

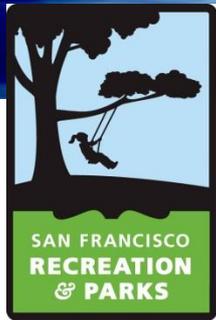
Balboa Park Pool

Pool Renovation Project Community Meeting #4

May 28 2015



Welcome
Bienvenido
欢迎
Talofa



Agenda

- Welcome & Introductions
- Ground Rules
- Purpose of Meeting
- Recap Project Background
- Design Process & Schedule
- 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 project update for the
Balboa Pool Renovation

- Design
- Budget Check
- Schedule

(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
- \$8.56 million project budget
 - \$5.6 million for construction (66%)
(originally at \$4.5MM)
 - 0.5 million for construction contingency (5%)
 - \$2.46 million for “soft costs” (29%)
 - ✓ Architectural and engineering services
 - ✓ Project management
 - ✓ Construction management
 - ✓ Art enrichment
 - ✓ Permits, surveys and misc fees





Planning Process & Schedule



- Community Meetings (February – September 2014)
 - Meeting #1 – Introduction and Public Input
 - Meeting #2 – Discuss Options and Public Input
 - Meeting #3 – Final Conceptual Plan3
- Civic Design Approval for Phase 1&2 (Complete)
- Commission Approval (June 2015)
- Construction Documents (July 2015)
- Bid and Award (August - November 2015)
- Construction (December 2015 - 2017)
- Completion – Grand Opening – Early Spring 2017 !!!

Balboa Park Pool

Team Leadership

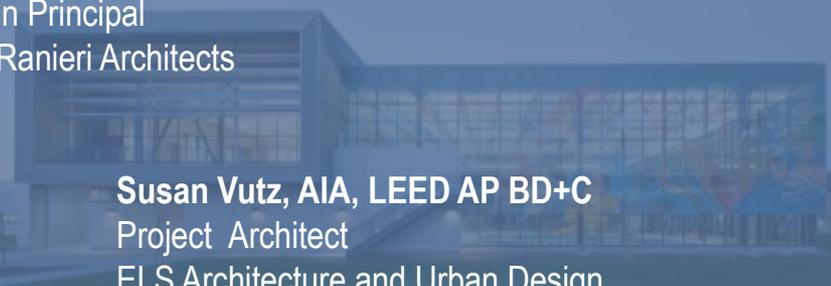
Clarence D. Mamuyac, Jr. FAIA, LEED AP BD+C

