

# Balboa Park Pool

## Pool Renovation Project

### Community Meeting #3

September 18 2014



# Welcome

# Bienvenido

# 欢迎

# Talofa





# Agenda

- Welcome & Introductions
- Ground Rules
- Purpose of Meeting
- Project Background
- Planning Process & Schedule
- Recap from last meeting (Themes)
- Concept Design
- 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](mailto: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
  - \$7.5 million project budget
    - \$5.0 million for construction (64%)
    - .45 million 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





# Planning Process & Schedule

(Tentative)



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

# Balboa Park Pool

# Team Leadership

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

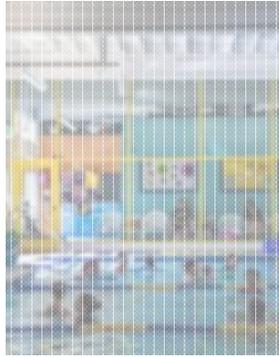
**Byron Kuth, FAIA, LEED AP**  
Design Principal  
Kuth/Ranieri Architects

**Liz Ranieri, FAIA, LEED AP**  
Design Principal  
Kuth/Ranieri Architects

**Christopher Jung, LEED AP BD+C**  
Project Manager – Building Shell + Aquatics  
ELS Architecture and Urban Design

**Michael McGroarty, Architect, LEED AP**  
Project Manager – Interiors + LEED  
Kuth/Ranieri





# Recap.....



## Site Issues

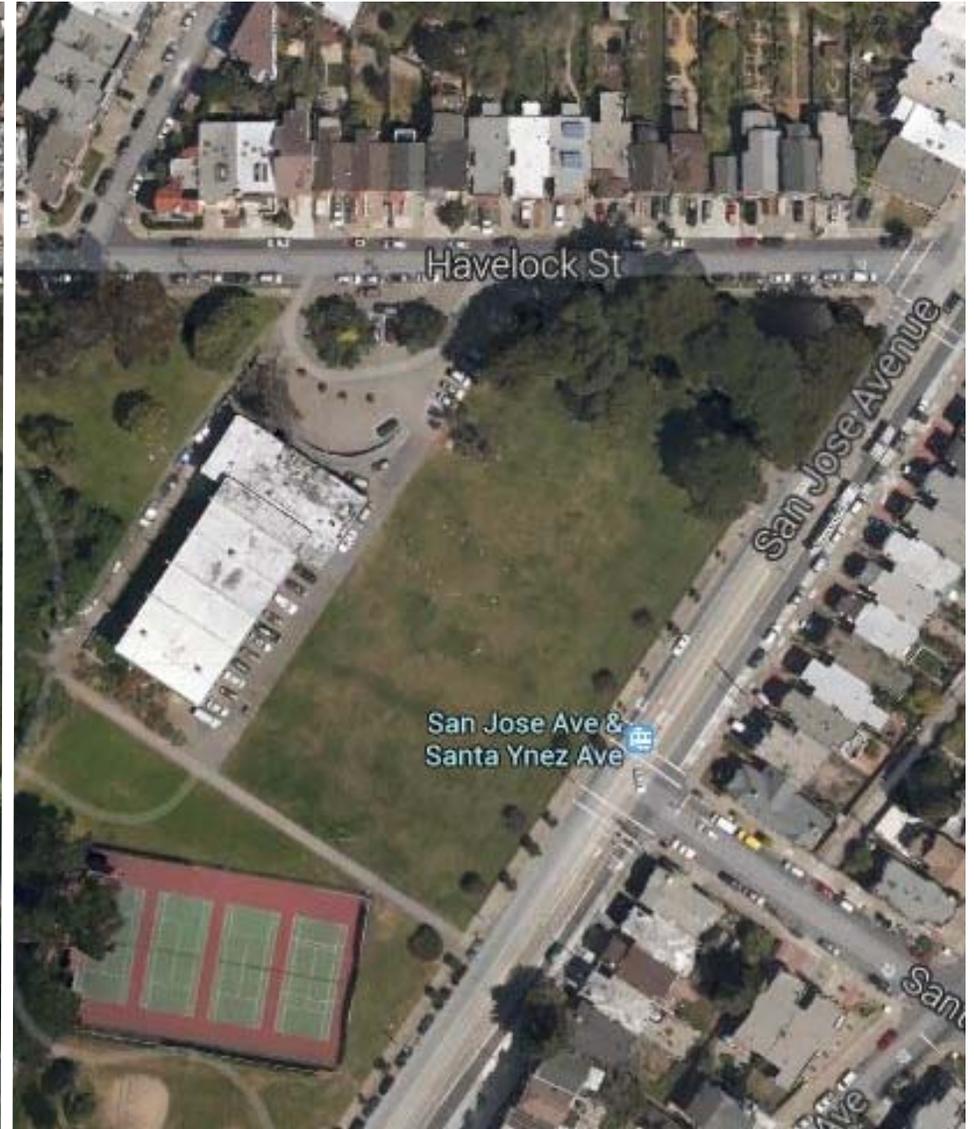
Urban Design and  
Neighborhood

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

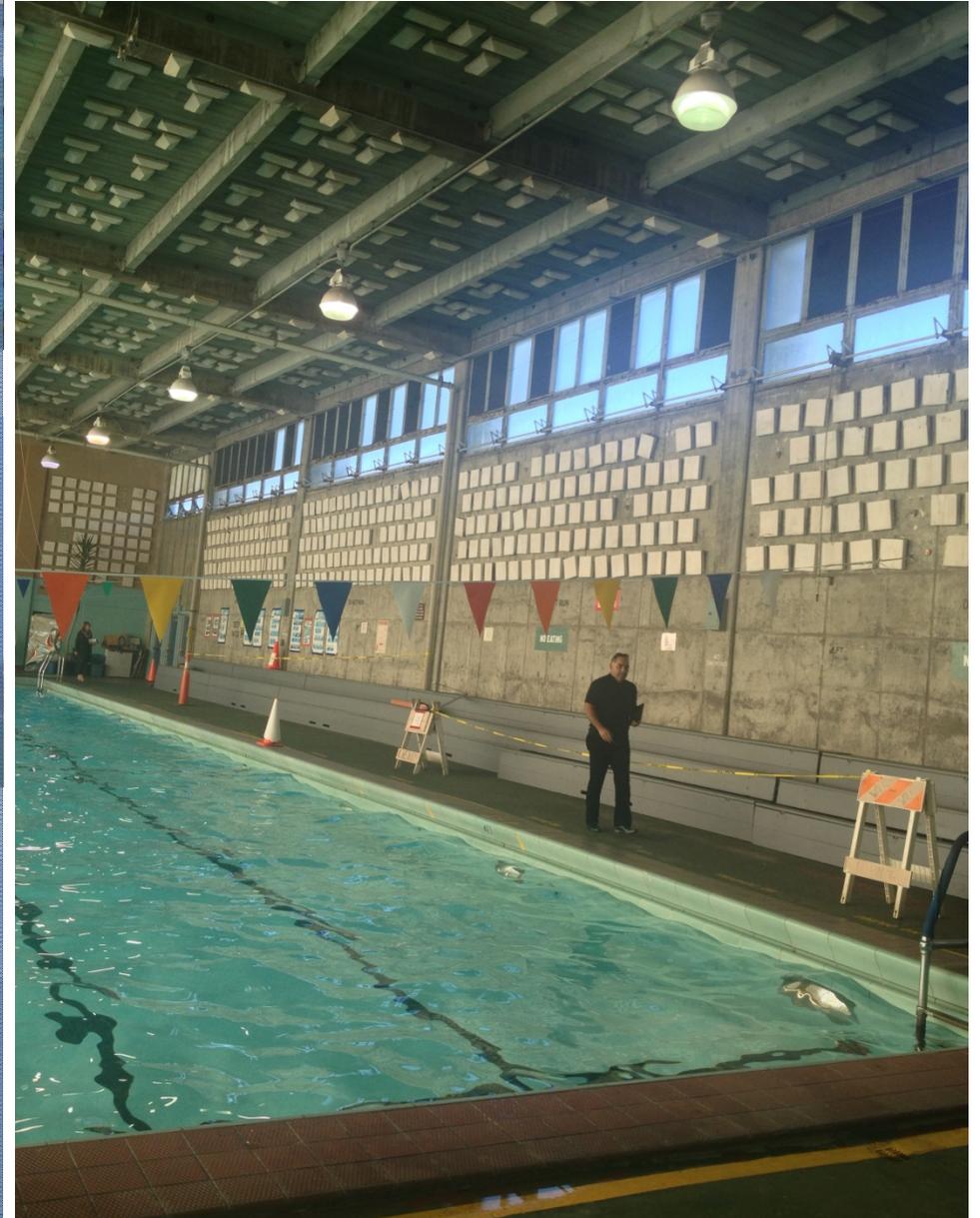
Easier access to pool/ADA

Deck Storage

Spectator Seating

Water Temperature

Acoustics



# Interior Space Issues

Finishes

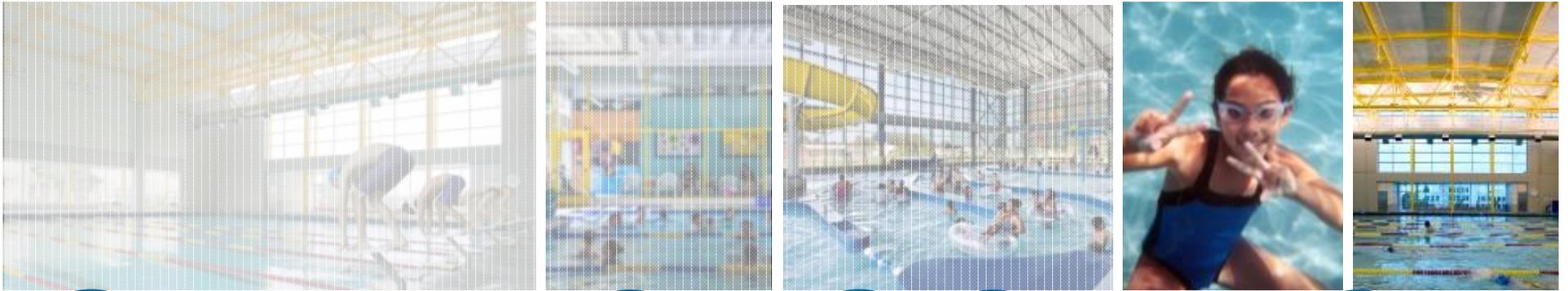
Lighting/Comfort

Durability

ADA Compliance

Security





# GIVENS, GOALS & REQUESTS



CONSTRUCTION BUDGET: \$5.0MM

CODE + ADA + LEED  
WILL REQUIRE:

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



## PROJECT GOALS

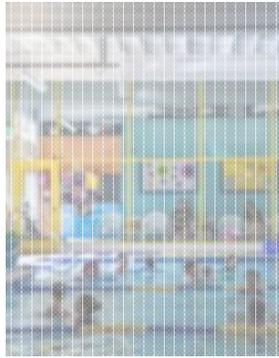
- Create a vibrant aquatic center
- Enhance diversity of aquatic programming
- Improve and upgrade all support areas – locker rooms, restrooms, staff areas
- Provide dedicated Community Space



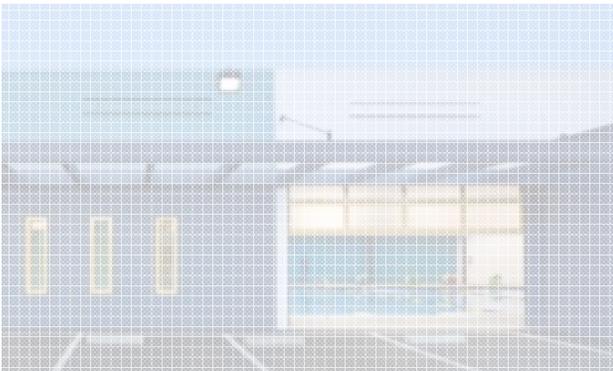
# WHAT WE HEARD AT OUR FIRST MEETING.....

- Enhance diversity of aquatic programming for all ages.
- 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

