



AGENDA

EL SEGUNDO RECREATION PARK Renovation SUBCOMMITTEE MEETING

June 29, 2023

4:00 PM

Executive Conference

Room, City Hall

350 Main Street, El Segundo, CA 90245

The Recreation 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 Recreation Park Renovation Subcommittee members regarding any matter on this agenda that the City received after issuing the agenda packet are available for public inspection in the City Clerk's Office during normal business hours. Such documents may also be posted on the City's website at www.elsegundo.org and additional copies will be available at the Recreation Park Renovation Subcommittee meetings. Unless otherwise noted in the agenda, the public can only comment on City- related business that is within the jurisdiction of the Recreation Park Renovation Subcommittee and/or items listed on the agenda during the Public Communications portions of the Meeting. The time limit for comments is five (5) minutes per person. Before speaking to the Recreation 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.*

MEETING OF THE EL SEGUNDO RECREATION PARK RENOVATION SUBCOMMITTEE

Thursday, June 29, 2023 – 4:00 PM -5:30 PM

- A. CALL TO ORDER
- B. ROLL CALL

PUBLIC COMMUNICATION – (Related to City Business Only for which the Recreation Park Renovation Subcommittee is responsible – 5-minute limit per person, 30-minute limit total)

C. SPECIAL ORDER OF BUSINESS:

1. Role of Recreation Park Renovation Subcommittee
2. Review of Recreation Park Renovation Project
Supplemental Documents: Phase One Recreation Park Improvements
3. Review of the LPA Recreation Park Renovation – Project Phase One Presentation
Supplemental Documents: City of El Segundo Recreation Park Renovations - LPA

Next Meeting: July 27, 2023

ADJOURNMENT:

POSTED BY:

Date: 06/21/2023

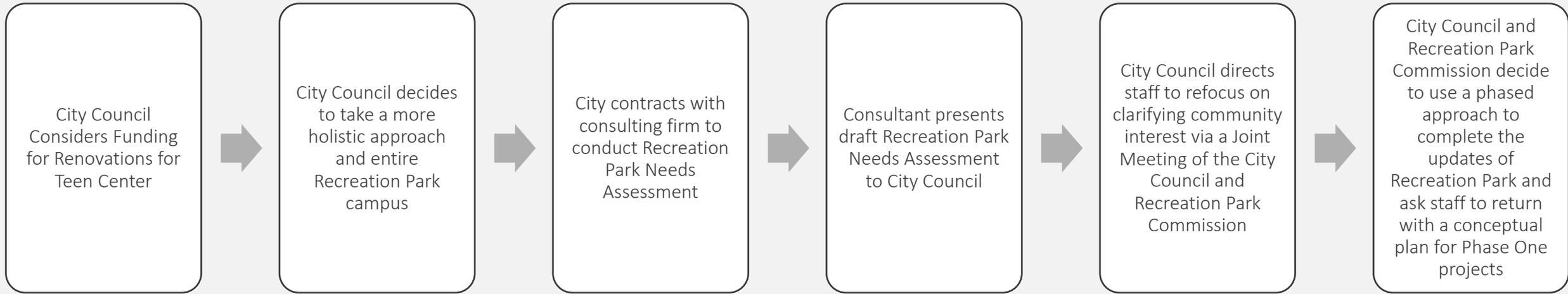
Time: 10:00 am

By: Brandee Thornton



Phase One Recreation Park Improvements

Aly Mancini, Director
of Recreation, Parks
and Library



Historical Timeline

PHASE ONE PROJECTS

1A

Renovation of the Teen Plaza including: Teen Center, Basketball Court and Skatepark

1C

Renovation of Sports Courts

1D

Field Renovations and Updated lighting

1E

Replacement of Irrigation in Recreation Park

1F

Demolition of Lawn bowling court, addition of sports courts, picnic plaza, teen space.

PROJECT 1A - TEEN PLAZA RENOVATION

Recreation Park

Skatepark
11,001 sq.ft.

Basketball Court
8,024 sq.ft.

Teen Center
8,294 sq.ft.

