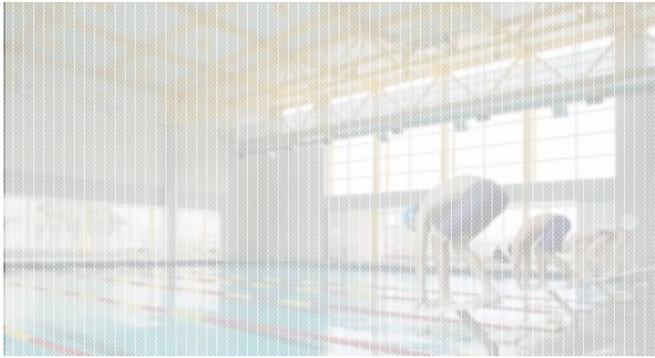
- Create a vibrant aquatic center
- Enhance diversity of aquatic programming
- Improve and upgrade all support areas – locker rooms, restrooms, staff areas
- Provide dedicated Community Space



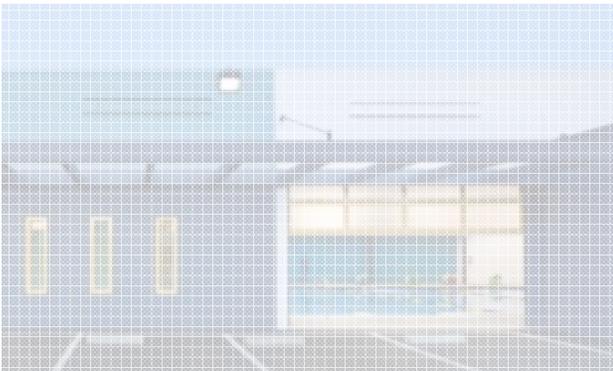
WHAT WE HEARD AT OUR FIRST MEETING.....

- Enhance diversity of aquatic programming for all ages. Perhaps add a bulkhead?
- Improve and upgrade pool equipment and systems
- Improve and upgrade MEP systems
- Improve and upgrade all support areas – locker rooms, restrooms, staff areas
- Maintain basketball courts
- Provide dedicated community space
- Improve parking conditions along Havelock

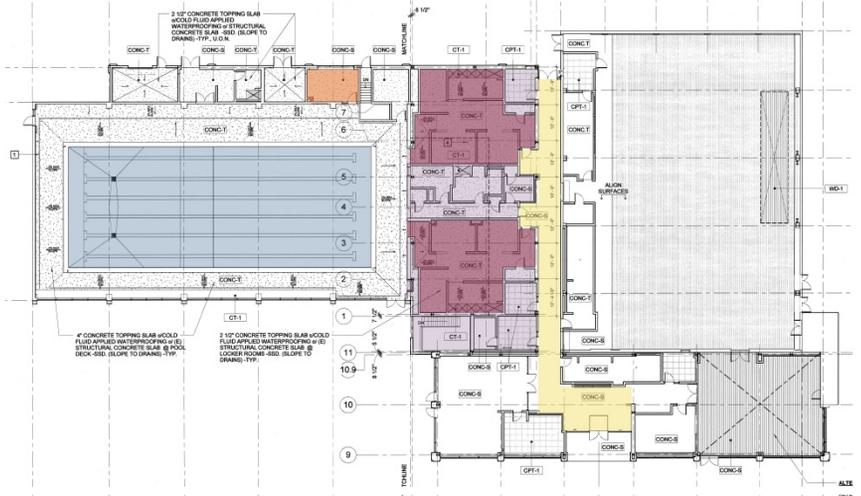




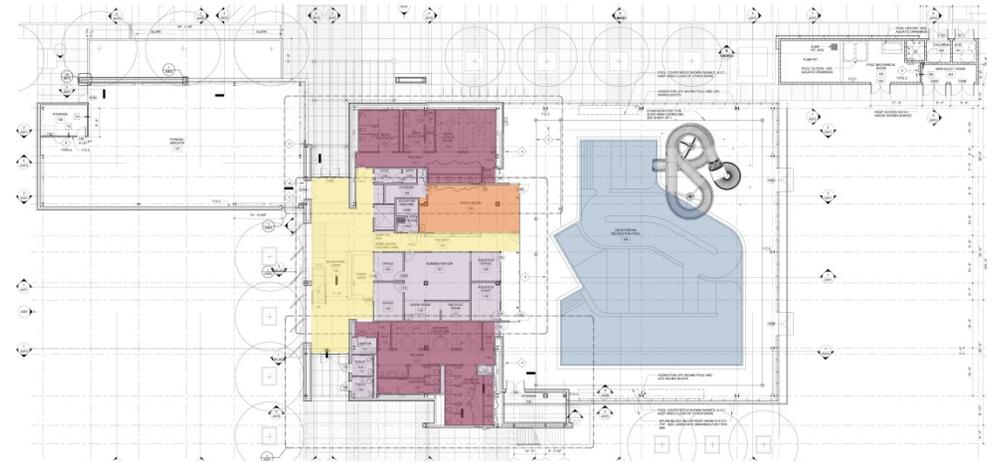
BENCHMARKING



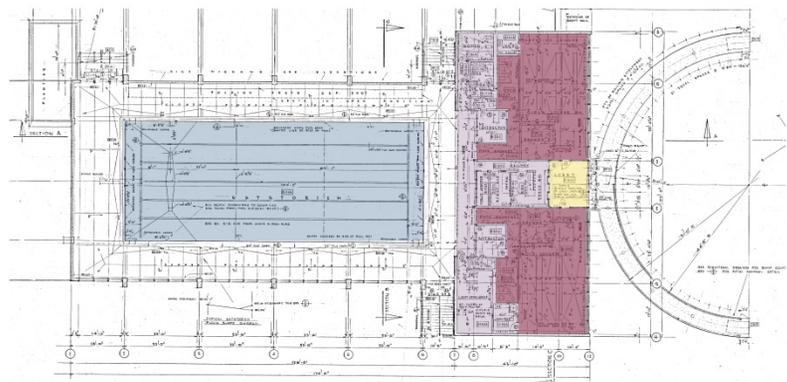
HAMILTON



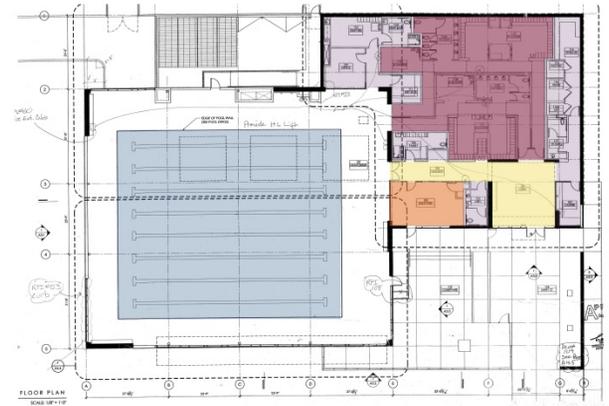
EAST OAKLAND



BALBOA



SAVA



- LOCKER ROOM
- SUPPORT
- CIRCULATION AND LOBBY
- COMMUNITY SPACE
- POOL

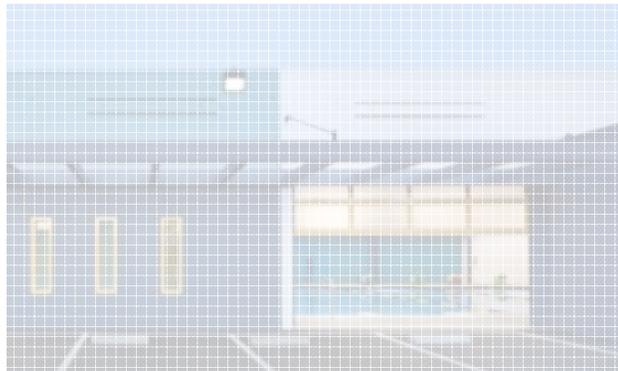
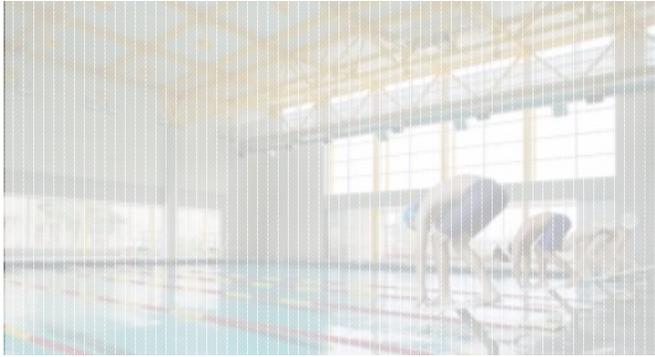
Bay Area Community Pools Program Comparison