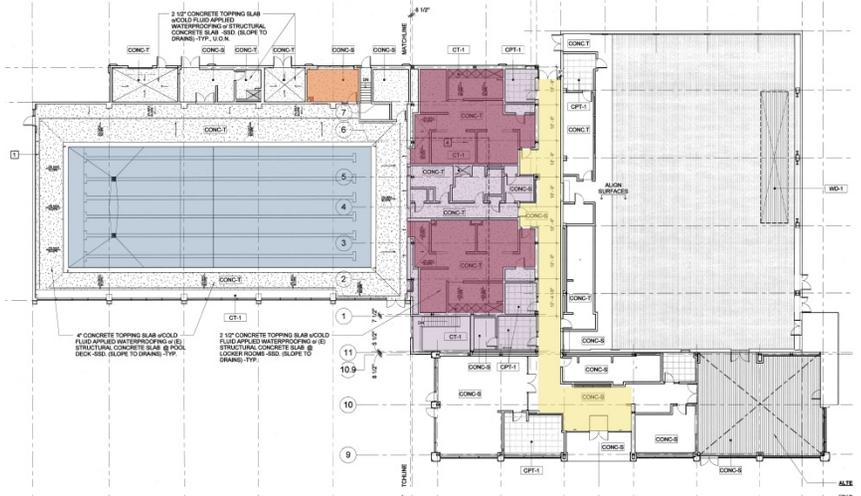




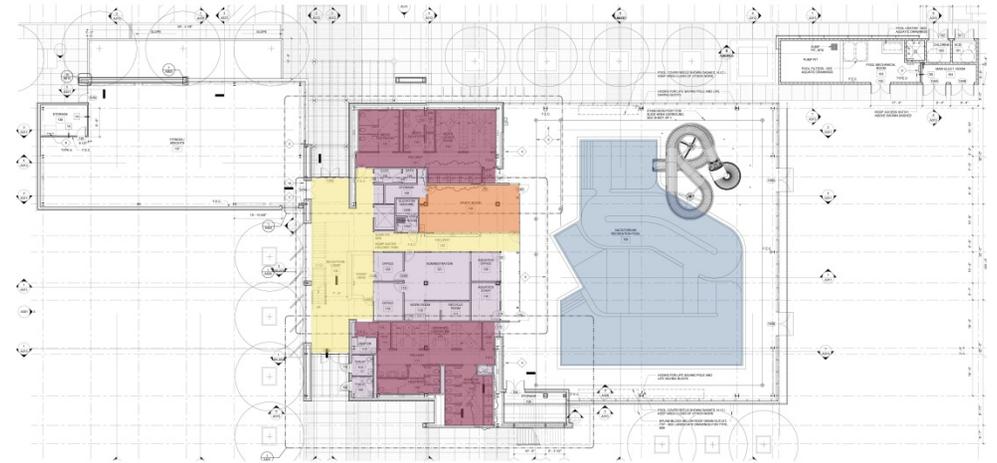
# BENCHMARKING



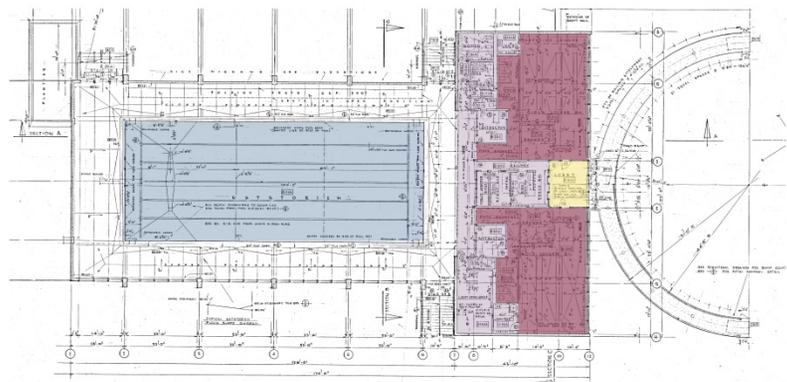
# HAMILTON



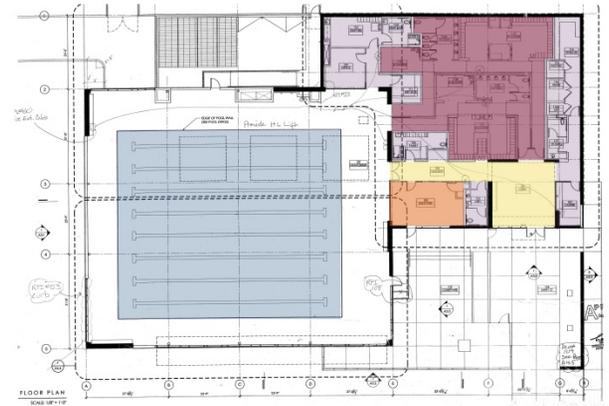
# EAST OAKLAND



# BALBOA

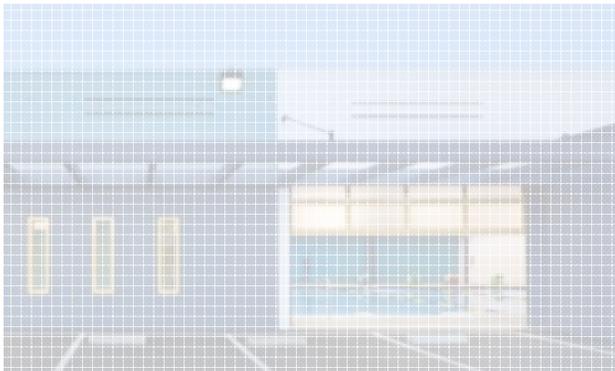
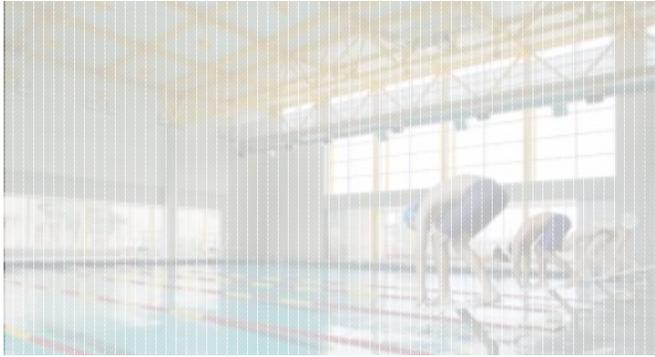