Principal-in-Charge/Project Director
ELS Architecture and Urban Design



Byron Kuth, FAIA, LEED AP

Design Principal
Kuth/Ranieri Architects



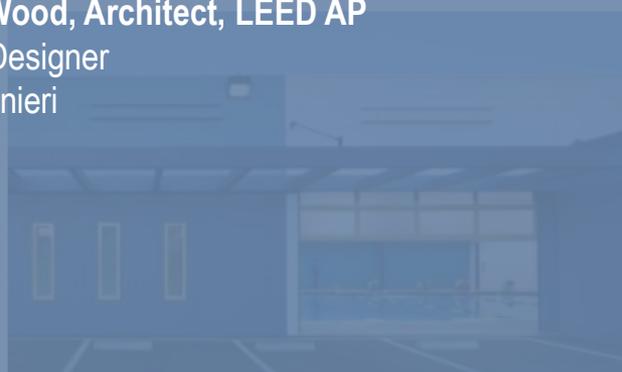
Susan Vutz, AIA, LEED AP BD+C

Project Architect
ELS Architecture and Urban Design



Ethen Wood, Architect, LEED AP

Senior Designer
Kuth/Ranieri

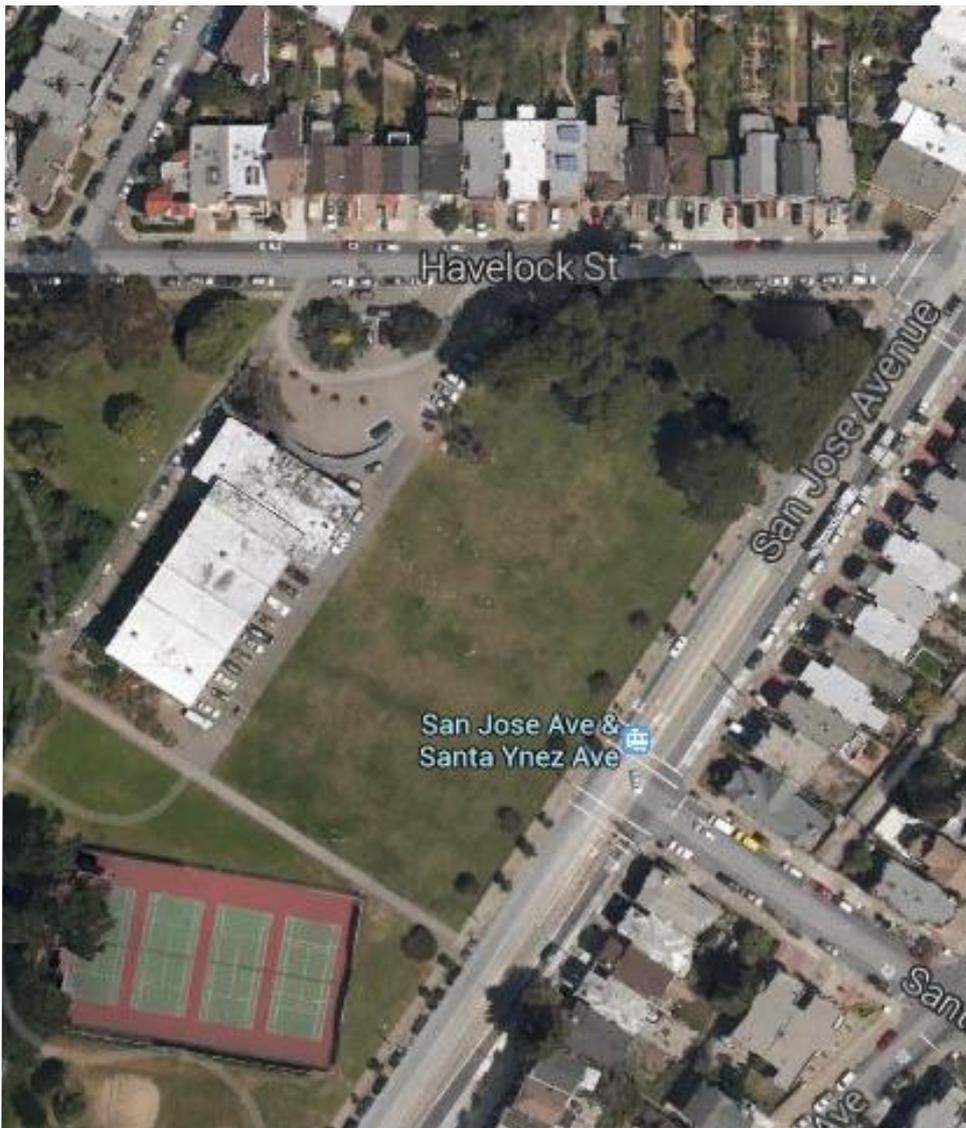






Site Issues

- 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

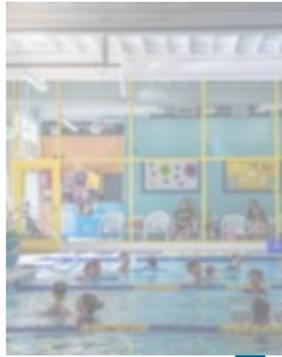
Lighting/Comfort

Durability

ADA Compliance

Security





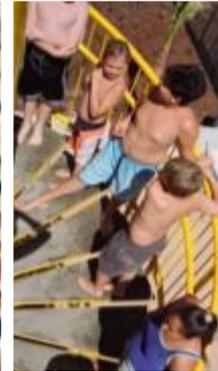
Renovation: What's included...



CONSTRUCTION BUDGET: \$5.6MM

**CODE + ADA + LEED
WILL REQUIRE:**

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



Additional Amenities and Improvements

For the Exterior:

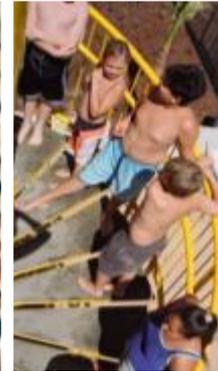
- *New accessible “front door/entry”*
- *Renovated parking and landscape area*
- *Reconditioned window wall + new glass*

For the Interior:

- *New community meeting room*
- *New locker rooms + Family Changing Room*
- *New customer service area + lobby*

For the Pool:

- *New easy step-in pool feature*
- *New pool systems*
- *Improved ADA Access*
- *New Bulkhead*





ENTRY

N

COMMUNITY
(PASSIVE & COOL)

W

RECREATION
(ACTIVE & SUNNY)

