



West Sunset Park

A 2012 Clean and Safe Neighborhood Parks Bond Project

Community Meeting #3

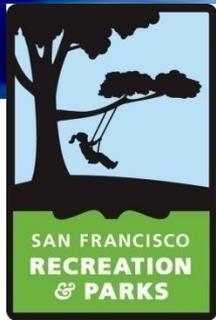
April 1, 2014

Katy Tang, District Supervisor

Dan Mauer, Project Manager

Jasmine Kaw, Landscape Architect

Will Kwan, Architect



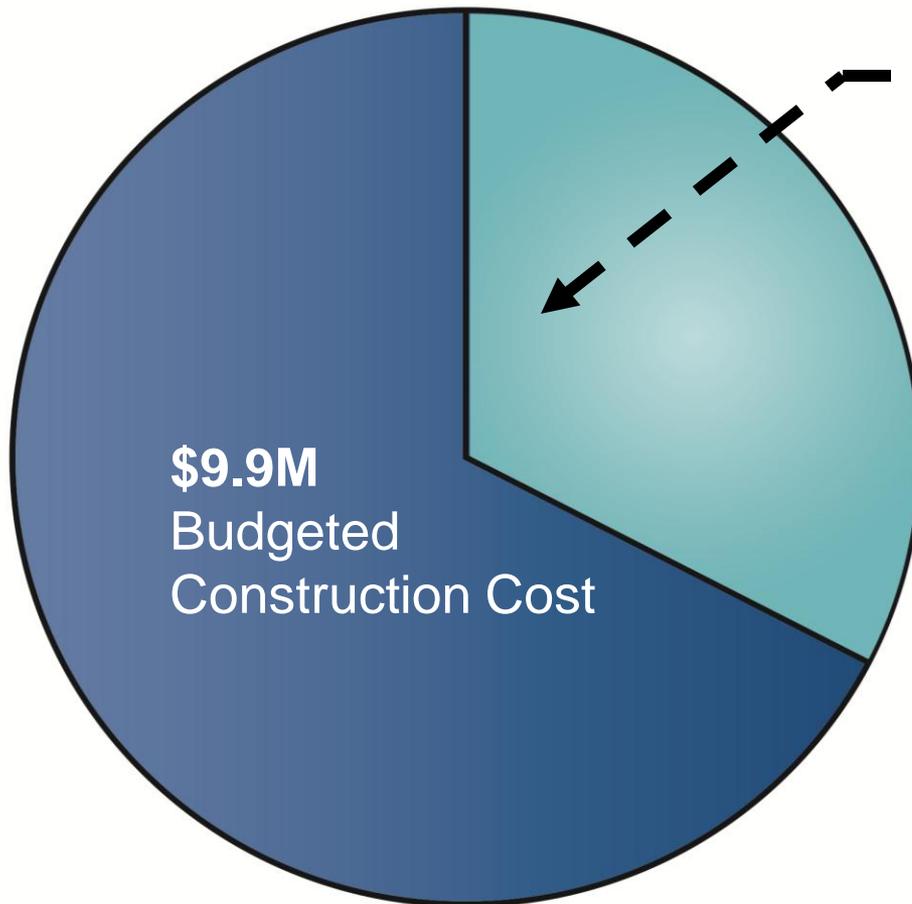
Meeting Goals

- Proposed Budget and Schedule
- Confirm Site Improvements
- Confirm Structure Improvements
- Comments and Questions
- Next Steps



Project Background

West Sunset Project Budget: \$13.2M



- **\$3.3M** Estimated Project Control Cost
Includes project management, architectural/engineering design services, construction management, permits and regulatory agencies review fees.

Construction Budget

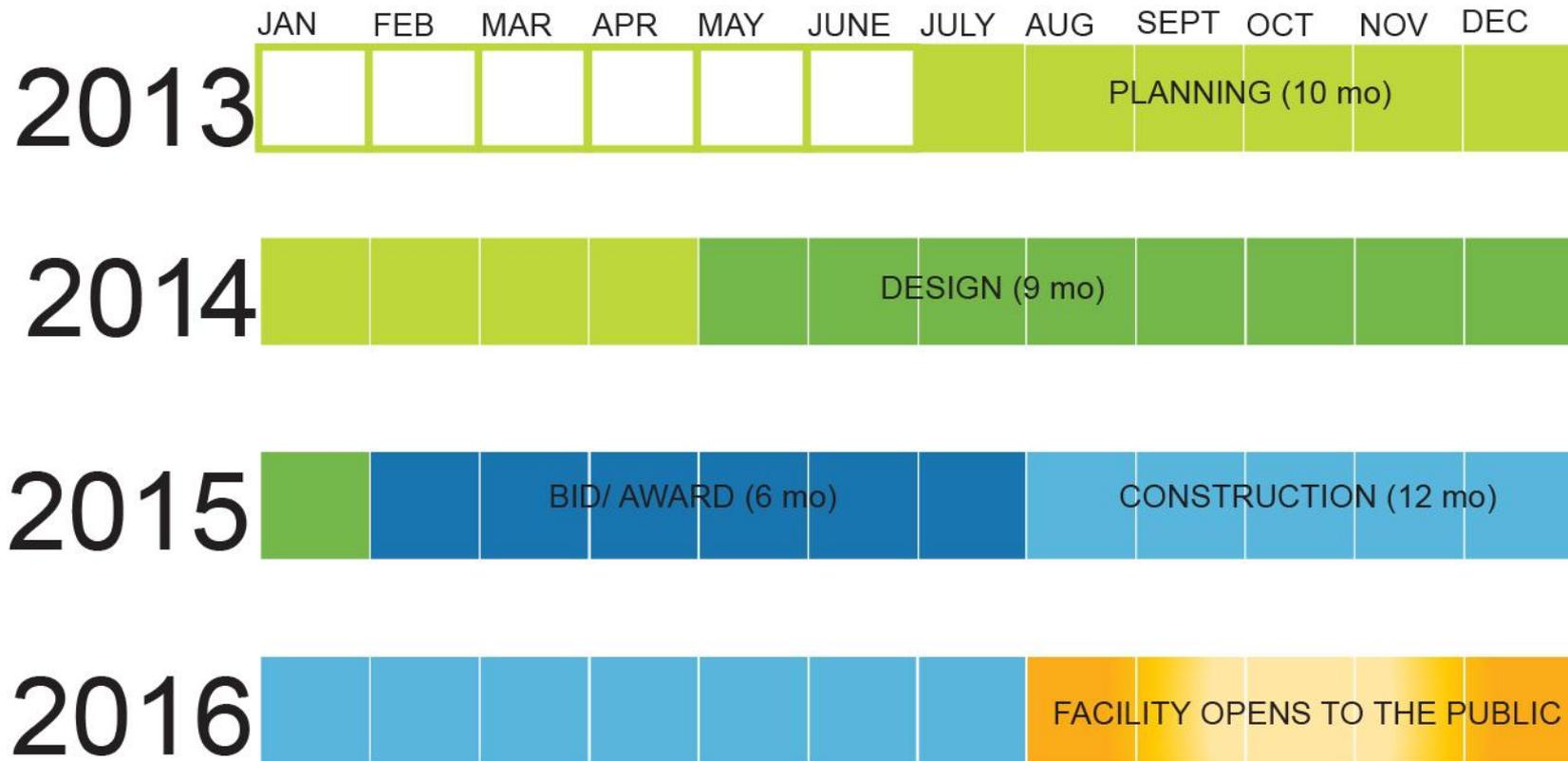
\$9.0M	<i>Construction (Direct)</i>
<u>\$0.9M</u>	<i>Construction Contingency</i>
\$9.9M	Total