# SAVA

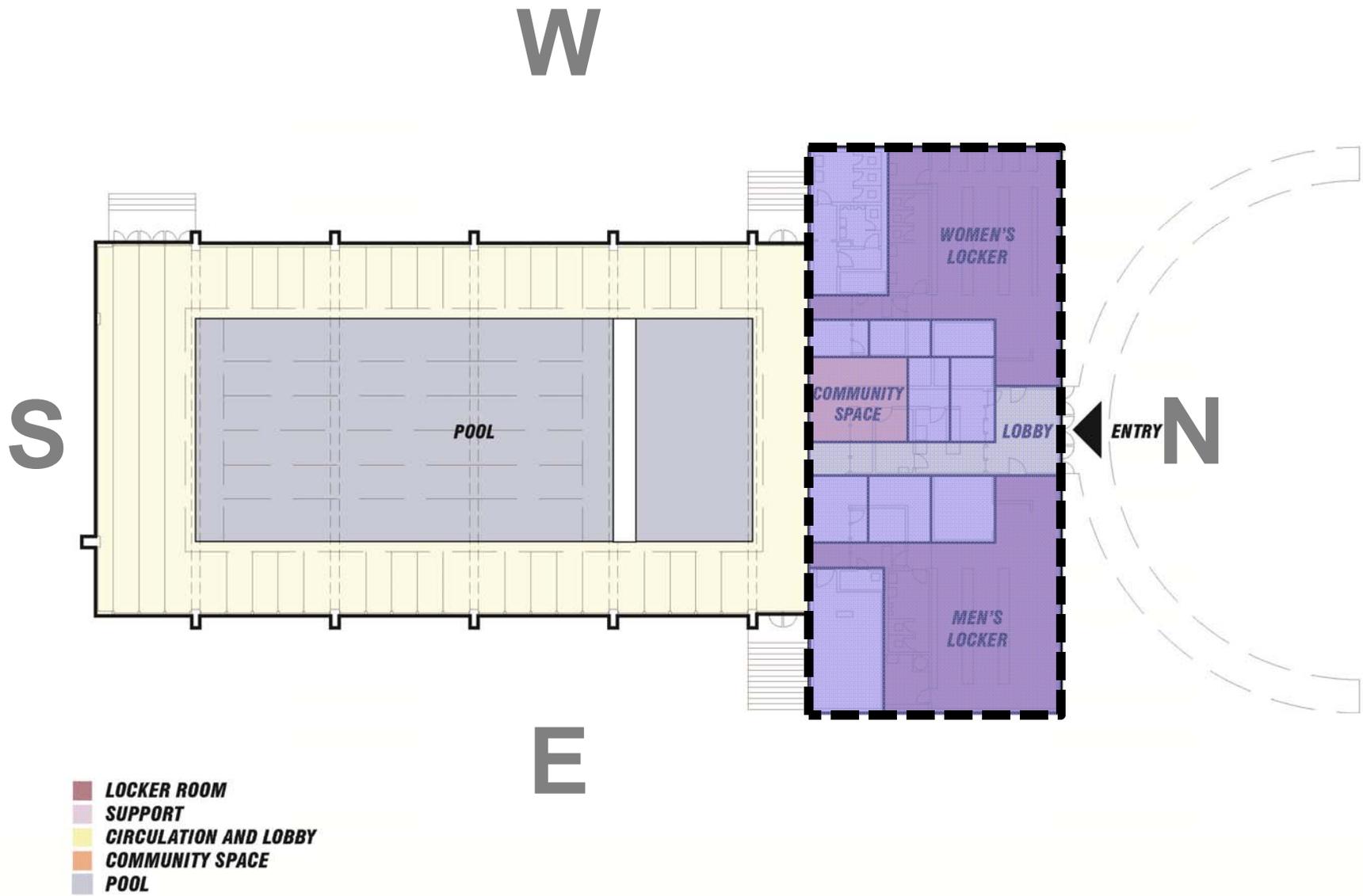


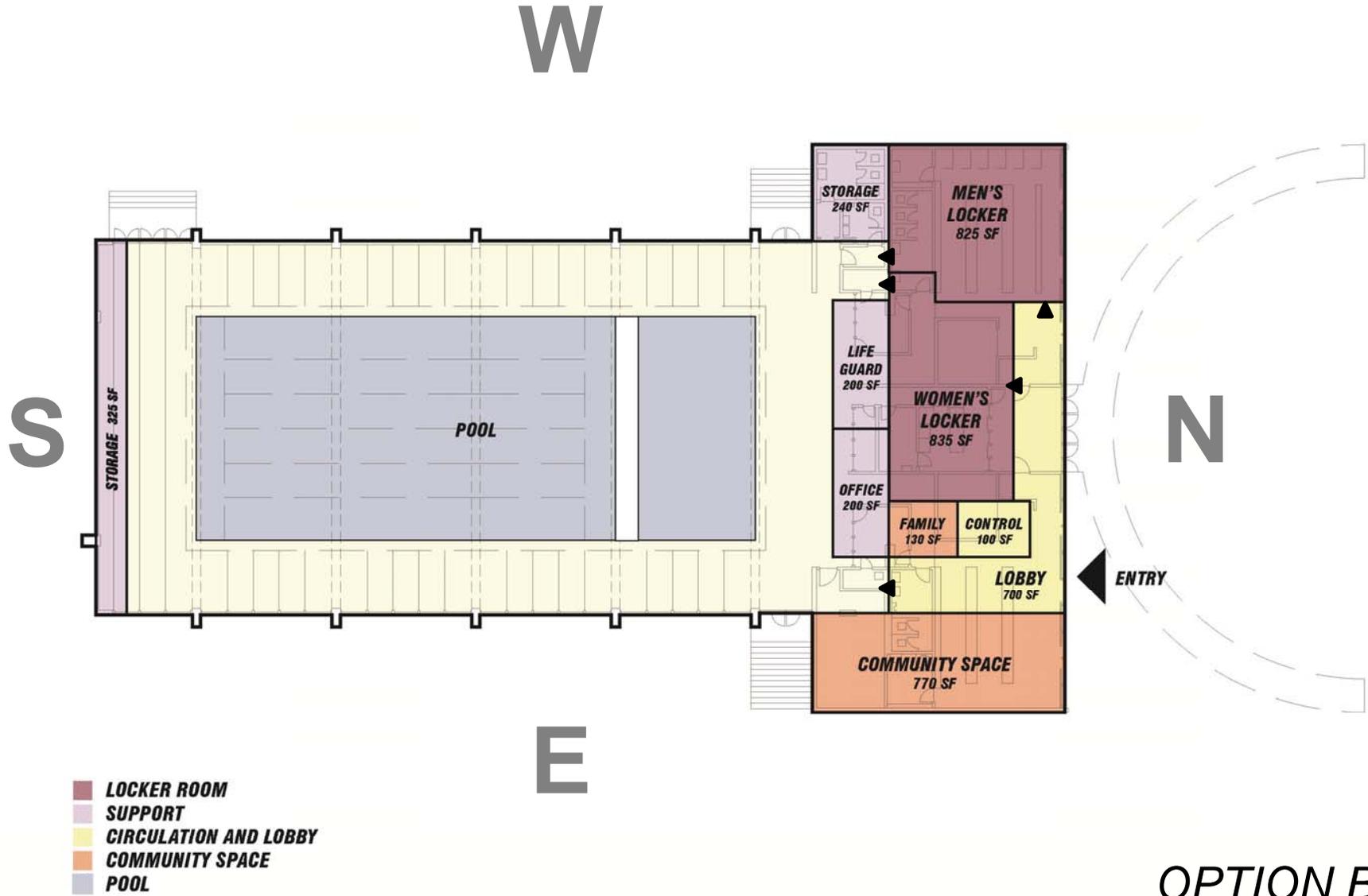
- LOCKER ROOM
- SUPPORT
- CIRCULATION AND LOBBY
- COMMUNITY SPACE
- POOL

## Bay Area Community Pools Program Comparison

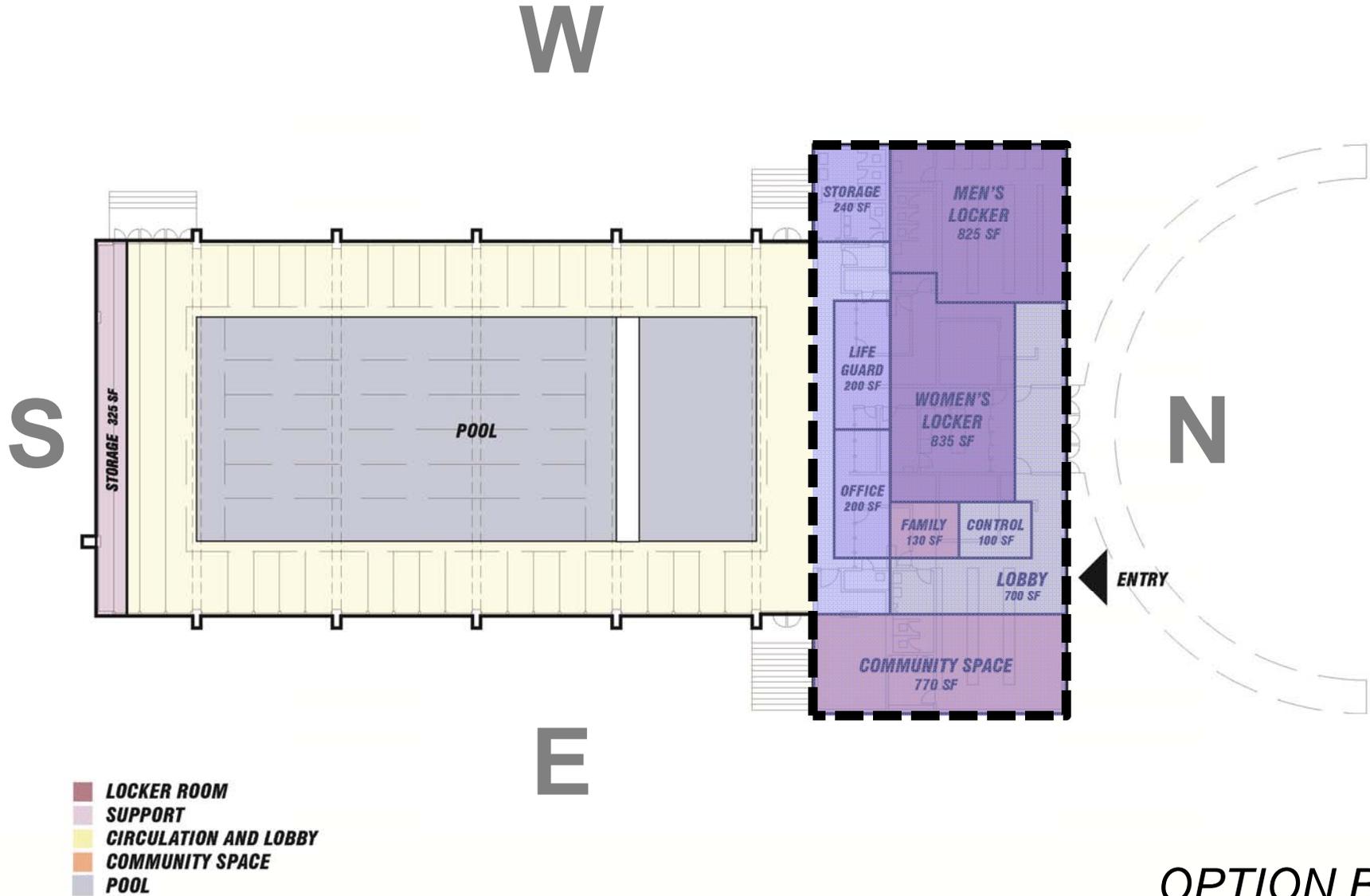








OPTION B



OPTION B





Balboa Entry Today...