Balboa Pool Building

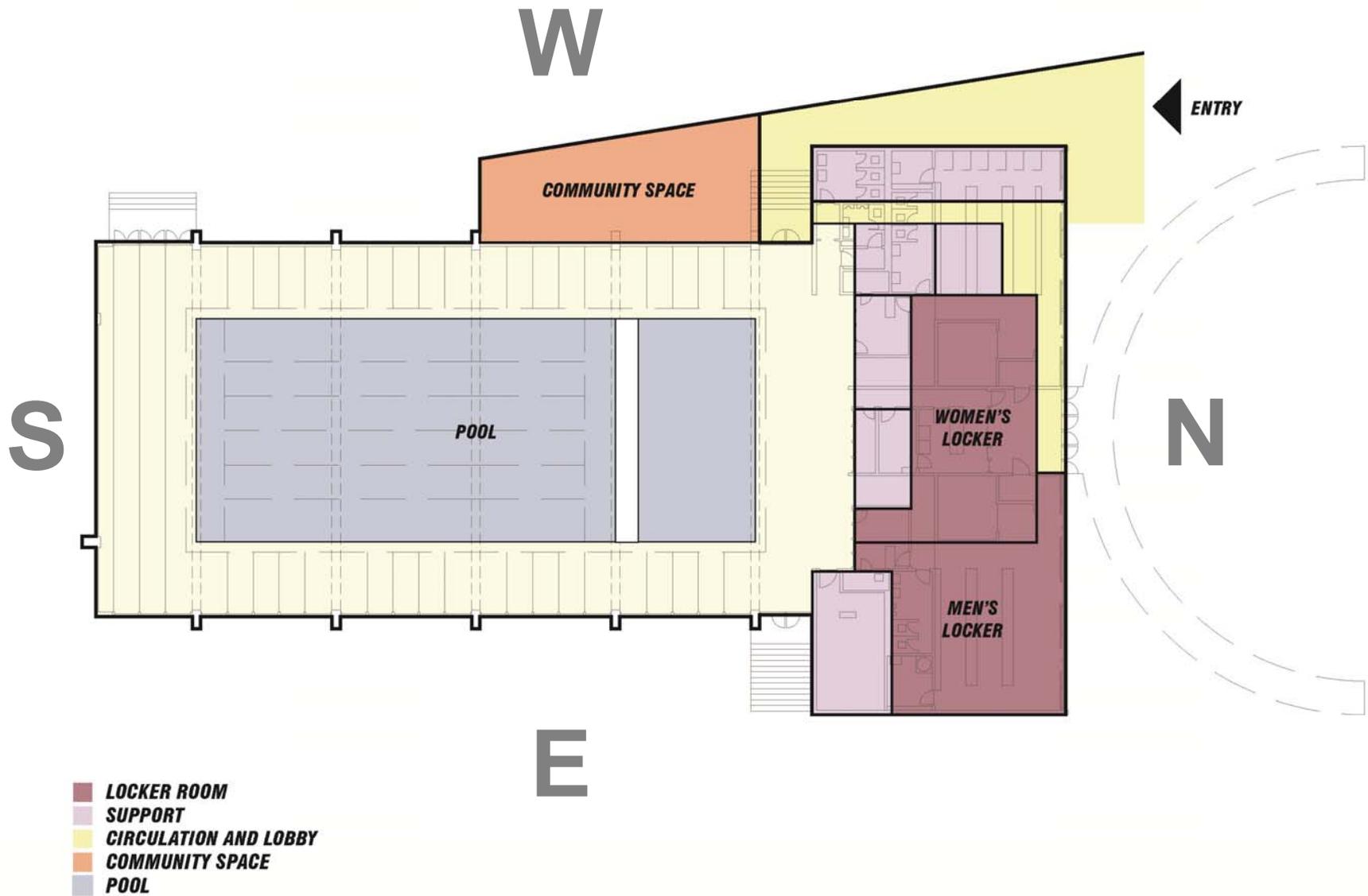
Programming and Area Comparisons

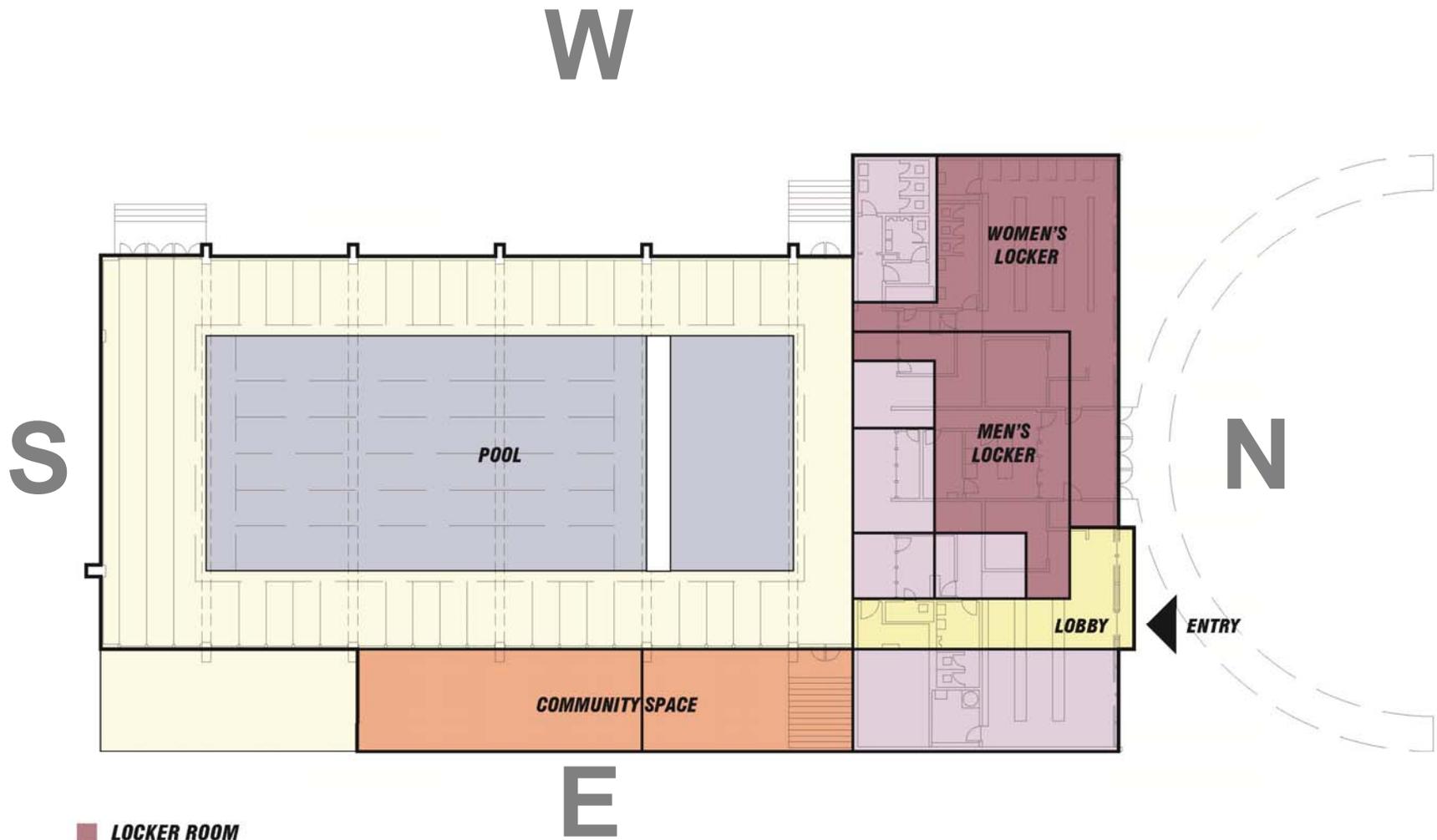
		Hamilton Pool	Sava Pool	East Oakland	Balboa Existing	Balboa Proposed
Entry/Lobby/Circulation						
	Lobby	NA	441	725	190	400
	Lobby Office / Control Room	85	112	250	141	150
	Storage	NA	80.75	60	NA	SF
	Drinking Fountains	1	1	2	#	1
Womens Lockers						
	Lockers, Changing, Showers, Toilets (SF)	1100	900	1150	1212	1000
	Number of Lockers	45	43	105	#	45
	Toilet Fixtures	4	4	9	3	4
	Lavatories	4	4	4	2	4
	Suit Spinners	1	1	1	#	1
	Hair Dryers	1	1	2	#	1
	Showers	5	5	8	5	5
Men's Lockers						
	Lockers, Changing, Showers, Toilets (SF)	1100	850	1020	1182	1000
	Number of Lockers	45	46	111	#	45
	Toilet Fixtures	2	2	3	2	2
	Urinals	2	2	5	1	2
	Lavatories	4	4	4	2	4
	Suit Spinners	1	1	1	#	1
	Hair Dryers	0	?	2	#	#
	Showers	5	5	8	5	5
Public Amenity						
	Community Room	165	348	500	NA	800
Support Functions						
	Pool Manager (Supervisor) Office	123	182	100	104	150
	Life Guard Breakroom (Instructor)	297	171	130	100	150
	Pool Storage	150	114.75	200	269	200
	Mens' Toilet Room	272	80.5	350	NA	50
	Womens' Toilet Room	279	87.75	540	NA	50
	Janitor	80	24	35		
	Family Changing Room	180	130	NA	0	800
Pool equipment (Basement)						
	Mechanical Equipment		1600			
	Additional Storage			750		
Pool - Dimensions		100'x40' - 2"	75'-1" x 63'-0"	00 x 00	100' x 40' - 2"	75' x 40'-2" + 20' x 40'-2"
Pool - Number of Lanes		6	8	3	6	6