Conceptual Phase Construction Estimate

\$10.4M	<i>Construction (Direct)</i>
\$1.4M	<i>Needed Scope Reduction</i>



Project Schedule



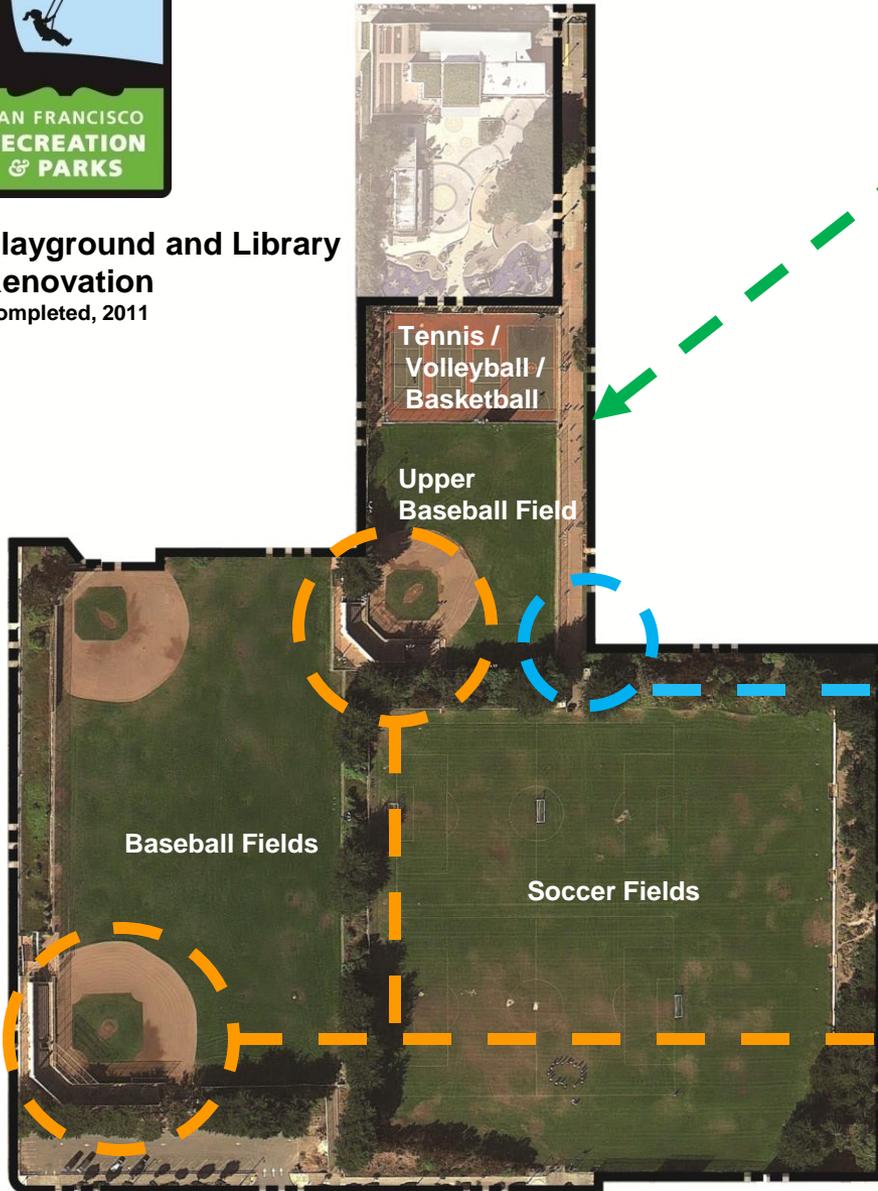


Context





**Playground and Library
Renovation**
Completed, 2011



Scope of Work

Site (17 Acres)

- Maintenance Road
- Access Improvements
- Tennis Courts
- Volleyball Court
- Basketball Court
- Athletic Fields
- Field/Court Lighting
- Parking Lot
- Sidewalk Improvements
- Fencing/Gates/Entrances
- Irrigation
- Vegetation
- Drainage