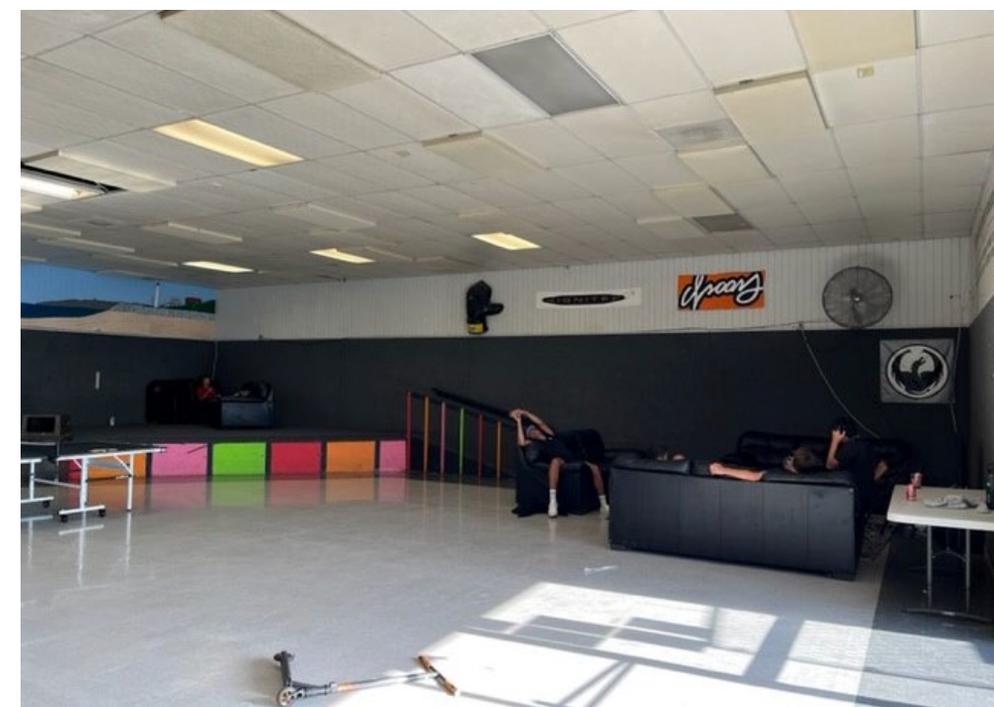


Current Teen Plaza

Teen Center, Basketball and Skatepark



Teen Center Interior

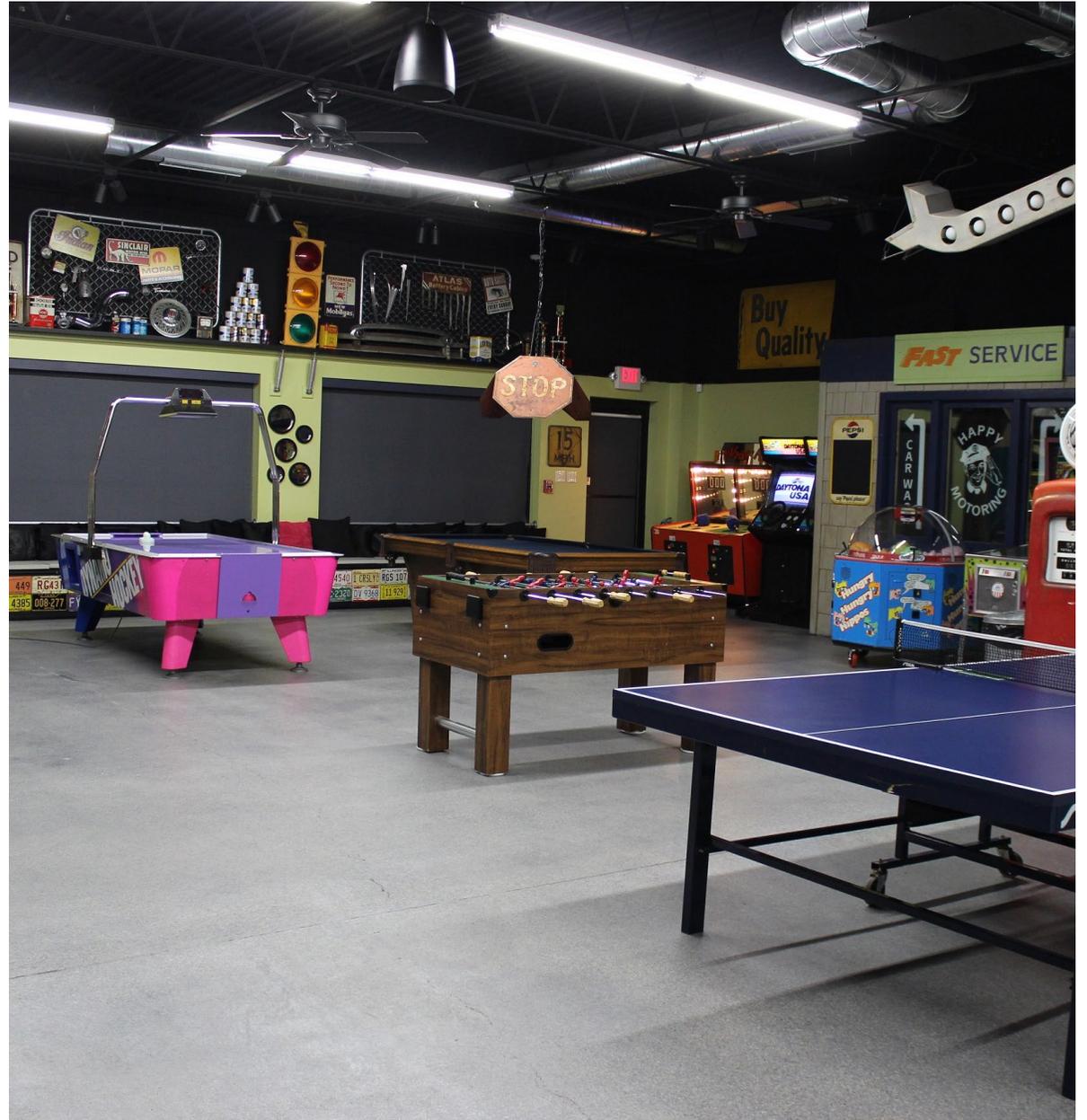


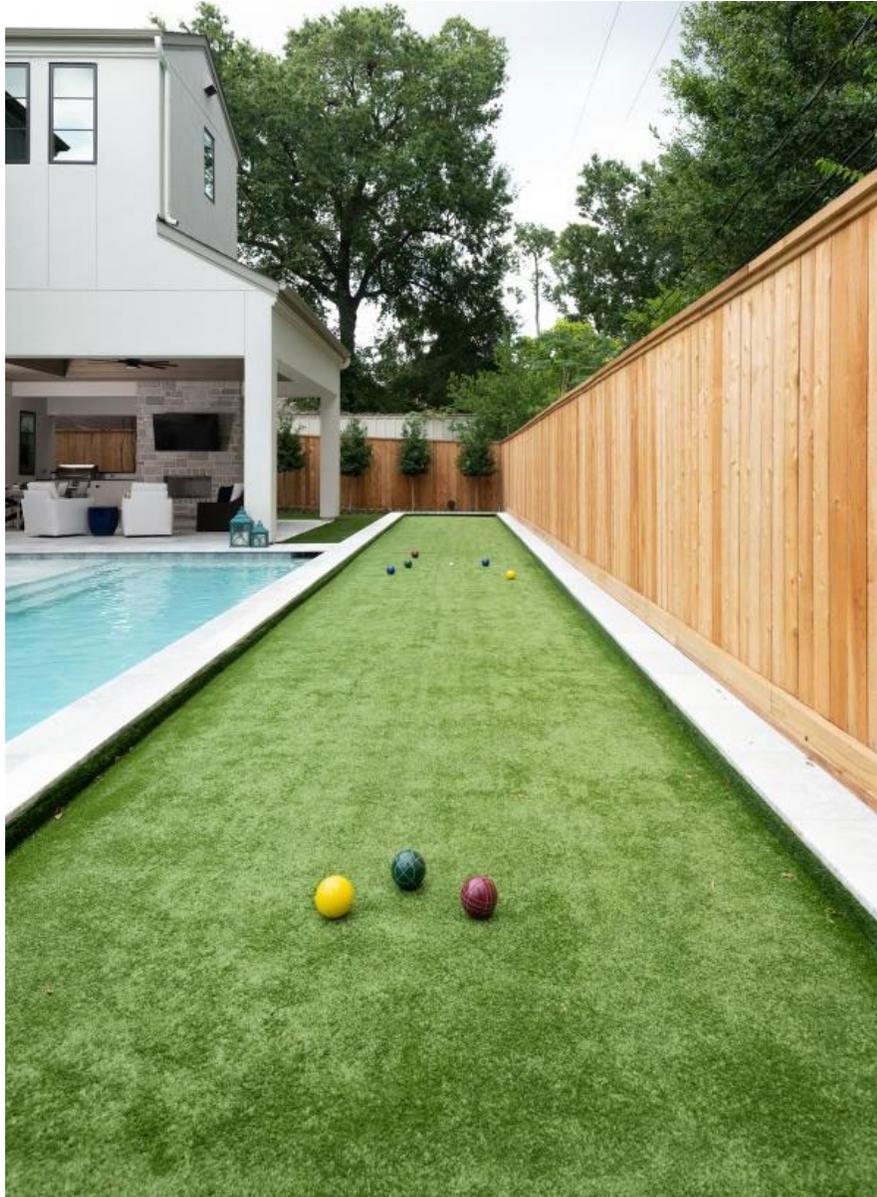


Teen Plaza Exterior



Design Inspiration for Future Teen Plaza

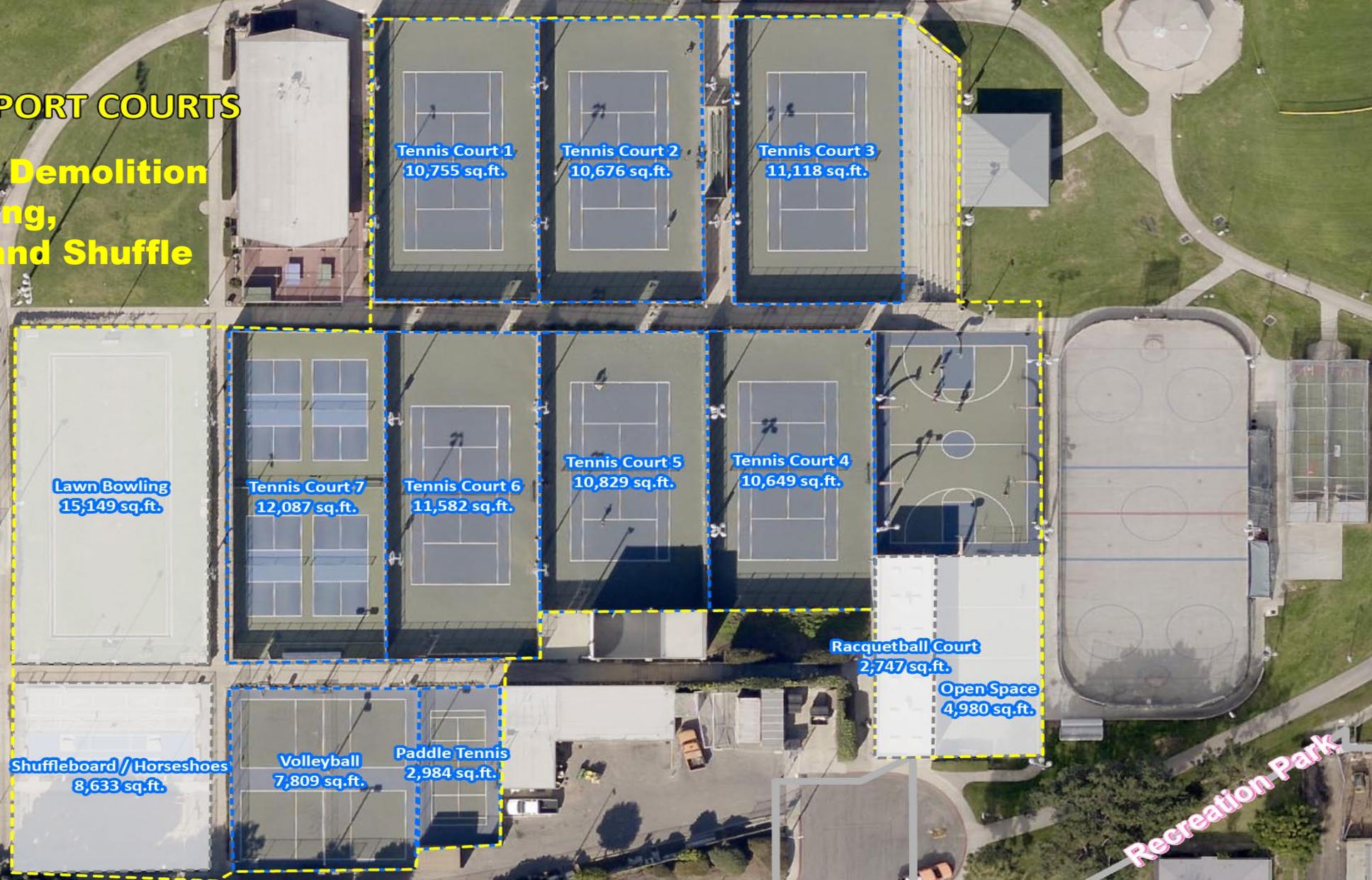






PROJECT 1C-SPORT COURTS

PROJECT 1F- Demolition of Lawnbowling, Horseshoes and Shuffle



SHELDON ST

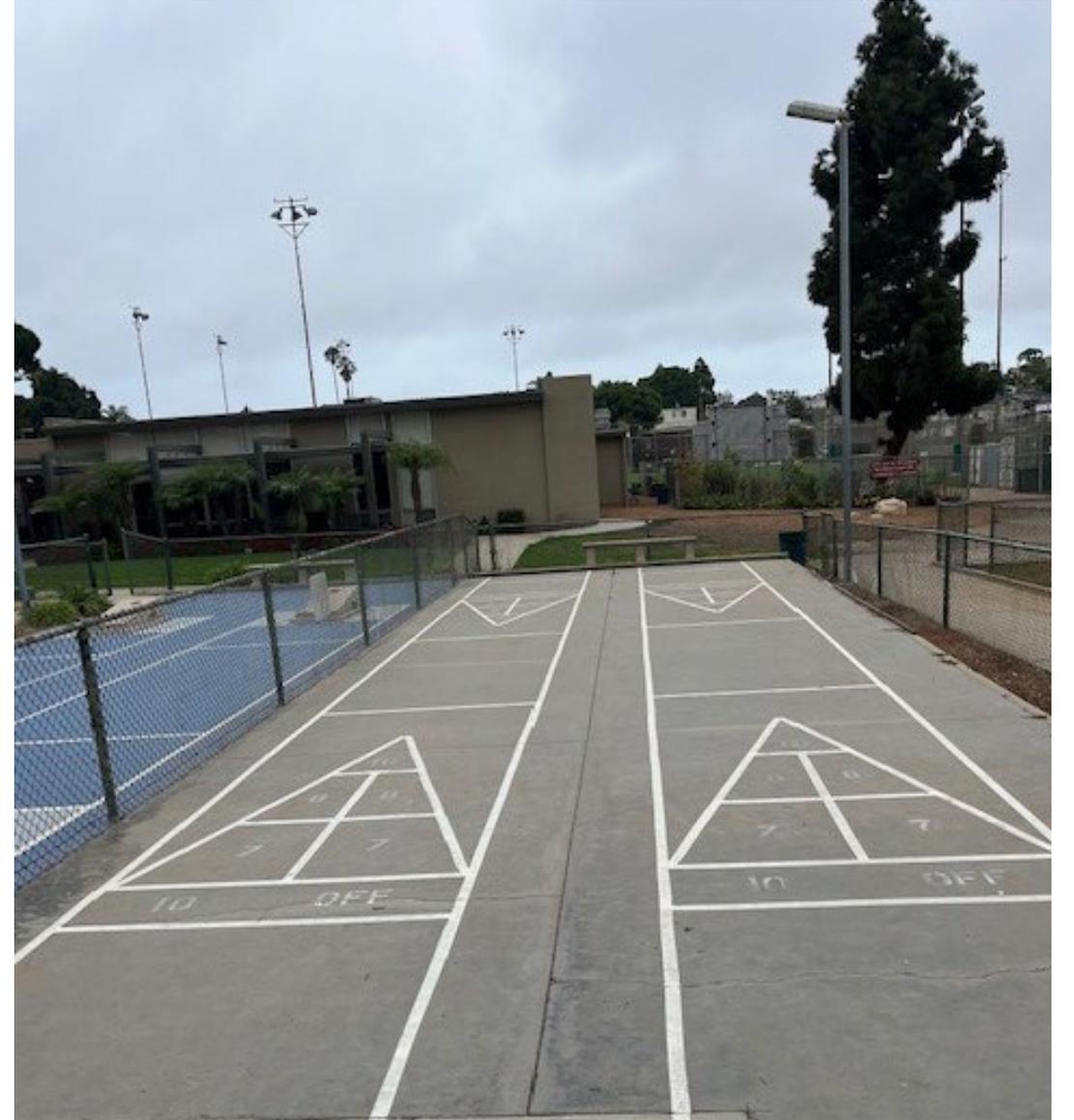
Recreation Park

Current Court Photos

Tennis Courts, Pickleball Courts, Volleyball and Racquetball Courts







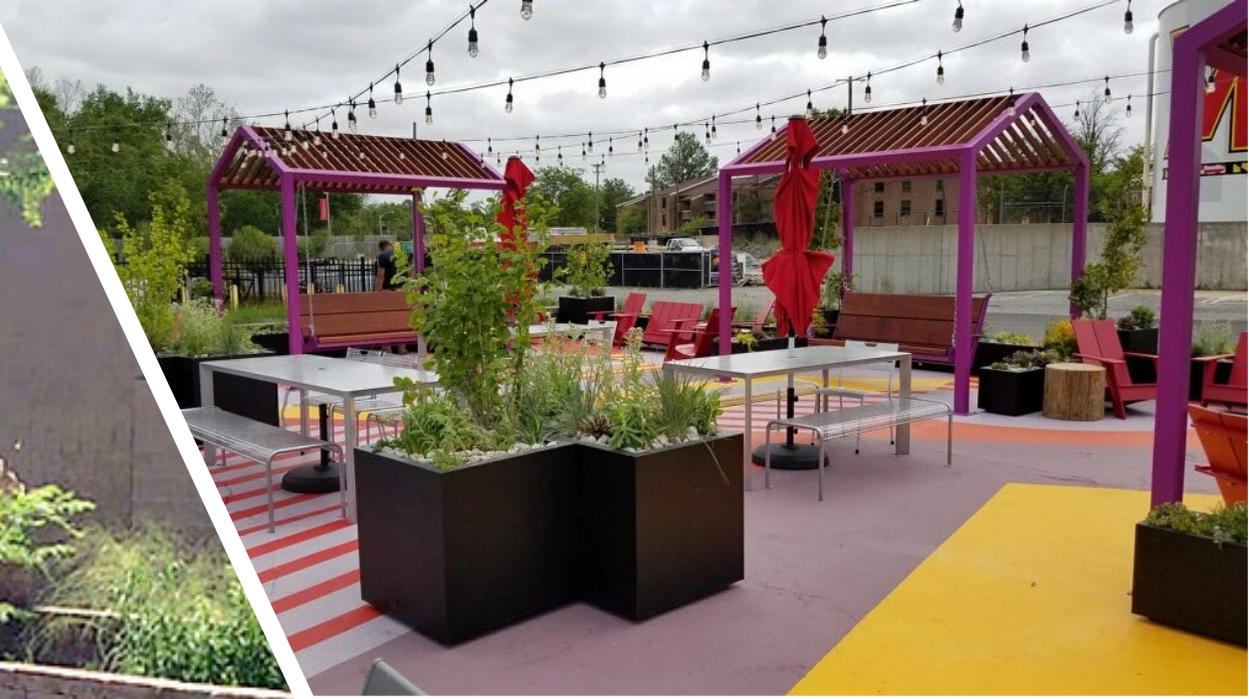
**Design Inspiration for
Future Courts, Teen Space
or Picnic Areas**





Teen Space





**Picnic Area/Outdoor
Gathering Space**

710 ft.

George Brett Field
73,302 sq.ft.

PROJECT 1D- Field Renovations

Stevenson Field
158,504 sq.ft.

420 ft.

Recreation Park
Softball Field
71,961 sq.ft.

469 ft.

Recreation

MENN ST



Current Fields



Design Inspiration for Fields



PROJECT 1E- Replacement of Irrigation

El Segundo Parks & Recreation
Park offering lots of sports facilities

George Brett Field

Stevenson Field

El Segundo Dial-A-Ride

Pickleball courts

Park Vista

E Holly Ave

Joslyn Center

Septima Limo



PROJECT	ESTIMATE D COST
Project 1A: Renovation of the Teen Plaza including: Teen Center, Basketball Court and Skatepark	\$1,000,000 - \$2,000,000
Project 1C: Renovation of Sports Courts	\$750,000- \$1,000,000
Project 1D: Field Renovations and Updated lighting	\$1,500,000 - \$2,000,000
Project 1E: Replacement of Irrigation in Recreation Park	\$750,000- \$1,000,000
Project 1F: Demolition of Lawn bowling court, addition of sports courts, picnic plaza, teen space.	\$1,000,000

CURRENT FUNDING SOURCES

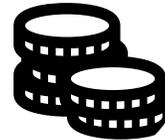
\$1,000,000 Reserves for Park Improvements
 \$750,000 Carryover funds for Teen Center
 \$500,000 Measure A Funds
 \$2,250,000 (Approximate) AVAILABLE

Estimated Costs

NEXT STEPS



City Council approves & prioritizes conceptual Phase One Park Improvement Plans



City Council provides direction on potential funding of Phase One Park Improvement Plans



