



AGENDA
CITY OF EL SEGUNDO
PARK RENOVATION
SUBCOMMITTEE
4:00 PM
CITY HALL – EXECUTIVE CONFERENCE ROOM
350 MAIN STREET, EL SEGUNDO, CA 90245
SEPTEMBER 25, 2025

MEMBERS OF PARK RENOVATION SUBCOMMITTEE

John Pickhaver
Dave Lubs
Bob Motta
Ryan Baldino
Lance Giroux

The Park Renovation Subcommittee, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of Park Renovation Subcommittee, regarding any matter on this agenda, that the City received after issuing the agenda packet are available for public inspection in the public library at the Help Desk, during normal business hours. Such documents may be posted on the City's website at <http://www.elsegundo.org/> and additional copies will be available at the meeting.

Unless otherwise noted in the agenda, the public can only comment on city-related business that is within the jurisdiction of the Park Renovation Subcommittee and/or items listed on the agenda during the Public Communications portion of the Meeting. The time limit for comments is five (5) minutes per person. Before speaking to the Park Renovation Subcommittee, please state: your name, residence, and organization/group you represent, if desired. Please respect the time limits.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at <https://www.elsegundo.org/government/departments/city-clerk>. Please contact the City Clerk's Office at (310) 524-2308 to make an accommodation request or to obtain a copy of the policy.

CALL TO ORDER/ROLL CALL

PUBLIC COMMUNICATION - (Related to City Business Only - 5-minute limit per person, 30-minute limit total) *Individuals who have received value of \$50 or more to communicate to the **Park Renovation Subcommittee** on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the **Park Renovation Subcommittee**. Failure to do so shall be a misdemeanor and punishable by a fine of \$250. While all comments are welcome, the Brown Act does not allow action on any item not on the agenda.*

A. CONSENT

1. Park Renovation Subcommittee Meeting Minutes

Recommendation -

1. Approve Regular Subcommittee meeting minutes of July 24, 2025.
2. Alternatively, discuss and take other action related to this item.

B. NEW BUSINESS

2. PW (25-05) Repair of Distressed Walls and Surfaces at Recreation Park

Recommendation -

1. Receive and file the PW (25-05) Repair of Distressed Walls and Surfaces at Recreation Park presentation.
2. Alternatively, discuss and take other action related to this item.

C. UNFINISHED BUSINESS

3. Teen Center, Teen Plaza, and Skatepark Update

Recommendation -

1. Receive and file the Teen Center, Teen Plaza, and Skatepark update.
2. Alternatively, discuss and take other action related to this item.

D. COMMENTS – SUBCOMMITTEE MEMBERS

E. COMMENTS – RECREATION, PARKS, AND LIBRARY STAFF

F. COMMENTS – RECREATION, PARKS, AND LIBRARY DIRECTOR

ADJOURNMENT

POSTED

DATE: **9/22/2025**

TIME: **3:00 PM**

BY: **Viviann Gonzalez, Senior Administrative Specialist**

REGULAR MEETING MINUTES OF THE EL SEGUNDO RECREATION & PARKS
COMMISSION – PARK RENOVATION SUBCOMMITTEE
THURSDAY, JULY 24, 2025

CALL TO ORDER – Recreation Manager Linnea Palmer called the meeting to order at 4:00 pm

ROLL CALL

Member Pickhaver	-	Absent (Arrived at 4:04 pm)
Member Lubs	-	Present
Member Motta	-	Present
Member Baldino	-	Present
Member Giroux	-	Absent

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5-minute limit per person, 30-minute limit total)

Deborah Deets asked whether the budget for the Hilltop demolition was available for public review.

A. CONSENT CALENDAR:

1. MOTION by Member Motta, SECONDED by Member Baldino, approving Regular Committee meeting minutes of June 26, 2025, MOTION PASSED. 3/0

B. NEW BUSINESS

2. Hilltop Park Site Walk

Recreation Manager Palmer led the Hilltop Park Site Walk. The subcommittee asked questions about fencing, ADA accessibility, trees, seeding, and sodding. Senior Associate Engineer James Rice provided additional information. Member Lubs inquired about the reservoir. Member Pickhaver asked whether there would be an opportunity to incorporate art once the project is completed. Director of Public Works Elias Sassoon provided additional information.

3. Teen Center and Teen Plaza Presentation Schedule

Recreation Manager Palmer led the discussion on the Teen Center and Teen Plaza Presentation Schedule. Member Lubs asked about feedback on the project. Recreation Manager Palmer and Senior Civil Engineer Cheryl Ebert provided additional information.

C. UNFINISHED BUSINESS

4. Court Discussion

This item was not discussed due to the absence of Member Giroux.

D. COMMENTS – SUBCOMMITTEE MEMBERS

Member Baldino asked for a rough estimate of the Hilltop project cost. Director of Public Works Sassoon and Senior Associate Engineer Rice estimated the cost to be between \$650,000 -\$700,000.

E. COMMENTS – RECREATION, PARK, AND LIBRARY STAFF

None

F. COMMENTS – RECREATION, PARK, AND LIBRARY DIRECTOR

None

Adjourned at 4:16 PM



Viviann Gonzalez, Senior Administrative Specialist



CITY OF
EL SEGUNDO

REPAIR OF DISTRESSED WALLS AND SURFACES AT RECREATION PARK

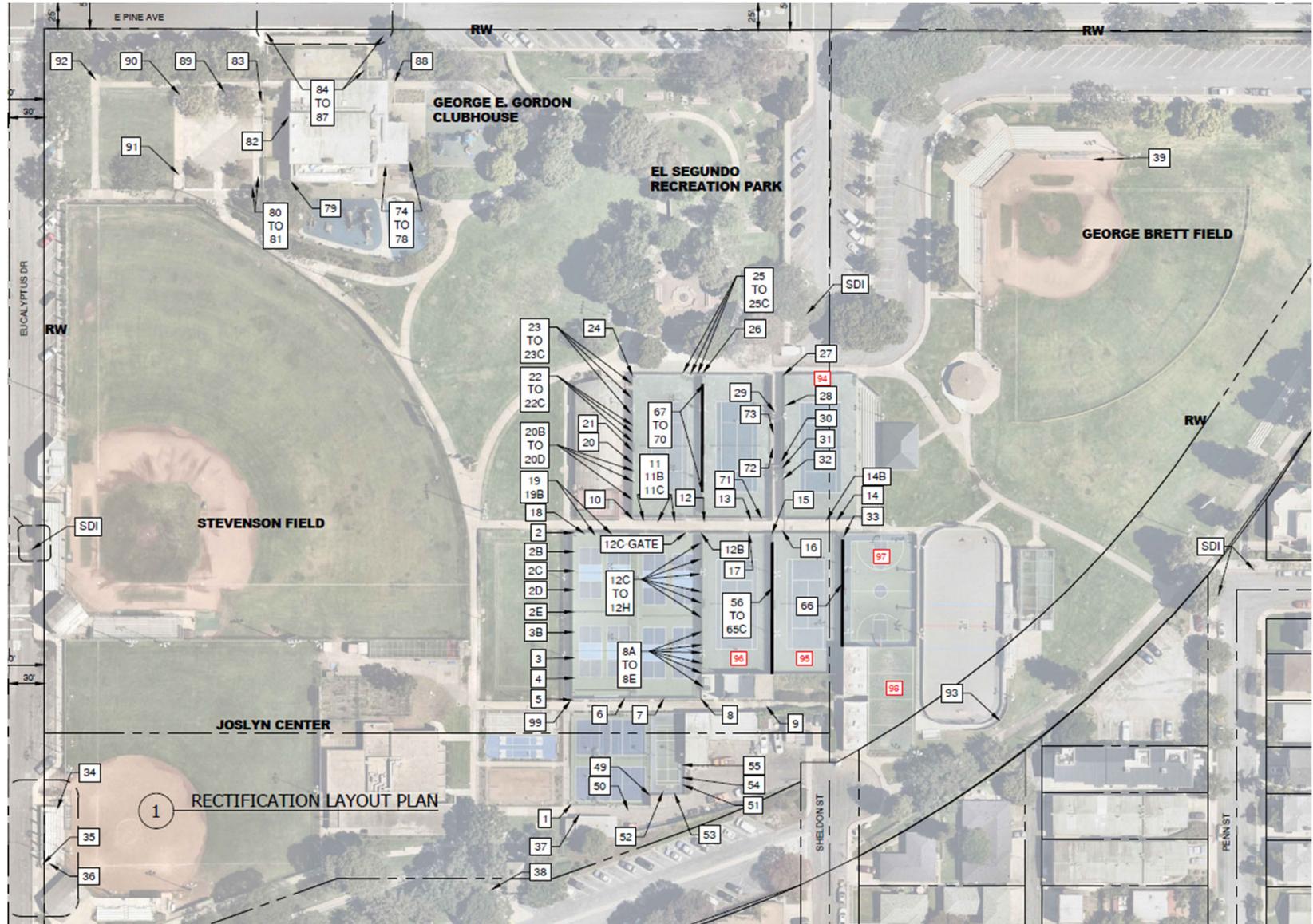
PW 25-05

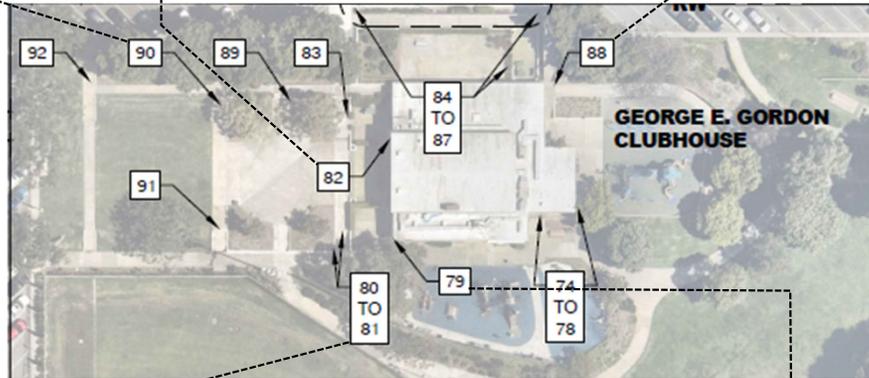
General Overview

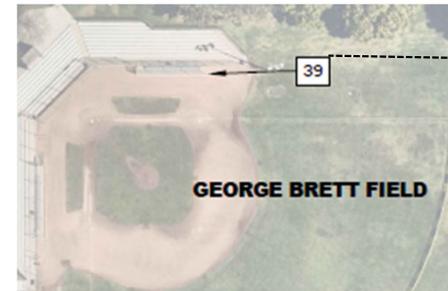
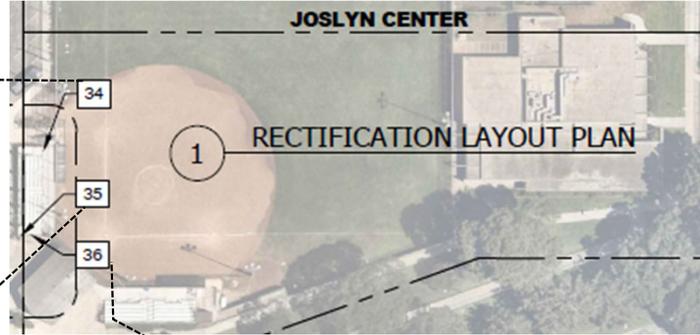
This project will repair and reconstruct distressed walls and court surfaces throughout Recreation Park to improve safety, extend facility life, and maintain compliance with building standards