Storage Requirements*

- Replace existing storage containers with appropriate Storage Structure and Dumpster Enclosure



Bleacher Renovations*

- Bleacher Seating
- Restrooms
- Storage
- Administration Space

*** Areas of
Proposed Scope
Reduction**



Future PUC Water Well Station

Start of Construction: Sept. 2014



Viewpoint shown in Figure 5.3-15

Parking Lot – East End
Existing



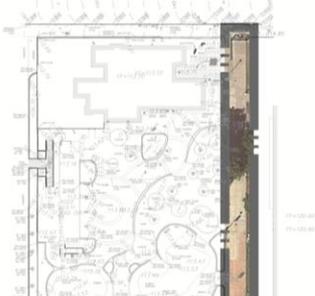
Parking Lot – East End
In Development





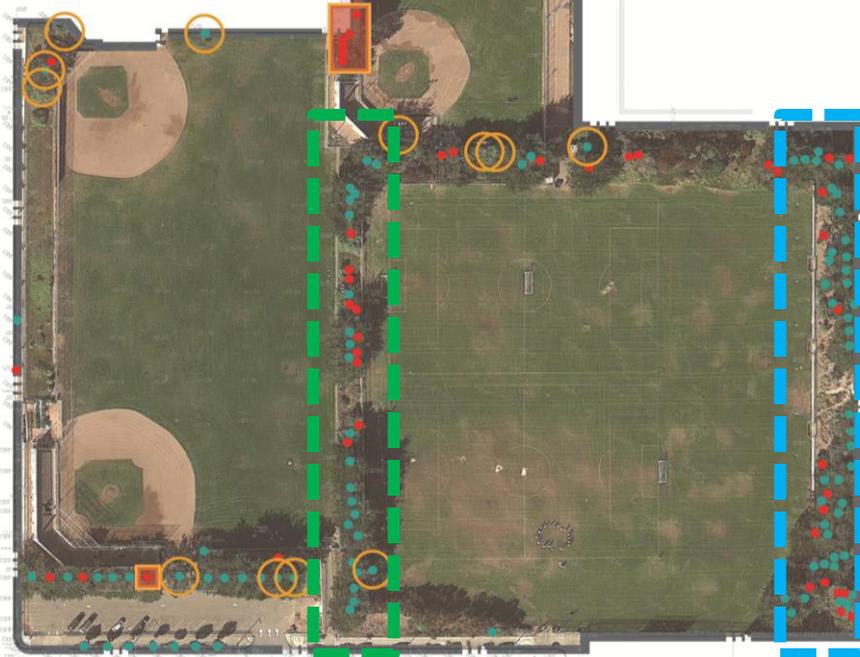
Impact to Existing Tree Cover

Tree Assessment conducted by HortScience, Inc. (2013)

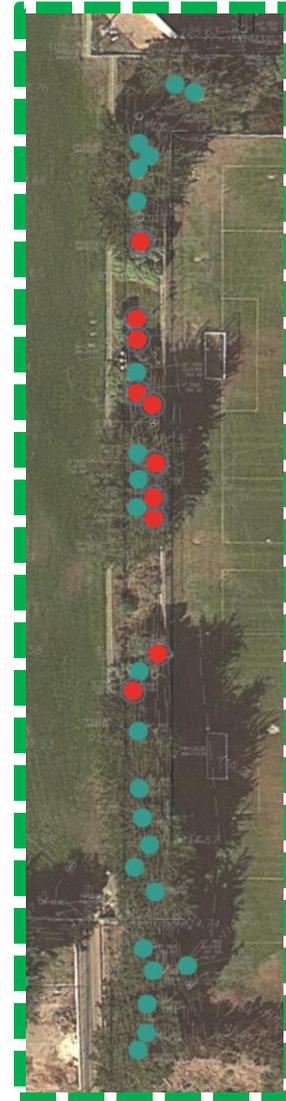


- Suitable for Preservation **81**
- Recommended Removal (Including those in proximity to trees to be removed) **48**
- Immediate Removal **7**
- Affected By Construction **7**
7 Trees to be removed that aren't recommended for removal by Hort Sci.