Staff review potential consultants to assist in development of Site Plans



Staff returns to City Council with detailed plans and refined cost estimates

City Of El Segundo

Recreation Park Renovation – Project Phase One

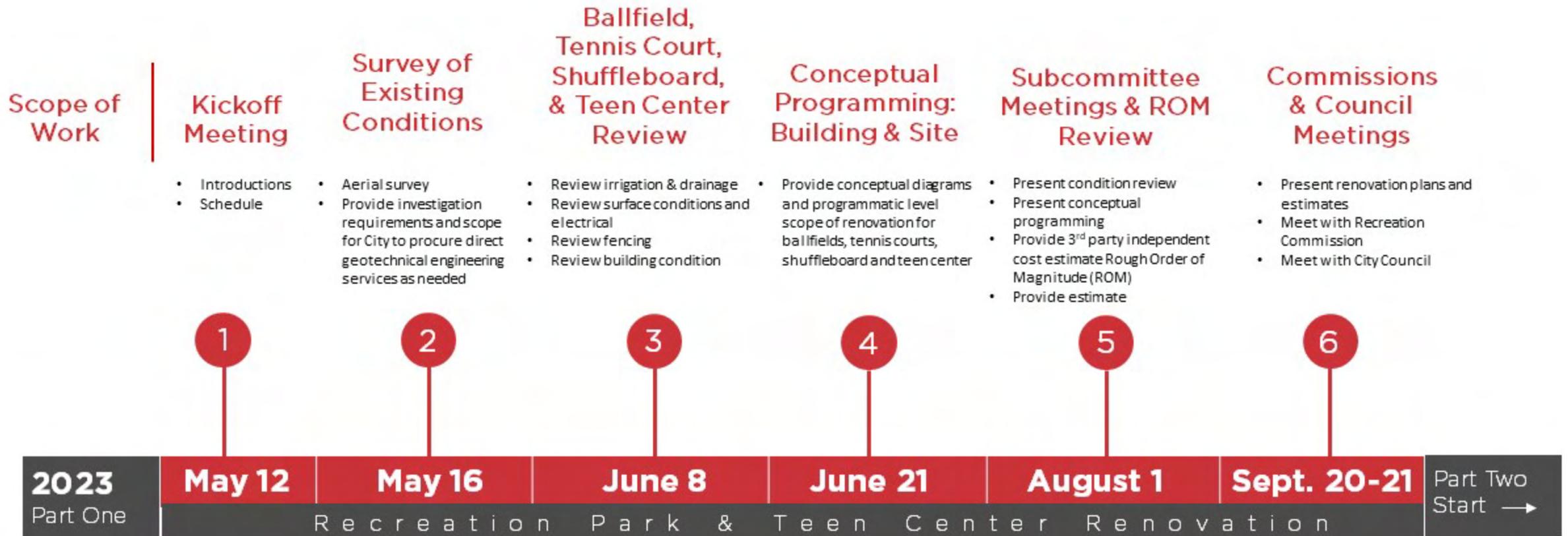
LPA

Site Visit Findings & Initial Programming

June 8, 2023

- Project Schedule & Meeting Roadmap
- Project Goals
- Renovation Park Needs Assessment, *November 5, 2021*
- Site Visit Findings and Renovation Options
 - Baseball Fields
 - Tennis / Pickleball Courts
 - Teen Center & Plaza
 - Shuffleboard Area
- Programming Discussion
 - Teen Center & Plaza
 - Shuffleboard Area
- Next Steps

Project Scope/Schedule Overview: Part One



This project will be successful if...

"Updated and user-friendly, while preserving its charm."

"Project moves forward in a timely manner."

"Our patrons are engaged so that the project addresses what the community wants."

"The project is a Community Draw"

"Timeless design, that considers longevity and minimizes maintenance"

"Multi-use, and multi-interest."

"Inclusive spaces for staff and community members."

"An oasis, and a moment of quiet in the community."

"Addresses staff needs."

Recreation Park Needs Assessment | by Others, 11/05/21

Priorities + Current cond. assessments

In Scope?

Recreation Park Facility Needs matrix

0-5 Y		Basketball Courts (more; resurface)	4
0-5 Y		Baseball/Little League/Softball Field Improvements (quality of grass; snack bar; announcer's booth; storage; irrigation; repair fields; batting cages; scoreboard; dugout; Stevenson Field fencing raised, tables at concessions)	4
		Open Space/Landscaping (keep green; native plants; partner w/ES native Plant group; coastal buckwheat/butterflies; butterfly habitat, like the trees; add flowers)	4
		Picnic Areas (update picnic tables; add shade; Improve fire pit)	4
		Playgrounds (update; keep fenced in; more seating; needs shade; expansion)	4
		Restrooms (upgrade; improve; ADA; upgrade restrooms at Gordon Clubhouse and Joslyn Center)	4
0-5 Y		Teen Center (renovate; outdated; not welcoming)	4
		Walking Paths (modernize; better access; lighting; ADA needs; widen)	4
		Dog Area (enclosed dog run; dog walking, off leash area)	3
		Joslyn Center Senior Center (upgrade meeting rooms, upgrade front area, better storage)	2
10-15 Y		Pickleball Courts (add more; convert/share with Tennis; open play opportunities)	3
		Racquetball	2
0-5 Y		Skate Park (enlarge; improve)	3
0-5 Y		Tennis Courts (improve)	2

Recreation Park Needs Assessment | by Others, 11/05/21

Priorities + Current cond. assessments In Scope?

Recreation Park Facility Needs matrix

Badminton Court (Indoor)	1
Check out building front area repair upgrade	1
Community Garden (shouldn't be lottery based; partner w/ES Environmental Committee; better organized; greenhouse; vegetables)	2
Court lighting	1
Electric Vehicle charging stations	1
Fitness Stations (community workout equipment)	1
Gym	1
Lawn Bowling (add astro turf, use as dog area)	1
Mural/Art (at George Brett Field retaining wall or teen center)	1
Outreach Building (lack of City staff office spaces)	1
Paddle Tennis	2
Practice Hitting Wall and rink used by LaCrosse; add netting above Hitting Wall for lost balls	1
Roller Hockey	2
Sand Volleyball or Beach Tennis Court	1
Soccer Fields	2