[Redacted]			
Hamilton Pool	Sava Pool	East Oakland	Balboa
			Existing
[Orange Bar]			
165	348	500	NA
[Purple Bar]			

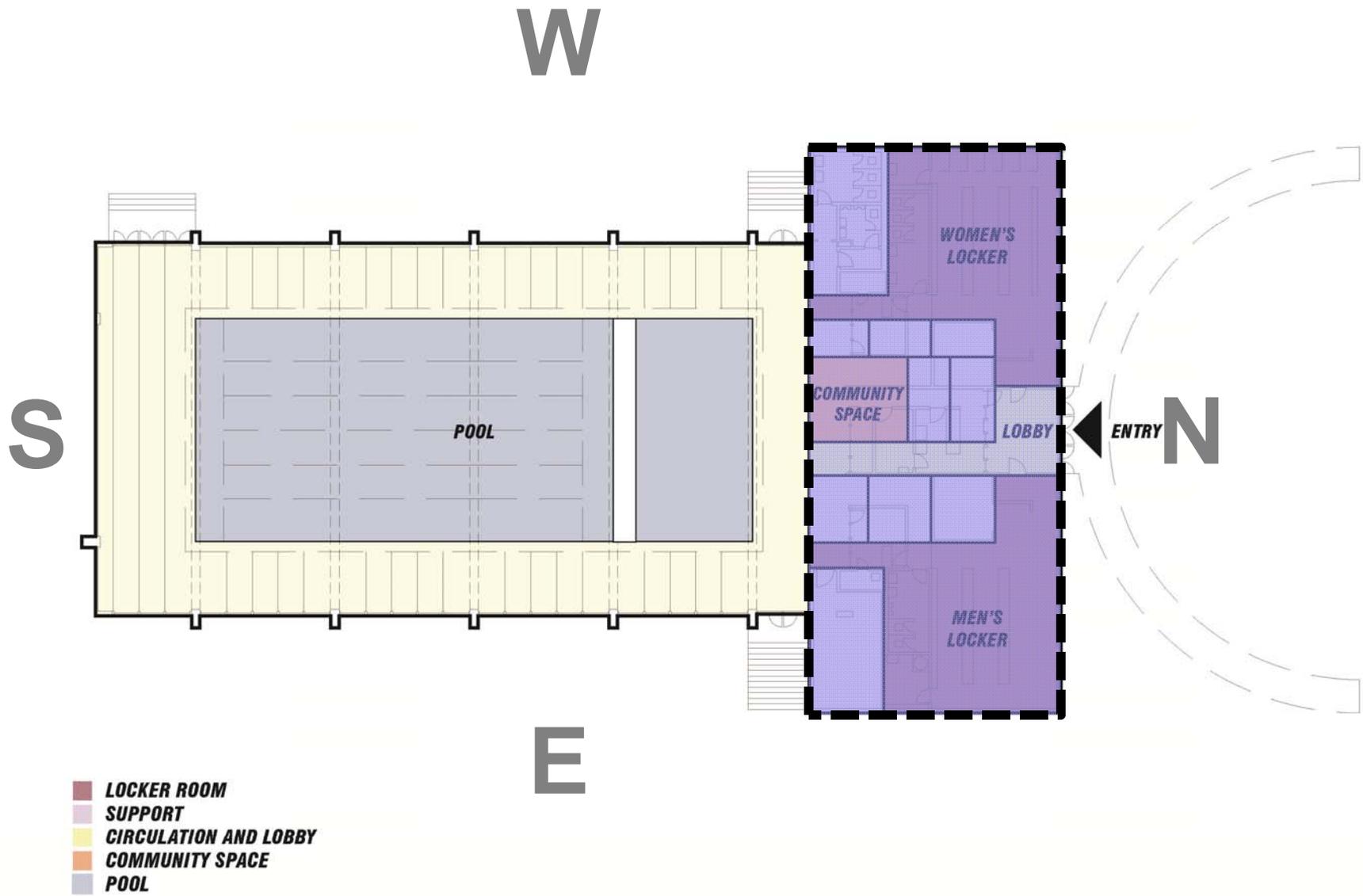


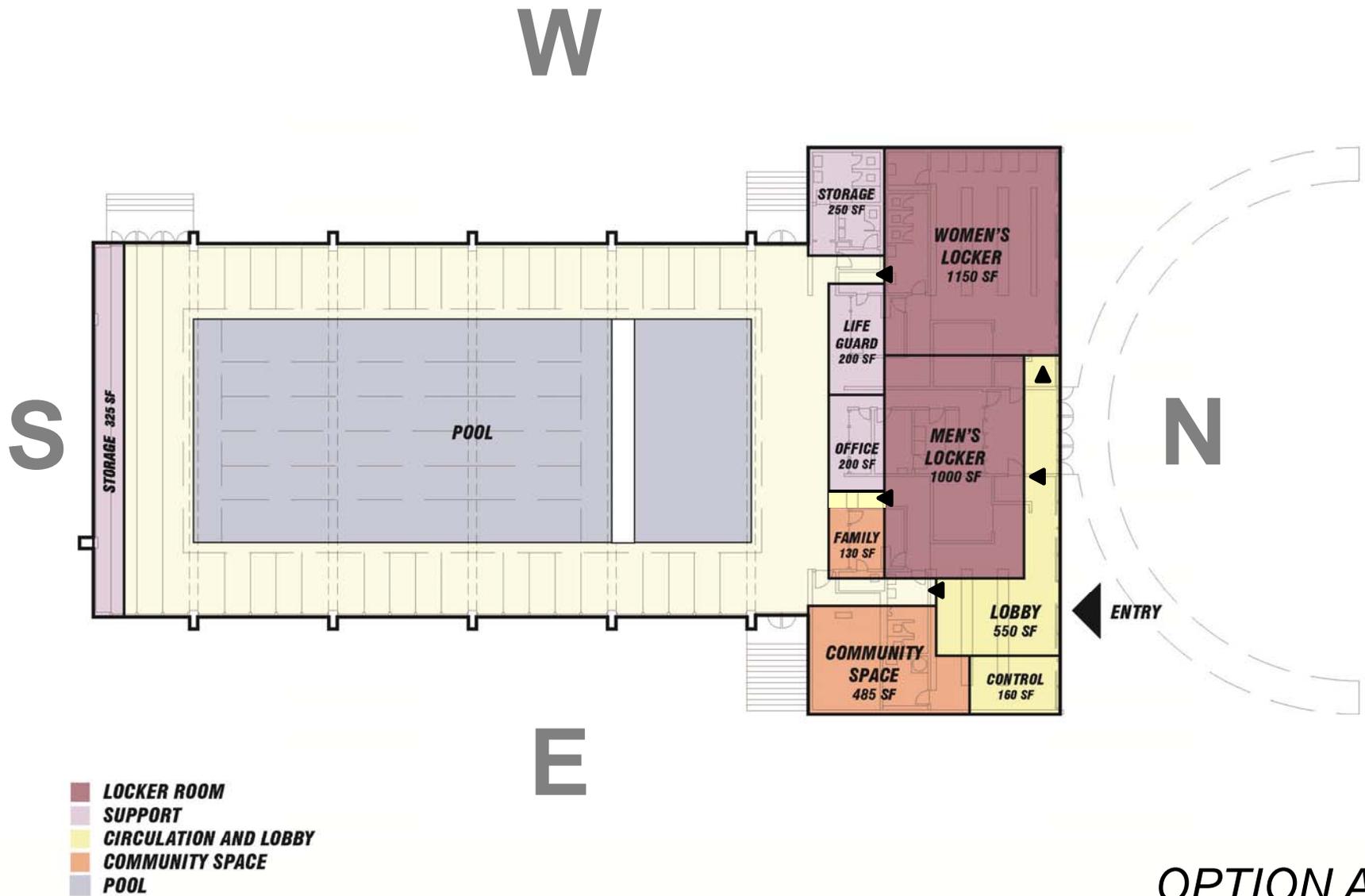


