

“Hey Rookie” Pool & New Bathhouse Restoration Grand Re-opening BOE Designed & Managed Construction of Project in San Pedro

After being closed for more than 20 years, the long awaited celebration for the re-opening of the “Hey Rookie” Pool, formerly known as Gaffey Street Pool, and new bathhouse was held on June 27, 2017 at Fort MacArthur, 3351 Gaffey St., San Pedro 90731. Among the speakers were Councilmember Joe Buscaino, Recreation & Parks Dept. General Manager Michael Shull, Port of L.A. Commissioners David Arian and Anthony Pirozzi, Jr., City Engineer **Gary Lee Moore**, Head of RAP Aquatics Trish Delgado, and citizen advisory committee member Dorothy Matich. Afterwards, Councilmember Buscaino invited people up to take the inaugural plunge into the pool together.

In 1943, a group of soldiers stationed at Ft. MacArthur wrote and produced the “Hey Rookie” stage show. The show was a great success as a military morale booster and also a financial success. It generated substantial funds, which were later used to construct the original “Hey Rookie” pool facility. This facility seated about 2,000, one of the biggest venues in San Pedro, and became home of the water-based show, “Aquacades.”

In 1977, the United States Army decided that Fort MacArthur no longer fit its needs and declared it surplus property. The property was transferred to the City of Los Angeles, through the Secretary of the Department of the Interior. The City turned the “Upper Reservation” into a park in 1982. The pool remained open until the early 1990s, when it was eventually closed and drained due to safety concerns. Unfortunately, it then became a target for vandals and graffiti.

The project included a complete restoration of the Gaffey Street Pool to meet current health, safety, and building codes, while re-

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Councilmember Joe Buscaino welcomed everyone to enjoy the newly restored pool



Councilmember Buscaino led the inaugural plunge into the pool. Photos by JuanCarlos Chan, RAP



l to r: Reza Bagherzadeh, Alex Ngo, Paul Tseng, Richard Fisher, Mahmood Karimzadeh, Anagh Mamdapurkar, Gary Lee Moore, Ethan Wong, Zohra Akhter, Neel Mistry, Jose Fuentes, Erik Villanueva, Roosevelt Bagby (Con Ad), Robert Mekikyan (General Contractor, AWI Builders), and Gil Pangilinan (Con Ad).



City Engineer Gary Lee Moore described several features of the project.

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taining historical context of its 1940's original design. Also part of the project: replacing of the pool equipment area; addition of exhibit panels and a historic plaque to provide patrons the story of the pool's historical significance; providing new walkways, driveways, thirteen (13) new parking spaces and ten (10) bicycle spaces, seat walls, and landscaping and irrigation systems throughout the project area; resurfacing of the access road that serves the pool; a storm water filtration planter is constructed to treat storm-water from around the pool area; construction of a 4,471 square foot bathhouse; accessibility to the pool area from Gaffey Street, through the construction of stairs and a disabled access ramp.

One of the most important design considerations was its hillside topography and providing equal access for the public in all areas. After analyzing the hillside site, the site was divided into four levels, the first level being Gaffey Street, the second level the maintenance building, the third level the Pool deck and the top level being the barracks.

As mentioned during the ceremony, challenges were numerous and resulted in delays through the years. Workers in 2015 discovered an underground military trench just south of the pool that had to be filled in.

Among the spirited debates that the citizens advisory committee had: Should the new pool have tiles that would match the color and size of the 1940s original despite safety requirements for larger tiles and a white bottom? A special nonslip coating for the tiles provided a solution. The pool name also had to be hashed out - Gaffey Street Pool or Hey Rookie Pool? Now the Hey Rookie Pool is one of only two pools in the City that is tiled, the others all have white concrete or plaster bottoms.

Funding for this project was provided by Proposition K - LA for Kids and the Port of Los Angeles. The BOE Architectural Division was the lead designer. The general contractor was AWI Builders, Inc.

Congratulations go to: **Mahmood Karimzadeh**, Program Manager, and his staff from the Architectural Division, **Reza Bagherzadeh**, **Robert Lomelin**, project manager **Alex Ngo**, design architects **Zohra Akhter**, **Richard Fisher** and **Erik Villanueva**; design engineers **Shahram Farzan** and **Sahar Mehrad**; from Construction Management Division, **Jose Fuentes**, Division Engineer, **Ethan Wong**, Senior Engineer, construction managers **Anagh MAMDAPURKAR** and **Neel Mistry**; from Geotechnical **Patrick Schmidt**, **Easton Forcier** and **Dan Orris**; from Environmental Group **Maria Martin**, **Catalina Hernandez** & **James Tebbetts**; Survey Division; the Bureau of Contract Administration: Inspector of Public Works John Reamer, Jr., inspectors Roosevelt Bagby II and Gil Pangilinan; and everyone involved with this project.



The pool features a stunning view of the harbor and the marina.



A major grand stairway connects the four levels providing direct access to all levels. Meandering ramps reach out to all areas, which provide ADA access. The bathhouse features bands of clerestory windows that provide ample light during the day without having to rely on artificial lights.



The bathhouse roof overhang protects the windows from excessive heat gain. Although the facility has an air conditioning system, with ample operable windows the facility is able to remain cool without having to rely on conditioned air.

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