



MEMORANDUM

Public Works Department

DATE: April 14, 2021

TO: Parks and Recreation Commission and Urban Forestry Board

FROM: Rey S. Rodriguez, Senior Project Manager
Robert Gonzales, Principal Civil Engineer

SUBJECT: **Rengstorff Park Maintenance and Tennis Buildings Replacement, Project 21-48, Update**

RECOMMENDATION

Review and comment on the proposed plan for Rengstorff Park Maintenance and Tennis Buildings Replacement, Project 21-48, update.

BACKGROUND

The Parks and Recreation Commission (PRC) reviewed the conceptual plan for the All-Inclusive Magical Bridge Playground at their meeting on June 10, 2020, and Council subsequently approved the concept on September 22, 2020. Additionally, Rengstorff Park Maintenance and Tennis Buildings Replacement, Project 21-48 (Project), replacing the restroom and maintenance buildings at Rengstorff Park was approved by Council as part of the 2020-21 Capital Improvement Program. (See Figure 1 – Project Site Map.)

As part of the Project, staff communicated to both Council and the PRC new restrooms and parking/drop-off area would be constructed close to the all-inclusive play area.

Between the northerly side of the playground and the maintenance building are the Hetch Hetchy water pipelines owned by the San Francisco Public Utilities Commission (SFPUC). SFPUC's use restrictions on this property constrained the size and placement of the proposed playground and the parking/drop-off area.



Figure 1 – Project Site Map

ANALYSIS

This project update to the PRC provides proposed placement and discusses the impacts for the new restrooms and maintenance building in the park. Staff will return at a later date when the designs are developed further to review the Tree Mitigation Plan and will conduct additional public outreach on these projects.

Existing Buildings

The restroom building was constructed in 1964 and included a locker room for men and women and an office with a service window at the front. Currently, the restrooms are the only portion available for public use and the remainder is used for parks maintenance staff to store equipment and provide a small office and lunch area. In December 2020, the men's restroom was vandalized by an arson fire. Facilities staff made temporary repairs to reopen the restroom, but the building has reached the end of its useful life.

Until 2018, the maintenance building was the main electrical distribution center for all electrical services in Rengstorff Park. The main PG&E power entered the maintenance building and was distributed to the Community Center, park lighting, Aquatics Center, tennis building, etc. As part of the Community Center project, a freestanding electrical panel was installed in the landscaping area near the maintenance building and the electrical services were rerouted to this panel for distribution of the electrical services in the park.

The tennis building, located near the tennis courts, was also constructed in 1964 and needs replacement. The structure is 400 square feet (20'x20') and consists of a utility room in the rear and an office with a counter space at the front. This facility is primarily used by the Mountain View Tennis Club to store equipment and supplies for tournaments and programs with occasional use for Recreation summer camps.

The City has hired Sandis, a civil engineering firm, to provide the plans and specifications to demolish the buildings, design utilities for the new building, and lay out the parking/drop-off area.

Replacement Buildings

The scope of work for Rengstorff Park Maintenance and Tennis Buildings Replacement, Project 21-48, includes demolition of the tennis and maintenance buildings.

New Restroom/Tennis Building Details:

Following demolition of the tennis building, new utilities will be installed and the site prepared for a prefabricated building. The new building is 513 square feet (19'x27') and includes three all-gender restrooms, a utility/storage chase, and a storage space for the Mountain View Tennis Club. Staff provided the Mountain View Tennis Club with an opportunity to review the proposed building layout provided within this report. The Club provided feedback on their needs for the space which included adequate space to store their tournament and program equipment, an exterior water spigot, and a display

case on the exterior to post Club news. This feedback will be incorporated in the final design.

New Maintenance Building Details:

The site for the new maintenance building is located near the barbecue parking lot (see Figure 2 – New Maintenance Building Site). The building is 1,750 square feet (25'x70') and will be situated 10' from the property line, per building code, and occupy the site approximately as shown in Figure 2. The floor plan includes two all-gender restrooms, utility/storage chase, parks maintenance storage, and staff restroom and shower. Since the maintenance staff work full-time at the park, an office and lunch area is included as well as indoor parking for the electric vehicle with a charging station.