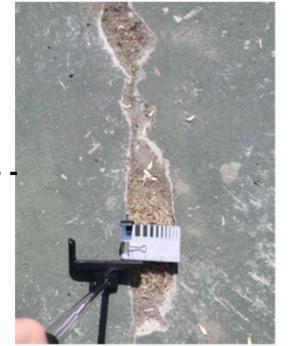
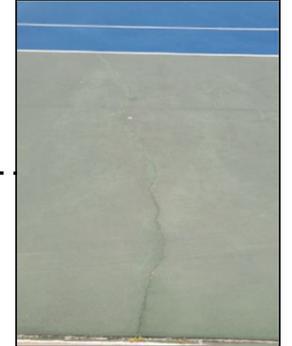
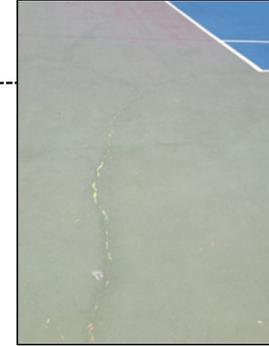
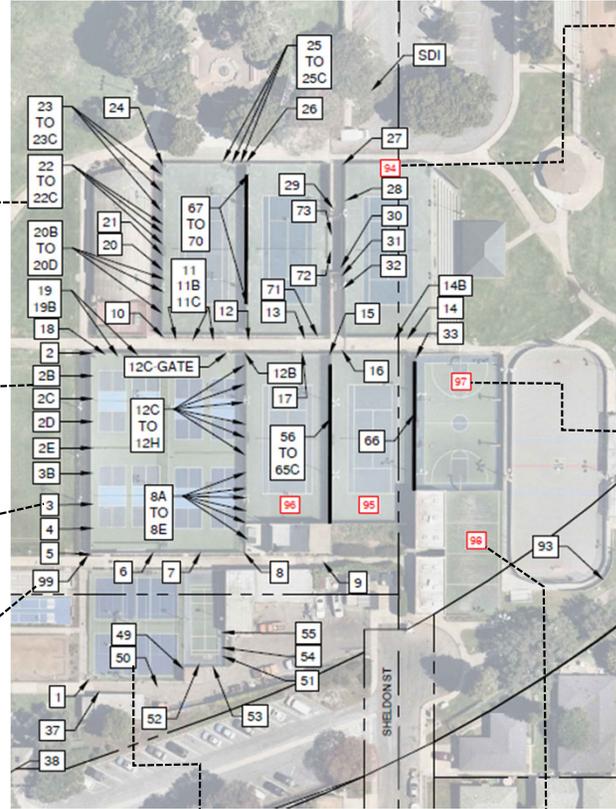
1. 93+ repair locations across tennis, pickleball, paddleball, basketball, volleyball courts, bleachers, clubhouse areas, and stairways.
 - i. Work Includes: removal of damaged concrete, rebar repair, concrete replacement, crack and spall repair methods (epoxy, flood coat, injection)
2. 50 Working days
3. Cost Estimate: \$950,000

Location of Distress



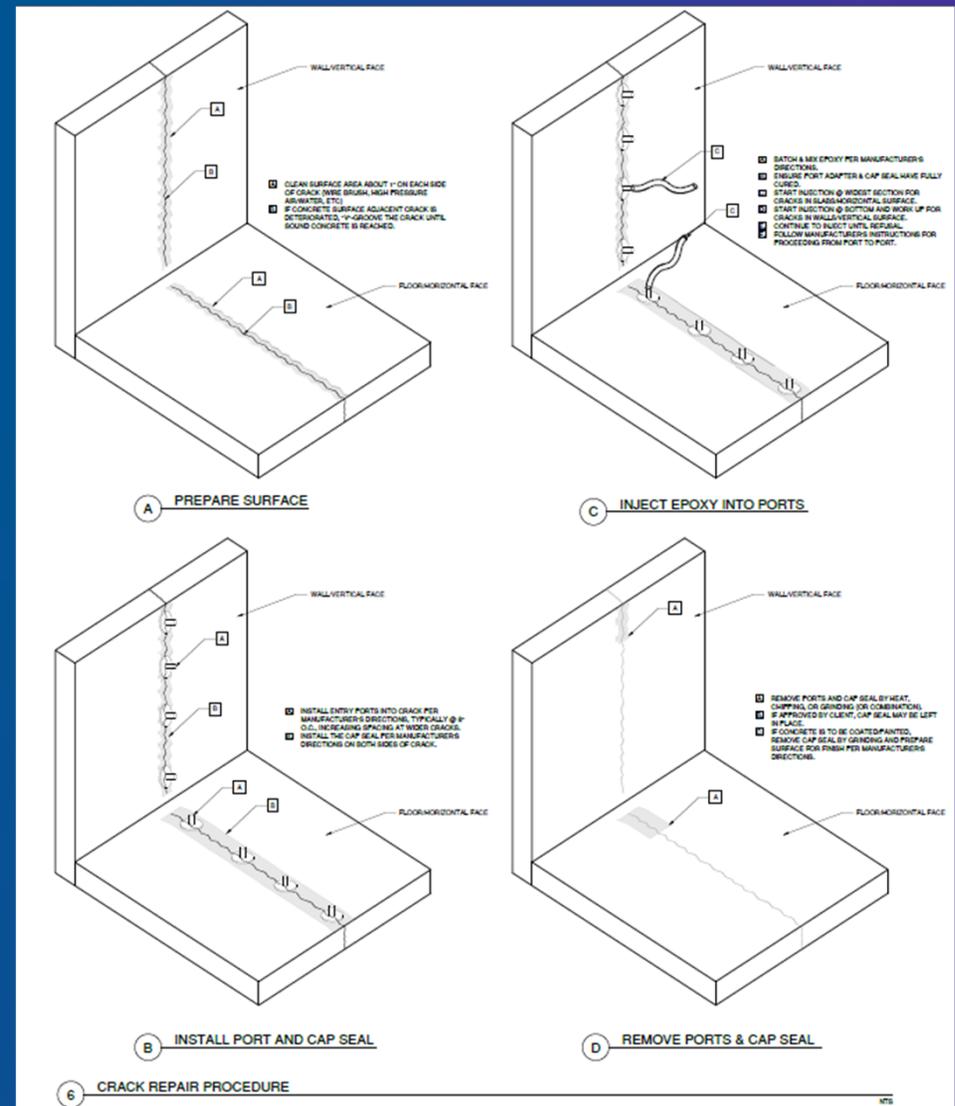




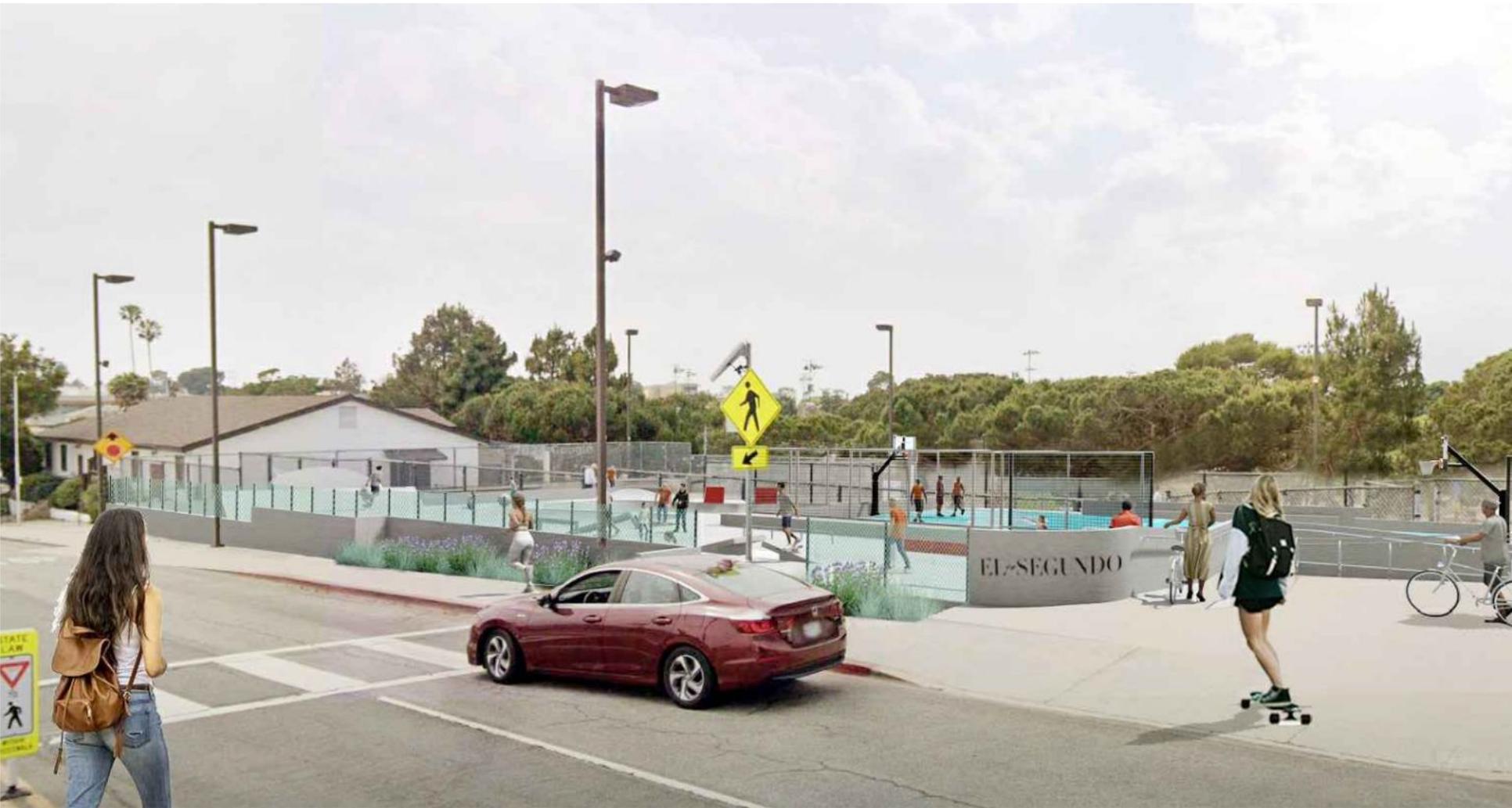


Court Crack Repair Procedure : Vertical & Horizontal Face

- i. Cracks let in water and weaken the concrete over time
 - i. Small cracks: sealed with liquid epoxy to bond concrete
 - ii. Larger cracks: cleaned and filled with stronger repair material
 - i. Methods:
 - i. Gravity fill (epoxy sinks in naturally)
 - ii. Flood coat (spread to seal many fine cracks)
 - iii. Injection (pump epoxy into deeper cracks)
 - ii. Goal: stop water intrusion, strengthen walls, and extend life of courts