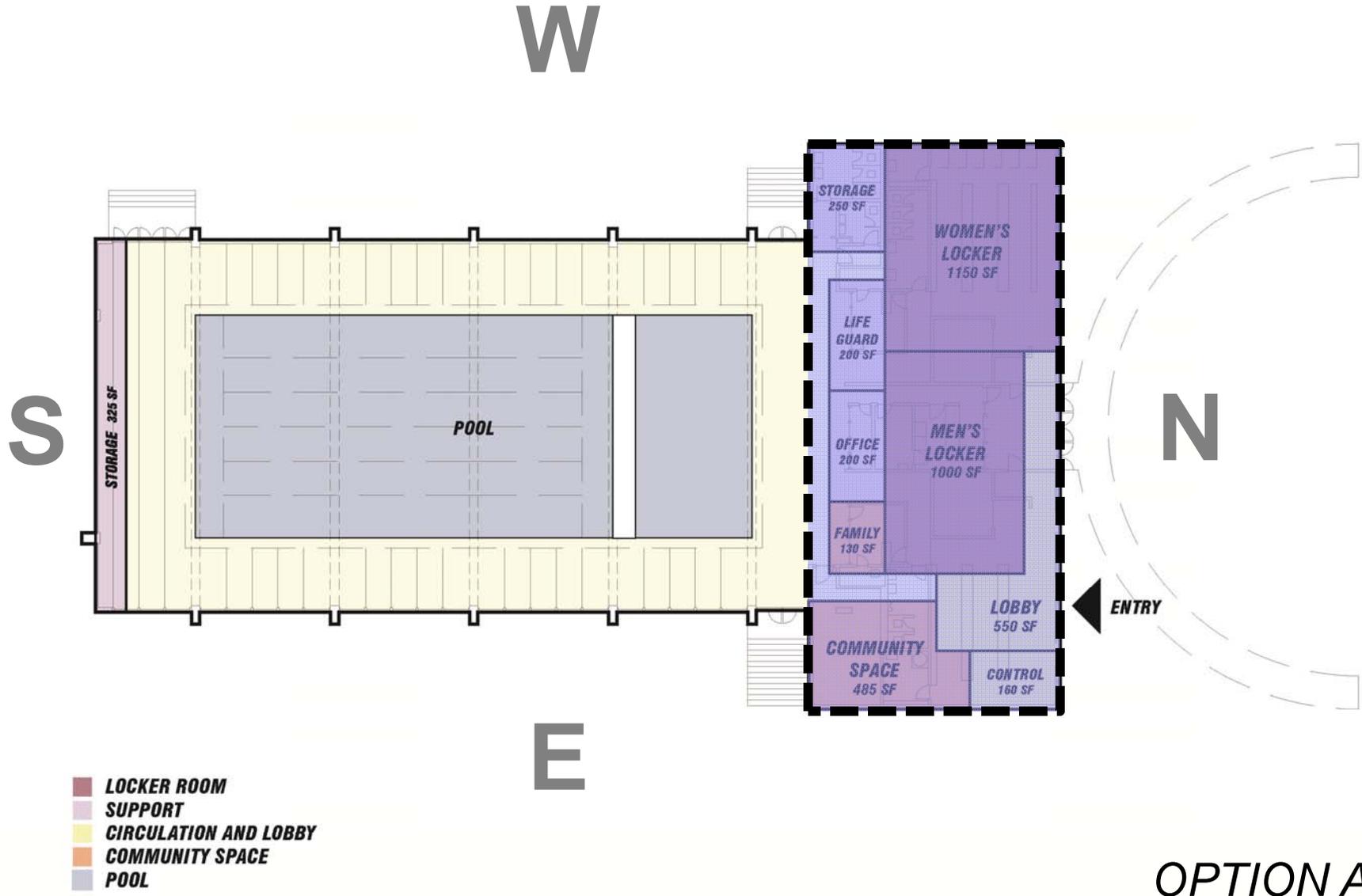




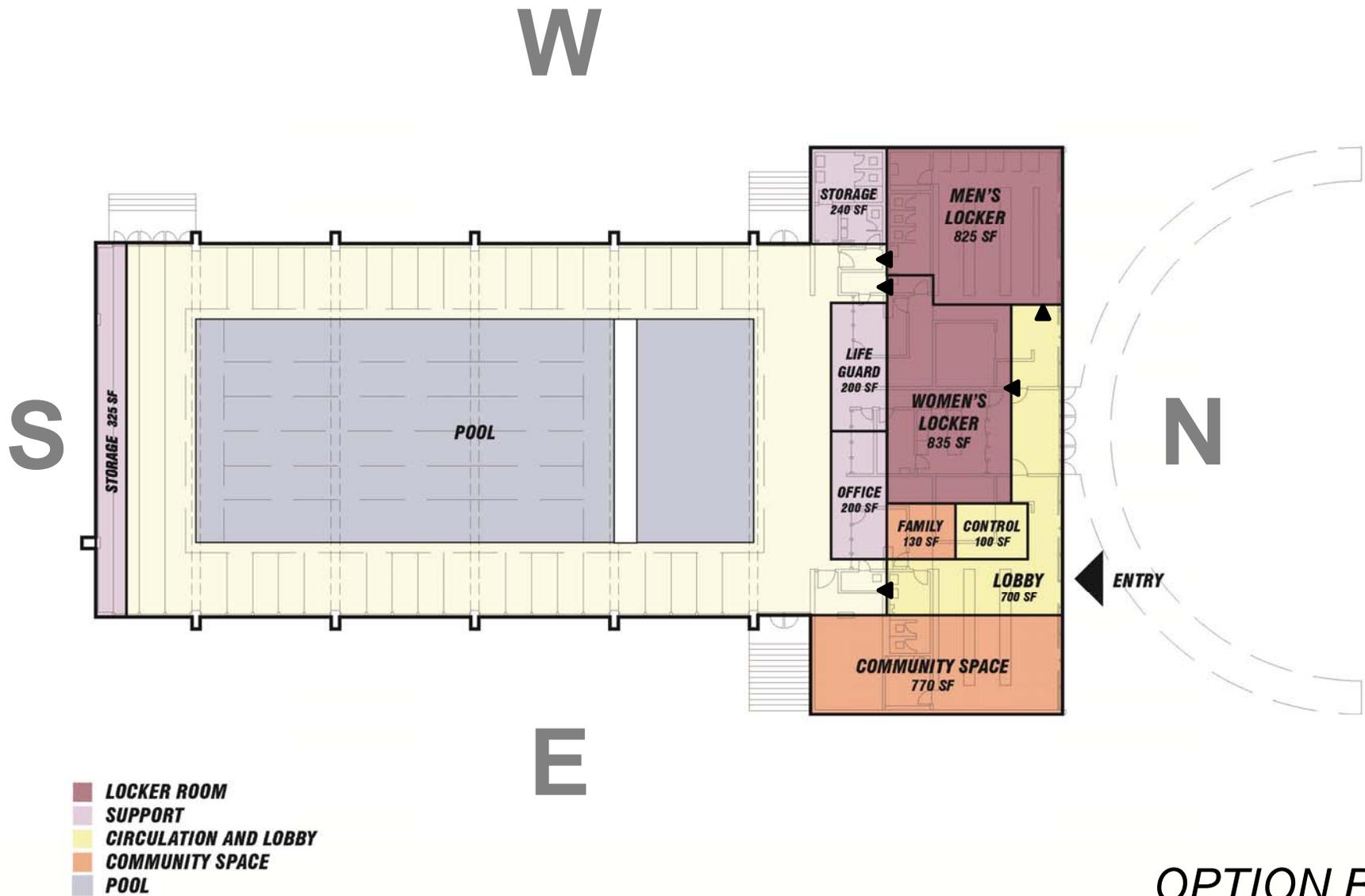
- LOCKER ROOM**
- SUPPORT**
- CIRCULATION AND LOBBY**
- COMMUNITY SPACE**
- POOL**