A

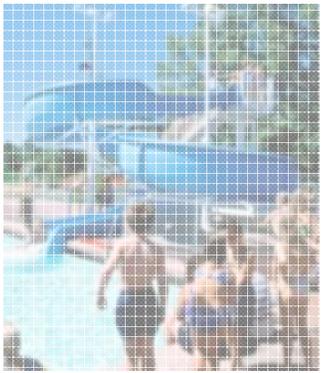
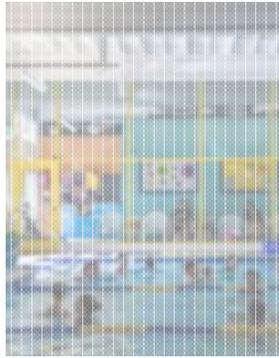
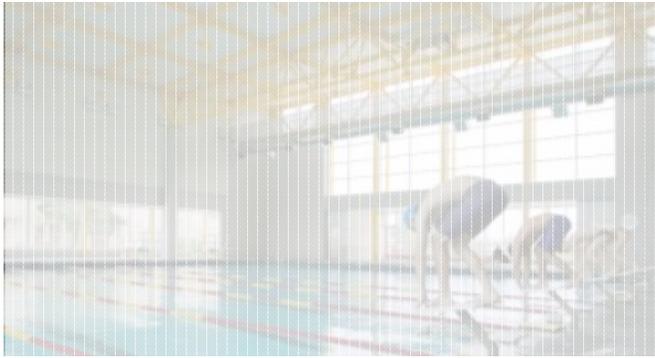


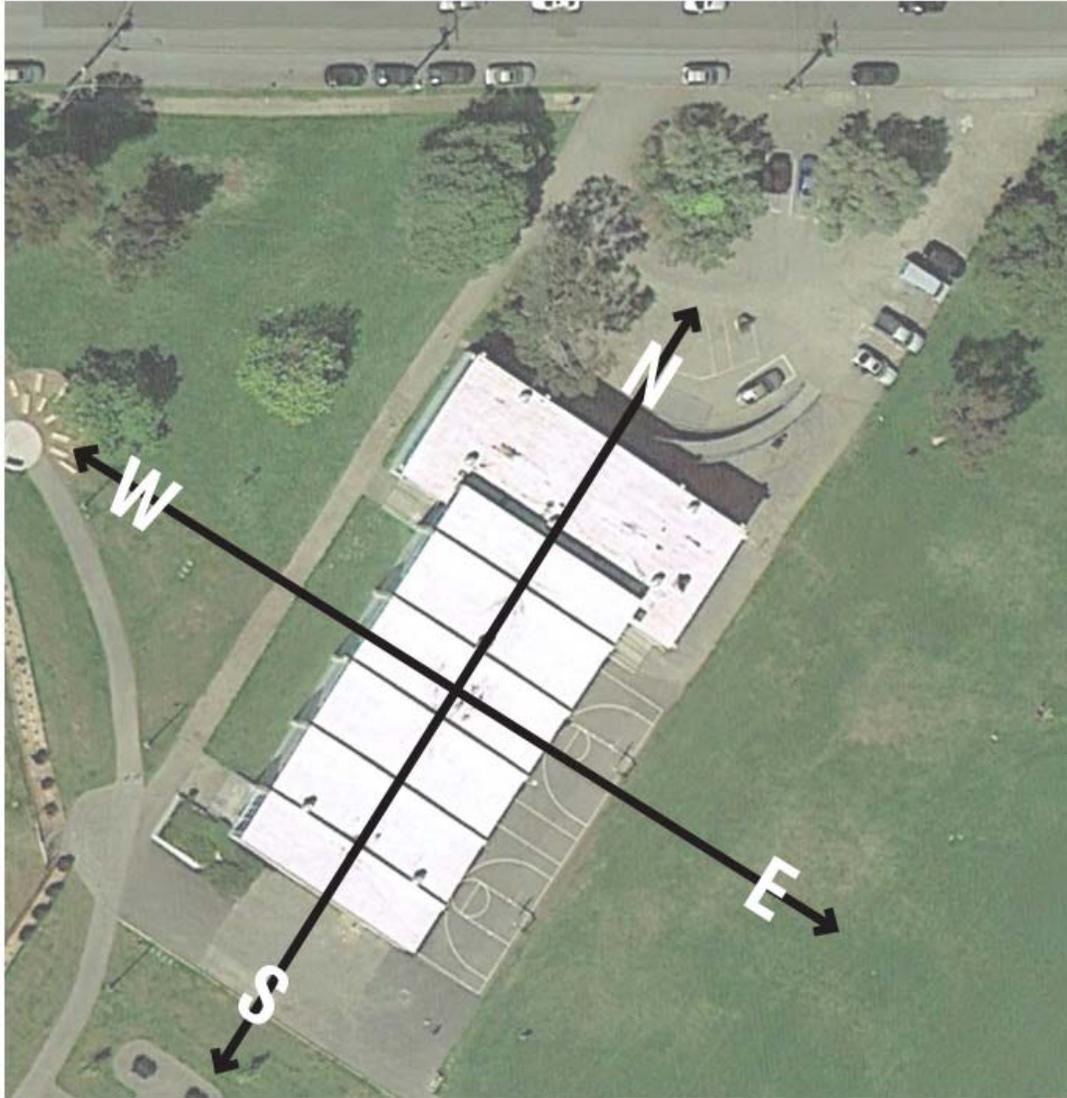


Balboa Eastside Today...



Proposed Upgrades...