El Segundo Recreation Park – Phase 1 Teen Center and Teen Plaza

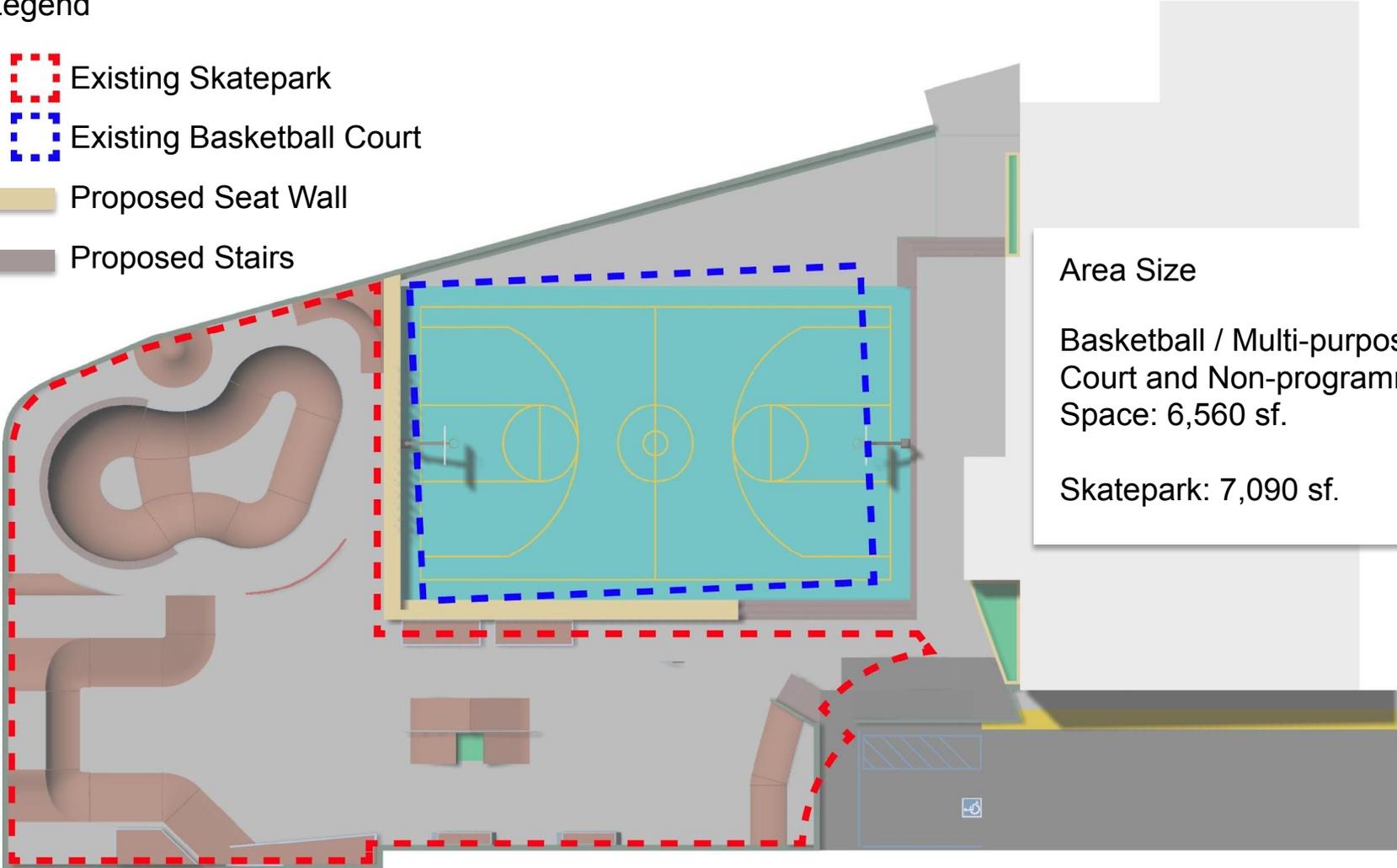


Recreation & Parks Commission Meeting
September 17, 2025

Option 2 – New Basketball / Multi-Purpose Court

Legend

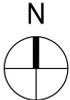
- Existing Skatepark
- Existing Basketball Court
- Proposed Seat Wall
- Proposed Stairs



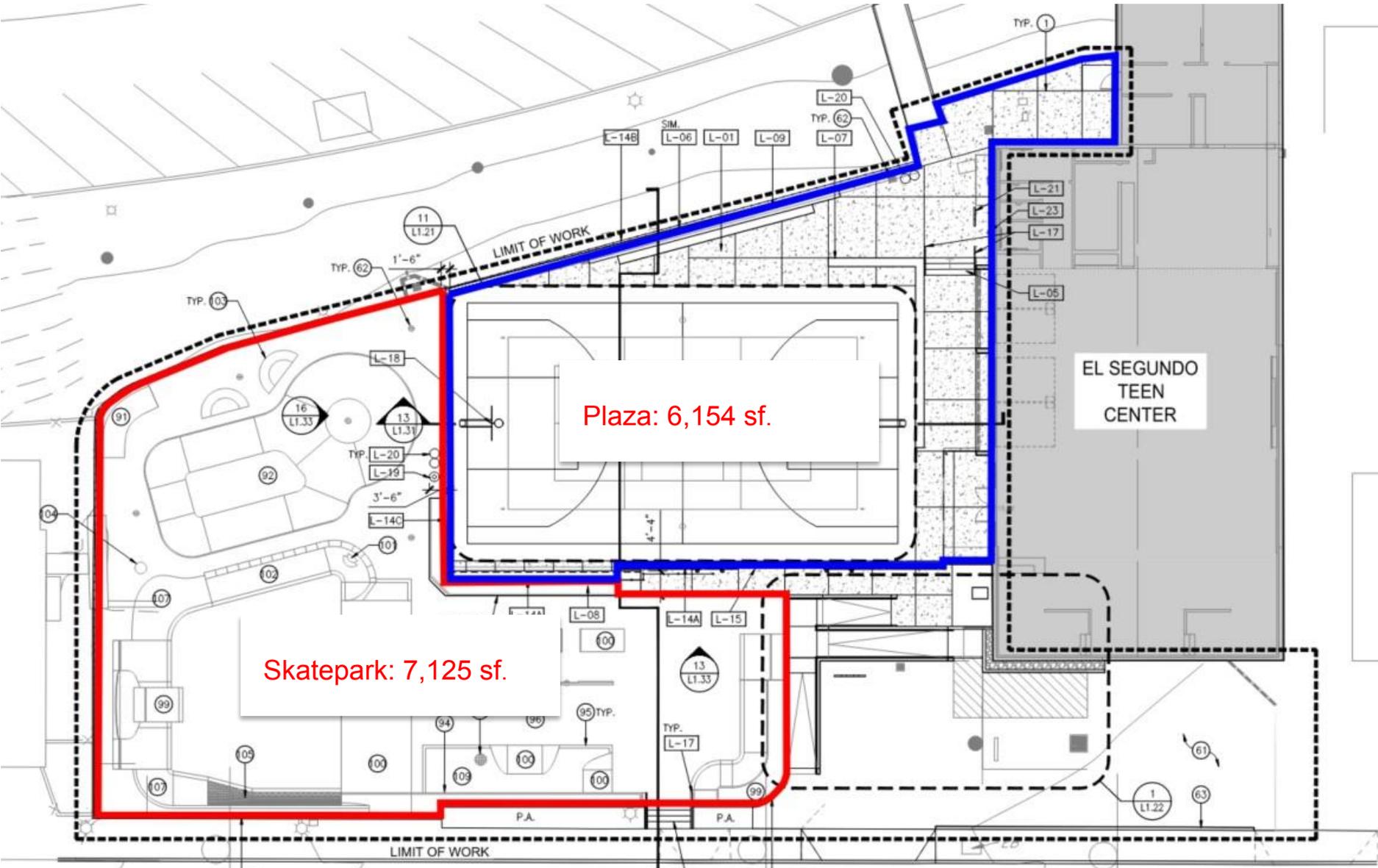
Area Size

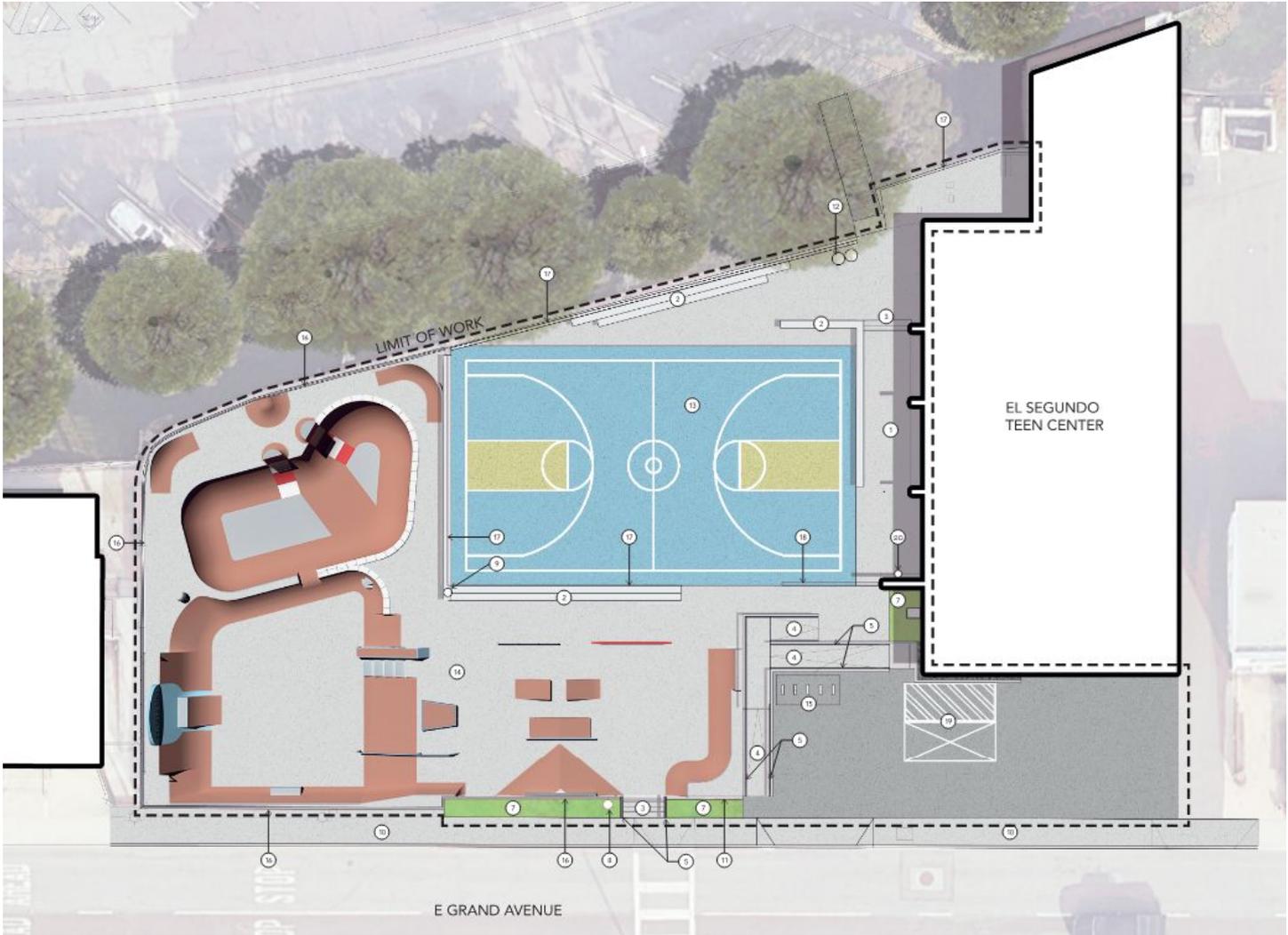
Basketball / Multi-purpose Court and Non-programmed Space: 6,560 sf.