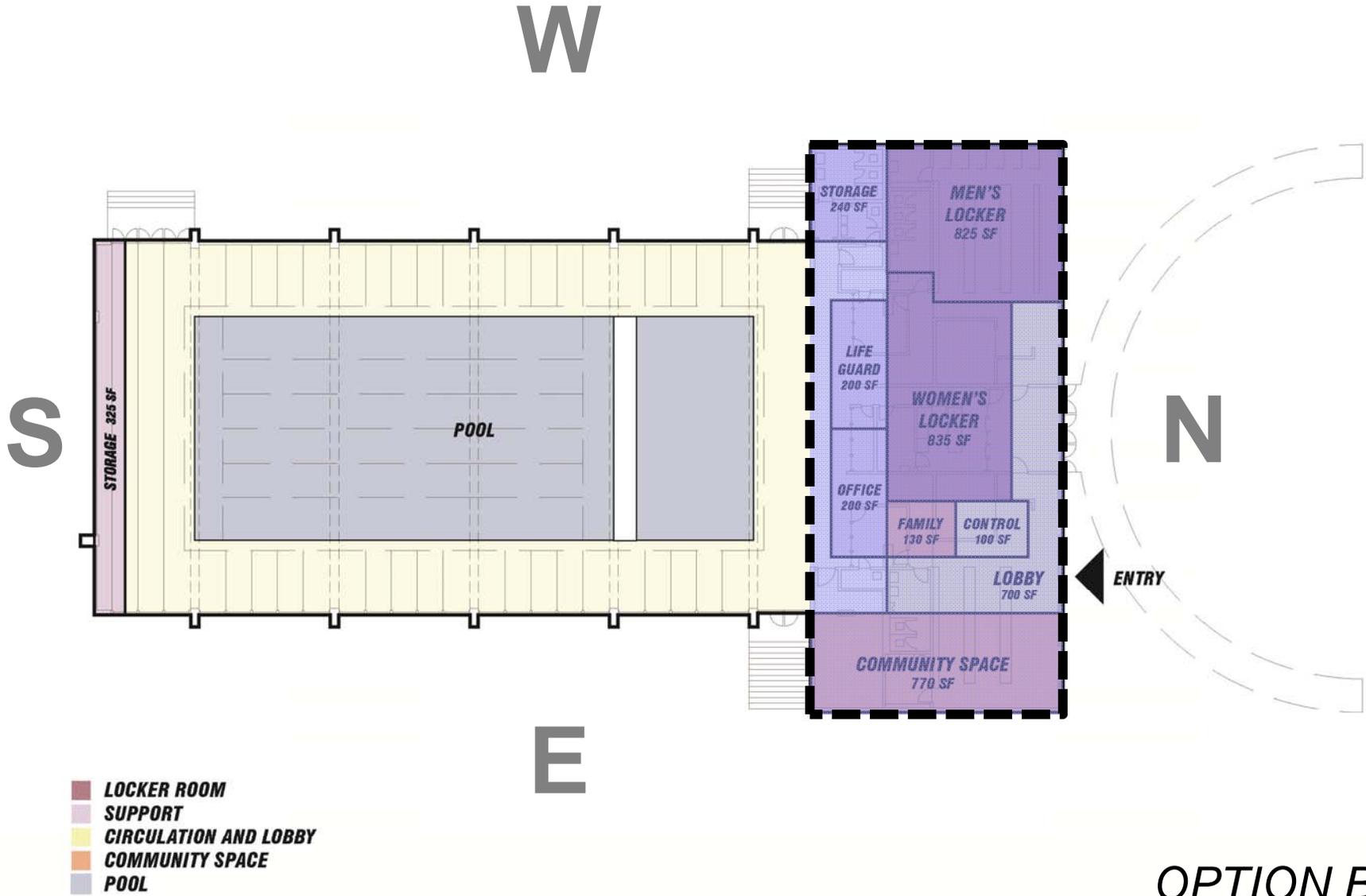




OPTION A



OPTION B



OPTION B





ENTRY
N

COMMUNITY
(PASSIVE & COOL)
W

RECREATION
(ACTIVE & SUNNY)
E

S
ENERGY

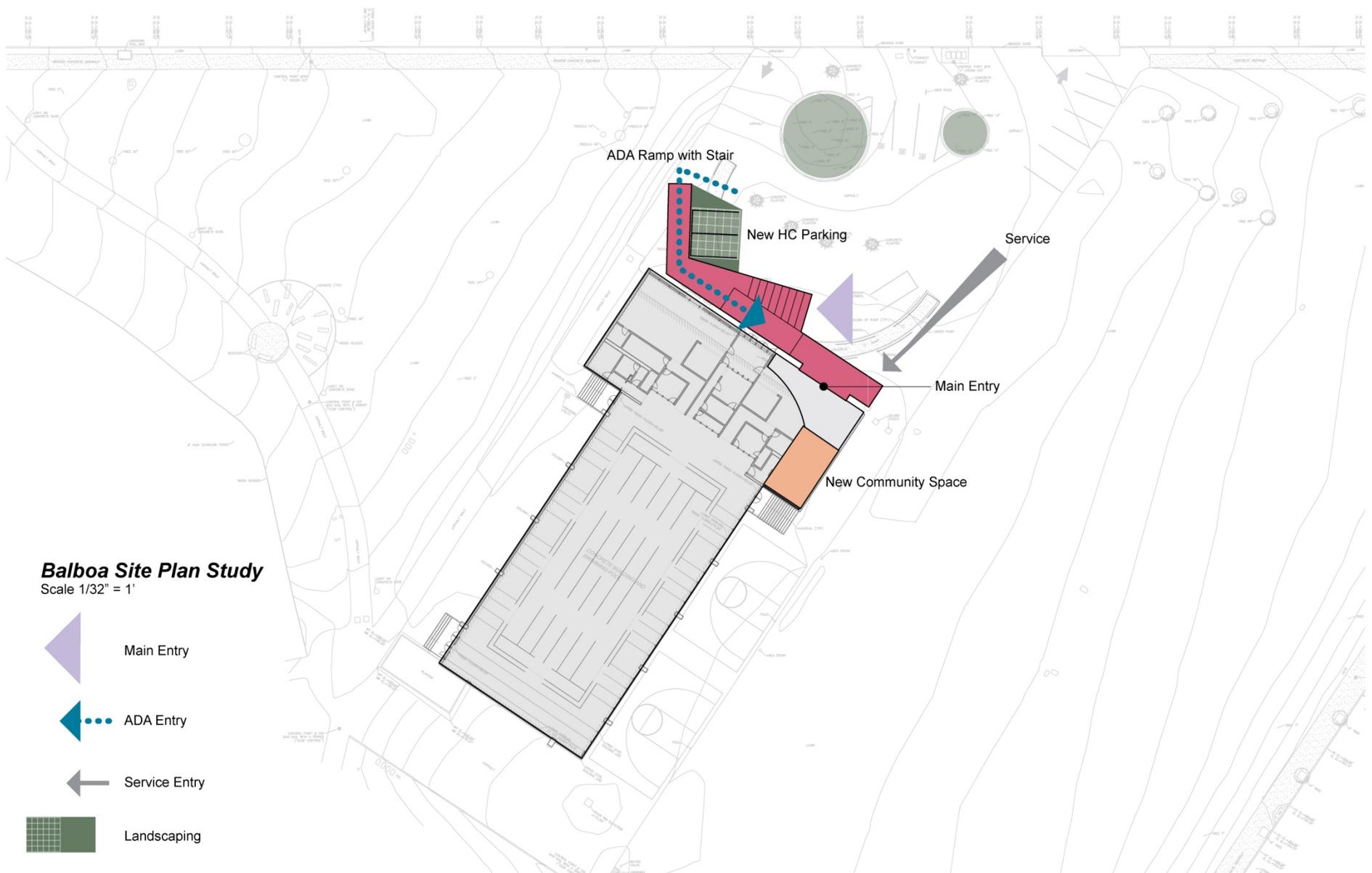


ENTRY
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COMMUNITY
