



**DATE:** June 30, 2020

**CATEGORY:** Consent

**DEPT.:** Public Works and Community Services

**TITLE:** **Rengstorff Park Aquatics Center Replacement – Design, Project 18-38 – Approve Conceptual Design**

### **RECOMMENDATION**

Approve the Parks and Recreation Commission’s recommended Conceptual Design Option A as the basis for schematic design for the Rengstorff Park Aquatics Center Replacement – Design, Project 18-38.

### **BACKGROUND**

The Rengstorff Park Aquatics Center (hereinafter referred to as the “pool” or “Rengstorff Park Pool”) is located on the north side of Rengstorff Park, accessible from Crisanto Avenue, and has been open to the public for aquatic services since the fall of 1959. In 2018, the City engaged the services of ELS Architecture and Urban Design (ELS) to perform program verification and project design services for a proposed replacement aquatics center on the existing site.

At the February 25, 2020 Study Session, City Council directed staff to pursue Option 2 of three scope options and to begin the conceptual design phase. The chosen Option 2 scope includes:

- A 10-lane/25-yard by 8-lane/25-meter lap pool
- A leisure pool with two shallow 25-yard lap lanes
- A new approximately 8,000 square foot building

The current conceptual design phase proposes to solidify the footprint and layout of the building and pools. On May 27, 2020, the Parks and Recreation Commission (PRC) reviewed three proposed project conceptual designs and recommended that the City

Council approve a refined version of Option A to advance to the schematic design phase. Option A in this report is the refined-version recommended by the PRC.

## **ANALYSIS**

The three conceptual designs presented in this report are all consistent with Council's direction to proceed with Option 2. To differentiate the option names from prior Council meetings, the conceptual design options in this report are labeled Option A, B and C. Option A described below include the refinements recommended by the PRC.

### **Programmatic and Operational Considerations**

Each conceptual design addresses the programmatic and operational needs of the Mountain View Aquatics program. As noted in the February 2020 Council report, because the Rengstorff Park Aquatics Center project will become the newest aquatics facility in the City, staff intends to establish it as the year-round facility and transition Eagle Park Pool to the seasonal pool. With each conceptual design option, the Rengstorff Park Aquatics Center will be able to support the baseline aquatics programming of lap swim, recreation swim, swim lessons, water exercise classes, lifeguard and safety classes, private rentals, Los Altos Mountain View Aquatics Club (LAMVAC), and Mountain View Masters, with the opportunity to expand programming.

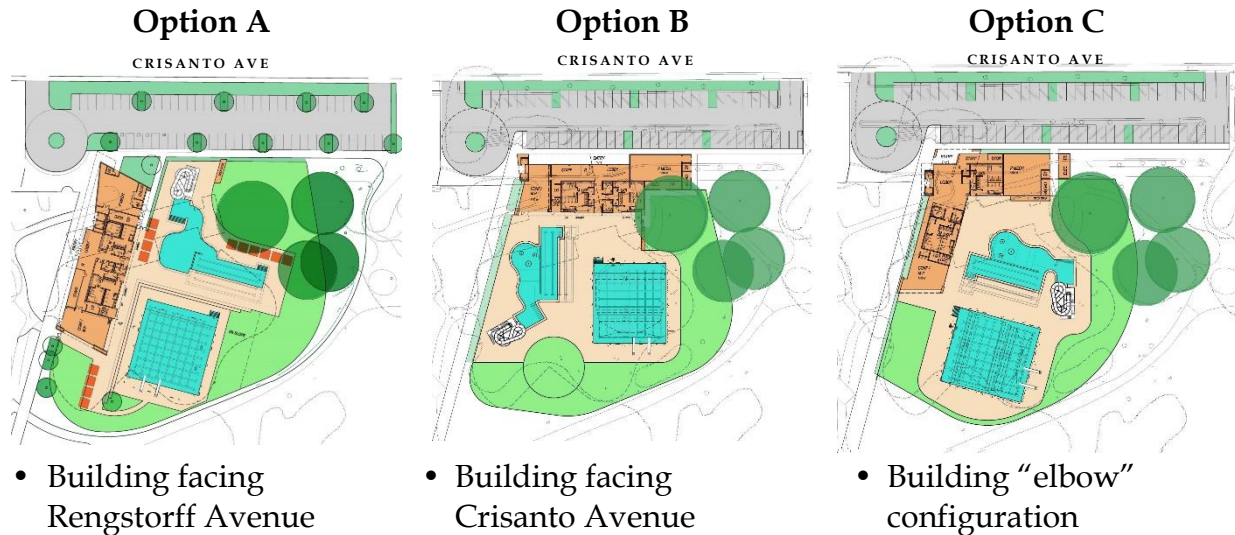
### **Rengstorff Park Interface and Integration**

The guiding principle of each conceptual design option is to maximize the physical and visual integration of the aquatics center within the existing park setting. A parallel goal is to minimize development of hardscape (i.e., pool decks, etc.) and pool improvements into the existing open green space surrounding the site. For all three concepts, the proposed perimeter fence design will extend beyond the current facility boundary to create opportunities for greater open space within the aquatic center area. The concepts differ slightly but all expand into the existing park by approximately 10,000 to 20,000 square feet.