Total # of Trees Studied: 143



Central Tree Removal



Eastern Tree Removal





Previously Proposed Site & Building Improvement Areas

SITE

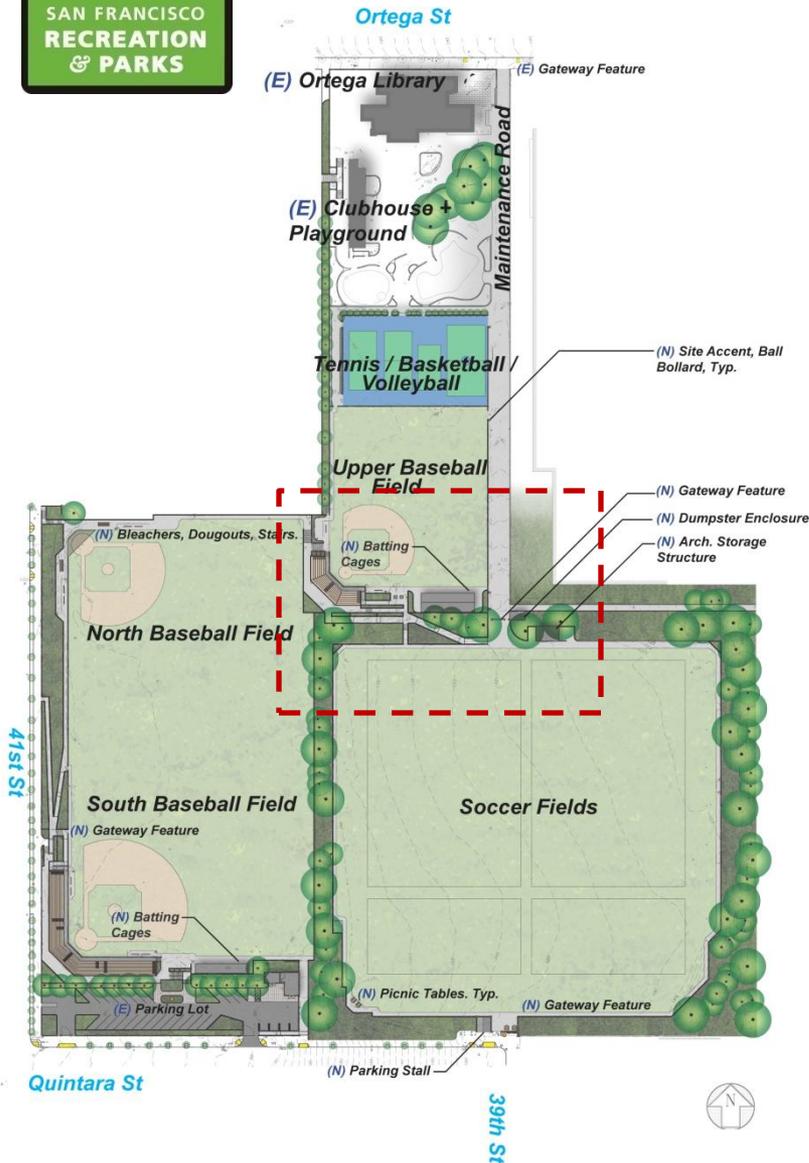
- Accessibility
- Park Identity
 - *Gateways/Signage
 - *Site Accents
 - *Site Furnishings
 - *Planting
- Athletic Fields
- Athletic Courts

STRUCTURES

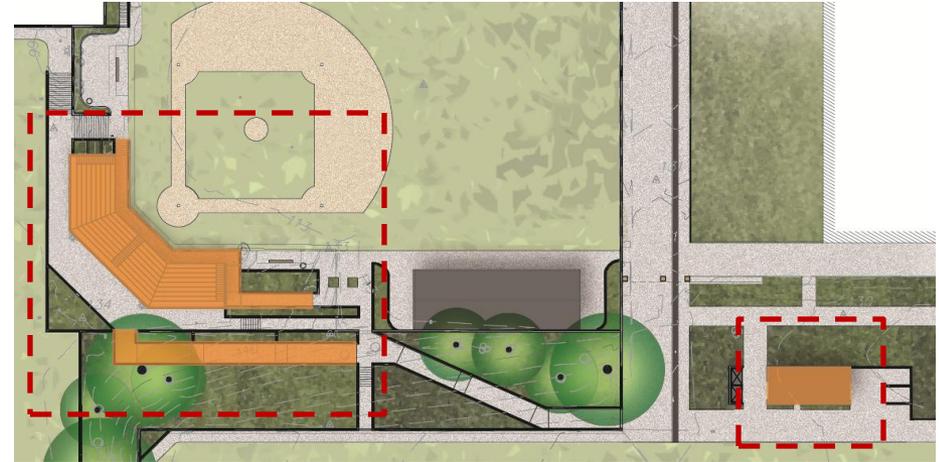
- Bleacher Seating
- Bleacher Restrooms
- Storage Structure
- Dumpster Enclosure



Site Plan



Upper Baseball Field & Storage Detail



+ PROJECT WILL INCLUDE:

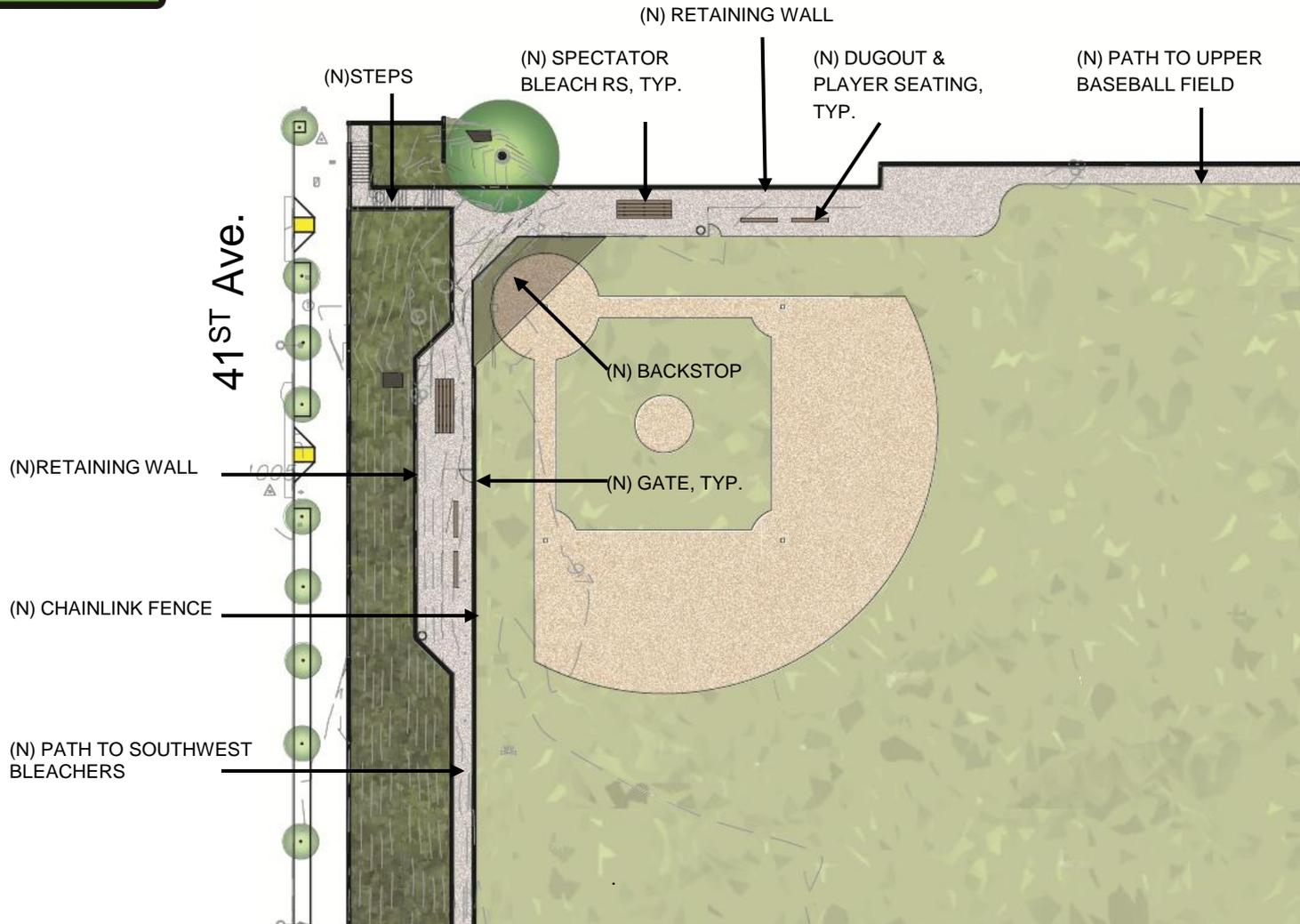
- + Waterproof bleachers
- + Paint bleacher exterior
- + New chain link fencing at bleachers
- + New screen for garbage dumpsters