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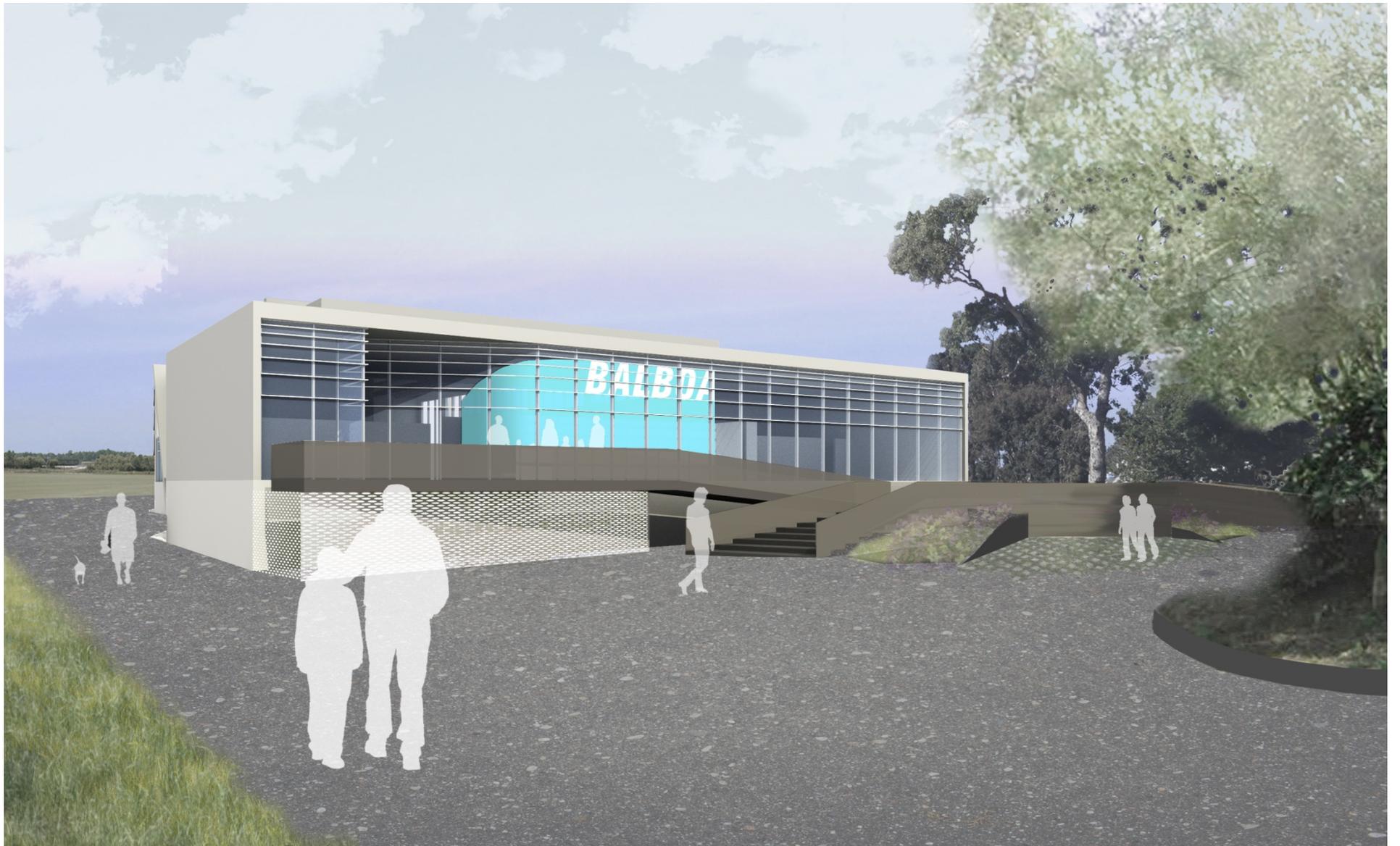
RECREATION
(ACTIVE & SUNNY)
E

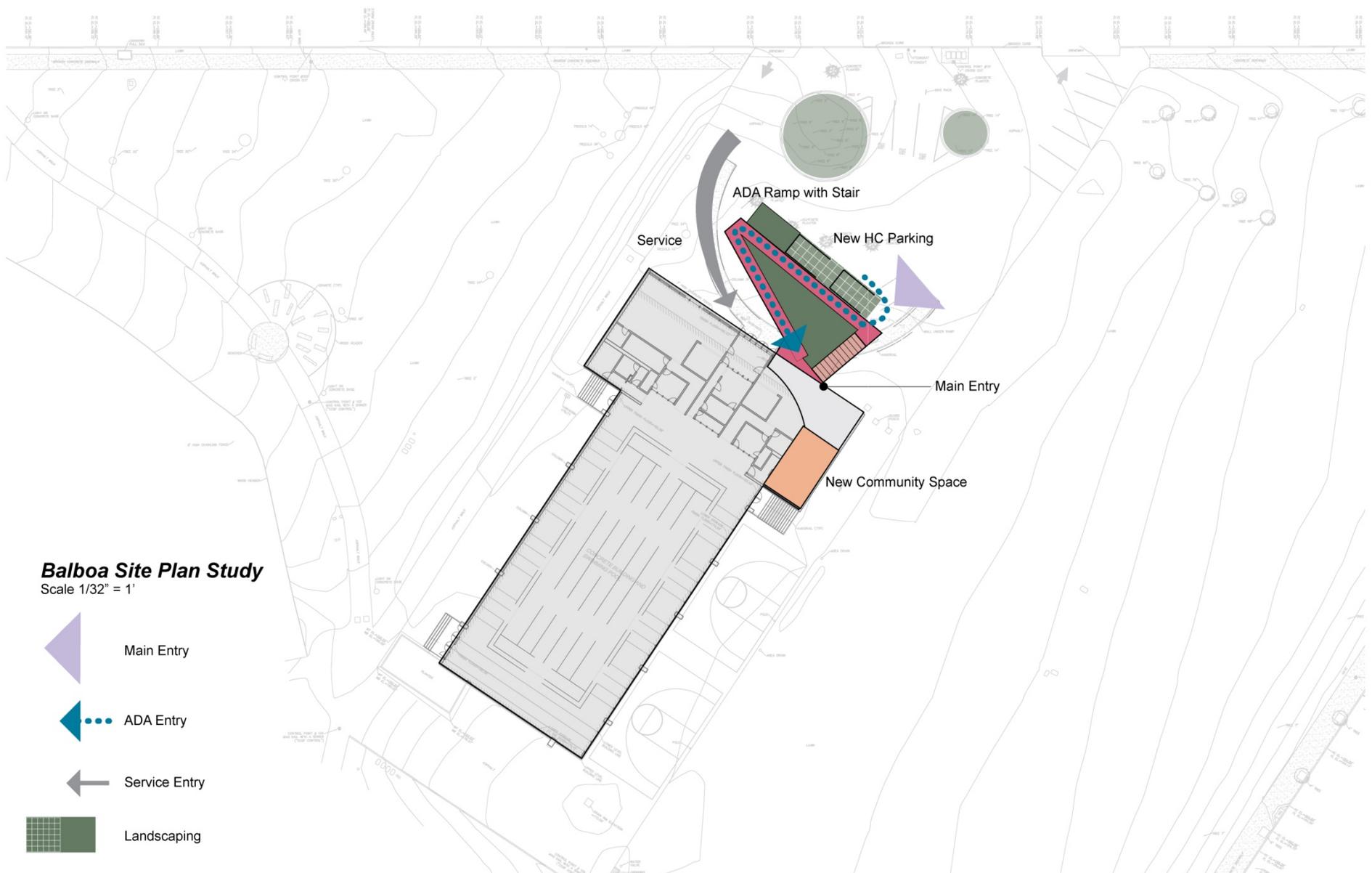
S
ENERGY



Balboa Site Plan Study
Scale 1/32" = 1'