E

S
ENERGY



ENTRY EXISTING CONDITION



WEST ELEVATION EXISTING CONDITION

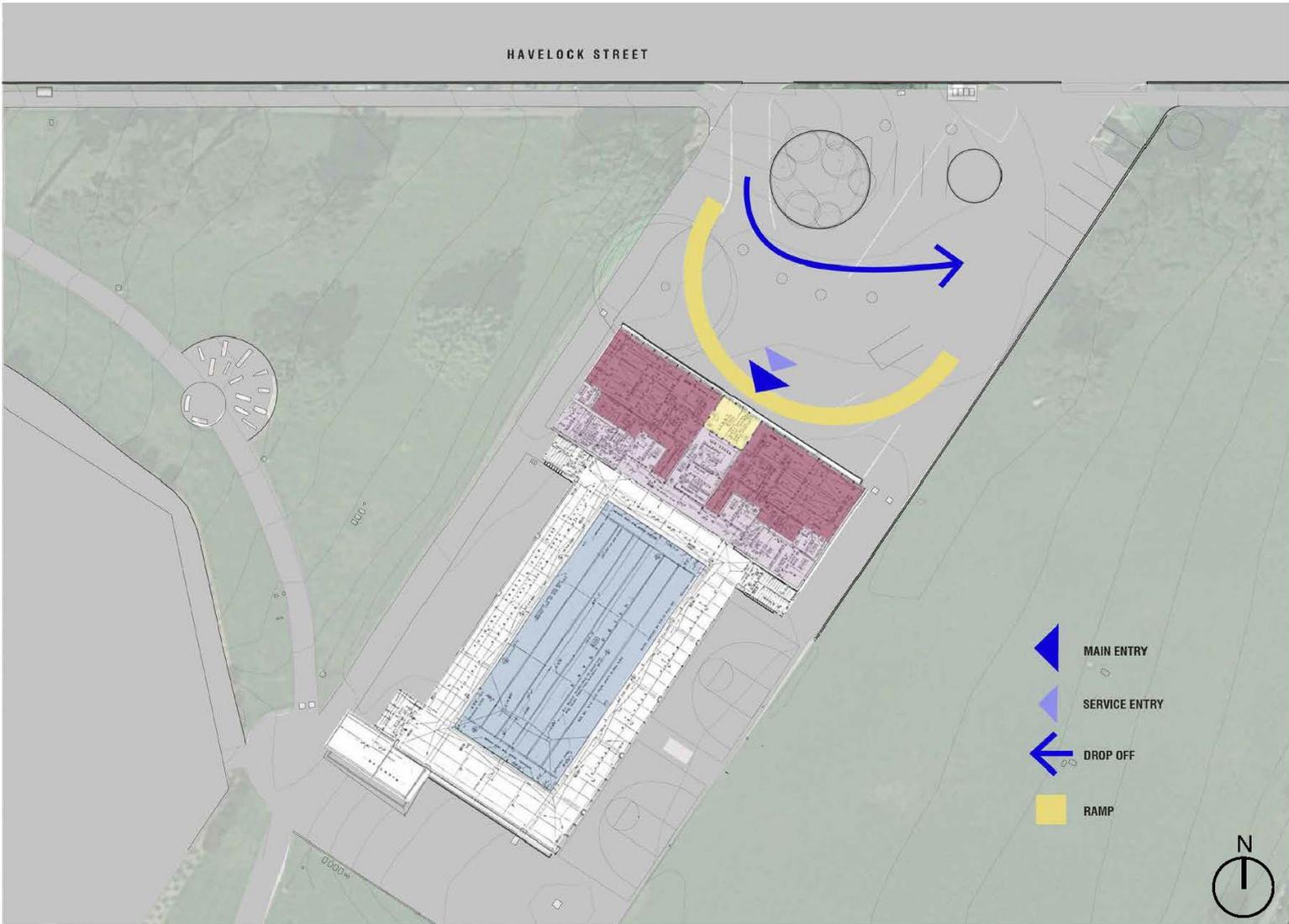


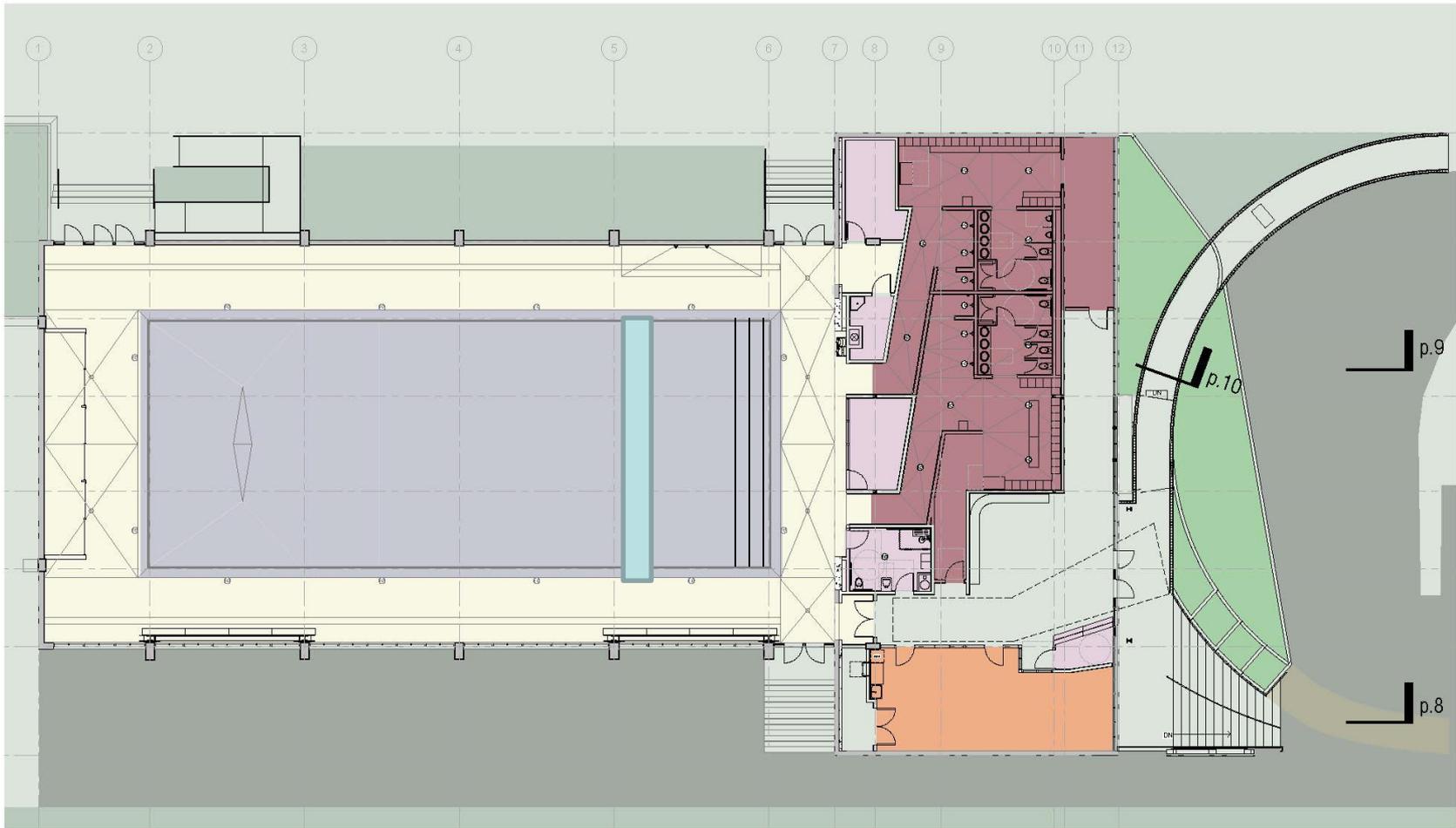
EAST ELEVATION EXISTING CONDITION



SOUTH ELEVATION EXISTING CONDITION







[N] SCREEN FOR MECHANICAL EQUIPMENT

[E] CONCRETE STRUCTURAL FRAME

[N] BRISE SOLIEL BETWEEN FINS

[N] CANOPY W/ CORRUGATED METAL SIDING

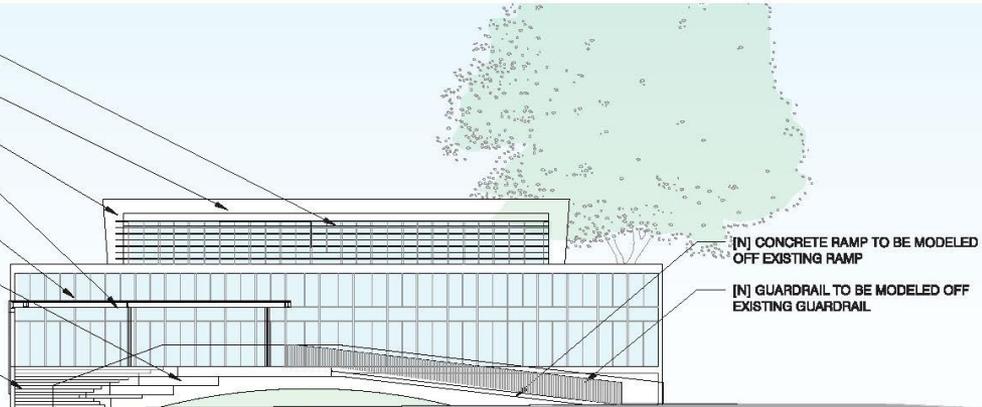
REFURBISHED & REGLAZED [E] STOREFRONT SYSTEM

[N] CONCRETE PLANTERS EMPHASIZING SEMI-CIRCULAR GEOMETRY

[N] CONCRETE STAIRS