- PROPOSED SCOPE REDUCTION:

- Bleacher interior (Restrooms/Office)
- ADA ramp to bleacher bldg and bleacher seating
- Storage structure
- Wood seat slats remain



NORTHWEST LOWER BASEBALL FIELD DETAIL





Park Entry Points



Ortega Entrance Existing

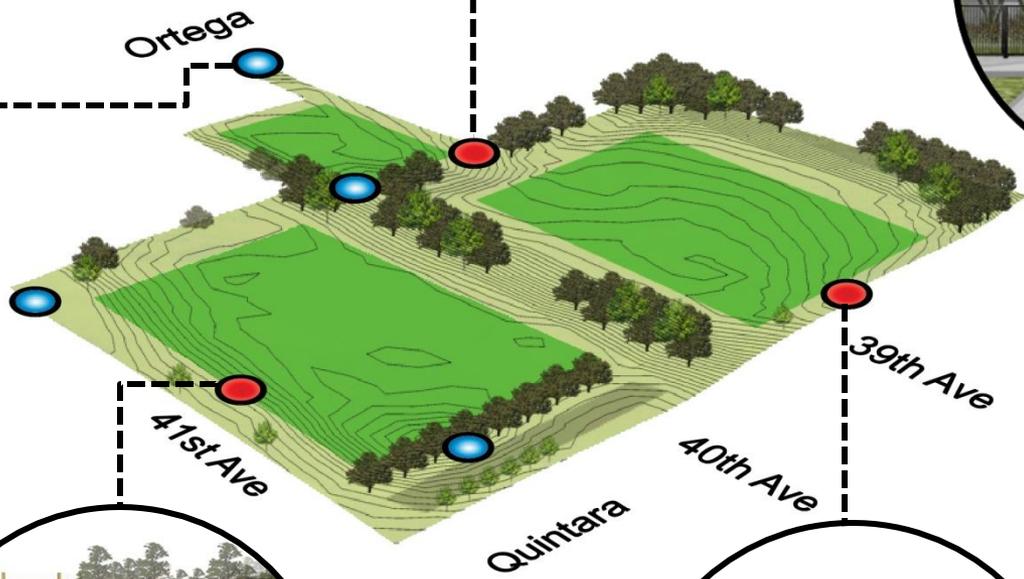


Maintenance Road - Soccer Field Entrance

Pacheco



41st Ave Midblock Entrance



Ortega

41st Ave

Quintara

40th Ave

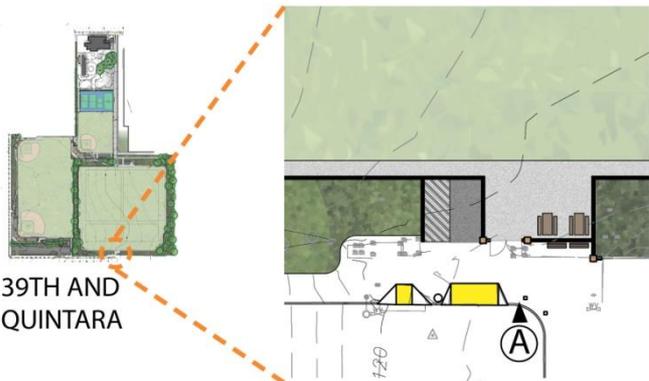
39th Ave



39th Ave + Quintara Entrance



39th & Quintara Entrance



39TH AND
QUINTARA



+ PROJECT WILL INCLUDE:

- + New fencing, gate, & bollards
- + New ADA parking stall
- + New park sign
- + New bollards
- + New landscape frontage

- PROPOSED SCOPE REDUCTION:

- Entry pillars
- Decorative signage
- Ornamental fencing



A. 39TH + QUINTARA ENTRANCE, LOOKING NORTH



41st & Quintara Parking Lot



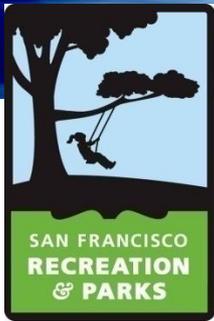
+ PROJECT WILL INCLUDE:

- + New landscape
- + New vehicle swing gates
- + New ADA ramp from parking lot to field

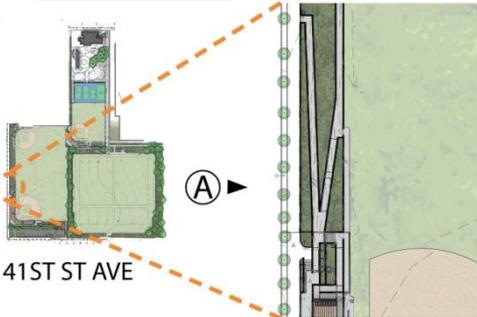
- PROPOSED SCOPE REDUCTION:

- Ornamental fence
- Decorative pillars & signage
- Only 50% of existing parking lot gets repaved





41st Ave Midblock Entrance



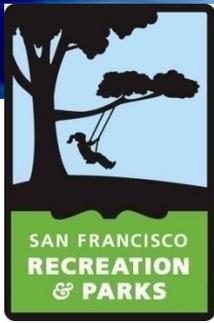
+ PROJECT WILL INCLUDE:

- + New ADA ramp & guardrails
- + New stairs
- + New chain link fencing
- + New landscape
- + New signage

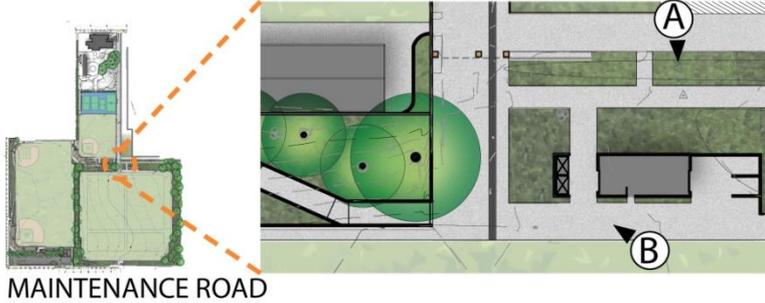
- PROPOSED SCOPE REDUCTION:

- Concrete pillar or decorative signage





Maintenance Road – Soccer Field Entrance



MAINTENANCE ROAD

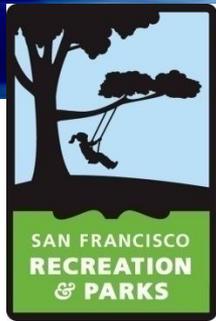
+ PROJECT WILL INCLUDE:

- + New chain link fence
- + New chain link sliding gate
- + Park signage
- + Concrete walkway improvement

- PROPOSED SCOPE REDUCTION:

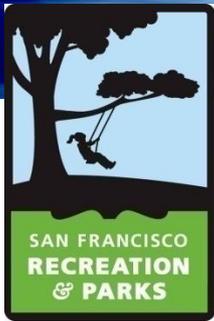
- Concrete pillars or decorative signage
- Ornamental fencing
- Ornamental sliding gate