Skatepark: 7,090 sf.



Teen Plaza and Skatepark Footprint



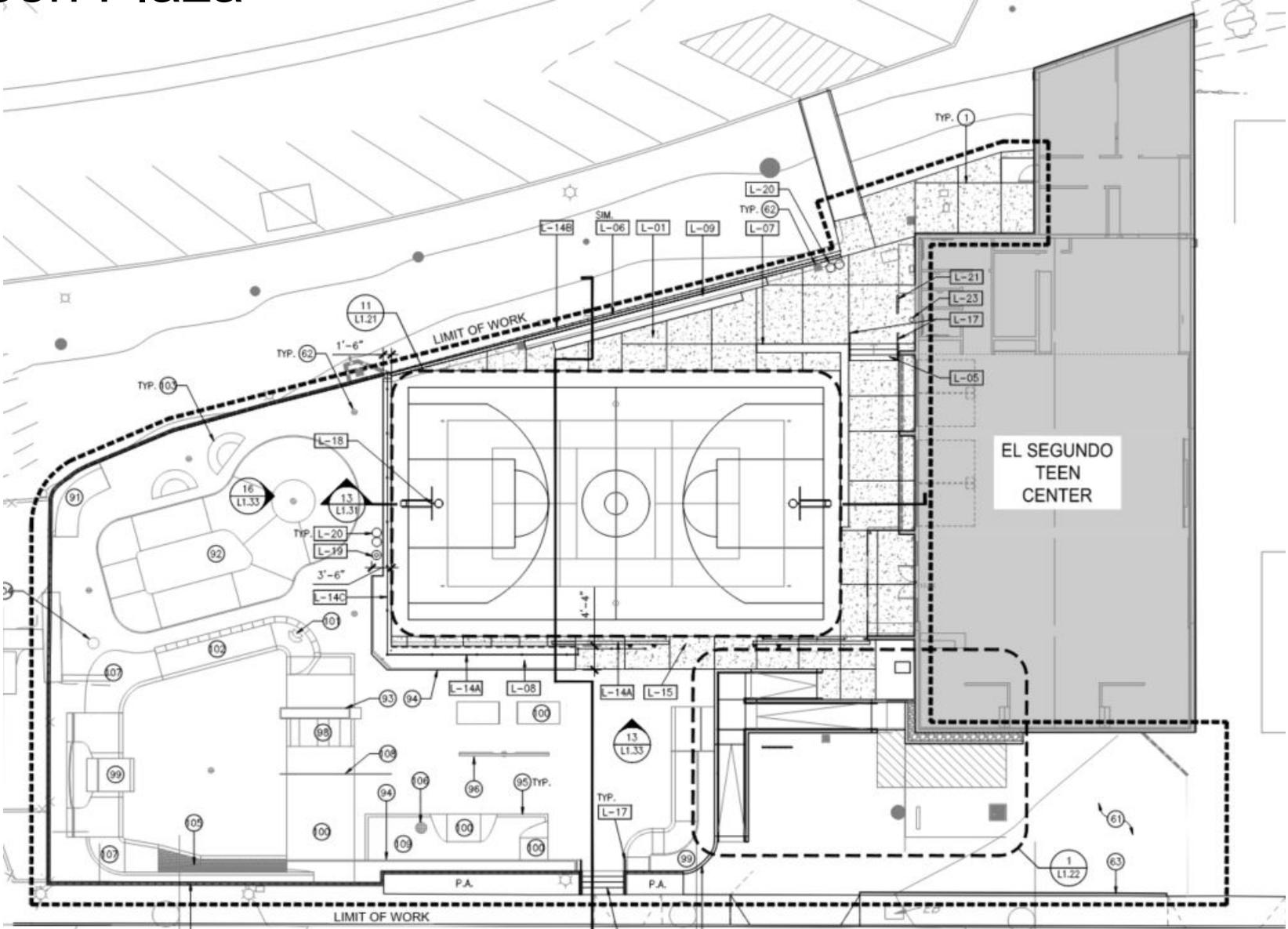


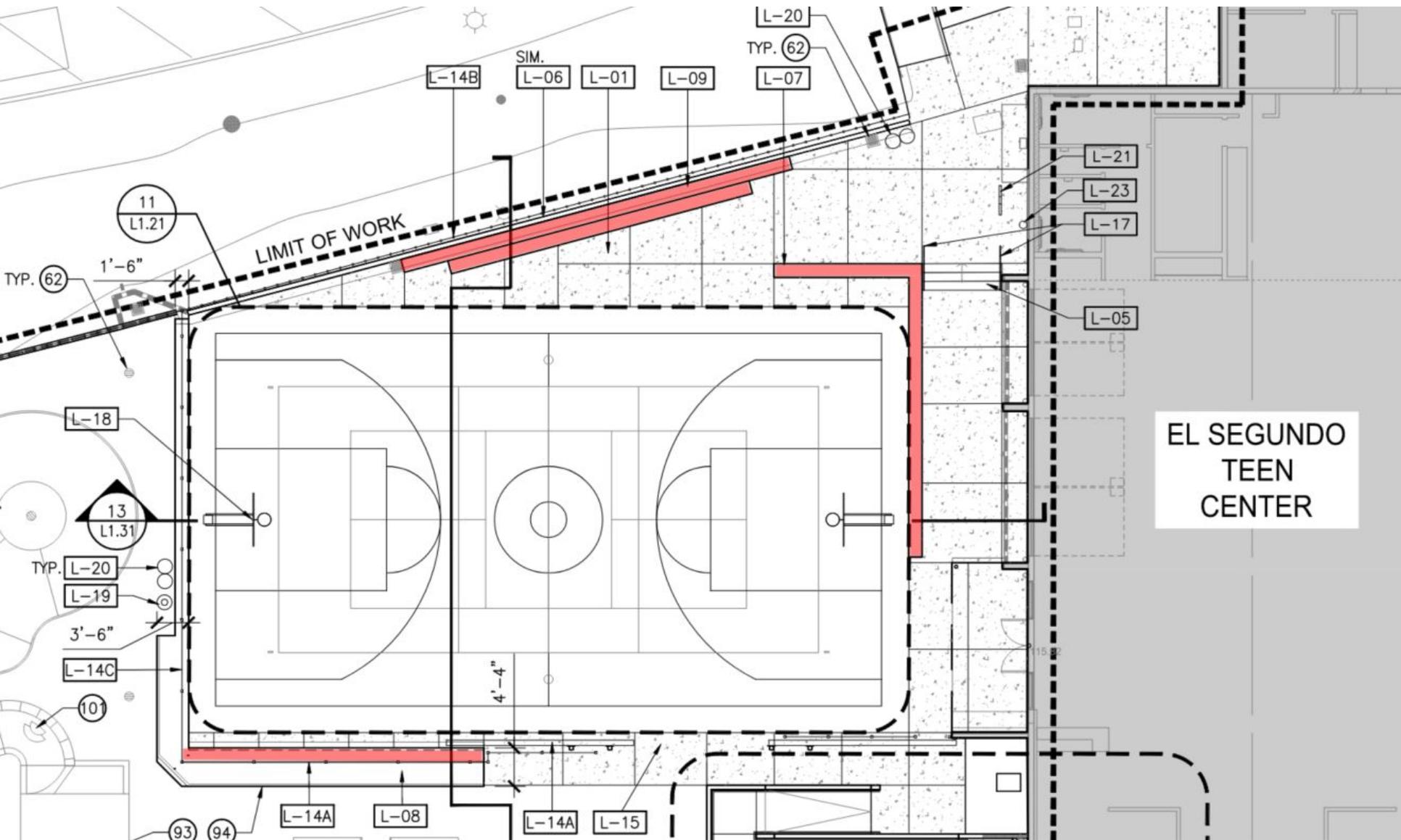
KEYNOTES

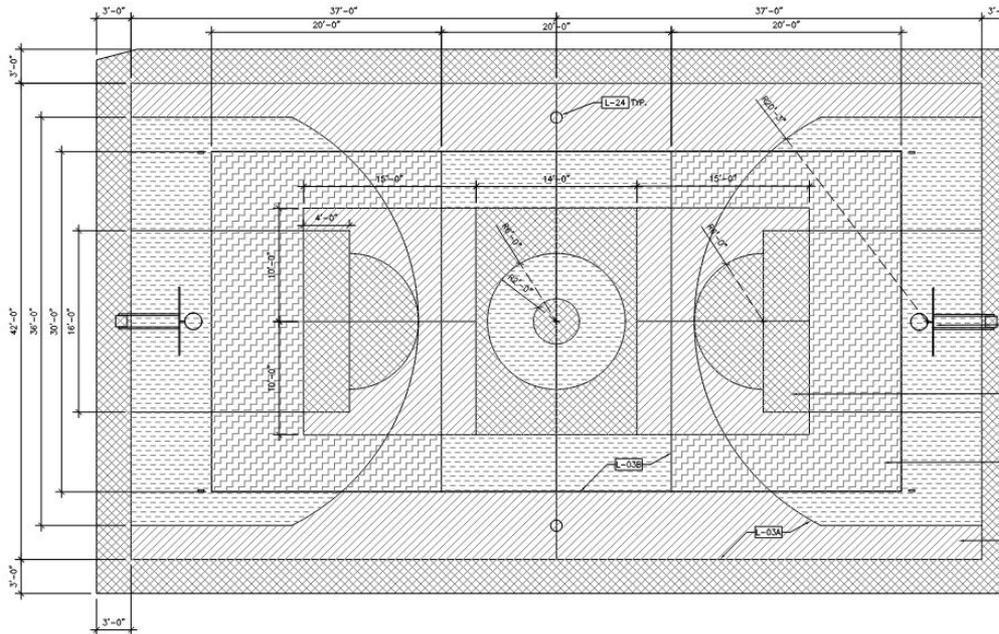
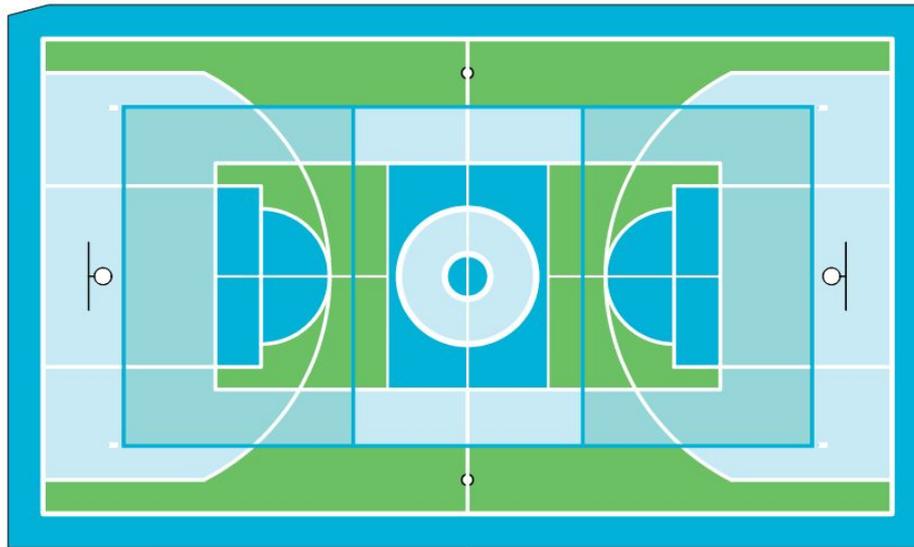
- ① Concrete Pavement
- ② Cast-in-place Concrete Seatwall
- ③ Cast-in-place Concrete Steps
- ④ Concrete Ramp
- ⑤ Handrail at Ramp
- ⑥ Handrail at Steps
- ⑦ Planting Area
- ⑧ (E) Light to Remain
- ⑨ Security Light
- ⑩ (E) Concrete Walk to Remain
- ⑪ Monument Sign
- ⑫ Trash Receptacle
- ⑬ Multipurpose court
- ⑭ Skate Park
- ⑮ Bike Rack
- ⑯ 42" High Perimeter Fence
- ⑰ 8' High Court Fence
- ⑱ 20' Wide Sliding Gate
- ⑲ ADA Parking
- ⑳ Bottle Filler



Teen Plaza



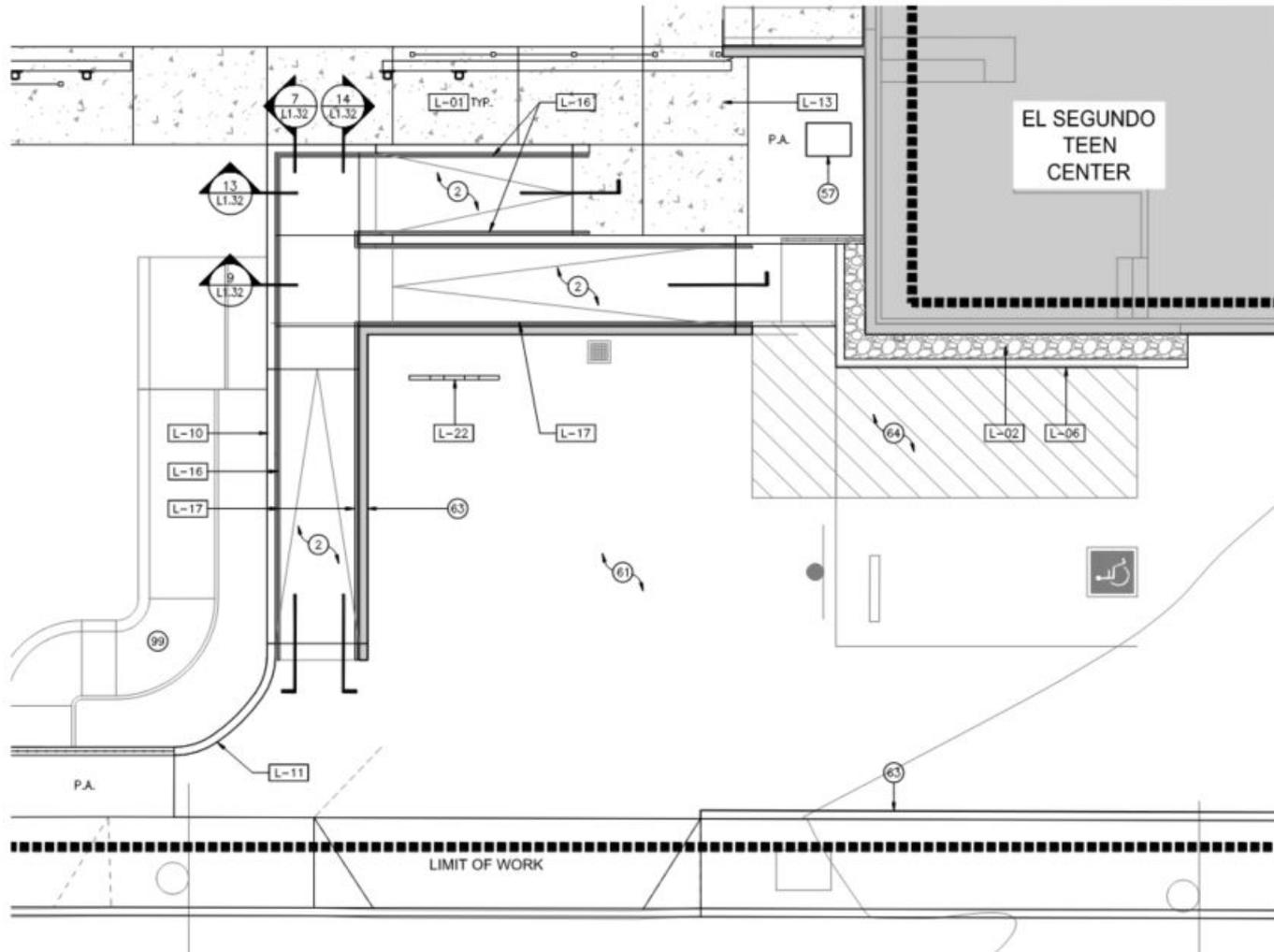