[N] CONCRETE RAMP TO BE MODELED OFF EXISTING RAMP

[N] GUARDRAIL TO BE MODELED OFF EXISTING GUARDRAIL



EAST ELEVATION

Scale 1/16" = 1' = 0"

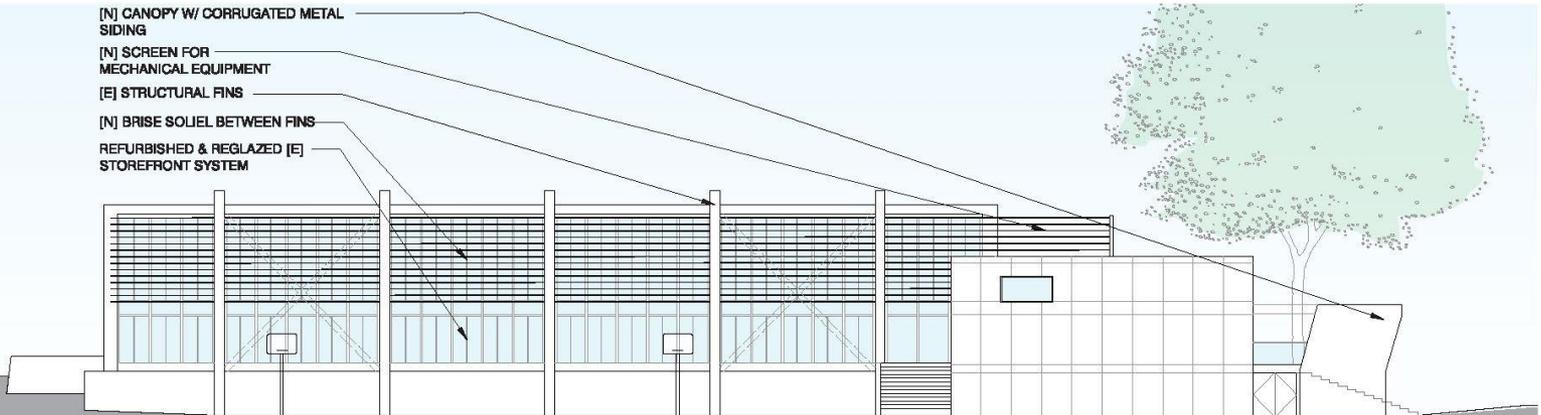
[N] CANOPY W/ CORRUGATED METAL SIDING

[N] SCREEN FOR MECHANICAL EQUIPMENT

[E] STRUCTURAL FINS

[N] BRISE SOLIEL BETWEEN FINS

REFURBISHED & REGLAZED [E] STOREFRONT SYSTEM

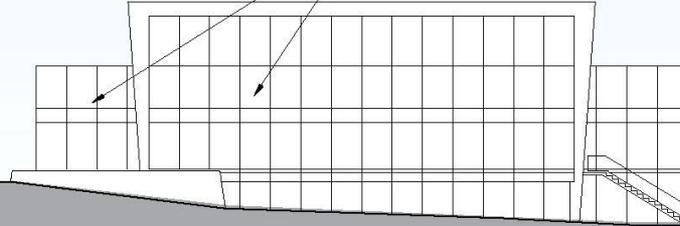


SOUTH ELEVATION

Scale 1/16" = 1' = 0"



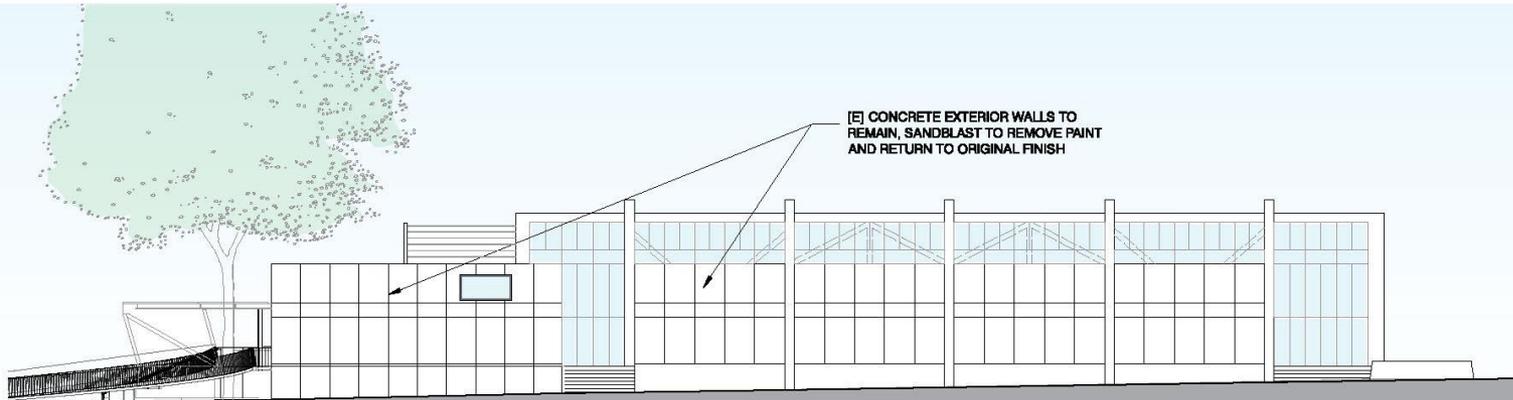
[E] CONCRETE EXTERIOR WALLS TO REMAIN, SANDBLAST TO REMOVE PAINT AND RETURN TO ORIGINAL FINISH