-  Main Entry
-  ADA Entry
-  Service Entry
-  Landscaping

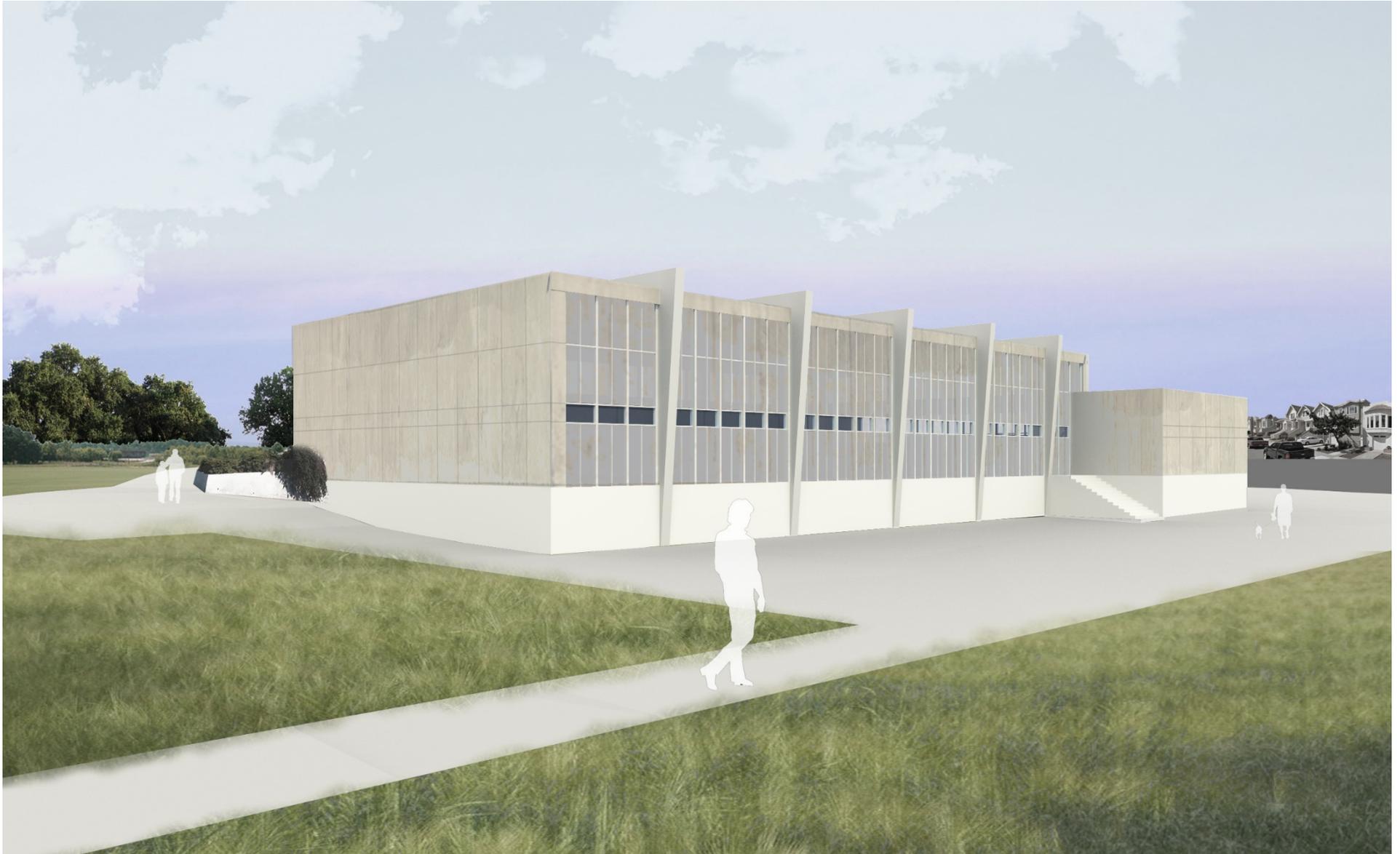




Balboa Site Plan Study
 Scale 1/32" = 1'

-  Main Entry
-  ADA Entry
-  Service Entry
-  Landscaping



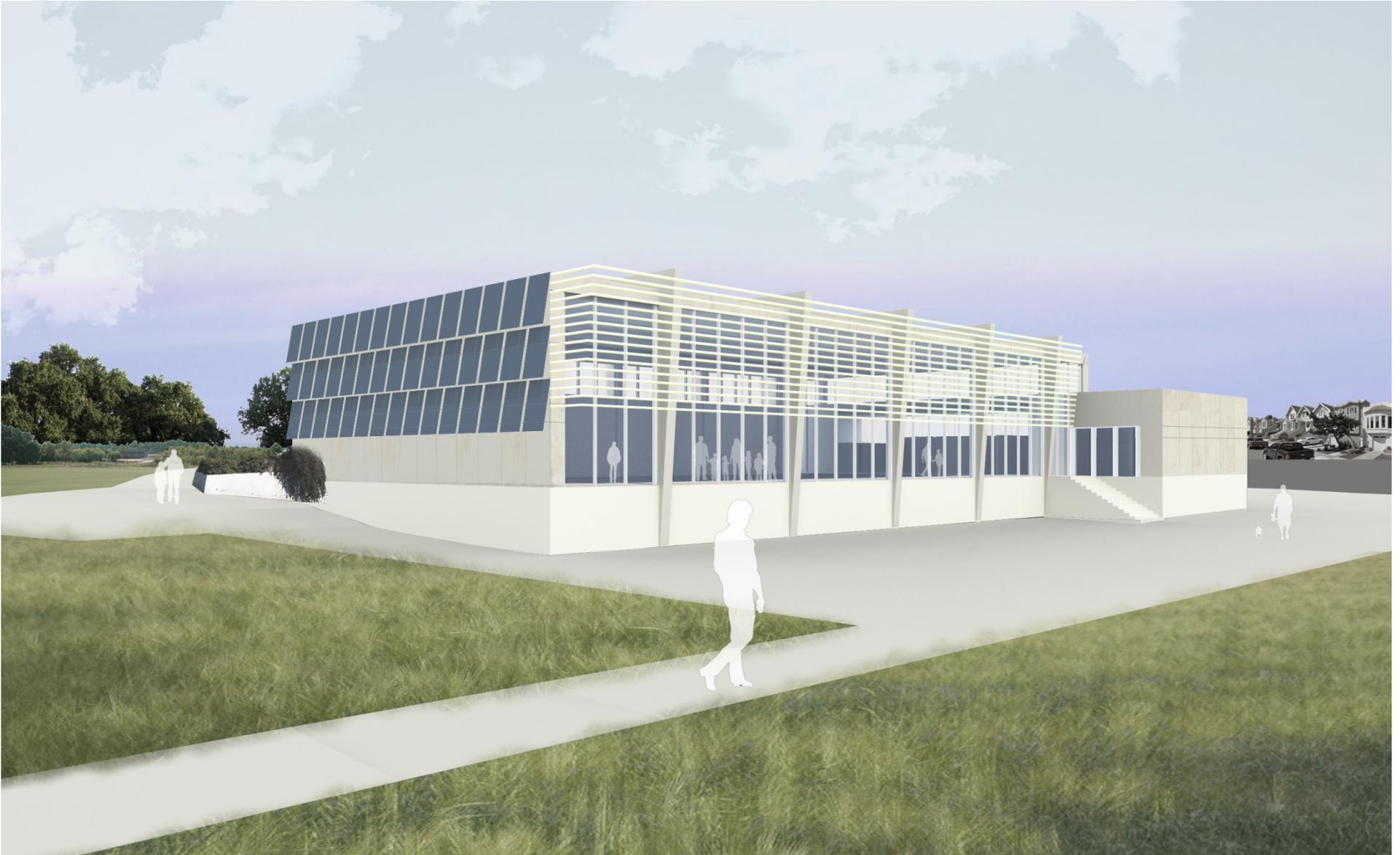


BALBOA TODAY.....

