



London N. Breed, Mayor
Philip A. Ginsburg, General Manager

Date: January 12, 2022

To: Recreation and Park Commission

Through: Philip A. Ginsburg, General Manager
Stacy Bradley, Acting Director of Capital and Planning Division

From: Noah Levy, Project Manager

Subject: Angelo J. Rossi Pool Renovation - Contract Amendment

Agenda Wording

Discussion and possible action to 1) amend the construction contract with Roebuck Construction Inc. for the Angelo J. Rossi Pool Renovation Project (Contract no. 1000011978(R)) to increase the contract amount by up to \$131,794.00 bringing the revised not-to-exceed contract amount to \$11,296,794 which is greater than 10% over the original approved contract amount of \$10,150,000.00; and 2) amend the construction contract to increase the contract duration up to 364 days, bringing the revised not-to-exceed contract duration to 833 days which is greater than 10% over the original approved contract amount of 426 days.

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.

As a project of the 2012 Clean and Safe Neighborhood Parks Bond, the pool building is currently undergoing 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.

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

Project Renovation Scope

The scope of work for the project includes the renovation of the Rossi Pool building, immediately surrounding landscape, and associated infrastructure serving the building. The new plan meets all ADA guidelines for accessible design. The proposed improvements include:

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

Description of Proposed Changes

This project is currently under construction, and we anticipate reaching substantial completion by Early 2022.

The project work improvements commenced in September 2019. As construction progressed, it became apparent that mechanical pool-related scope required modification based on construction

experience at recently completed Department pool renovations. Additionally, multiple project delays due to the COVID-19 pandemic, archeological discoveries, PG&E connection delays and site existing conditions effected construction timelines and led to an increase in construction change orders. Additional scope was added to the project which included Fire Department draft line requirements, site and landscape work and electrical infrastructure to address the operational and maintenance needs of the new project design. Approved change orders ensure that the park improvements are suitable for ongoing use without risk to SF Rec Park Staff and the public and are vital to the safety and appearance of the Angelo J. Rossi Pool Renovation Project.

Justification for Contract Increase

A contract value increase in the amount of \$131,794.00 is requested to pay for the following change orders:

CO #	Description	Amount
1	Removal Of Silver Tank	\$ 4,434.00
2	Phenolic Panels at Lobby	\$ 7,510.00
3	Additional Muni Fees for Side Sewer Work	\$ 28,229.00
4	Pool Light Demo	\$ 8,313.00
5	Fabric Duct Sock Relocate	\$ 5,331.00
6	Electrical Labor Rates II- 6.1.2021- 10.3.2021	\$ 8,787.00
7	ASI-001.3 HX-1 Pump	\$ 28,027.00
8	Guardrail Painting at Courtyard	\$ 12,993.00
9	Main Entry Stair Striping & Handrails	\$ 2,553.00
10	Tactile Sign at Rear Staircase	\$ 665.00
11	2nd Set of Conductors Credit (VE)	\$ (3,000.00)
12	Accoustical Panels at Mechanical Enclosure Credit (VE)	\$ (5,000.00)
13	Guard Rail Connection at E Chain Link Fence	\$ 2,000.00
14	Exit Signage Credit (Compromise with Volk)	\$ (2,000.00)
15	Shower Curtain at Eye Wash in Basement	\$ 2,000.00
16	Controlled Receptacle Outlet Markings	\$ 3,000.00
17	Stone repair at Main Entrance	\$ 2,000.00
18	ADA Exit Route Sign	\$ 1,000.00
19	ADA Handheld Shower Heads	\$ 1,500.00
20	Isolation Valve	\$ 5,000.00
21	Paint Existing Front Stair	\$ 3,000.00
22	Graffiti Removal at Existing Masonry	\$ 8,000.00
23	RPD Punchlist Items contingency	\$ 20,000.00
	TOTAL PENDING CHANGE ORDERS	\$ 144,342.00
	Construction Contingency (10% OF Approved Contract Amount)	\$ 1,015,000.00
	All Approved CORs To Date (CO #1-#7):	\$ 1,008,726.00
	Remaining Contingency After Deducting Submitted COR Committed Costs	\$ (6,274.00)
	Remaining Costs Exceeding 10% Contingency	\$ (131,794.00)

Sources & Uses of Funding

Sources:	2012 Clean & Safe Neighborhood Parks Bond	\$12,931,337
	RPD Open Space Reserve Fund	\$1,800,000
	RPD Capital Program Management	\$500,000
	RPD Open Space Reserve Fund	\$131,794.00
	Total Sources	\$15,363,131
Uses:	Soft Cost	\$4,066,338
	Construction Cost	\$10,150,000
	Construction Contingency	\$1,015,000
	Requested Augmentation of base contract	\$131,794.00
	Total Uses	\$15,363,131

Project Schedule

Upon approval by the Recreation and Park Commission and completion of contract modifications, construction activities will finalize. Current reopening of the facility is targeted for early 2022.

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 amend the construction contract with Roebuck Construction Inc. for the Angelo J. Rossi Pool Renovation Project (Contract no. 1000011978(R)) to increase the contract amount by up to \$131,794.00 bringing the revised not-to-exceed contract amount to \$11,296,794 which is greater than 10% over the original approved contract amount of \$10,150,000.00; and 2) amend the construction contract to increase the contract duration up to 364 days, bringing the revised not-to-exceed contract duration to 833 days which is greater than 10% over the original approved contract amount of 426 days.

Supported By

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

Opposed By

None Known