WEST ELEVATION

Scale 1/16" = 1' = 0"

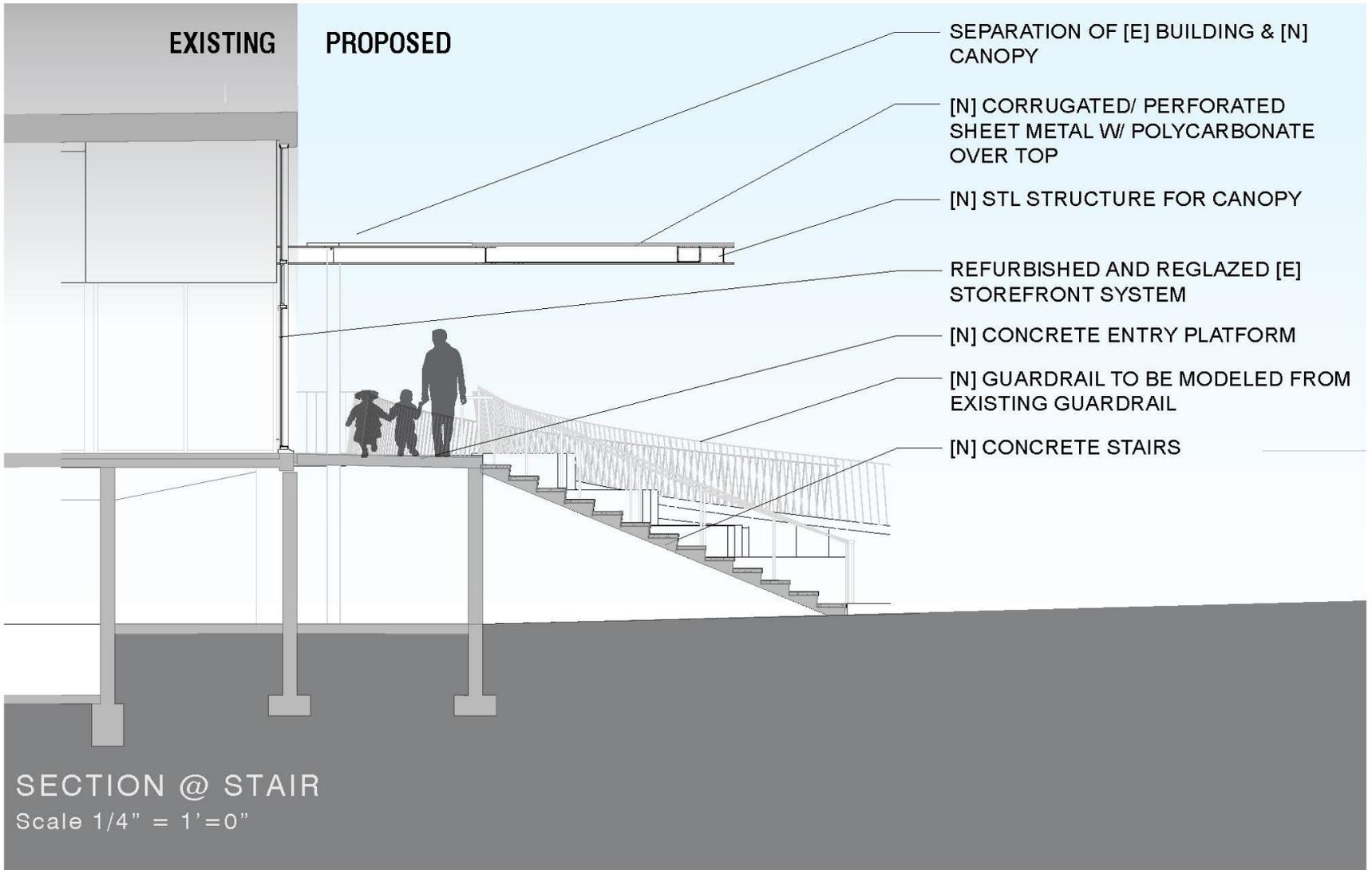
[E] CONCRETE EXTERIOR WALLS TO REMAIN, SANDBLAST TO REMOVE PAINT AND RETURN TO ORIGINAL FINISH