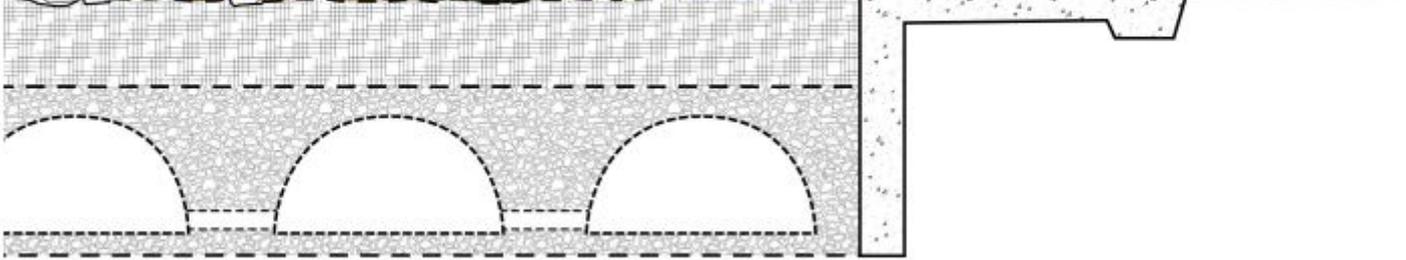


LANDSCAPE CONSTRUCTION SCHEDULE:

HATCH	KEY	ITEM / DESCRIPTION	COLOR / SRI
---	[L-03A]	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND	"SR WHITE"
---	[L-03B]	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND	"PM6 6400"
---	[L-04A]	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND	"OL SHAMROCK GREEN"
---	[L-04B]	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND	"PM6 6400"
---	[L-04C]	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND	"PM6 637"
---	[L-04D]	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND	"PM6 7457"
---	[L-18]	BASKETBALL POST / THOR PLANTHUM	"BLACK"
---	[L-24]	VOLLEBALL POST SLEEVE (3.5") /SKO: POP-SLEEVE	ALUMINUM WITH POWDER COATED ALUMINUM CAP