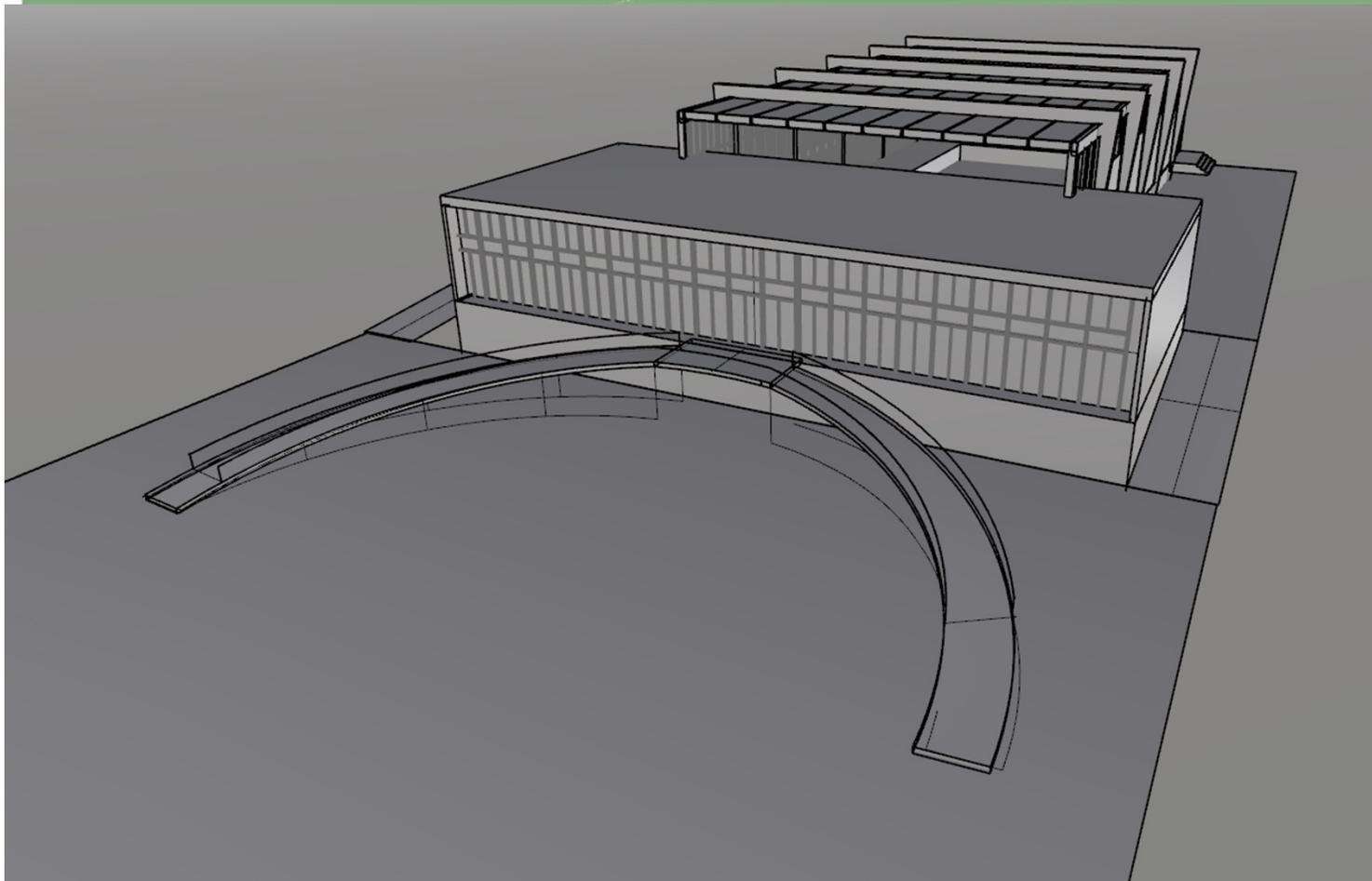




**BALBOA POOL RENOVATION**  
AERIAL VIEW  
AUGUST 28, 2014

**ELS**  
ARCHITECTURE AND URBAN DESIGN

**KUTRANIERI**  
ARCHITECTS  
ELS / KRA JOINT VENTURE



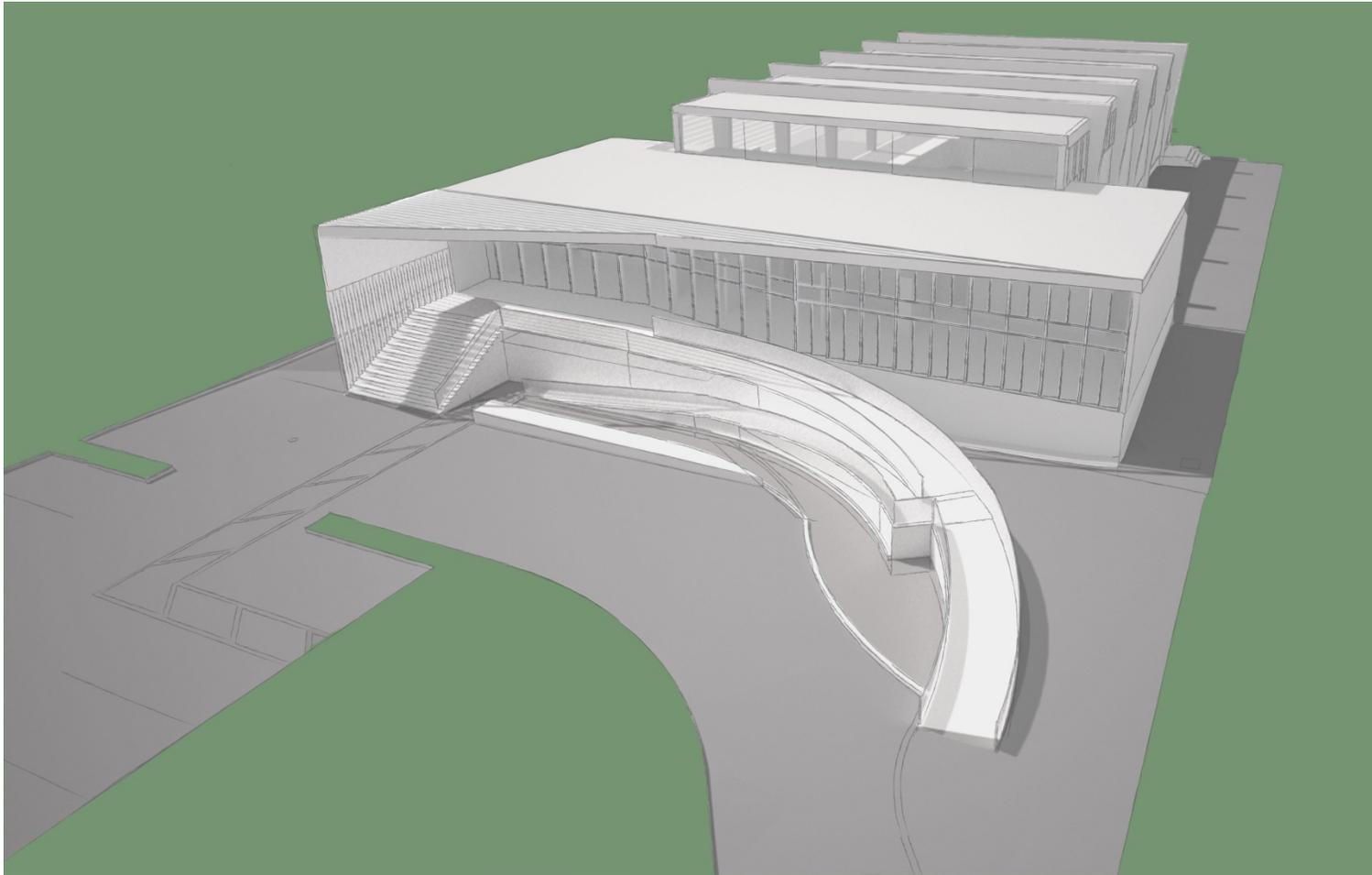
Balboa Entry Today...