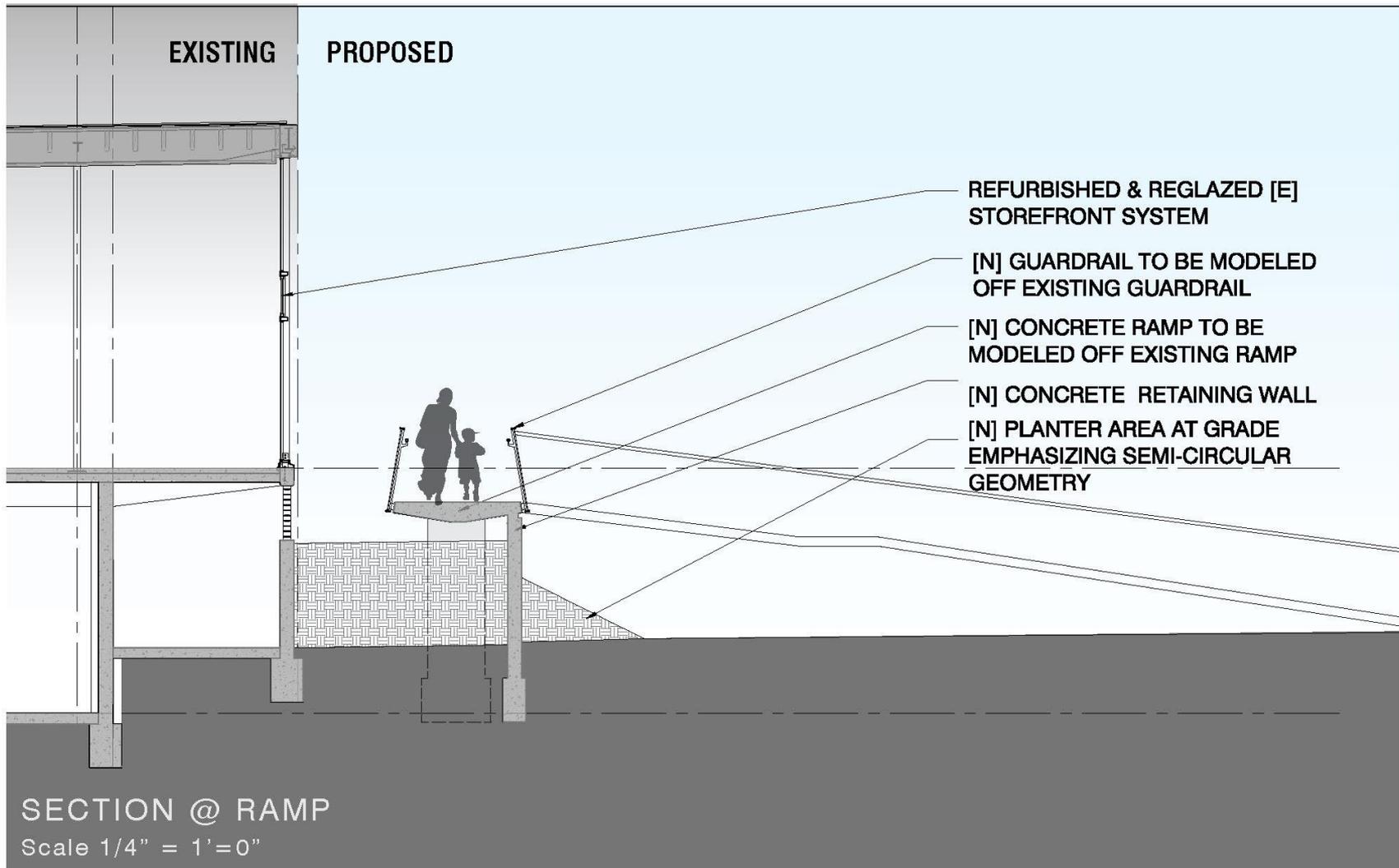


NORTH ELEVATION

Scale 1/16" = 1' = 0"











MATERIAL PALETTE



Aluminum Louvered Mechanical Screen

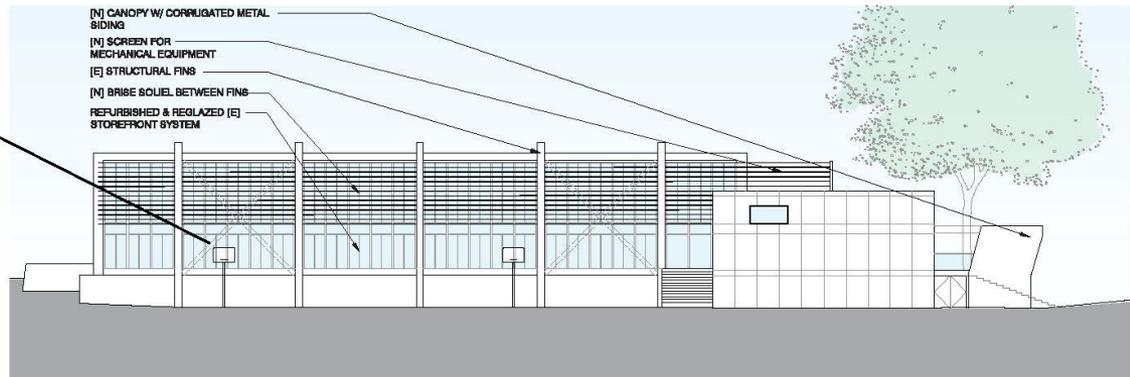
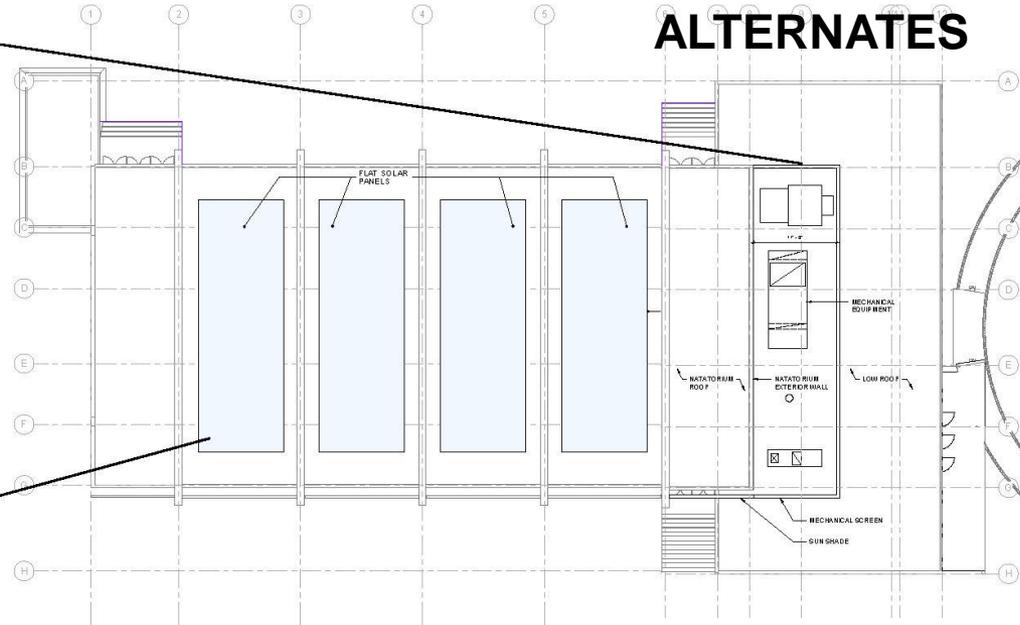


