



## Golden Gate Park Golf Course Clubhouse Conceptual Architectural Design Narrative

### Executive summary

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San Francisco Recreation and Park Department (RPD) has commissioned Public Works Bureau of Architecture (BOA) to study the feasibility to replace an existing clubhouse structure at the Golden Gate Park Golf Course. The clubhouse was damaged by fire in the summer of 2018 and has since been demolished. The analysis consists of programming, building framework, utilities requirements, accessibility upgrades, and other applicable regulations that are required to be addressed for the building replacement. This analysis will be used to generate a Rough Order of Magnitude (ROM) cost estimate for both building construction and project delivery costs required to build a replacement clubhouse structure.



The proposed single story building is about 1440 square feet, to be constructed approximately on the footprint of the existing building. The program of the new building consists of a public restroom, a golf pro shop, a food and beverage concession, and back-of-the-house spaces for required utilities and storage. The study also includes site improvements to provide two parking spaces and an accessible pathway to connect the building patio to the putting greens and driving range.

The goal of the study is to establish parameters for:

1. A viable project program for a replacement structure
2. Site improvements
3. Utilities requirements
4. Conceptual-level building, mechanical, electrical and plumbing design
5. ROM construction costs

## **Process**

BOA's study consists of these steps:

- Site visits, research and analysis
- Meeting with RPD client to address clubhouse tenant's needs and program input
- Utility and code analysis
- Design recommendations

## **Project Program**

The design team worked with RPD client and the tenant of the golf clubhouse to establish a serviceable project program.

Exterior:

1. Two parking spaces adjacent to the building with one accessible space to connect to the existing accessible path on the north side.
2. New stairway on the north side adjacent to existing path
3. New accessible pathway that connects the existing patio to the putting greens and driving range
4. Reconfigure existing concrete terrace and railing

Interior:

5. All Gender Restroom at the north end of the building adjacent to the putting greens and driving range. The restroom has a total of four compartments with one ADA compartment and a service sink. All compartments are separated by full height partition walls. Restroom entry to be secured during afterhours with a roll-down gate.
6. Single-station Pro Shop counter with visibility to 1<sup>st</sup> tee, with built-in storage at counter. Counter to include POS computer, data/phone and retail display
7. Pro Shop open storage with display of clubs and equipment for a minimum of 16 rental sets and carts. No back stock is needed
8. It is the tenant's desire to have a continuous service counter for both the Pro Shop and Concession, which can be staffed by one person if needed
9. Concession counter for food and beverage sales
10. Concession kitchen with open kitchen layout and access to storage and back-of-the-house areas. A list of equipment with standalone refrigeration units for beverages and food, cooking appliances, and beverage service.
11. Concession pass-thru service window with counter on the north elevation
12. Counter seating for concession patrons
13. A private administration office for Pro Shop and Concession
14. Retail and dining room with seating overlooking the golf course
15. Outdoor dining seating under the roof overhang and retractable awning
16. Trash room with access to exterior that can accommodate four bins, with direct access from inside the building
17. Service golf cart parking under the roof overhang to be secured with security enclosure/gate

#### Utilities:

18. Heating is provided in all the interior spaces with the exception of the Restroom and Trash Room. See Mechanical narrative
19. Plumbing in the Restroom to include four toilets, a mop sink, and two lavatories. In the Concession, a 3-compartment sink, a prep sink, and a hand wash sink. Provide hose bibs in Restroom, Trash Room, and in the outdoor patio. Note: Existing plumbing lines are located on the south side of the building. See Mechanical narrative
20. Fire protection to include sprinklers fire alarms and smoke detectors. See Mechanical narrative
21. Upgrade electrical service. See Electrical narrative
22. Exterior dedicated outlet for golf cart charging
23. Other connectivity to include telephone, internet/WiFi, security cameras, and remote access controls

## Assumptions

The following is a list of assumptions to be accounted for in the study.

- At concept level, the study does not reflect design detailing or in depth studies of materiality or building systems
- New building is conditioned (heat only) with the exception of the Restroom and Trash Room.
- Building is B Occupancy including the retail and dining area
- Building is not sprinklered
- Existing foundation, a portion of the concrete terrace, remaining utilities and electrical pole will be demolished or relocated to facilitate new construction
- Existing subgrade soils condition is not available at this time. A geotechnical report will be necessary in the areas of construction to address excavation, compaction and structural design needs.
- Existing fire hydrant along 47<sup>th</sup> Avenue is the closest to the project site. It was confirmed by Tom Haney at SFFD that it can serve the project site even though it is not within 400' of the propose building
- The site does not have gas service and new gas service is not anticipated
- The site has water service and no new water line is needed for the proposed building use and irrigation
- Upgrade existing electrical services to be capable of supplying power for concession uses. See Electrical narrative
- New mechanical system is needed. See Mechanical narrative
- No commercial kitchen hood and fire suppression system is required

## Building Design Summary

All work will be designed in conformance with the 2016 CBC and 2016 San Francisco Building Code and Amendments. See architectural floor plan and renderings for more information.

### Size and Height:

- Building area: 1440 Square Feet (gross)
- Ceiling heights: 9-10 feet AFF
- 8' roof overhang at east elevation
  - *Design Alternative: 8' roof overhang at east, north and south elevations*

### Area Breakdown (net):

- Pro Shop – 187 SF
- Retail, Dining and Circulation – 510 SF
- Kitchen – 210 SF
- Restrooms – 245 SF
- Storage and Utility – 135 SF
- Administrative Office – 68 SF
- Trash Room – 85 SF

### Construction:

- Construction Type V B
- Cast-in-place concrete floor and patio slab
- Cast-in-place concrete walls at western half of the building (Restroom, Trash Room, and back-of-the-house areas)
- Standard wood frame construction – interior and exterior walls
- CLT roof panels
- Glulam roof beams

### Design Features:

- Pass-thru service window and counter
- Retractable awning at the east elevation
- Security enclosure/gate at the Restroom vestibule
- Glass doors at all entrances
- Counter and table seating in Dining area
- All Restroom compartments are separated by full height partition walls