Proposed Planting & Accents





Proposed Site Furnishings



Signage



Seats



Picnic Tables



Bulletin Board



Benches



Bike Rack



Fountain & Bottle Filler



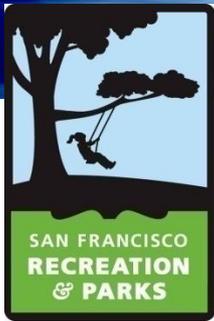
Proposed Site Fencing / Guardrail



Metal Picket Guardrails

Vinyl Clad
Chain Link
Fence





Proposed Athletic Field Equipment



Batting Cage

Players'
Bench



Foul Post



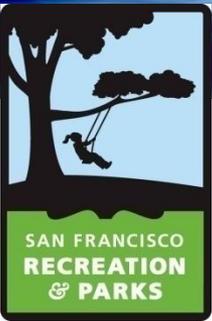
Backstop
and
Dugout



Proposed Site and Building Improvements

Structures

- Bleacher Seating
- Bleacher Restrooms
- Dumpster & Gardener Storage Structures

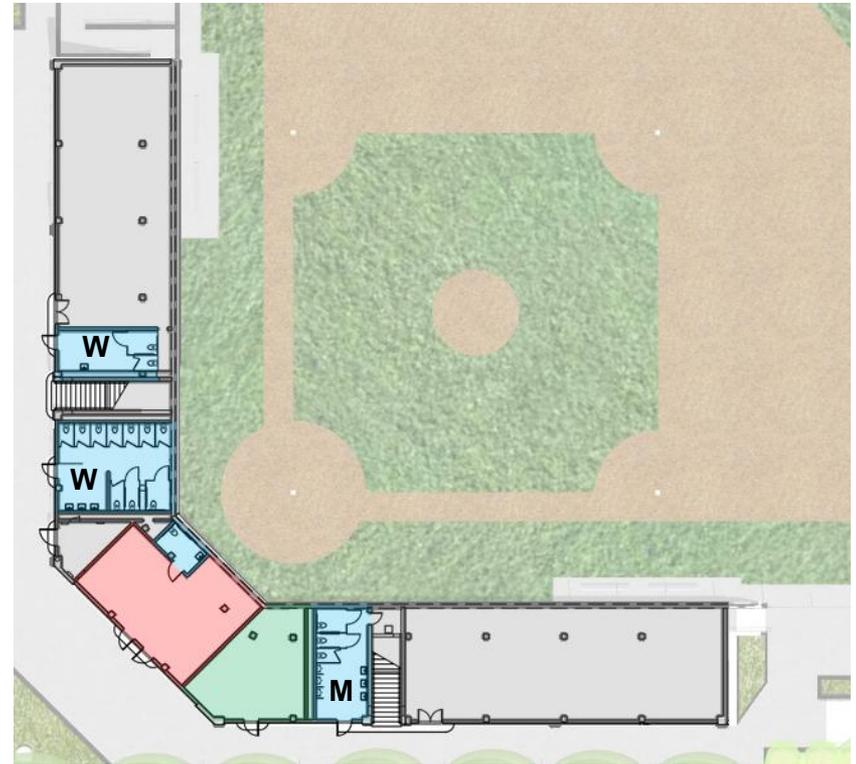


Baseball Bleacher Level 1

Existing



New

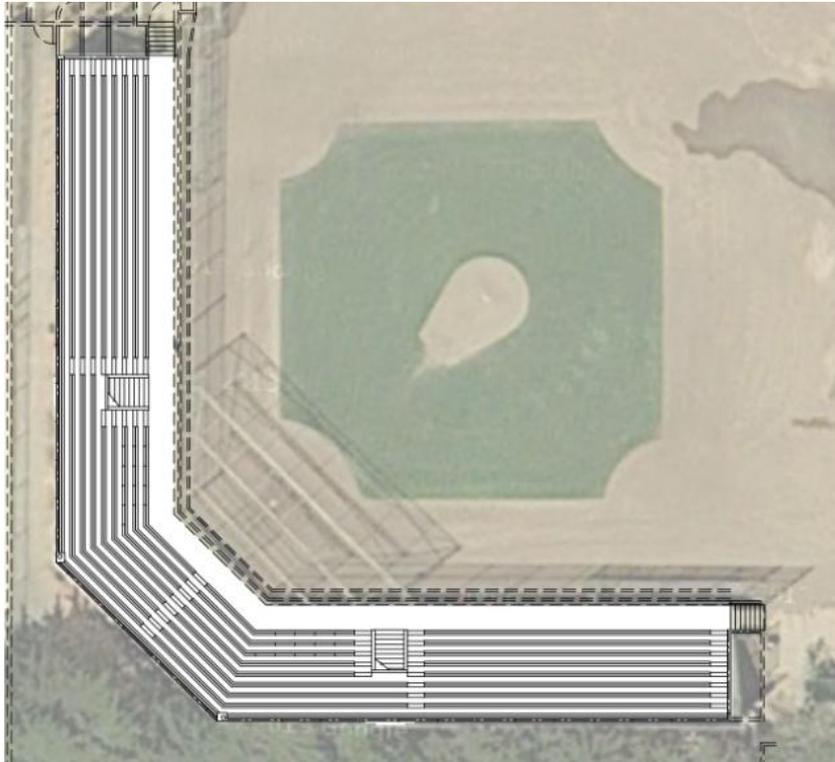


-  Locker Room
-  Storage (new)
-  Restroom
-  Accessible Space
-  Office
-  Storage / Mechanical

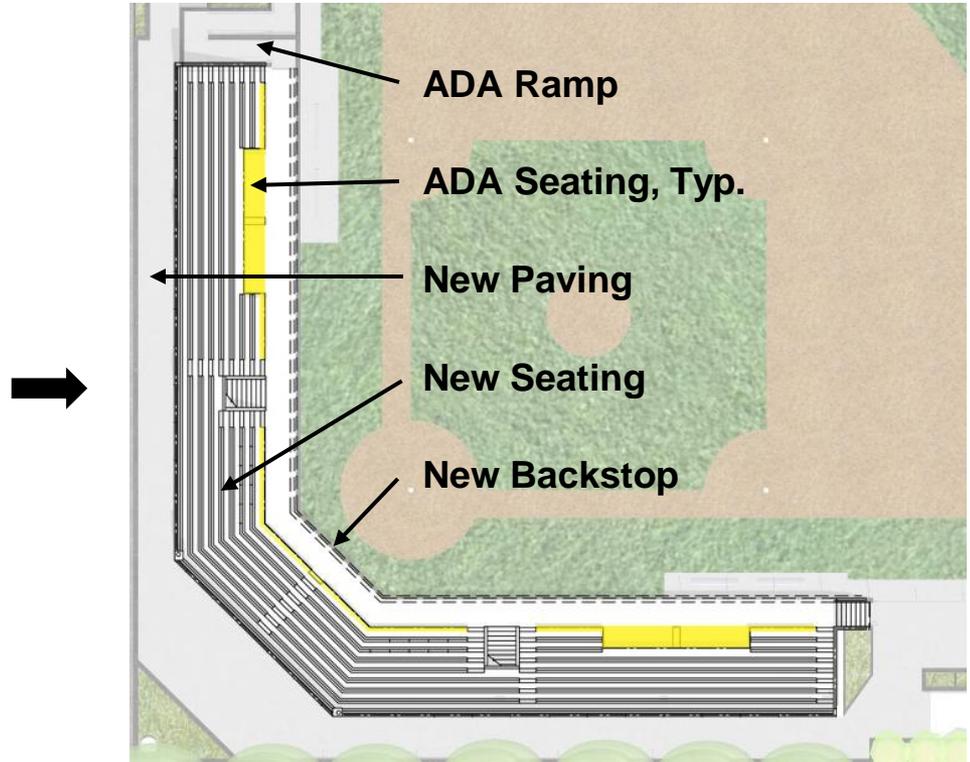


Baseball Bleacher Level 2

Existing



New



- Locker Room
- Storage (new)
- Restroom
- Accessible Space
- Office
- Storage / Mechanical