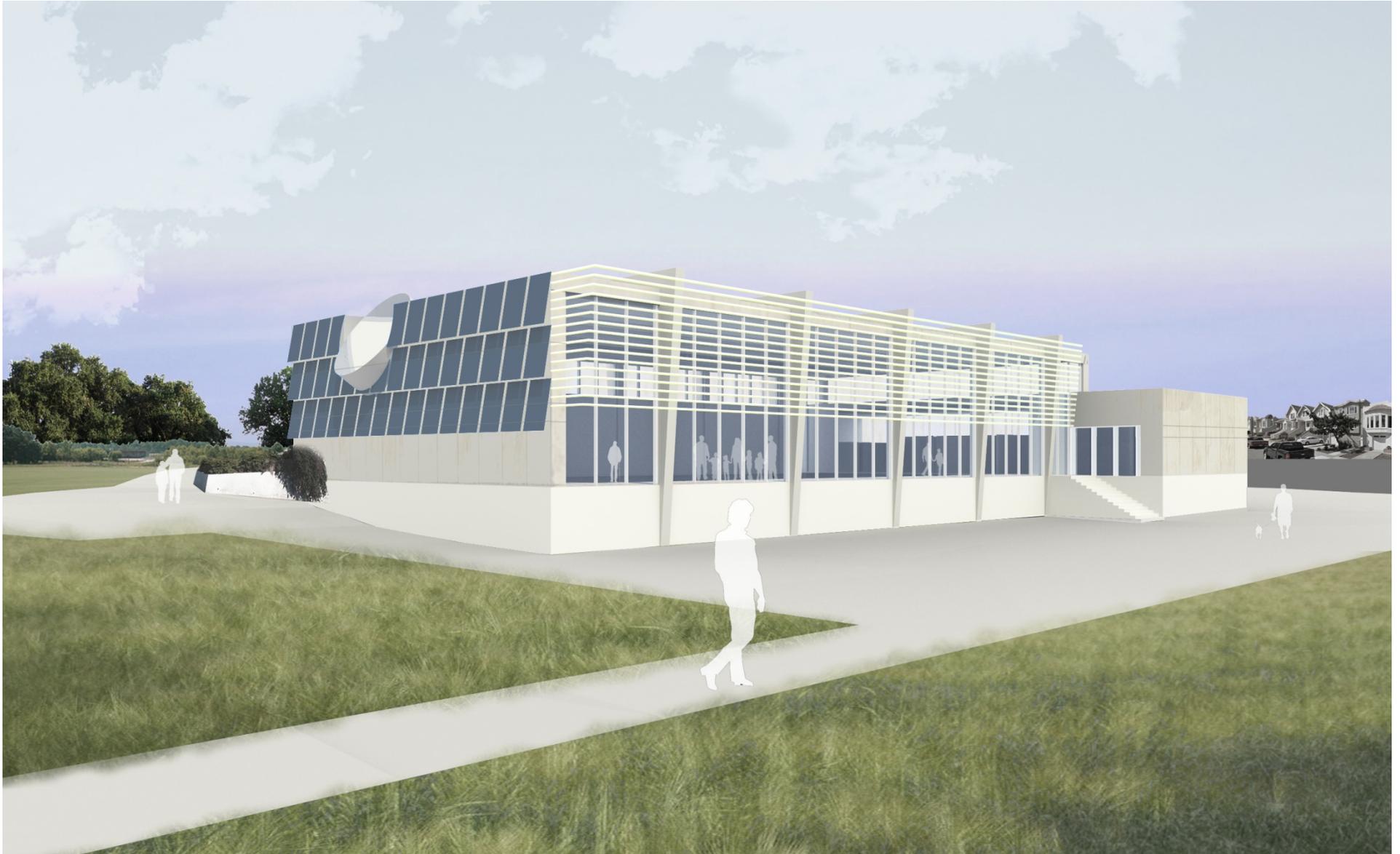




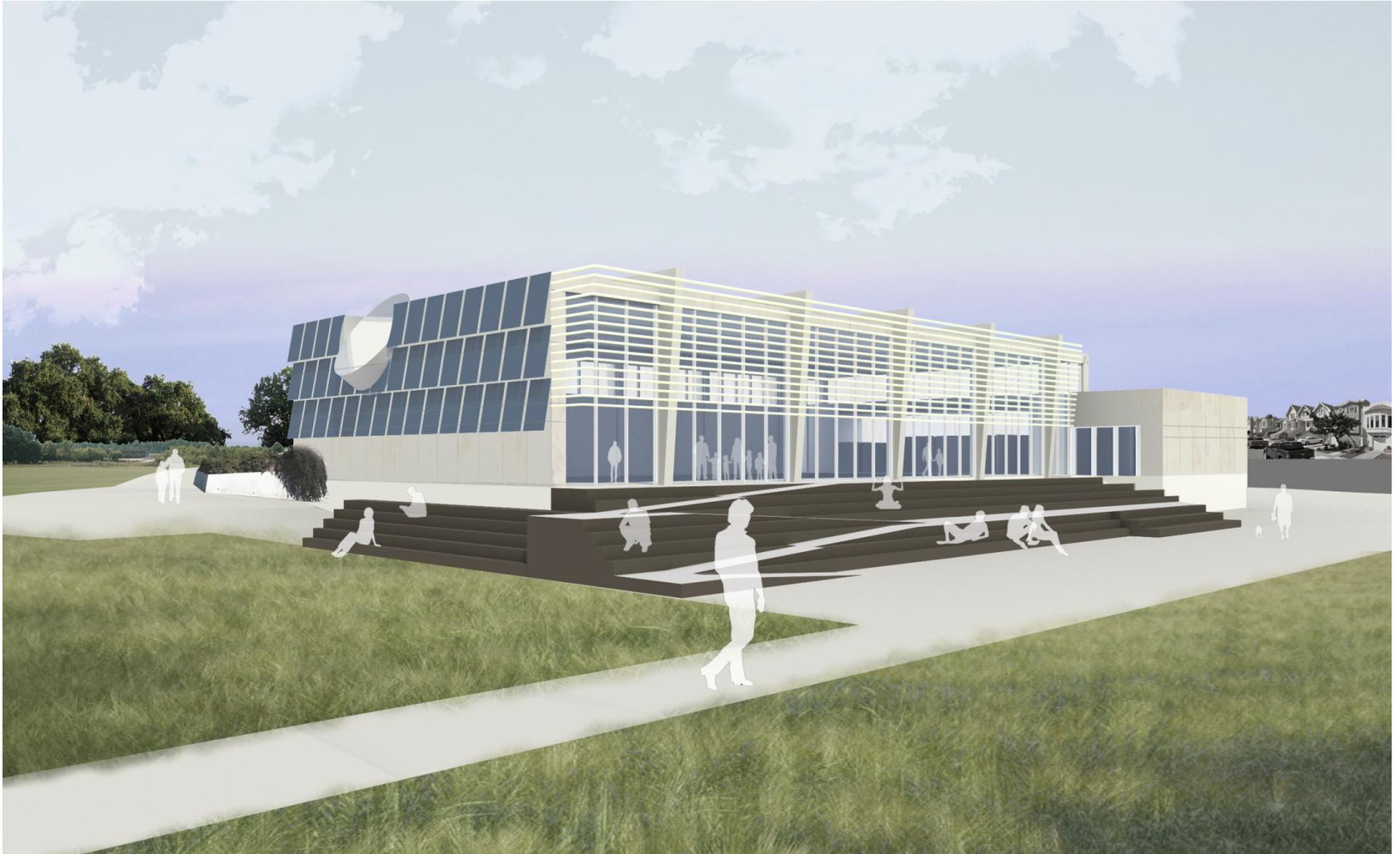
IF ADDITIONAL SOURCES OF FUNDING ARE IDENTIFIED.....



POTENTIAL BONUS 1 – PV ARRAY



POTENTIAL BONUS 2 - SKYWINDOW



POTENTIAL BONUS 3 – THE BEACH



POTENTIAL BONUS 4 – NEW BASKETBALL COURT



Next Steps

- Narrow to a Single Concept –
Finalize Conceptual Cost Estimate
- Prepare for Phase I – Civic Design
Review on April 21, 2014
- Initiate Seismic Analysis
- Community Meeting #3 –
Present Final Concept in 4 Weeks



Contact Information

Please submit additional comments to:

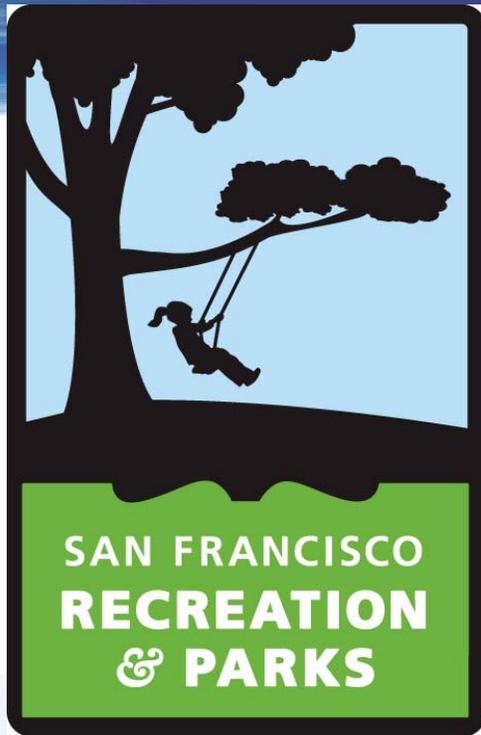
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E-Mail: toks.ajike@sfgov.org

Website: www.parks.sfgov.org



Thank you!

Gracias!

谢谢!

Fa'afetai!