Flat Solar Panels

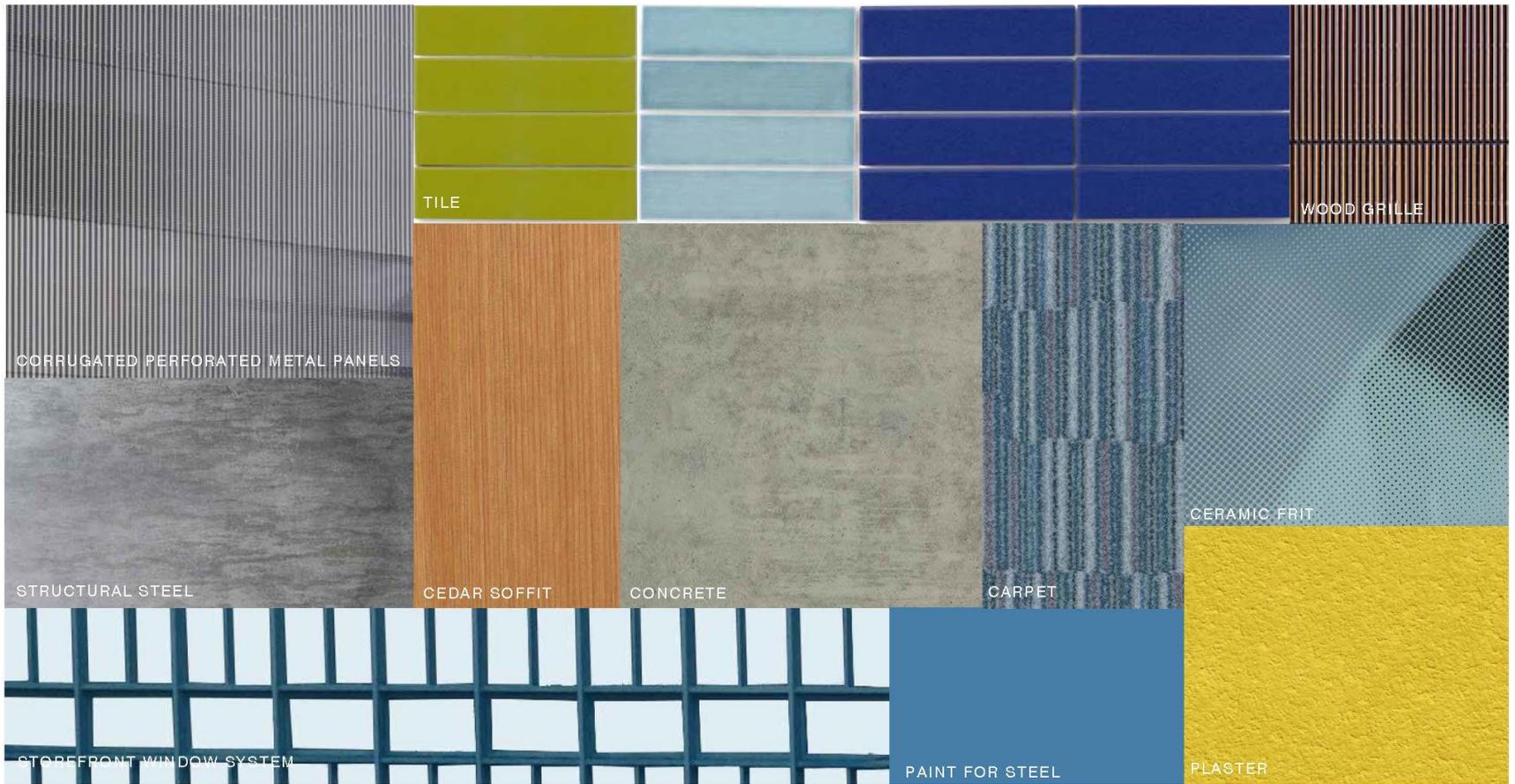


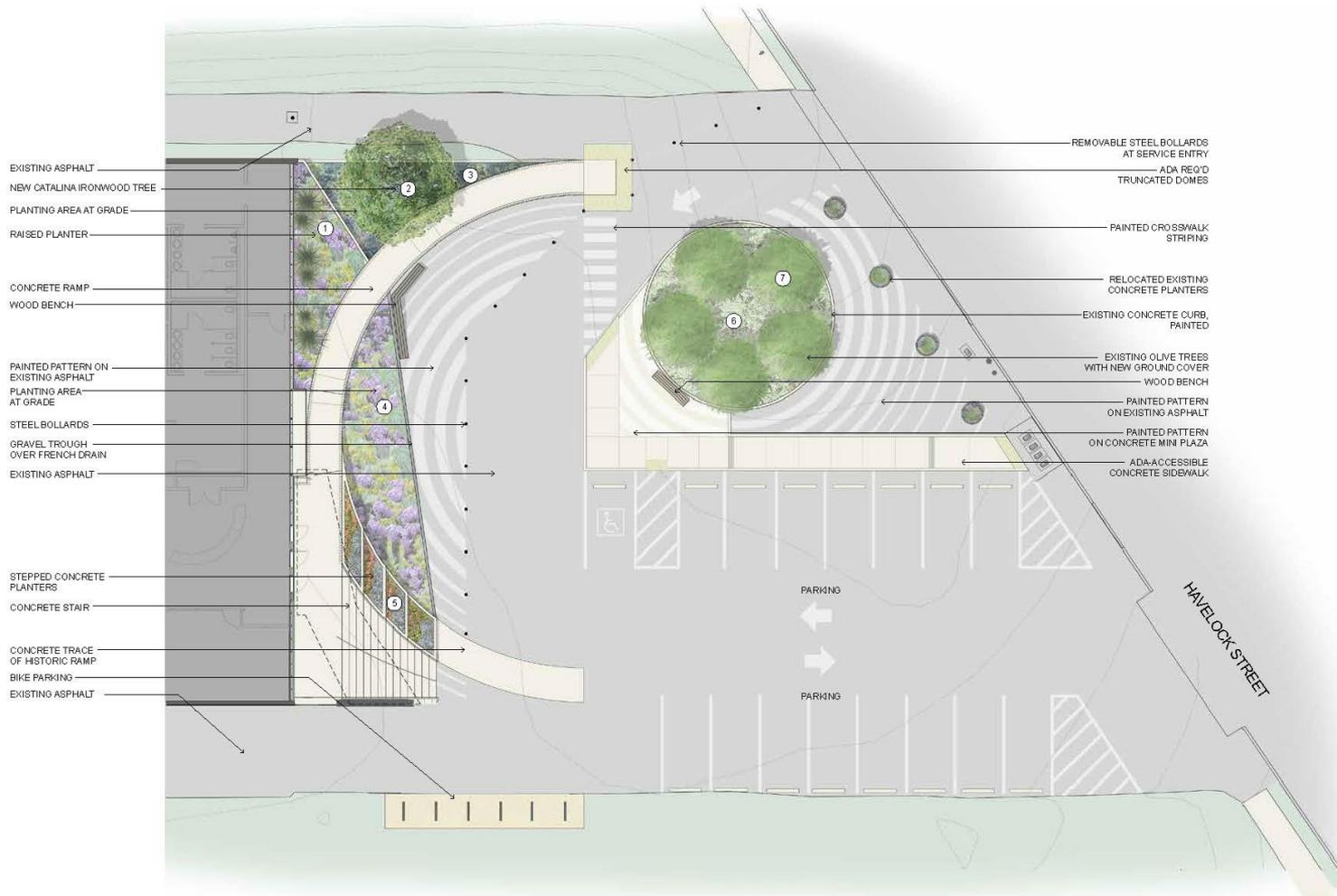
Interior Structural Bracing

ALTERNATES



MATERIAL PALETTE





- EXISTING ASPHALT
- NEW CATALINA IRONWOOD TREE
- PLANTING AREA AT GRADE
- RAISED PLANTER
- CONCRETE RAMP
- WOOD BENCH
- PAINTED PATTERN ON EXISTING ASPHALT
- PLANTING AREA AT GRADE
- STEEL BOLLARDS
- GRAVEL TROUGH OVER FRENCH DRAIN
- EXISTING ASPHALT
- STEPPED CONCRETE PLANTERS
- CONCRETE STAIR
- CONCRETE TRACE OF HISTORIC RAMP
- BIKE PARKING
- EXISTING ASPHALT

- REMOVABLE STEEL BOLLARDS AT SERVICE ENTRY
- ADA REQ'D TRUNCATED DOMES
- PAINTED CROSSWALK STRIPING
- RELOCATED EXISTING CONCRETE PLANTERS
- EXISTING CONCRETE CURB, PAINTED
- EXISTING OLIVE TREES WITH NEW GROUND COVER
- WOOD BENCH
- PAINTED PATTERN ON EXISTING ASPHALT
- PAINTED PATTERN ON CONCRETE MINI PLAZA
- ADA ACCESSIBLE CONCRETE SIDEWALK





PRECAST CONCRETE RAMP



COLORS CONCRETE WET-DRY RAMP ZONE



PAINTED ASPHALT RESIDENTIAL AREA



BAMBOO BENCH BY LANDSCAPE FORMS