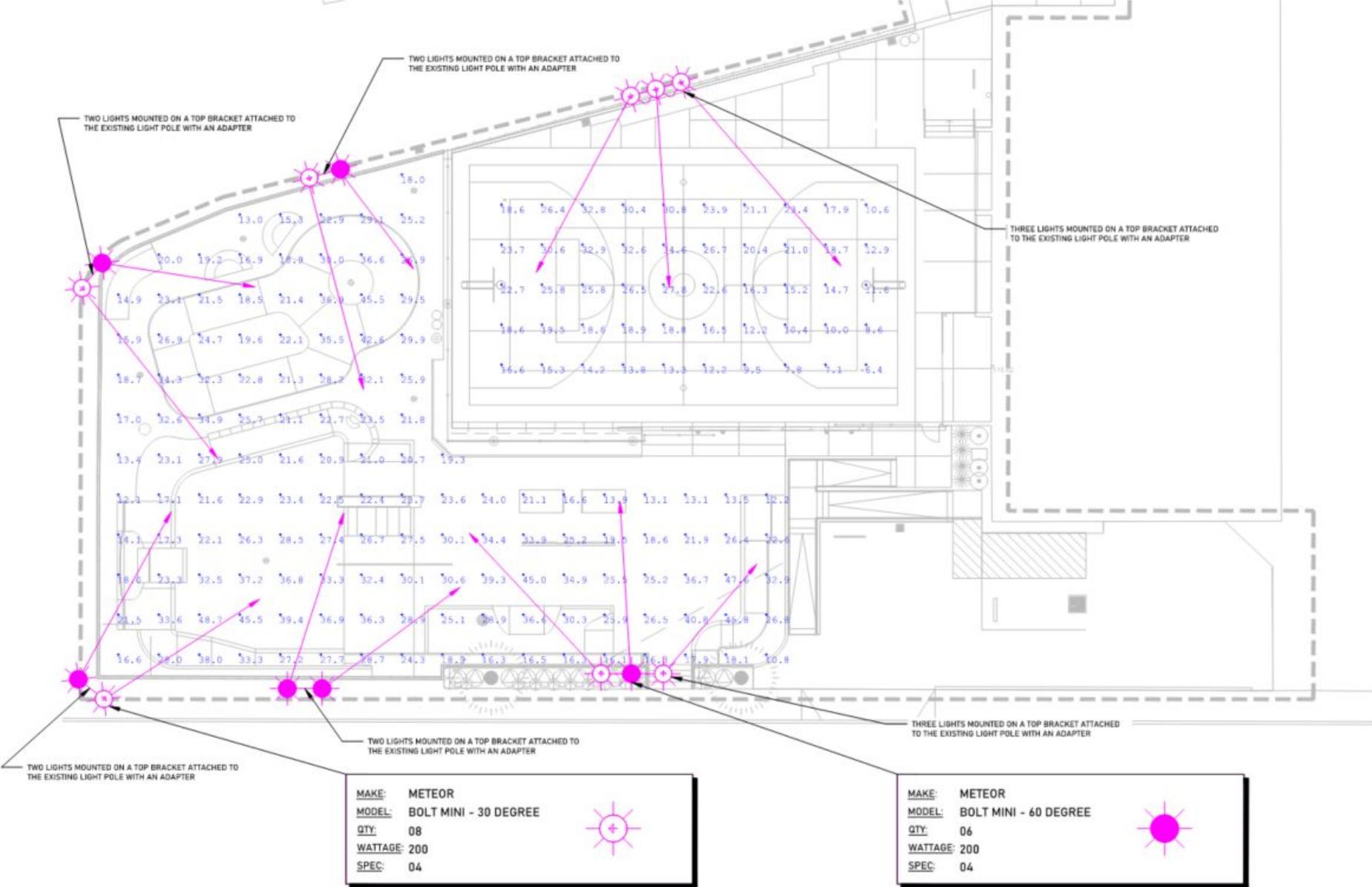
SEE SHEET L1.00 FOR COMPLETE SCHEDULE.





Underground Infiltration

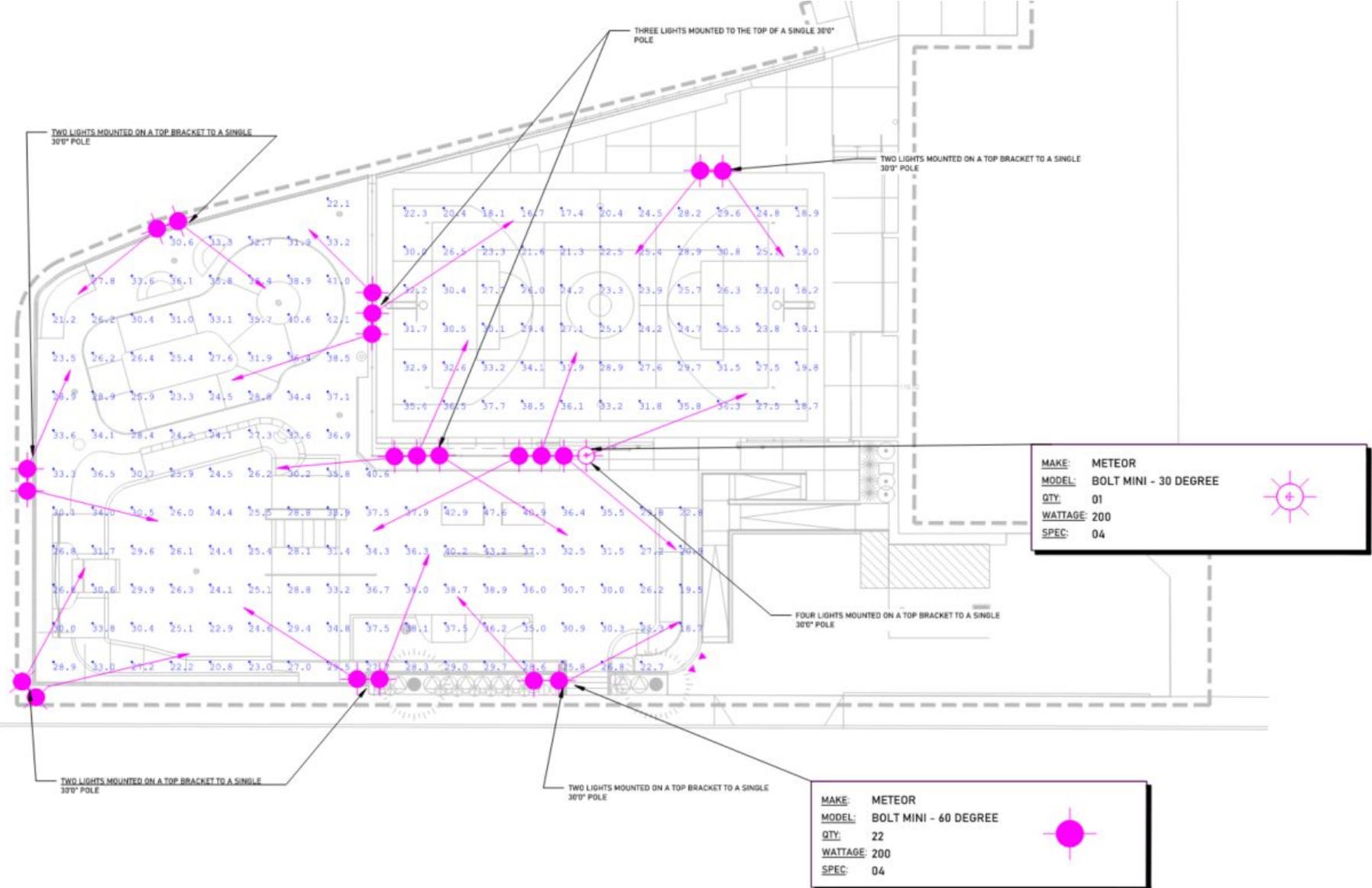
Site Lighting – Reuse Existing Poles



MAKE:	METEOR	
MODEL:	BOLT MINI - 30 DEGREE	
QTY:	08	
WATTAGE:	200	
SPEC:	04	

MAKE:	METEOR	
MODEL:	BOLT MINI - 60 DEGREE	
QTY:	06	
WATTAGE:	200	
SPEC:	04	

Site Lighting – New Poles



Site Lighting – Summary

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BASKETBALL COURT	Illuminance	Fc	19.35	34.6	6.4	3.02	5.41
SKATEPARK	Illuminance	Fc	25.74	48.7	10.8	2.38	4.51

Existing

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BASKETBALL COURT	Illuminance	Fc	27.02	38.5	16.7	1.62	2.31
SKATEPARK	Illuminance	Fc	30.78	47.6	18.7	1.65	2.55

