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

- 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
  • $7.5 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
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
Bay Area Community Pools Program Comparison
Balboa Entry Today…
Balboa Eastside Today…
Proposed Upgrades...
Balboa Entry Today…
Proposed Improvements – Final Concept
PROPOSED POOL LEVEL PLAN

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

Original Budget: $5.00 MM

Seismic Upgrade: $1.56 MM
(Unknown pre-existing condition - not included in original budget)

Current Design: $4.84 MM
(Estimated Cost without Seismic Upgrade)

• Seismic Retrofit
• New Pool Plumbing and Mechanical Systems
• New Building Mechanical, Electrical and Plumbing Systems
• Accessibility Compliance
• Bulkhead
• Community Meeting Room
• New Locker Rooms
• New Window Wall Systems – North and South
• Parking/Landscape

TOTAL CURRENT ESTIMATE $6.4 MM
(Seismic Upgrade + Current Design)

Deductive Alternates:

1. East Window Wall (Partial) $350K
2. North Entry Window Wall (Partial) $200K
3. Natatorium Finishes $250K
4. Parking/Landscape $250K

$1.05MM

Prorates (23%) $250K

$1.3MM

Bonds/Overhead/Profit (8%) $100K

$1.4MM
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, 5th Floor
S.F., CA 94102

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Thank you!
Gracias!
谢谢！
Fa’afetai!