STEEL BOLLARD



STEPPED CONCRETE PLANTER WITH BUILT-IN STEPS

MATERIALS AND FURNISHINGS



1 4 LIRIODENDRON 'PURPLE HEART'



1 4 BARTONIA CRINITA 'PRINCESS LAMERIE COTTON'



1 3 JUNCUS 'CHANGAL WEST' 'BARBARIAN SPINE'



3 CORDYLINAE 'CALIFORNIA' 'C'



3 ARTEMISIA 'FIONA' 'CADY' 'WARRIOR'



3 DAPHNE 'VIGGO' 'BARRINGTON'

FOUNDATION PLANTS



5 SENECIO 'SEYMOUR' 'BLUE' 'OMBRE'



5 ALOE 'SAVANNA' 'SAGE' 'BLUE'



5 ADIANTUM 'OSCURO' 'SAVANNA' 'BLUE'



1 CORDYLINAE 'AUSTRALIA' 'SAVANNA' 'BLUE'



2 L. 'FLAMENCO' 'ASTER' 'FOG' 'CATALINA' 'BARRINGTON'



7 OLEA 'FLORIDA' 'SAVANNA' 'BLUE'

ACCENT PLANTS

TREES







Public Comments





Next Steps

- Commission Approval
- Finish Construction Documents
- Initiate Bidding Phase/award contract in late Fall
- 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, 5th Floor
S.F., CA 94102

Phone: (415) 581-2543

Fax: (415) 581-2540

E-Mail: toks.ajike@sfgov.org

Website: www.parks.sfgov.org



Thank you!

Gracias!

谢谢！

Fa'afetai!