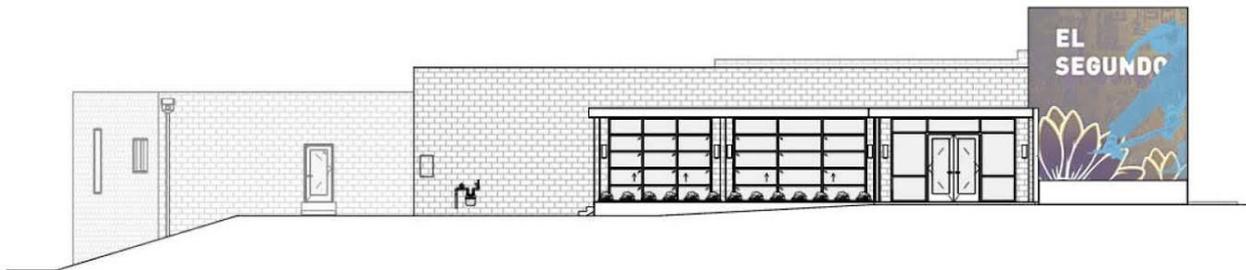
New

Teen Center

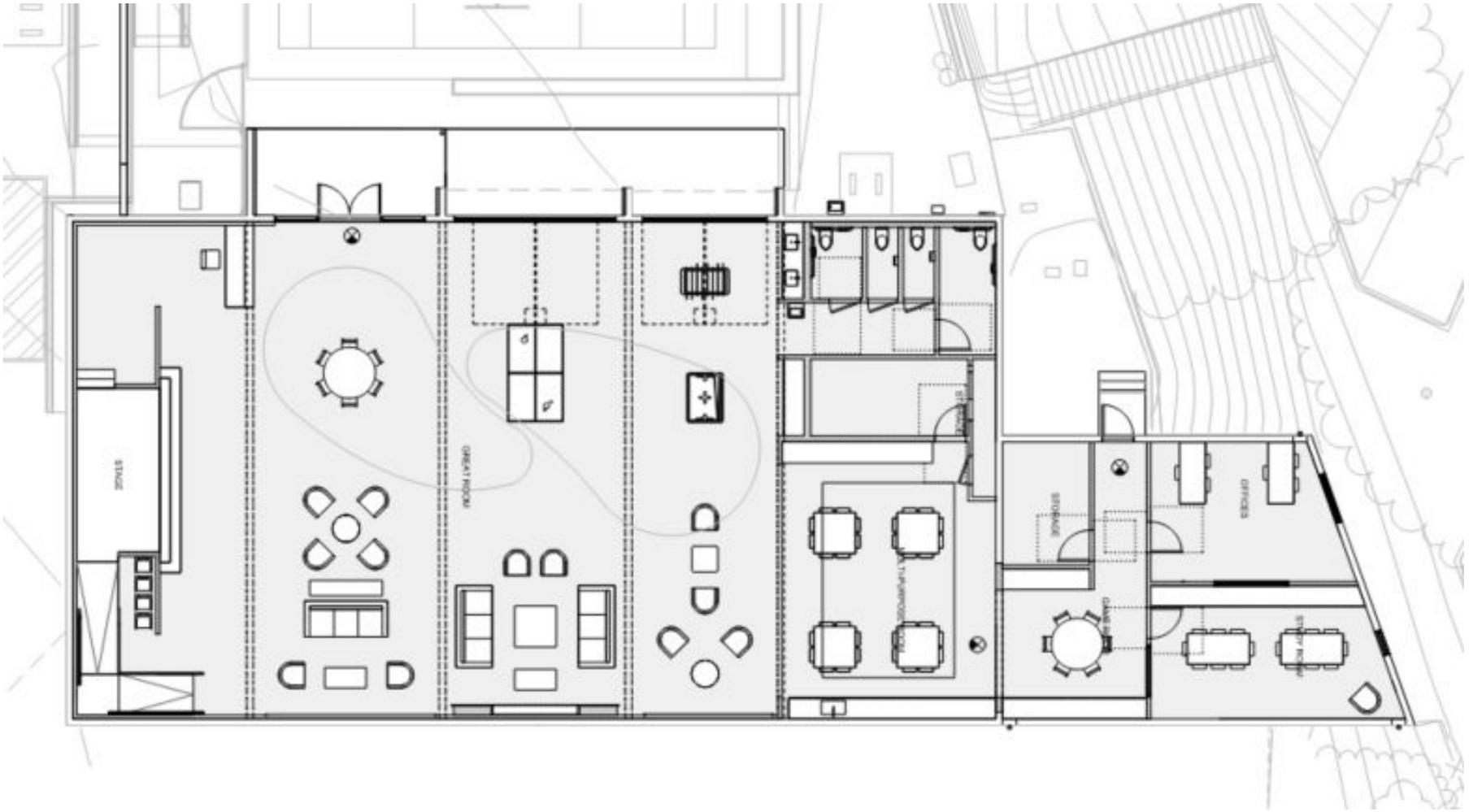




EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

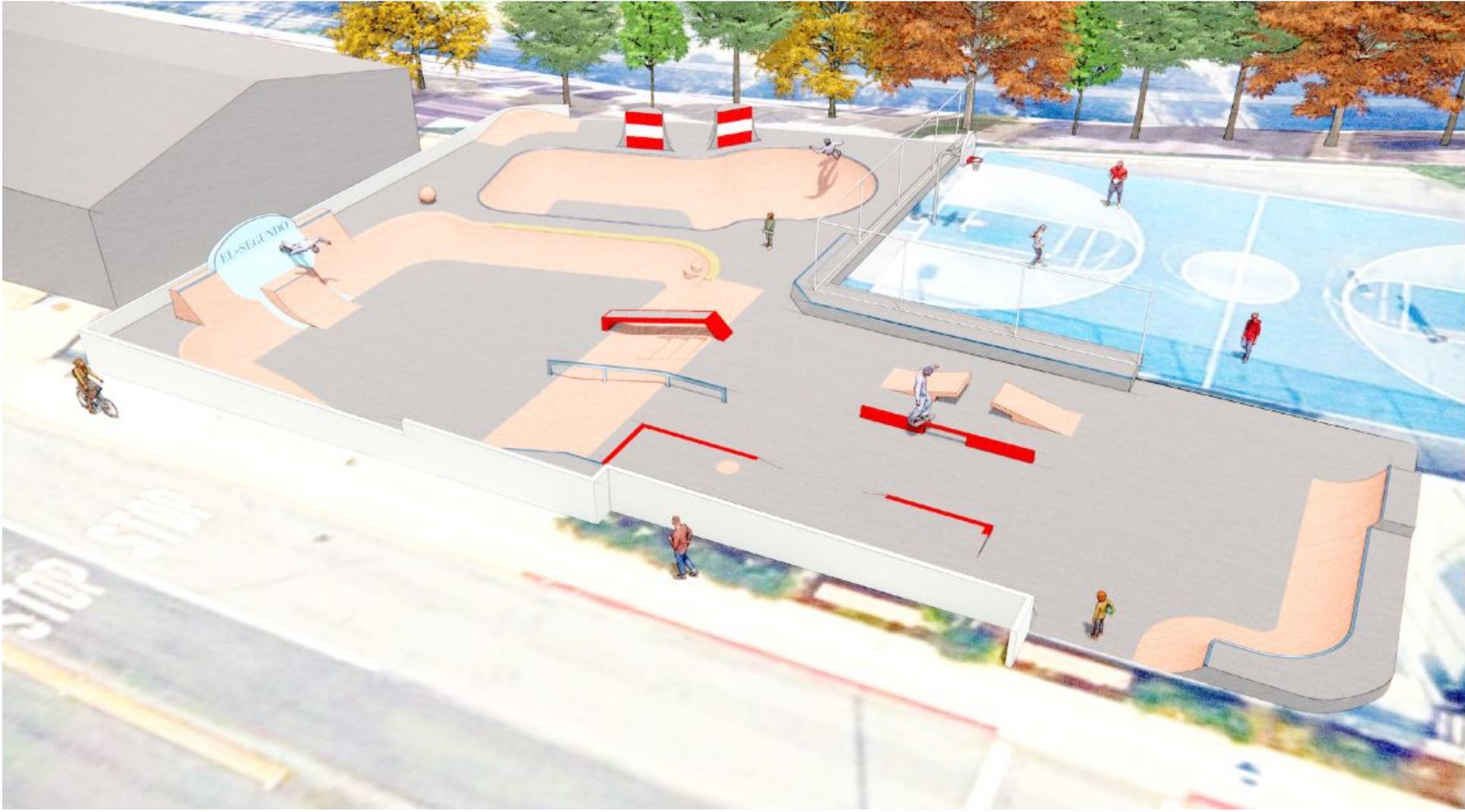








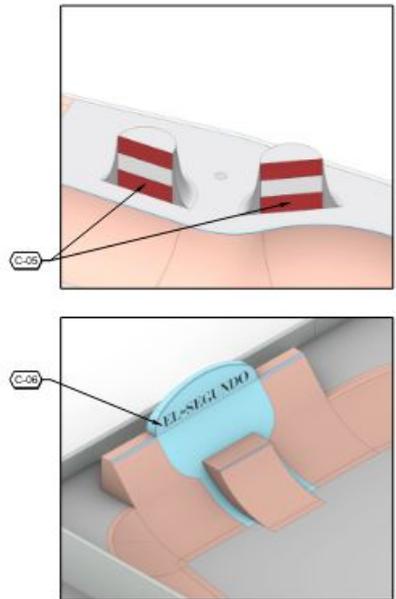
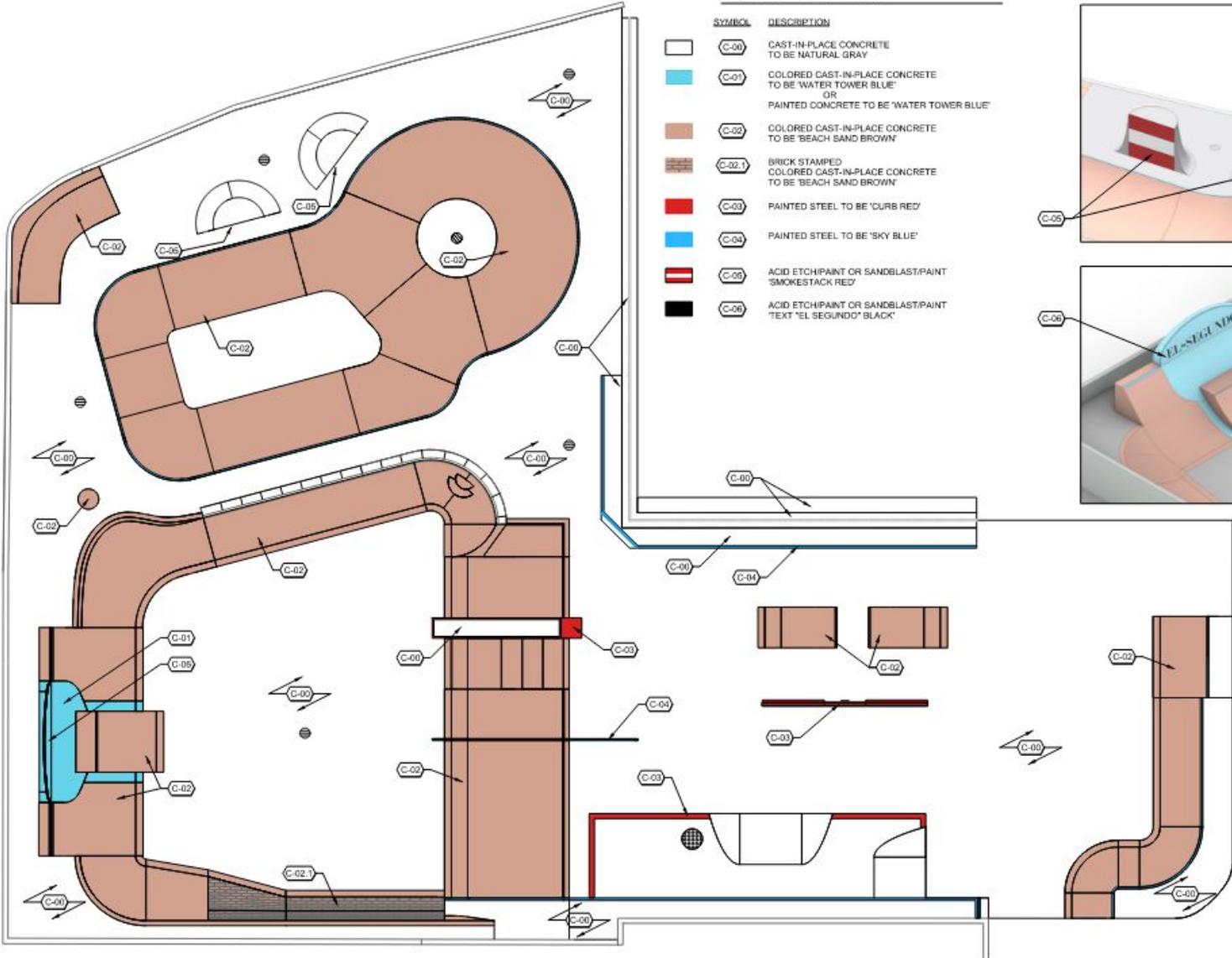
Skatepark