0-5 Y



5-10 Y



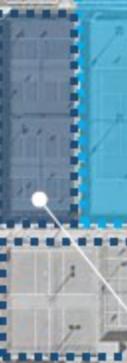
Scope of Work



Stevenson
Field



Softball
Field

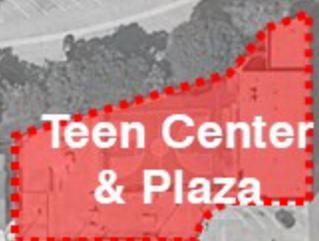


Tennis
Courts



George Brett
Field

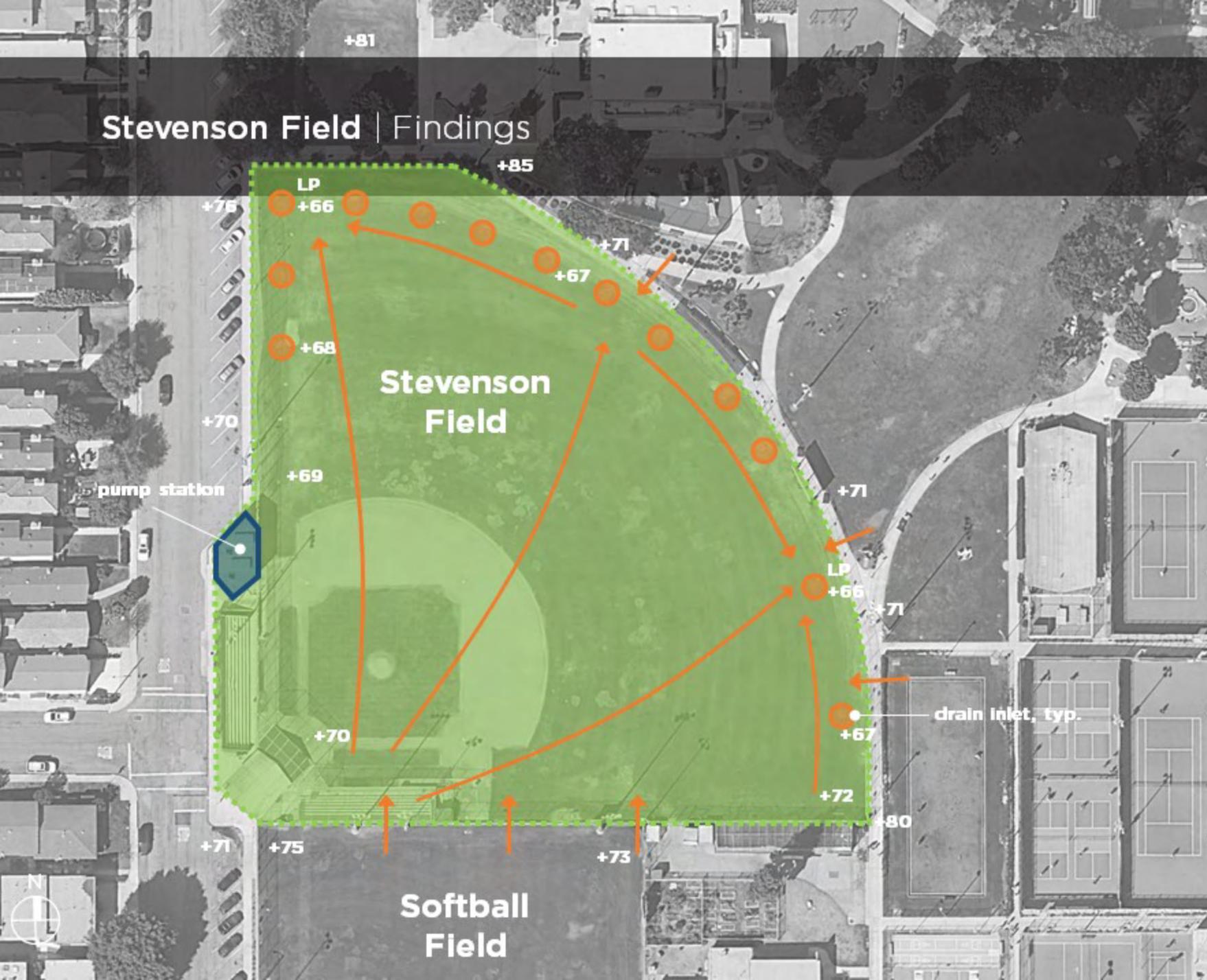
Pickleball Courts
Shuffleboard Area



Teen Center
& Plaza



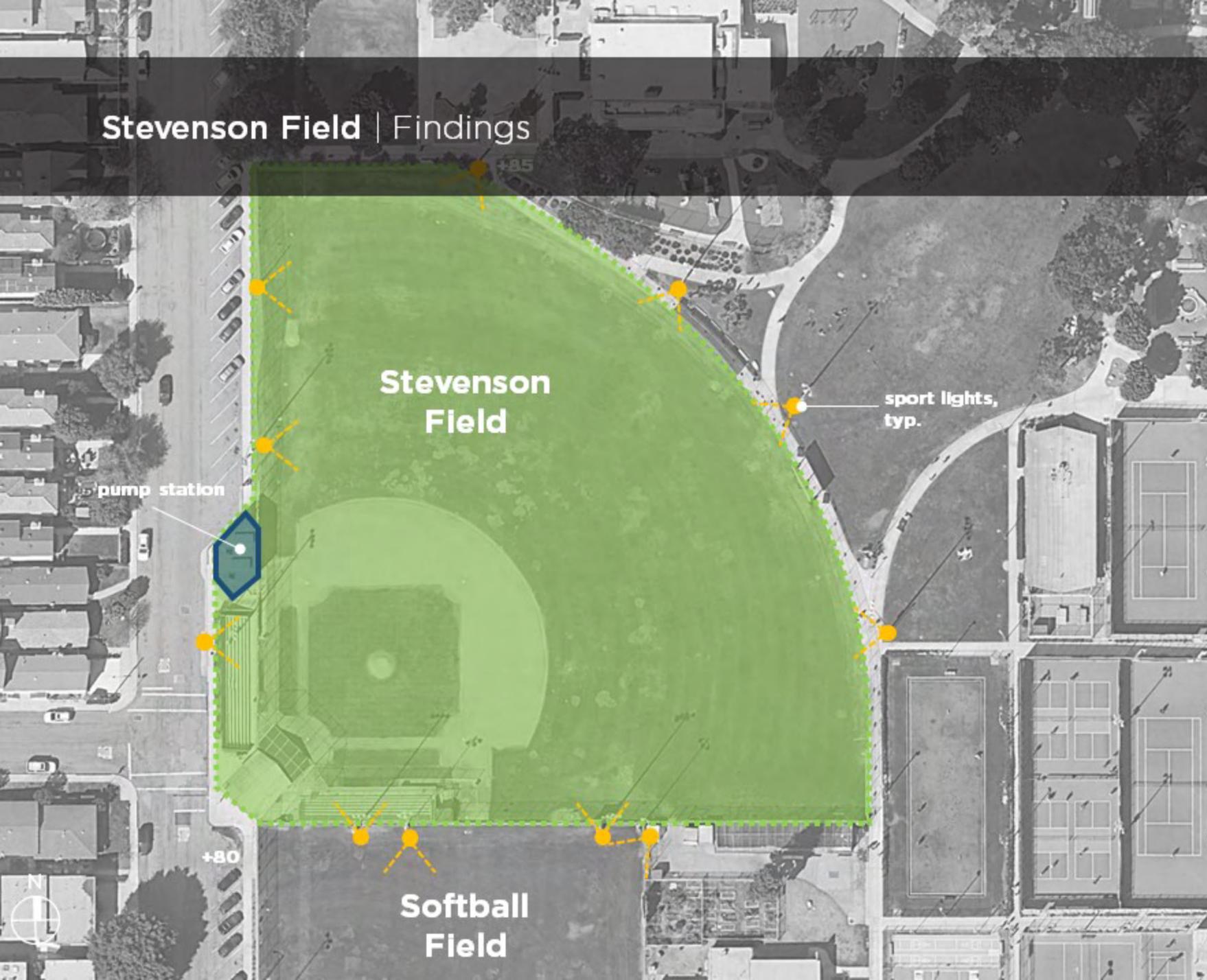
Stevenson Field | Findings



Drainage

- Field currently slopes from south to north toward the outfield.
- There are multiple (13) existing drain inlets at the outfield capturing the field runoff. Runoff discharging to a pump station inside a pump house on Eucalyptus Drive. 2 large pumps installed inside the pump house. Water is being pumped to the County storm drain system. Need as-builts from City to understand the underground storm drain system layout in the fields and the pump stations.
- No flooding during regular rain storm. Flooding occurred last time when there was a huge rain storm. Water gushing out from the drain inlets and flooded the field.
- Pump sizes are probably not large enough to handle runoff from heavy rain events.
- These pump stations capture runoff from the neighboring areas as well, not just the parks.
- Irrigation on reclaimed water.
- The current irrigation system is not working properly. Timing and stations all mixed up. Want redesign of irrigation system
- Park hardscape has small drain inlets and discharge to the pump station as well.
- Runoff from adjacent softball field discharges into this field.

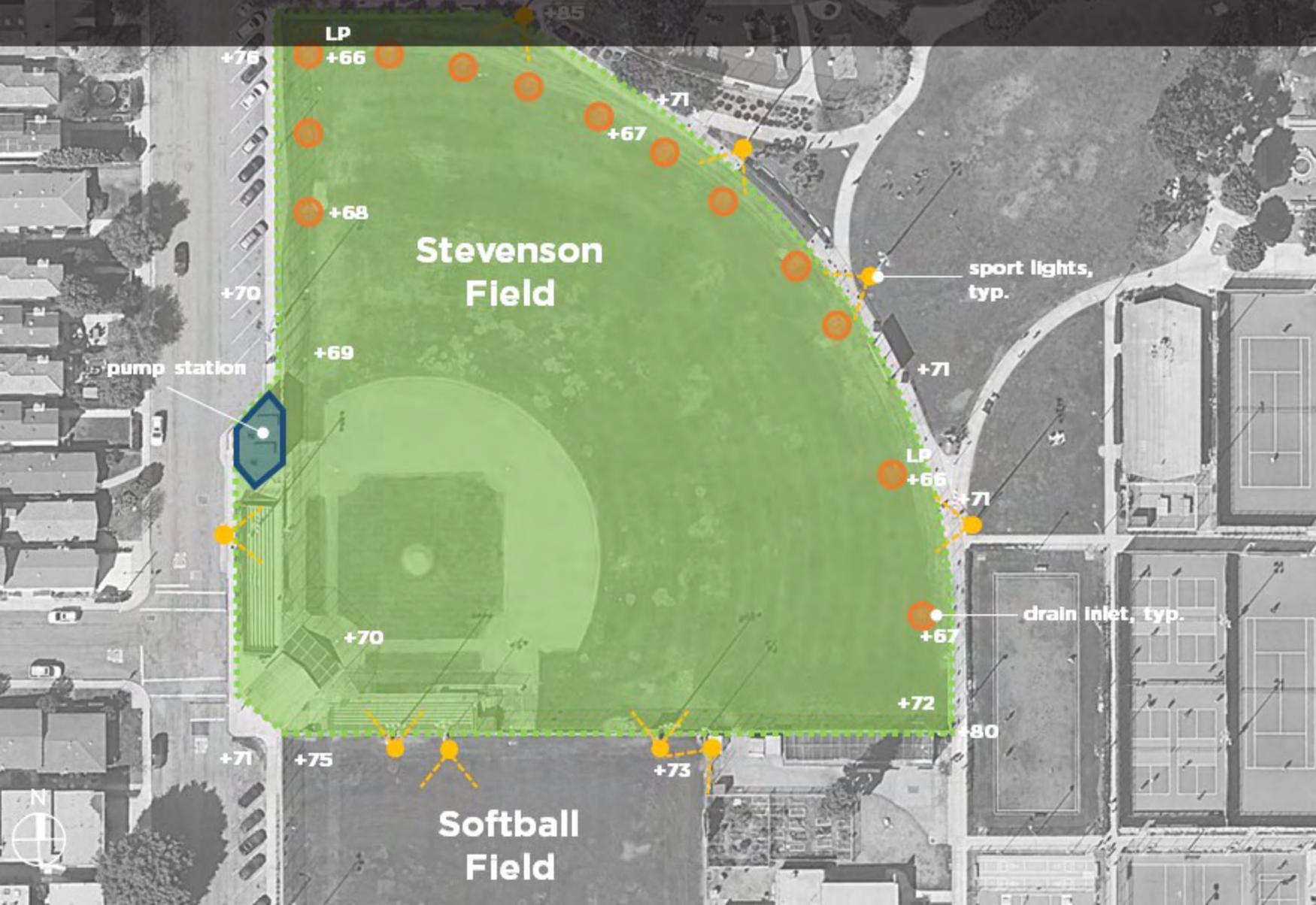
Stevenson Field | Findings



Electrical

- Current Sport (Musco) light poles are HID, all lighting controllers for entire park are located at the building south of the tennis courts.
- The existing electrical service looks adequate to support the planned field upgrade.
- The existing branch panels that exceeded their useful life shall be replaced with new branch panels.
- Electrical as-builts are required.
- One year of electrical bills or utility company report showing a year of peak demand in "KW." shall be provided.