**BALBOA POOL RENOVATION**  
BUILDING AXON  
AUGUST 28, 2014

**ELS**  
ARCHITECTURE AND URBAN DESIGN

**KUTRANIERI**  
ARCHITECTS  
ELS / KRA JOINT VENTURE

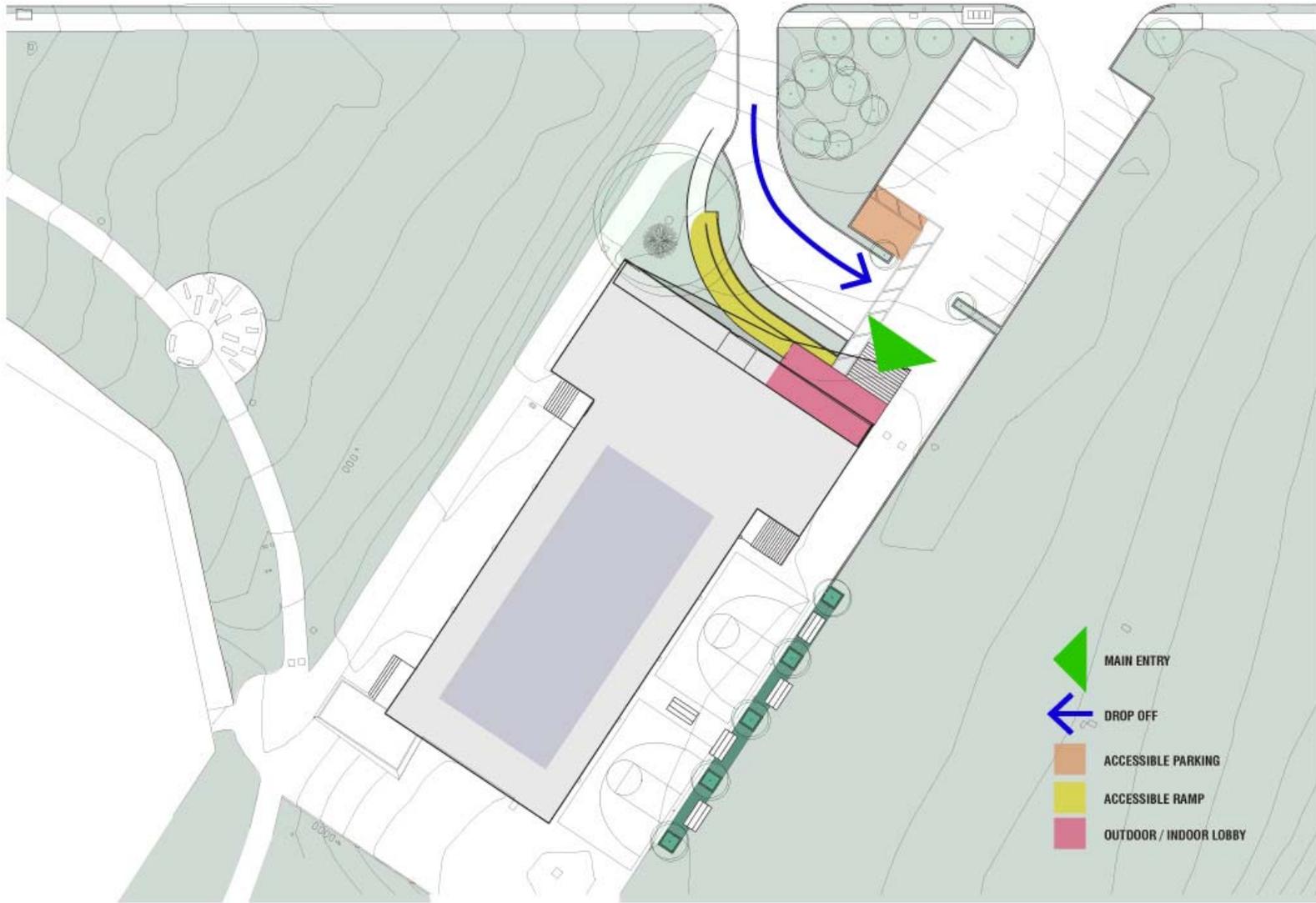


## Proposed Improvements – Final Concept

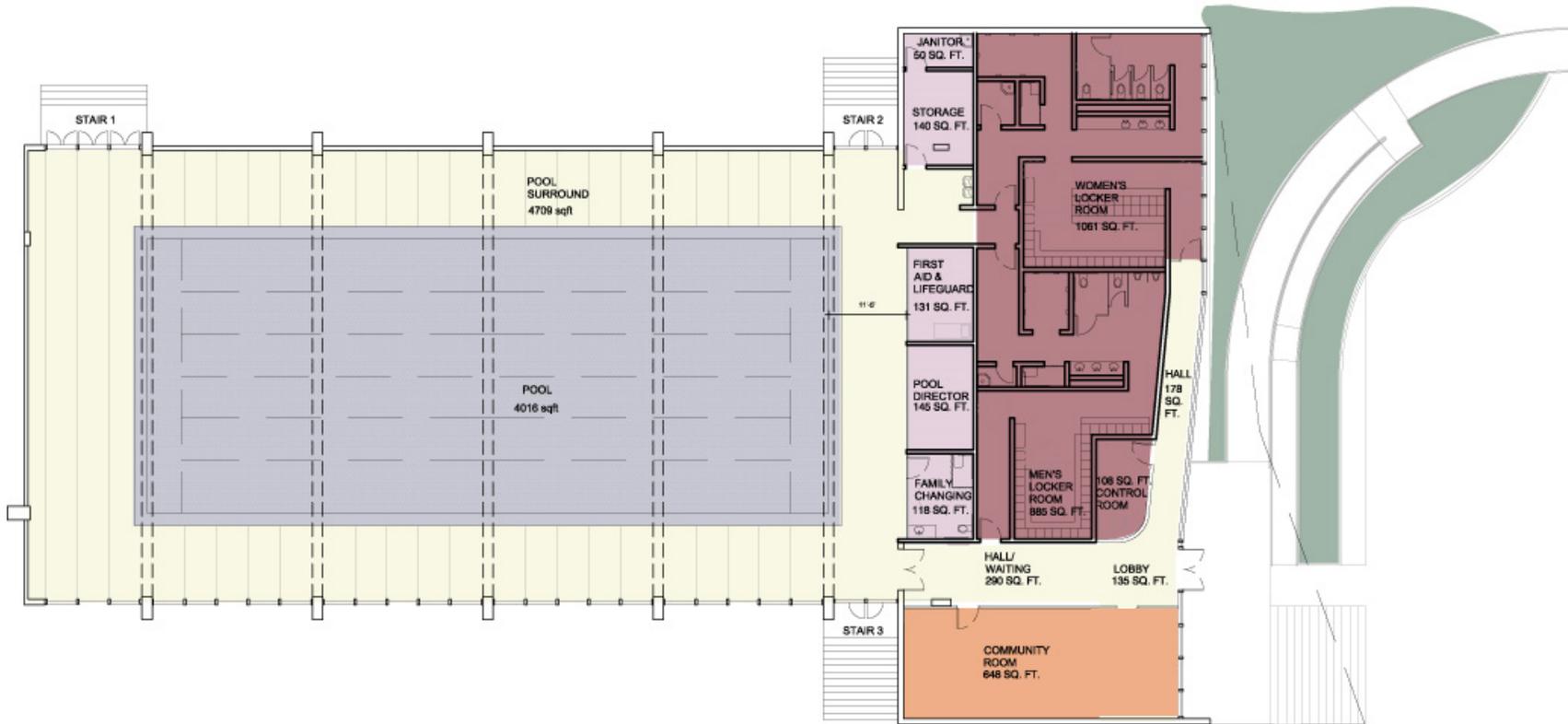


**BALBOA POOL RENOVATION**  
BUILDING AXON  
AUGUST 28, 2014

HAVELOCK STREET



**BALBOA POOL RENOVATION**  
PROPOSED SITE DIAGRAM  
AUGUST 28, 2014



# BALBOA POOL RENOVATION

PROPOSED POOL LEVEL PLAN

SEPTEMBER 18, 2014

## PROPOSED POOL LEVEL PLAN

SCALE: 1/16" = 1'-0"