Parking/Drop-Off

Following the demolition of the maintenance building, the site will be graded and used for construction staging by the All-Inclusive Magical Bridge Playground Contractor. At the end of construction, the Contractor will construct the parking/drop off area. Design for the new parking and drop-off area is under way.

Tree Impact

Several trees will be impacted at each site, and some trees are recommended for removal due to tree type, location, and health. Trees located near the existing maintenance building which may be affected include: tulip (1), mayten (2), red oak (1), and magnolia (1). (See Figure 2 – Mayten Trees at Maintenance Building.)



Figure 2 – Mayten Trees at Maintenance Building

The red oak is a Heritage tree growing above the SFPUC pipeline, and staff anticipates SFPUC engineers will request its removal as we collaborate to obtain permission to install a new path over their property and drive heavy construction equipment needed for these projects. (See Figure 3 – Red Oak at Maintenance Building.)

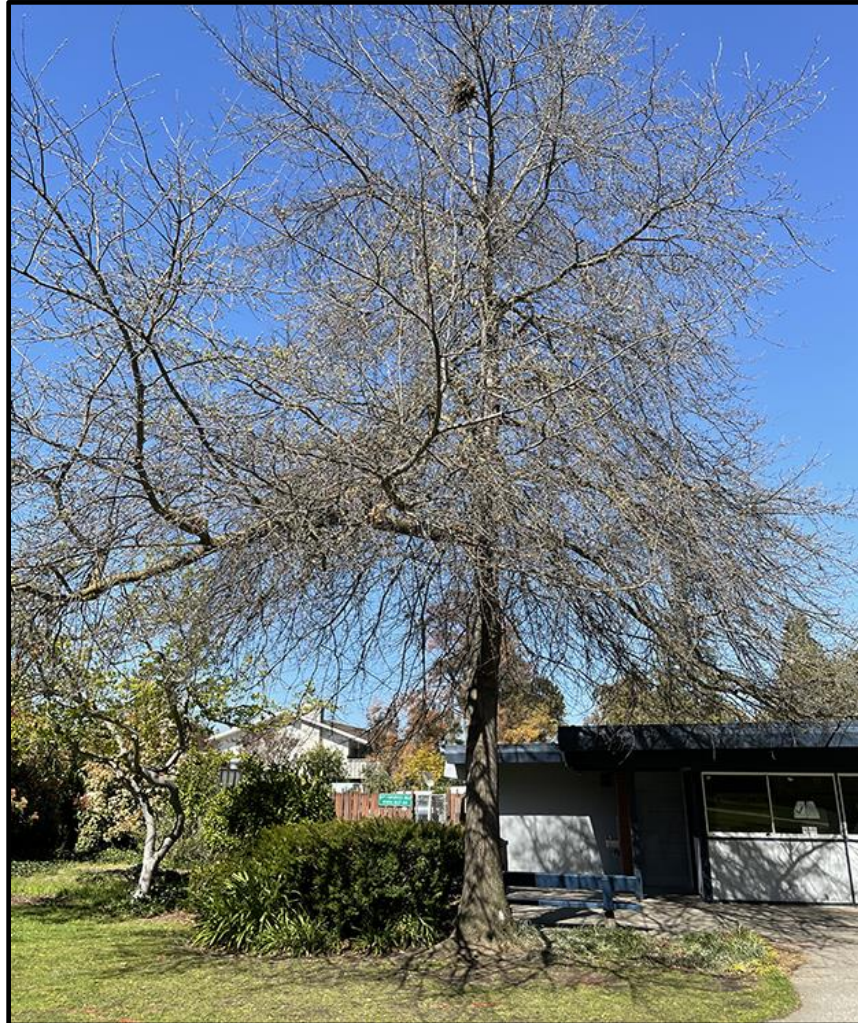
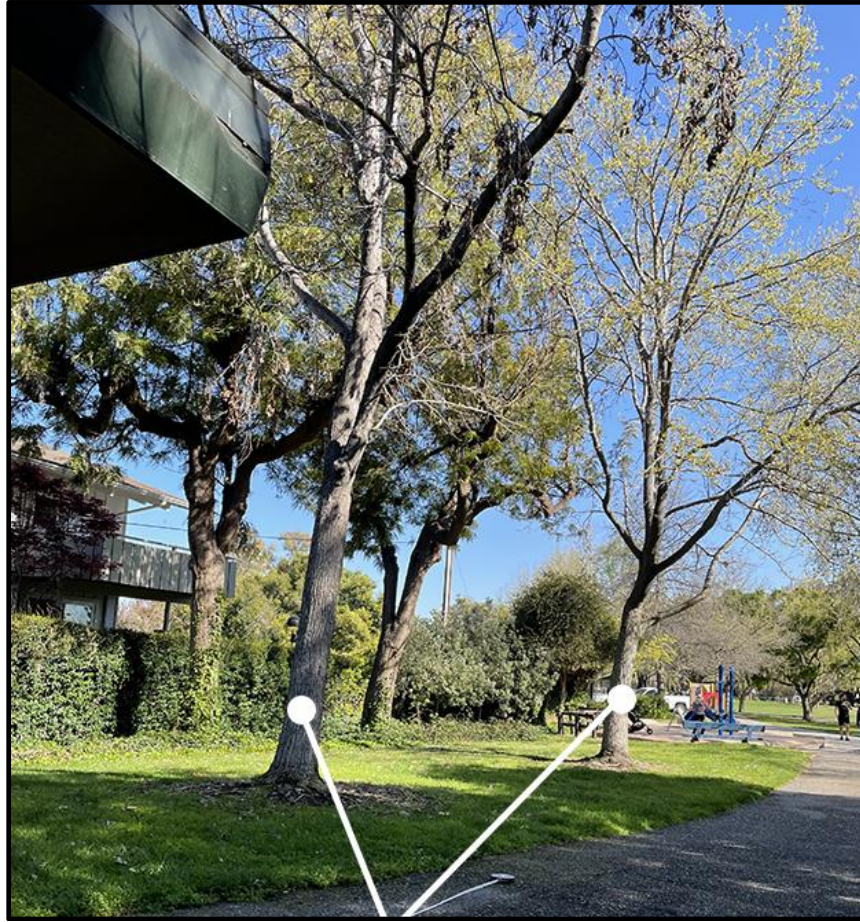