Stevenson Field | Renovation Options



Drainage

- Option 1: Minor grading and add drain inlets where applicable.
- Option 2: Regrade the field and add subdrain system. Keep field as natural turf.
- Option 3: Regrade the field and add subdrain system. Change field to synthetic turf. **Make modifications to the pump station.**

Electrical

- Option 1: Leave existing HID fixtures, ensuring all light are in working order or repair as necessary.
- Option 2: Replace HID fixtures to LED. Controller may need to be replaced for compatibility issues or obsolete system. Mosco will need to verify.
- Option 3: Replace HID fixtures to LED and upgrade controllers (will allow to add lighting show, cameras, etc.).

Softball Field | Findings



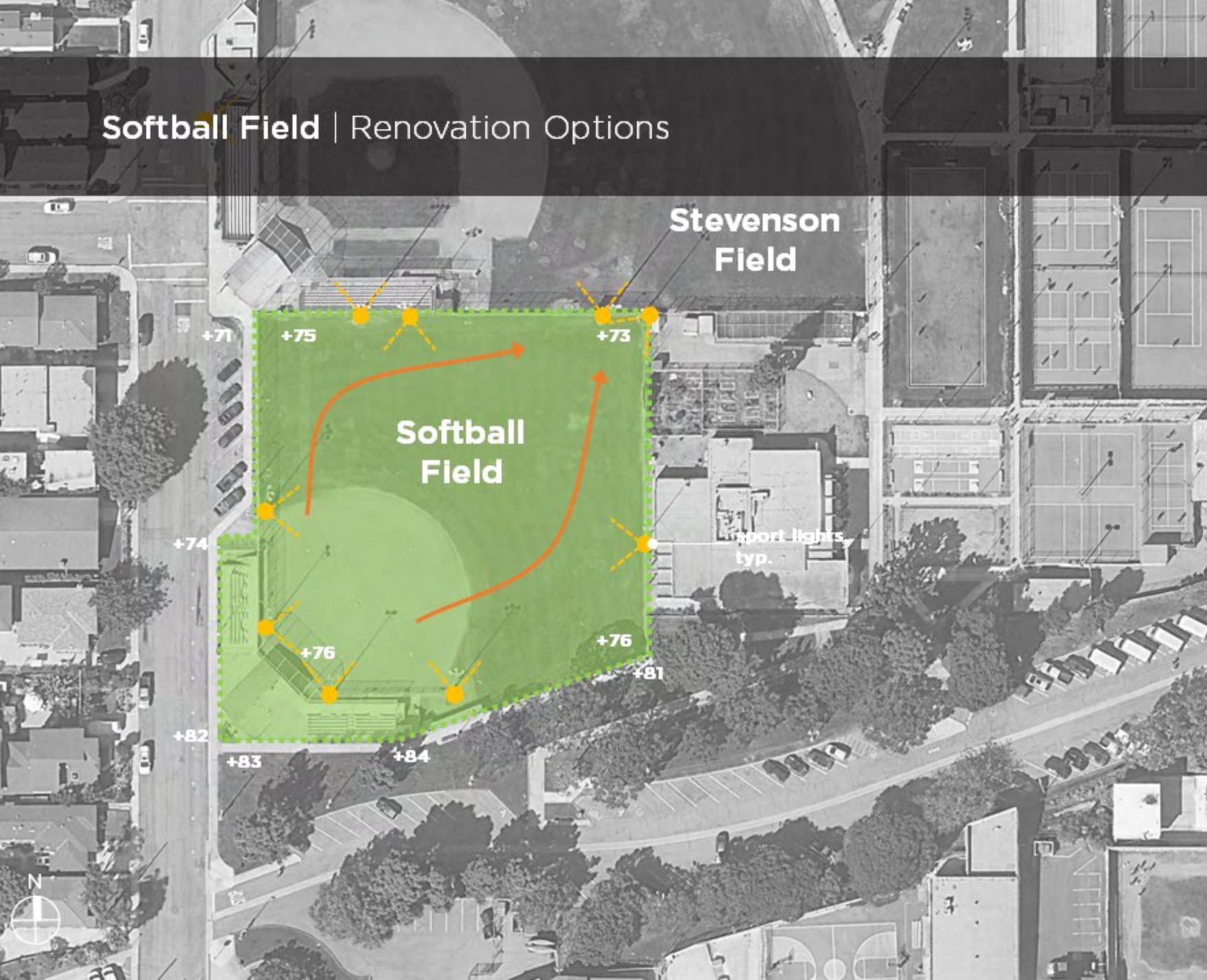
Drainage

- No flooding issues.
- No drain inlets on field. Sheet flow to Stevenson Field.

Electrical

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Softball Field | Renovation Options



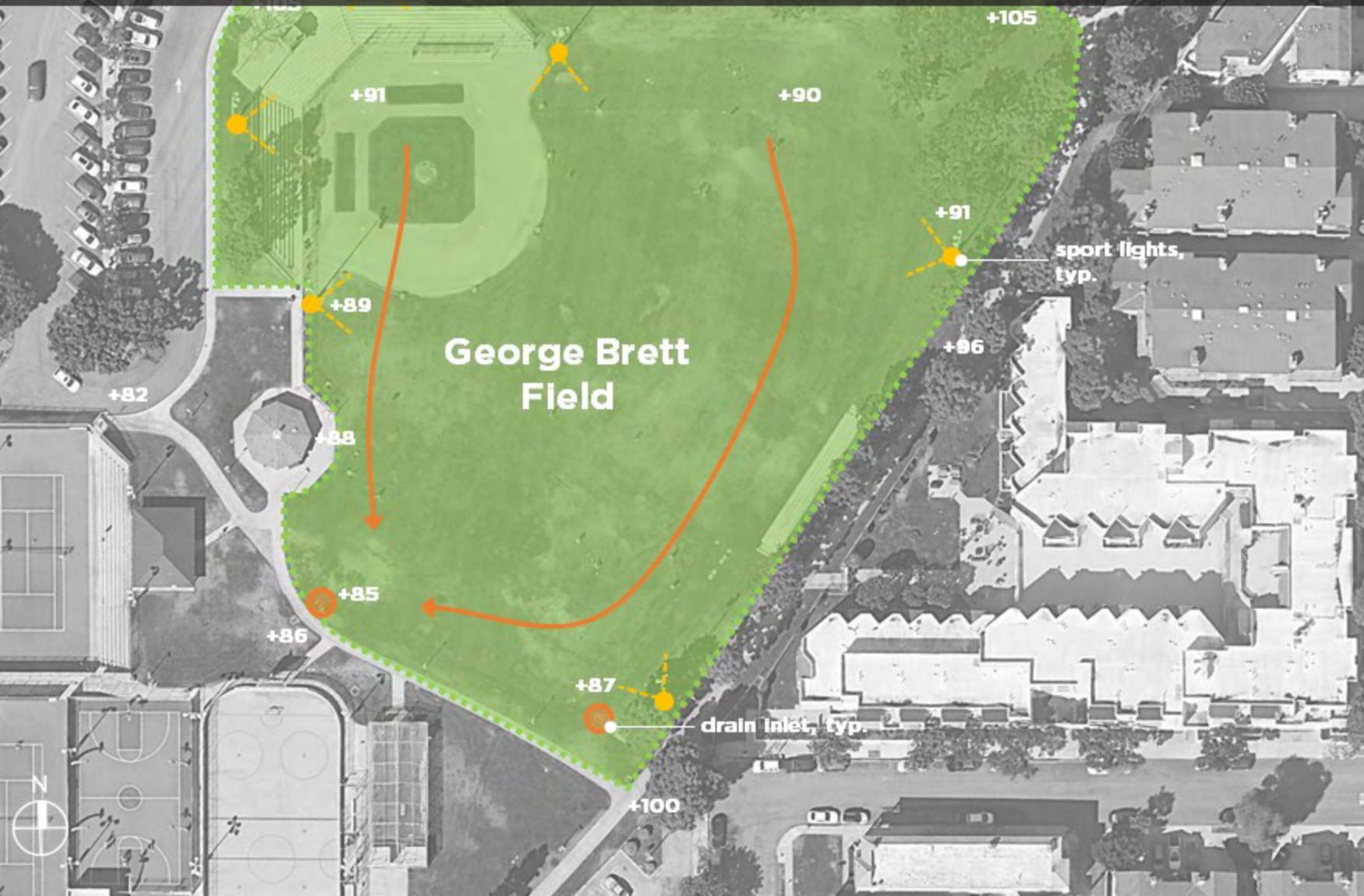
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George Brett Field | Findings