**ELIS**  
ARCHITECTURE AND URBAN DESIGN

**KUTHANIERI**  
CORPORATION

ELS / KRA JOINT VENTURE

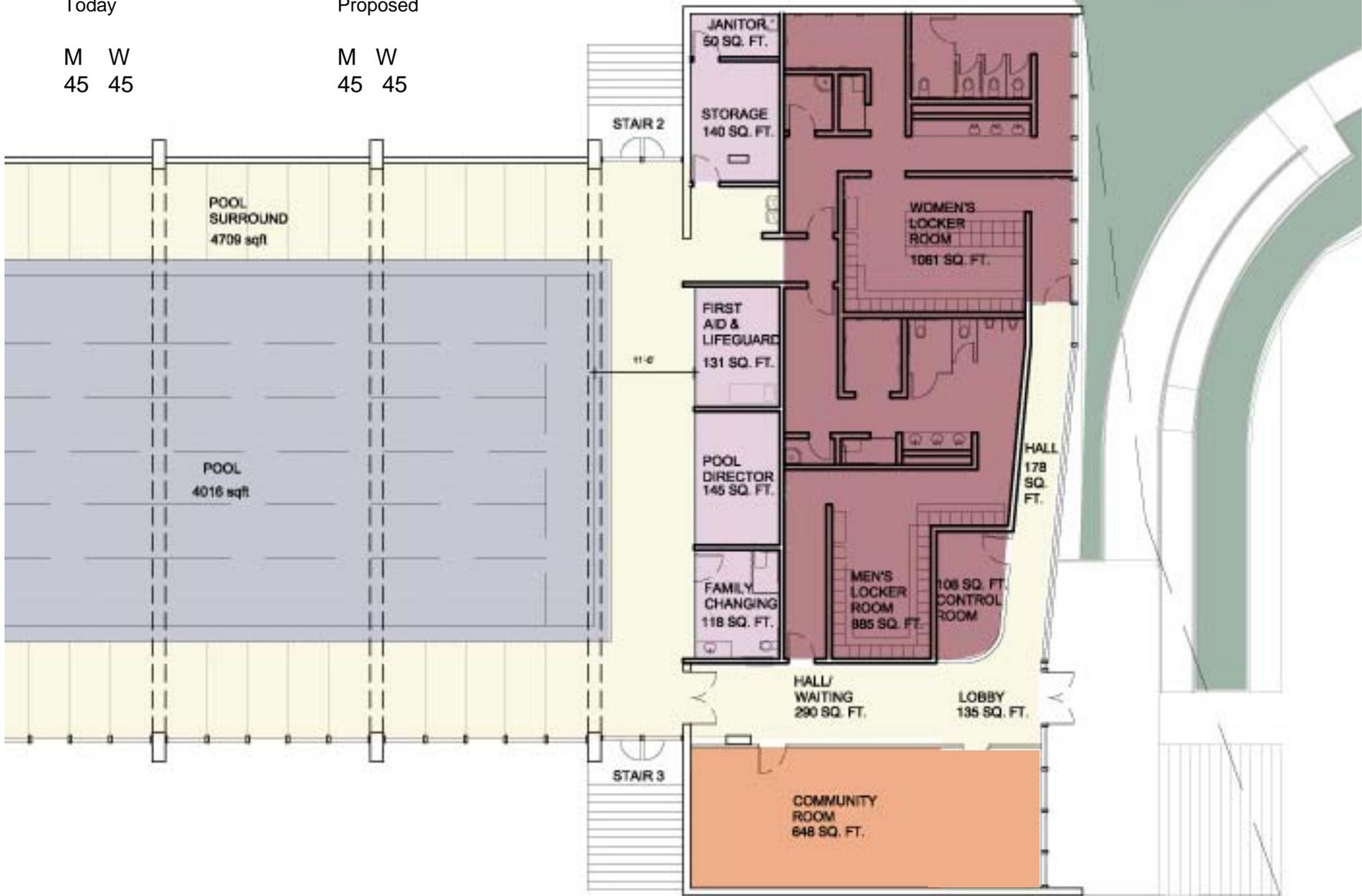
Lockers

Today

Proposed

M W  
45 45

M W  
45 45





**BALBOA POOL RENOVATION**  
ENTRY PERSPECTIVE  
AUGUST 28, 2014

**ELS**  
ARCHITECTURE AND URBAN DESIGN

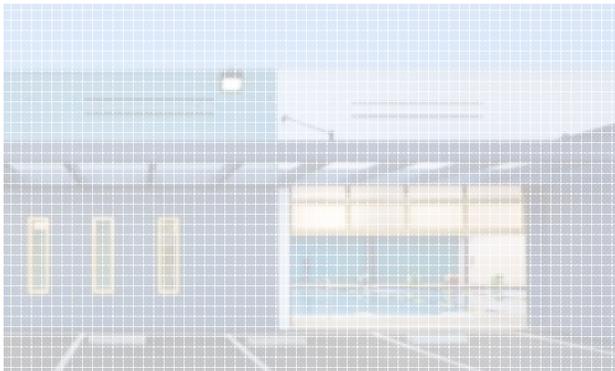
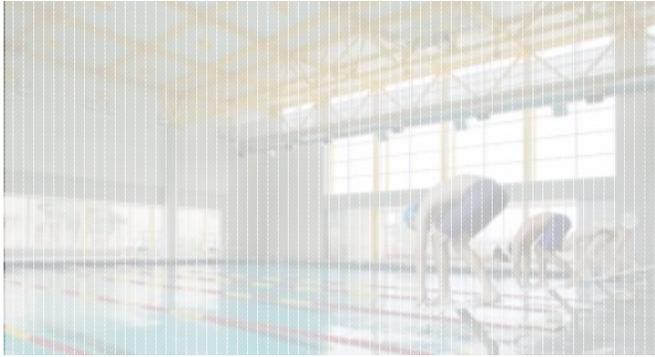
**KUTRANIERI**  
ARCHITECTS

ELS / KRA JOINT VENTURE



**BALBOA POOL RENOVATION**  
PARKSIDE PERSPECTIVE  
AUGUST 28, 2014

**ELS**  
ARCHITECTURE AND URBAN DESIGN  
**KUTRANIERI**  
ARCHITECTS  
ELS / KRA JOINT VENTURE







# Public Comments





# Next Steps

- Community Consensus on Concept Design
- Secure Planning (Historic) and SFAC Approvals
- Initiate Schematic Design
- Project updates will be posted online at <http://sfrecpark.org/project/balboa-pool-improvements/>





# Contact Information

Please submit additional comments to:

Toks Ajike, Project Manager  
Recreation and Park Department  
30 Van Ness Ave, 5<sup>th</sup> Floor  
S.F., CA 94102

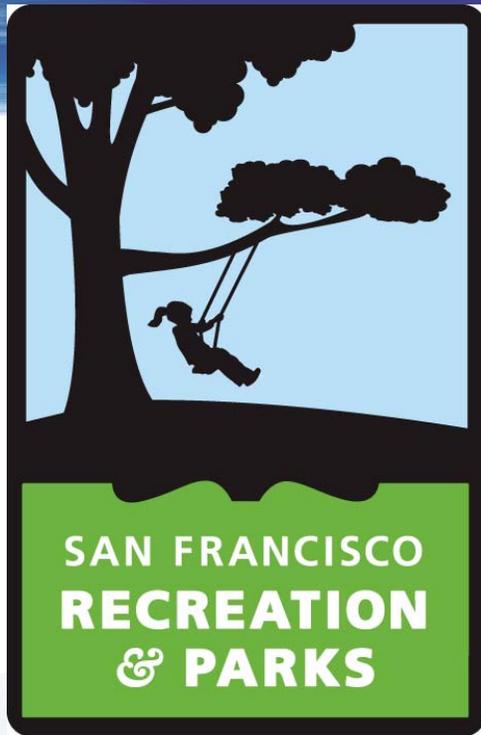
Phone: (415) 581-2543

Fax: (415) 581-2540

E-Mail: [toks.ajike@sfgov.org](mailto:toks.ajike@sfgov.org)

Website: [www.parks.sfgov.org](http://www.parks.sfgov.org)





**Thank you!**

**Gracias!**

**谢谢!**

**Fa'afetai!**