

## Renovation Committee Report

March 11, 2022

The Renovation committee met with Hood Thomas Architects this past week, to review the three primary directions which will address the structural, mechanical and life safety deficiencies of the Dolphin Club,

In addition to our primary focus on the weight room, galley and elevator renovation, we are considering creating a **Commons**, and want to provide good choices for the board and the membership to consider and respond to, in terms of questions and preferences, before we submit our plan for review by the SF Planning Dept and the other agencies involved.

If we elect to create a commons for gatherings, dinners and meeting space for swims and other events, the relocation of the new weight room becomes the primary issue. The two best locations we have identified are:

1. To renovate and reconfigure the handball court as a two level space, including an exercise area, bathroom and utility space on the lower level, and a gym/weight room on the upper level.
2. The second option for locating the weight room would be to repurpose the Sancimino room, including an expansion into the women's locker space, and the creation of additional space through an extension of the women's existing locker room perimeter to the west.

All three of these options are described in the sketches provided by the architect, including exterior views. Each configuration provides a number of advantages and trade offs.

**Option #1: The Basic Renovation**, which would involve no relocations, would add both a new office and small meeting room on the level above the renovated galley. The galley renovation would also include a new foundation, mechanical and life safety upgrades, as well as additional storage, service areas and an upgraded elevator. The weight room would stay in its existing location, but rebuilt with a new foundation and complete replacement of the building as drawn. Replacement of the existing galley and weight room is necessary to bring them to current structural and energy standards. All finishes we wish to maintain can be reproduced. The aesthetics of the new work will be consistent with our existing building boathouse look and feel..

- This is the least expensive and disruptive option, which will improve the comfort, life safety, access and energy efficiency of all affected areas.
- This upgrade will address over 75 years of deferred maintenance, and upgrade all of our electrical, HVAC and plumbing deficiencies, including an upgraded solar panel array..
- The galley renovation will provide more sinks, appliance upgrades: including hood with fire suppression and storage for improved workspace safety, function and organization.
- This option provides for additional deck space on the roof of the new gym, at the same level as the existing deck of the Staib Room.
- The primary limitation of this option is that it does not provide for or create a common area, with access to our main deck and the galley for servicing gatherings and events.

**Option #2: Annexation of the Handball Court:** to create two levels of gym, exercise area, stairways and exterior access and utility space.

- This is the most expensive option, which also creates the most spacious number of options. Renovation of this space would include new foundation and structural upgrade. Although the overall cost of this choice will be higher, our cost per square foot will be lower, because we are creating more space and flexibility and choice for our members.
- The relocated weight room would include increased space and great views, more light and ventilation, plus deck space access for exercise, erg equipment and events.
- The lower level would create new spaces for yoga, dance, etc, a new bathroom and a substantial utility area for storage of furniture, pantry & galley supplies, and club history .
- The choice to eliminate our handball court will be a loss for some of our membership and meet with considerable resistance from SERC, who uses our court for tournament play a few times per year. This choice would represent the end of an era for DC Handball.

**Option #3: The Conversion of the Sancimino Room** into the new Weight Room

- The direction is the least expensive of the two options which would allow for a new commons.
- The created space would be a slight reduction in size vs. the existing weight room.
- This project provides some additional new locker space for the women, but would also involve some disruption and reconfiguration of existing locker space, to create an area for a new weight room of comparable size .
- This option should meet with SERC's approval and provide an opening for them to support our project with the SF Planning and SF Parks Departments. Although SERC's support is desirable, it is not a requirement for us to get approval from SF Park & Rec, as well as the SF Planning Department.

We are also recommending and intend to include a conversion of one of our two boat house bathrooms into a **Family Sauna**, The loss of this bathroom can be offset by the addition of one in the lower level of the handball court in Option #2. The locker room expansions for men and women are possible in several of these options.

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Renovation Committee