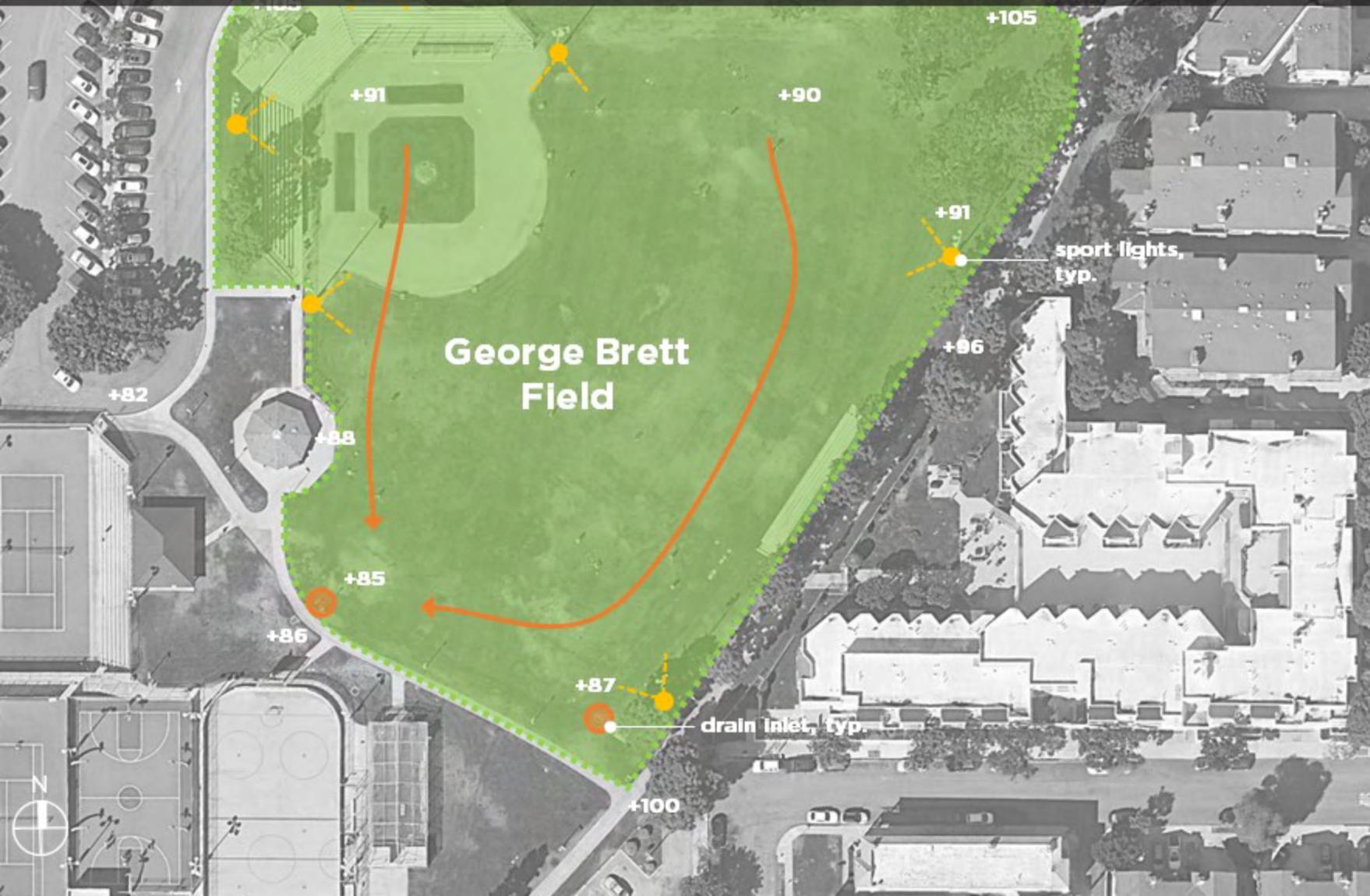
Drainage

- Two existing drain inlets capturing the runoff, are located adjacent to the south walkway.
- No flooding in the field during rainstorm. Only water ponding at inlets.

Electrical

- Current Sport (Musco) light poles are HID, all lighting controllers for entire park are located at the building south of the tennis courts.
- The existing electrical service looks adequate to support the planned field upgrade.
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George Brett Field | Renovation Options



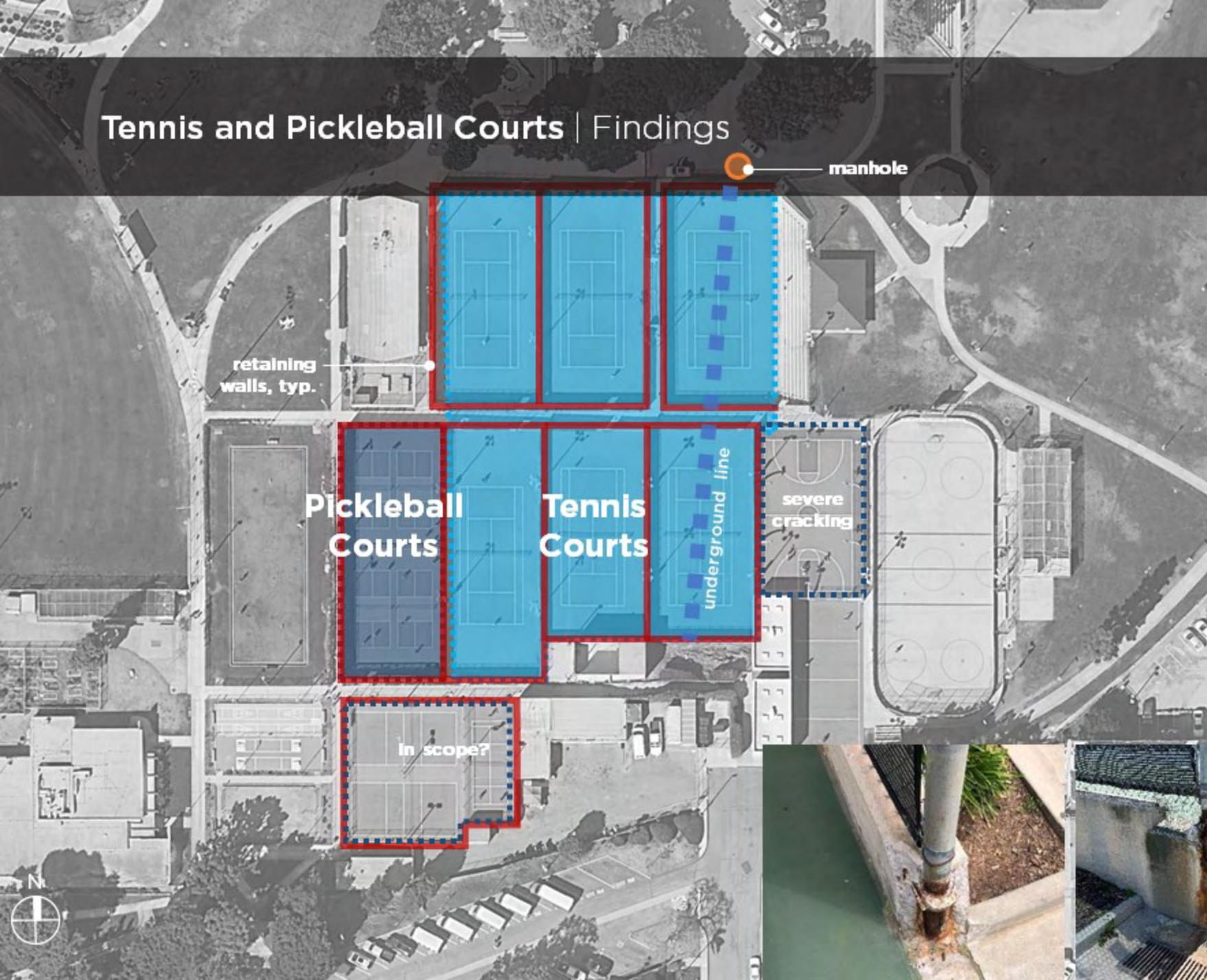
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Tennis and Pickleball Courts | Findings