The development of the three options creates multiple areas of interface with the existing park, its pathways, and adjacent park uses. After selection of the preferred concept, the design team will explore these interfaces in detail and design complementary transitions so that the new facility integrates and enhances the public's overall Rengstorff Park experience.

## Conceptual Design Options

The diagrams below represent the three conceptual design options that were developed using the scope option Council selected. See Attachment 1 for larger images and details of each concept.



The following are details of the features, as well as additional program and aesthetic considerations for each specific option.

Option A In this concept, the aquatic center’s building is facing Rengstorff Avenue. The two pools and pool deck are oriented to allow ease of access from the building and visual control of both pools from the pool office. This building orientation provides the strongest and most direct visual and pedestrian link to the newly renovated Community Center.

This concept incorporates the large existing Heritage oak tree (No. 23716) into the facility’s green space and utilizes its substantial canopy for natural shading near the leisure pool area. This configuration also opens up a view of the pools as well as portions of Rengstorff Park from Crisanto Avenue and the aquatic center’s parking area.

Option B In this concept, the building is oriented facing Crisanto Avenue and the adjoining parking lot. The building location, while preserving the existing Heritage oak tree, is the closest of the three concepts to this tree. This design provides a direct and central entry point and circulation axis from

the parking lot to the building. Once on the pool deck, users are surrounded on three sides by Rengstorff Park.

Option C The third concept is a hybrid of the first two in that the building forms an “L” shape with one leg facing Crisanto Avenue and the other leg facing Rengstorff Avenue. The main entry lobby and circulation to the pool deck adjoins the vehicle drop-off circle. While this option makes the most direct connection between the drop-off, lobby, and pool deck, the building’s configuration increases the square footage to accommodate more circulation space.

### Heritage Tree Impact

The number of trees impacted with each option is similar. All three conceptual design options will impact an estimate of between 25 and 32 existing trees, including seven Heritage trees. Enlarged maps of each concept’s preliminary tree impacts and a tree impact list are provided in Attachment 2.

During the next phase (schematic design), the design team will study how the project’s site improvements interface with the existing park, the extent of the site work performed outside of the aquatic facility fence line that will be included in the project, and the final impacts to trees. Staff will return to Council with the precise number and type of trees impacted and staff’s proposal for mitigations.

### Scope Increases

Through the aquatics center development process of community, PRC, and Council meetings, the scope of the project has expanded over the original baseline project to include larger pool sizes, and larger buildings to accommodate the supporting mechanical equipment. Table 2 outlines the physical changes from the baseline project scope.

**Table 1: Aquatics Center Replacement – Scope Expansion**

	<b>Building</b>	<b>Pool</b>	<b>Site</b>
<b>Baseline Scope</b>	6,850 sq. ft.	6,235 sq. ft.	1.9 acres
<b>Option A</b>	8,000 sq. ft.	9,600 sq. ft.	2.4 acres
<b>Option B</b>	8,000 sq. ft.	9,600 sq. ft.	2.4 acres
<b>Option C</b>	9,200 sq. ft.	9,600 sq. ft.	2.2 acres

## Regulatory Changes

In addition to the physical scope increases, certain regulatory and policy changes since the baseline project scope was established have also impacted the design and construction costs. Effective January 1, 2020, the Council adopted the Amended Mountain View Green Building Codes (MVGBC) and Reach Codes. On June 9, the Council adopted a Municipal Green Building Policy. These added new Planning and Building Department permit requirements, including, but not limited to:

1. Increasing the LEED® Certification level target from “Silver” to “Gold.”
2. Utilizing electric building and water heating equipment (no natural gas).
3. Providing a solar Photo Voltaic system covering a minimum of half the roof area.
4. Providing electric vehicle charging stations in the parking area.

Some of these elements were originally to be explored as add-alternates to the project if funding allowed but have now become mandatory and need to be included into the project and budgeted accordingly.

## Stakeholder Outreach

On April 16, 2020, staff held a teleconference with the leadership of the local Masters swim club and LAMVAC to review the three concepts and staff’s draft recommendations to the PRC. Masters and LAMVAC leaderships were supportive of staff’s recommendation for Conceptual Design Option A, and staff took this opportunity to hear their questions and comments about how the new facility may operate. Staff will continue to reach out to these user groups for additional input and feedback as the design progresses.

## Parks and Recreation Commission (PRC) Input

At the May 27, 2020 PRC meeting, staff presented the three concept options along with its recommendation for selection of Conceptual Design Option A. The PRC was appreciative that Option A not only saved a sizable Heritage tree but incorporated its shade into the green spaces of the pool area. That feature, along with its good solar profile and site lines, contributed to the PRC’s unanimous support of Option A.

