



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

**Date:** May 1, 2019

**To:** Recreation and Park Commission  
Capital Committee

**Through:** Philip A. Ginsburg, General Manager  
Toks Ajike, Director of Capital and Planning Division

**From:** Levi Conover, Project Manager

**Subject:** Rossi Pool – Approval of Concept Design

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### **Agenda Wording**

Discussion and possible action to award a construction contract to Roebuck Construction, Inc. in the amount of \$10,150,000 for the construction of the Rossi Pool Renovation, Public Works contract number 1000011978(R).

### **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 will undergo 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

## **Proposed Renovation Program**

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

## **Bid Information**

With the assistance of the Department of Public Works, the Recreation and Park Department advertised the re-bid for the Rossi Pool Renovation on March 25, 2019. Bids were opened on April 10, 2019, and a total of three bids were received. A summary of the bids is attached for reference.

Roebuck Construction, Inc. was the low bidder with a bid value of \$10,150,000.

## 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
	<b>Total Sources</b>	<b>\$15,231,337</b>
Uses:	Soft Cost	\$4,066,338
	Construction Cost	\$10,150,000
	Construction Contingency	\$1,015,000
	<b>Total Uses</b>	<b>\$15,231,337</b>

## Project Schedule

Upon approval by the Recreation & Park Commission and completion of contract certifications, construction activities will commence. The anticipated facility closure will occur in July 2019, with a construction duration of approximately 14 months. Reopening of the facility is targeted for late 2020.

## 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 award of the construction contract to Roebuck Construction, Inc. in the amount of \$10,150,000 for the construction of the Rossi Pool Renovation, Public Works contract number 1000011978(R).

## Supported By

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

## Opposed By

None Known

## Attachments

Attachment A: Tabulation of Bids & Subcontractor List  
Attachment B: Design Summary  
Attachment C: CEQA Categorical Exemption