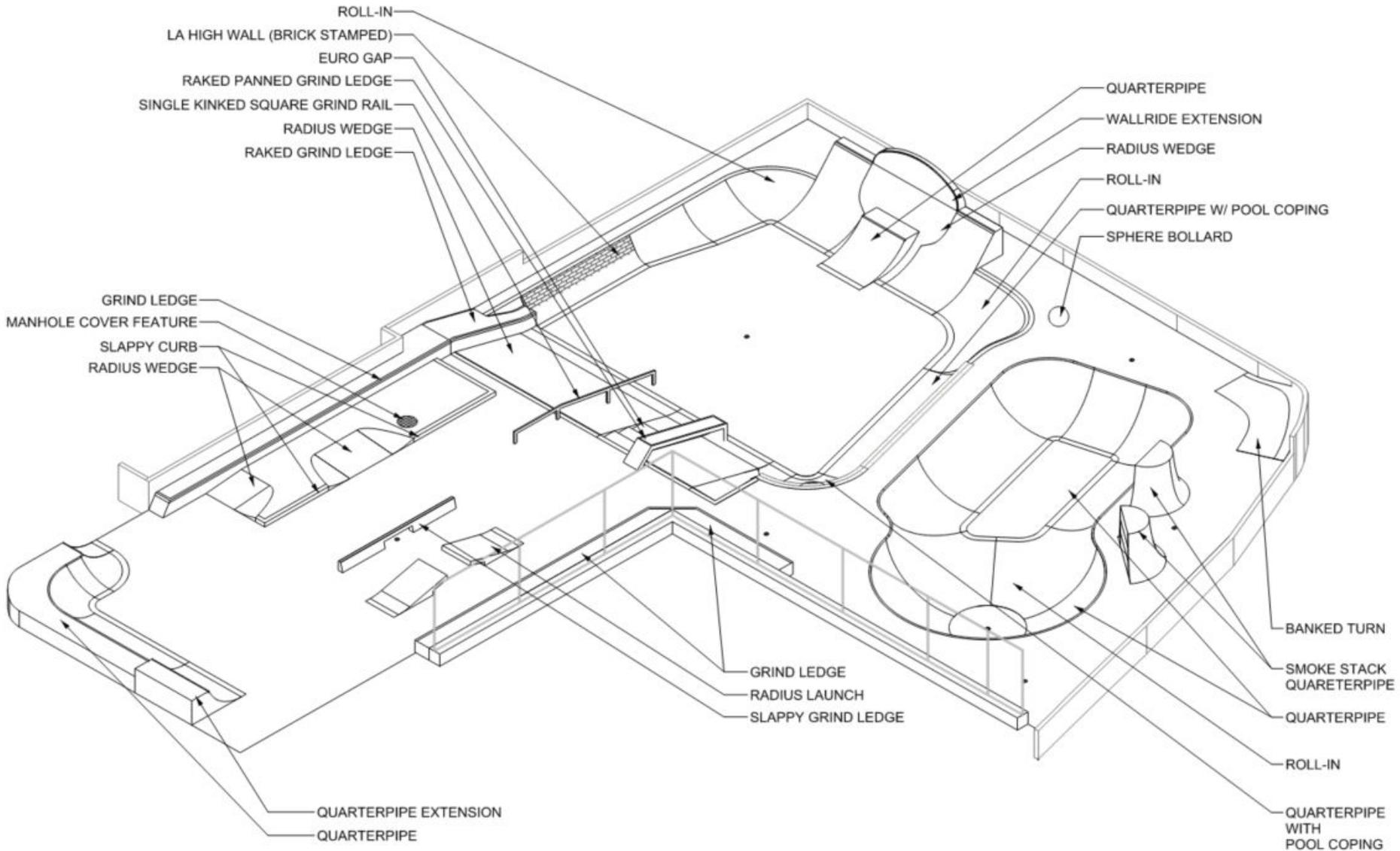


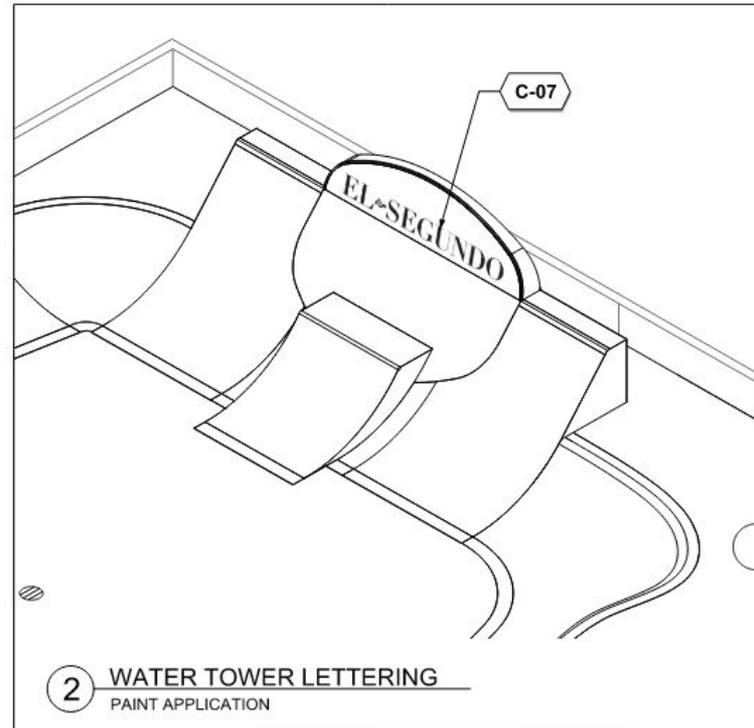
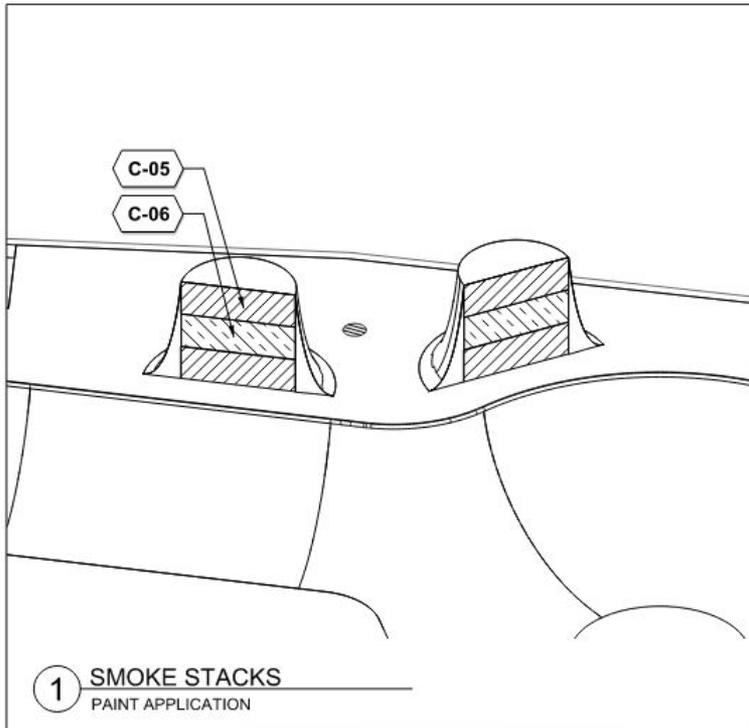


COLOR SCHEDULE

SYMBOL	DESCRIPTION
	C-00 CAST-IN-PLACE CONCRETE TO BE NATURAL GRAY
	C-01 COLORED CAST-IN-PLACE CONCRETE TO BE 'WATER TOWER BLUE' OR PAINTED CONCRETE TO BE 'WATER TOWER BLUE'
	C-02 COLORED CAST-IN-PLACE CONCRETE TO BE 'BEACH SAND BROWN'
	C-02-1 BRICK STAMPED COLORED CAST-IN-PLACE CONCRETE TO BE 'BEACH SAND BROWN'
	C-03 PAINTED STEEL TO BE 'CURB RED'
	C-04 PAINTED STEEL TO BE 'SKY BLUE'
	C-05 ACID ETCH/PAINT OR SANDBLAST/PAINT 'SMOKESTACK RED'
	C-06 ACID ETCH/PAINT OR SANDBLAST/PAINT TEXT 'EL SEGUNDO' BLACK



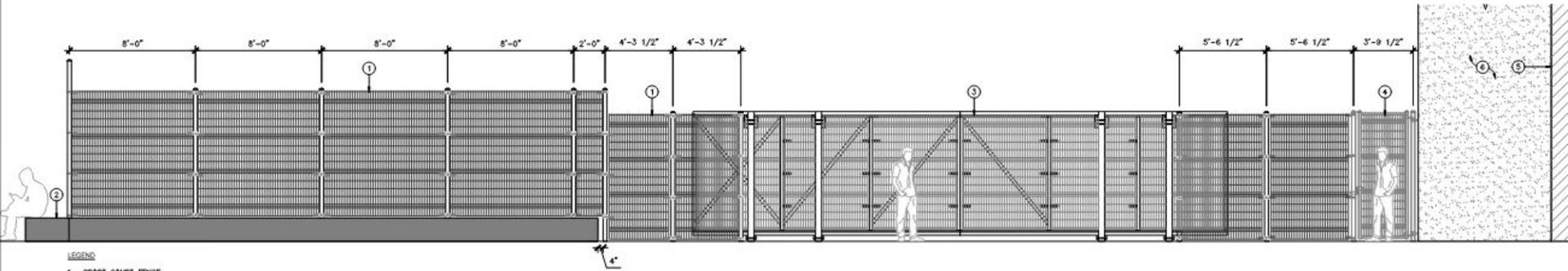




Cost Estimate

Teen Center and Plaza Renovation			
Site Work	1	Lump Sum	\$ 1,295,228.00
Teen Center	1	Lump Sum	\$ 1,685,204.00
Skatepark	1	Lump Sum	\$ 674,627.00
Stormwater Treatment (Measure W)	1	Lump Sum	\$ 175,500.00
Direct Costs			\$ 3,830,559.00
General Conditions, Bonds & Insurance, Overhead & Profit, Contingency, and Escalation	27.5	Percent	\$ 1,054,439.00
Total			\$ 4,884,998.00

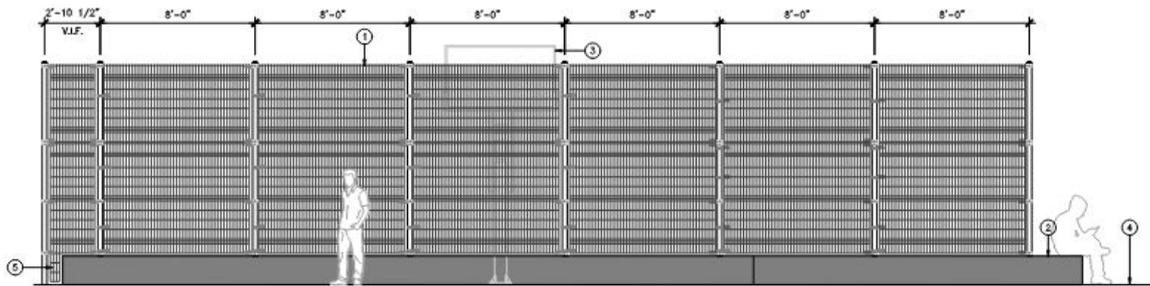
Add Alternatives			
Skatepark: Water Tower Lettering on Gray Concrete	1	LS	\$ 3,000.00
Skatepark: Water Tower Lettering Polyaspartic Coating	1	LS	\$ 11,000.00
Color	1	LS	\$ 24,100.00
Skatepark: Cooling Towers Polyaspartic Paint	1	LS	\$ 6,625.00
Lighting Reuse	1	LS	\$ 32,726.00
Lighting New	1	LS	\$ 96,426.00



LEGEND

1. SPORT COURT FENCE.
2. CONCRETE SEATWALL.
3. DOUBLE-SLIDING GATE.
4. PEDESTRIAN SWING GATE.
5. FACE OF BUILDING.
6. BUILDING WING WALL.

13 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



LEGEND

1. SPORT COURT FENCE.
2. CONCRETE SEATWALL.
3. BASKETBALL GOAL (BEYOND).
4. FINISHED SURFACE.
5. CUSTOM CUT PANEL AT END OF SEATWALL.

16 WEST ELEVATION
SCALE: 3/8" = 1'-0"