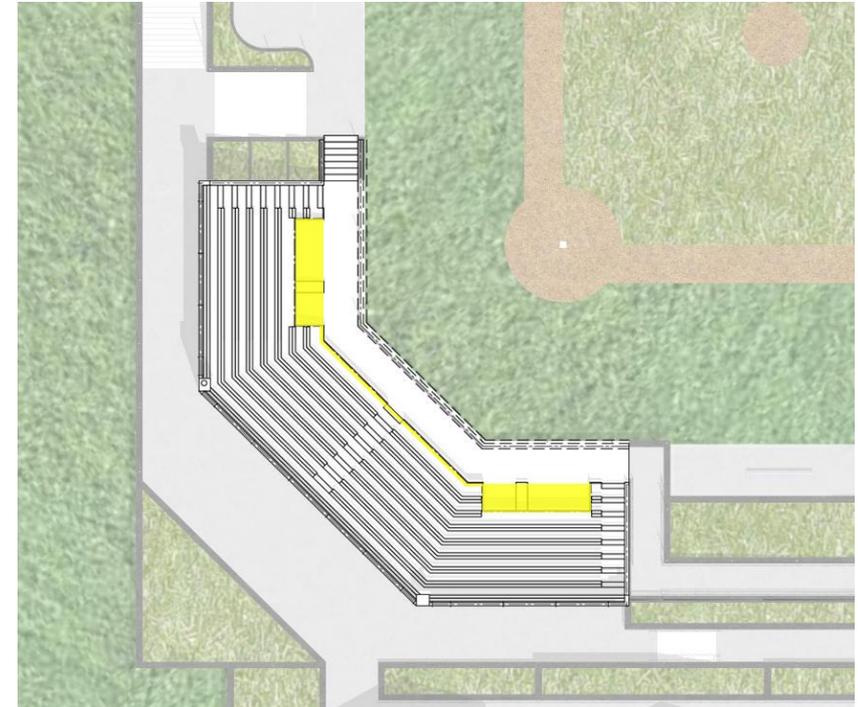


Softball Bleacher Level 1 & 2

Proposed



Proposed



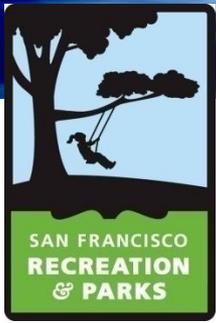
- | | |
|---|--|
|  Locker Room |  Storage (new) |
|  Restroom |  Accessible Space |
|  Office |  Storage / Mechanical |

+ PROJECT INCLUDES:

- + New backstop fencing
- + Waterproof structure
- + New fencing on bleachers
- + Painting

- PROPOSED SCOPE REDUCTION:

- ADA ramps & seating
- Restroom / offices / storage spaces
- Wooden bleacher seat replacement



Baseball Bleachers





Bleacher Wheelchair Accommodations



Wheelchair
Space Cutout



Dumpster & Gardener Storage



+ PROJECT INCLUDES:

- + Dumpster screen
- + Pathways
- + Landscape/ irrigation

- PROPOSED SCOPE REDUCTION:

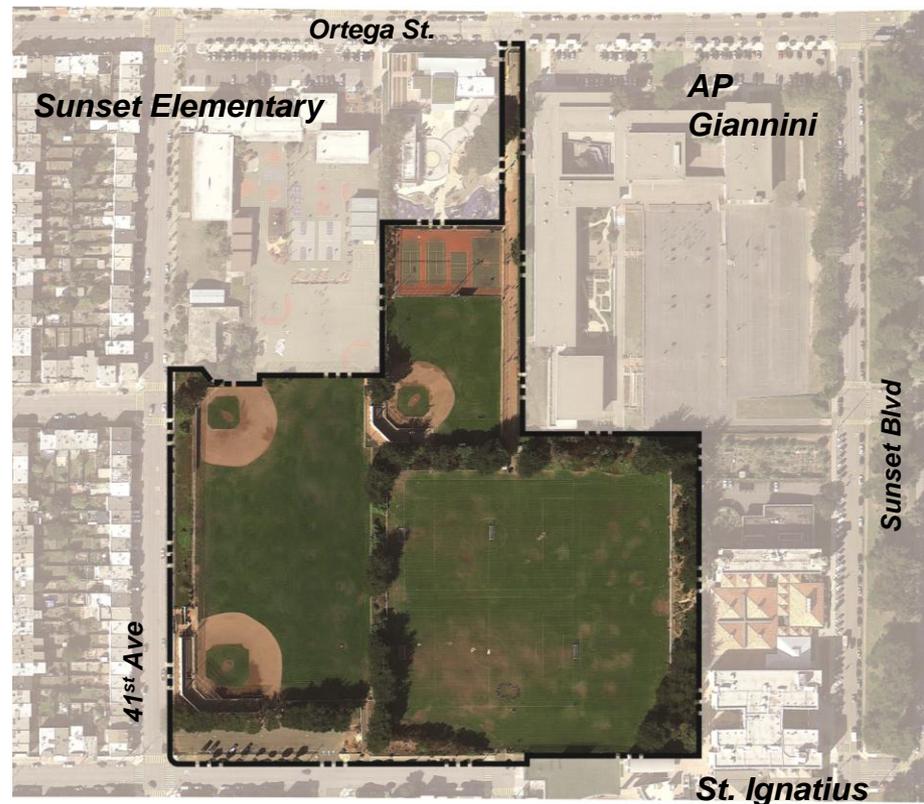
- Gardener/ Maintenance storage structure



Comments and Questions

Proposed Project Elements

- Baseball Fields
- Soccer Field
- Tennis/Volleyball/Basketball Courts
- Turf Field & Court Lighting Replacement
- Drainage / Irrigation Improvements
- Passive Park Space:
 - Landscape, Seating/Picnic Areas
- Chain Link Fence
- Chain Link Entrances/Gates
- Site Furniture
- Batting Cages
- Bleacher Seating (Lower Only)
- Bleacher Restroom (Lower Only)
- Dumpster Enclosure





Next Steps

- Conceptual Plan Approval at Recreation and Parks Commission Meetings: April 2 and April 17th
- Construction Documents Phase of the Project Begins in May
- Send your comments to the Project Manager by via e-mail: **Email: Dan.Mauer@sfgov.org**
Fax: (415) 581-2540



Thank you!