During the PRC's deliberation, several related topics were raised for further discussion and analysis in the schematic design phase and beyond. Specifically, the PRC requested that staff analyze the impacts of this project and future projects in Rengstorff Park on the loss or gain of publicly accessible open space and requested staff to provide the percentage of hardscape compared to open greenspace. Their stated concerns were that, over time, the cumulative effect of projects and features added to the park could limit the public's access to open greenspace. Staff will therefore incorporate an open space impact analysis for this project, as well as future Rengstorff Park projects, using 2019 open space square footage as a baseline.

Another item that the PRC asked staff to evaluate was whether portions of the aquatic center's boundary fence could be designed with screening elements, possibly public art elements, to provide pool user's privacy and address potential security concerns. The PRC requested that the Visual Arts Committee consider incorporation of public art on the boundary fence.

### Recommended Concept Design

After comprehensive analysis of all three conceptual options, staff recommends the selection of Option A as the preferred conceptual design for advancement to the schematic design phase. A primary advantage of this option is its improved visual and physical integration into the rest of Rengstorff Park. The building orientation creates a strong axis or "promenade" opportunity that allows for greater visual and physical connection between two major park amenities—the Community Center and the Rengstorff Park Aquatics Center. The access pathways between these two facilities can be enhanced to reinforce the already-strong connections. Additionally, this concept has the option of prominently placing the water slide to provide a strong visual signpost for the facility from Crisanto Avenue while minimizing its visibility from patrons of the Community Center's main event spaces. The building and pool placements also allow for easy access for maintenance vehicles from the parking lot to the pool's mechanical rooms and to the pools themselves.

### Recommended Professional Design Services Agreement Amendment

Because the size and complexity of the project are greater than the original baseline project described in the 2018 ELS design services agreement, additional funding will be needed to complete the design. Existing funding in the ELS contract is sufficient to complete schematic design of the project. Based on the Council's authorization for the City Manager to execute the contract for a not-to-exceed amount of \$1,148,632 on [September 11, 2018](#), staff will amend the existing contract to use a portion of the

consultant's budget allocated to future design tasks to complete the schematic design without changing the contract not-to-exceed amount. When staff returns to Council in fall 2020 for approval of schematic design, staff will include a recommendation to amend the ELS contract to add funding to proceed with the remaining design tasks.

### **FISCAL IMPACT**

The Rengstorff Park Aquatics Center Replacement – Design, Project 18-38, is funded with \$2.8 million from the Park Land Dedication Fund. This project is expected to be funded entirely from the Park Land Dedication Fund. Each of the proposed conceptual designs are estimated to require supplemental funding over current levels for the design phase of the project and increases to the five-year Capital Improvement Program (CIP) budget for the construction phase.

Staff will return to the City Council with the recommendation to commit Park Land Dedication fees to the design and construction of the project at completion of the schematic design phase. Estimated costs for both design and construction are identified in Table 3.

**Table 3: Aquatics Center Replacement – Estimated Costs**

	<b>Design 18-38</b>	<b>Construction 22-xx</b>
Current Budget	\$2,800,000	\$15,300,000
Option A*	\$3,500,000	\$21,200,000

\* These amounts are preliminary and are pending confirmation after the schematic design phase is completed.

There is adequate funding to cover the costs of Option A at the current estimated levels from Park Land Dedication In-Lieu fees already received in the San Antonio Planning Area without impacting other future projects. When Council is asked to commit the additional funding with more accurate estimates, staff will provide a review of the available park land funds in each planning area and recommend utilizing fees that provide the most flexibility in funding for future projects.

### **CONCLUSION**

Staff recommends that Council select Option A as the preferred conceptual design for advancement to the schematic design phase as it best integrates into Rengstorff Park and provides superior operational improvements. Option A was recommended by the PRC and supported by stakeholders.

## **NEXT STEPS**

Staff will return to Council in fall 2020 with a proposed schematic design to obtain comments and input on the proposed building's exterior architecture and site design. Staff will also provide updated estimated costs and request corresponding increases to the design and construction budgets.

Staff expects to complete design in summer 2021 with construction commencing approximately six months later.

## **ALTERNATIVES**

1. Select a different conceptual design option to proceed to the schematic design phase.
2. Provide other direction to staff.



## **PUBLIC NOTICING**

In addition to the standard agenda posting, all neighborhood associations and property owners and residents within 750' of the Community Center received notices of the City Council meeting in English and Spanish. Lawn signs advertising the meeting were placed on-site at the project location and a notice was listed on Express MV (*Mountain View Voice*), on [NextDoor.com](http://NextDoor.com), and the City's website. Staff sent notifications to LAMVAC, Mountain View Masters, lap swim users, and registrants from aquatics programs from 2017 to present.

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Attachments: 1. Aquatic Center Concepts  
2. Tree Impact Site Plan and List

cc: CSD, PCE – Au, SPM – Printy, APWD – Arango, SMA – Goedicke, PA – Li, F/c