Figure 3 – Red Oak at Maintenance Building

The mayten trees are in poor health, declining, and have thin canopies. The location of the trees is expected to be impacted by the new drop-off area. The magnolia tree may be outside of the impact area.

Two liquidambar trees near the existing tennis building are recommended for removal because of the proximity to the All-Inclusive Magical Bridge Playground. These are outside the limits of the All-Inclusive Magical Bridge Playground but are along the path to the restroom building. One liquidambar tree is located close to the footprint of the new restroom building foundation and is recommended for removal. (See Figure 4 – Liquidambar Trees at Tennis Building.)



LIQUIDAMBAR TREES

Figure 4 – Liquidambar Trees at Tennis Building

Located behind the building are three silk oaks recommended for removal due to poor structure, health, and proximity to the new restroom building. These trees are Heritage trees and were planted as part of the original development of Rengstorff Park. (See Figure 5 – Silk Oak Trees at Tennis Building.)



Figure 5 – Silk Oak Trees at Tennis Building

A single dead Monterey pine tree at the new maintenance building site will be removed and is the only tree affected by the proposed new building. (See Figure 6 – Monterey Pine Tree at Proposed Maintenance Building Site.)



Figure 6 – Monterey Pine Tree at Proposed Maintenance Building Site

FISCAL IMPACT

Rengstorff Park Maintenance and Tennis Buildings Replacement, Project 21-48, update, is currently funded in the amount of \$600,000 from the Park Land Dedication Funds. Construction funding in the amount of \$2,840,000 is in the Capital Improvement Program for Fiscal Year 2021-22.

PROJECT SCHEDULE

The next step is to complete the plans and specifications. Staff will return to the PRC for specific recommendations related to the Heritage Tree Mitigation and conduct additional outreach on the project.

PUBLIC NOTICING – Agenda posting.

RSR-RG/AF/1/PWK
999-04-14-21M

cc: PWD, APWD – Arango, POSM, PCE – Gonzales, SPM – Rodriguez, ACE – Hoang,
F/c