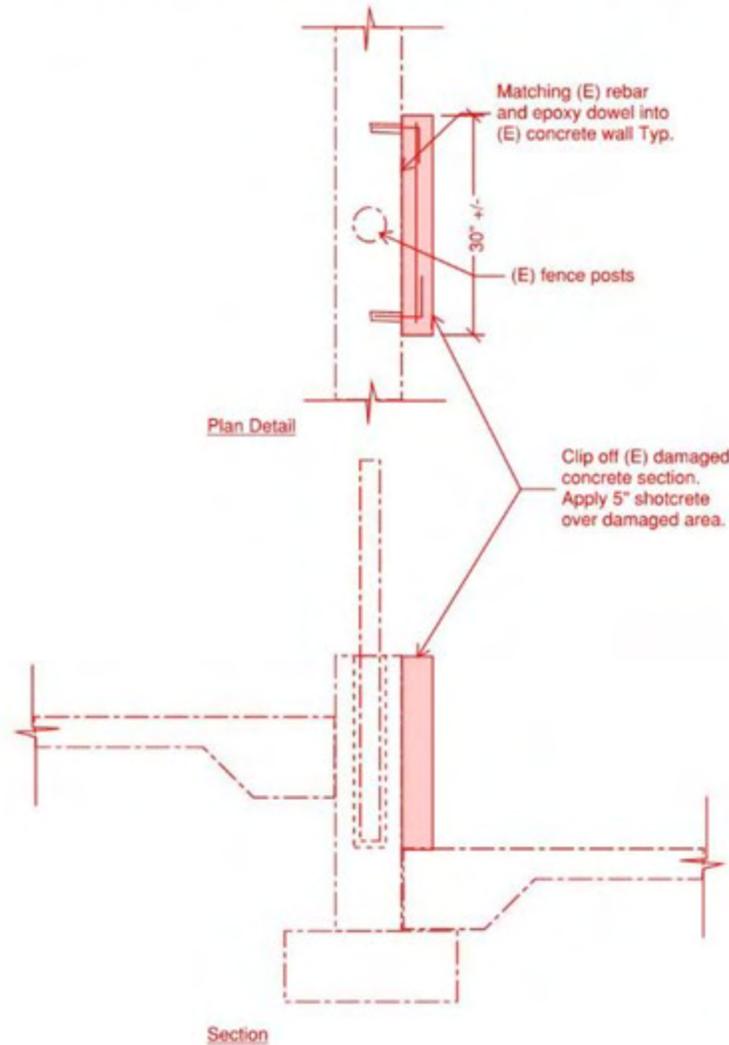


Structural

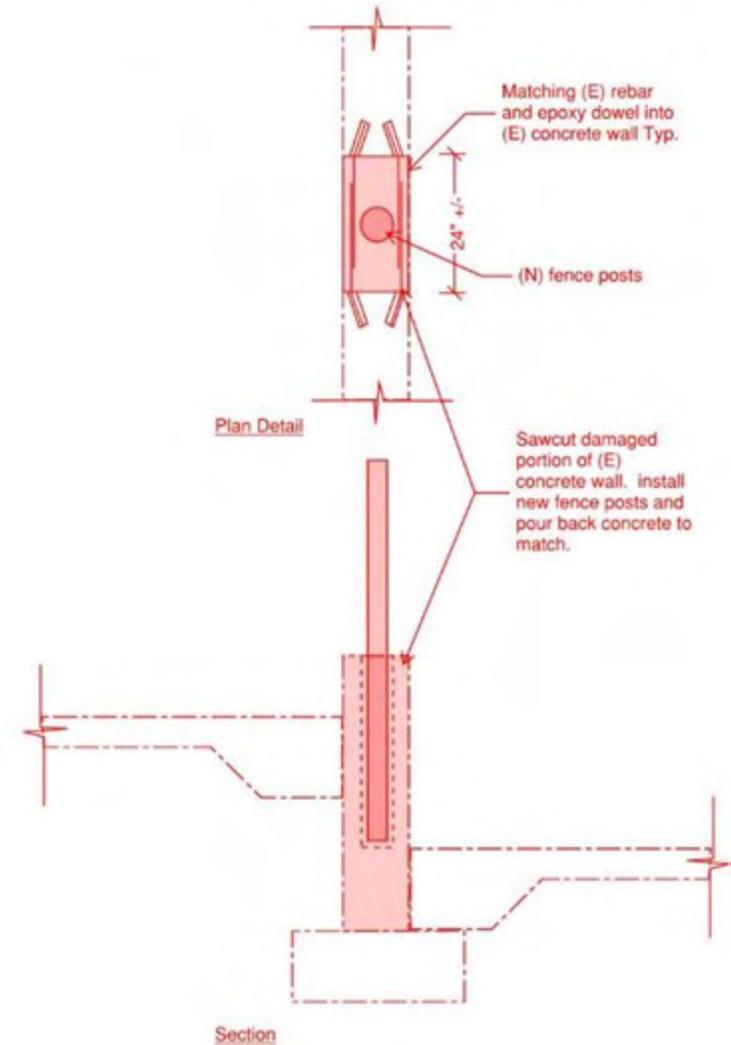
- Typical at all tennis courts, concrete retaining wall vertical cracks along sleeve of the netting post. At some courts, the netting posts were removed and relocated, vertical cracks are found along the abandoned sleeves. The location of these cracks varies, and they can be found at every court. Some of these cracks exposed the rusted wall rebar.
- Quite a number of the sleeves and the enclosing fence posts are severely rusted and shall be repaired or replaced.
- Most of the tennis court slab-on-grade has mild surface cracks. At the two tennis courts adjacent to the basketball court, more pronounced concrete slab-on-grade cracks are found. These areas appear to have some soil movement or settlement.



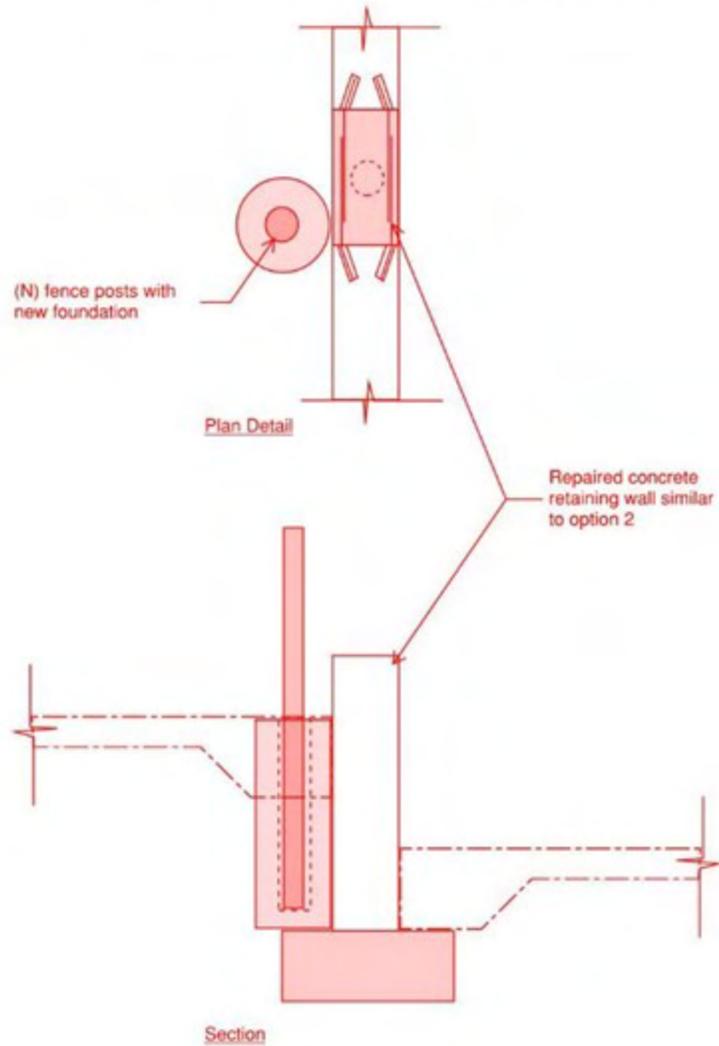
Option 1: Local repair of damaged retaining wall



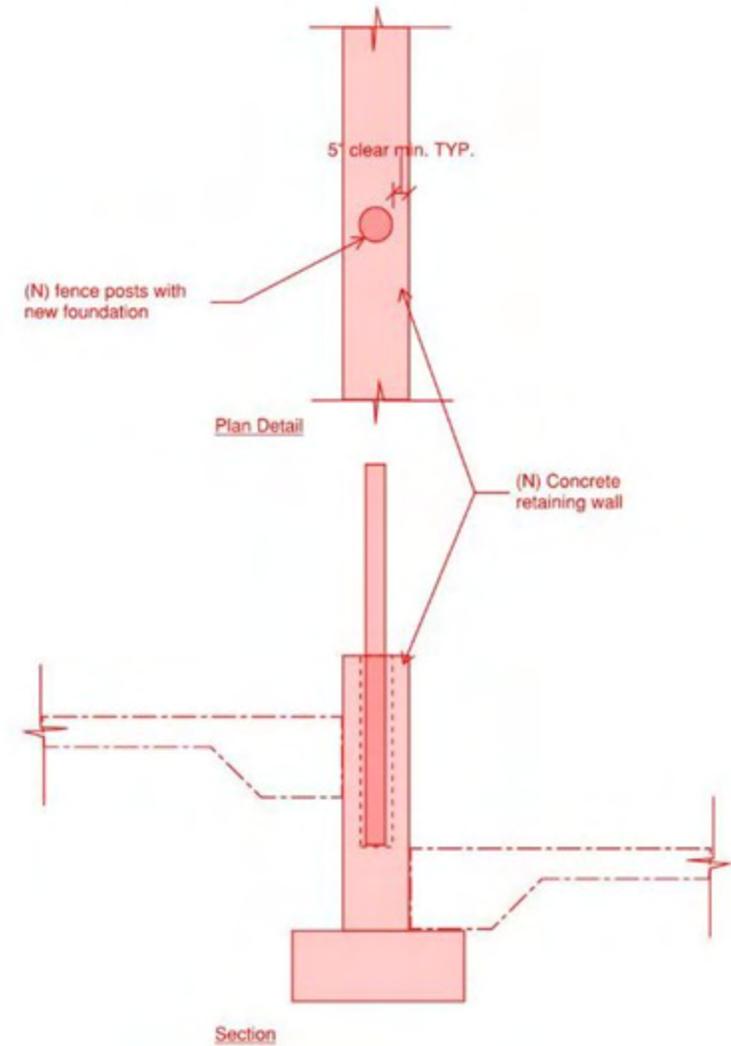
Option 2: Sectional repair of retaining wall



Option 3: Relocate fence post away from retaining wall



Option 4: Replace (E) retaining wall





Exterior

- CMU block building, where walls = structure (limits the amount of new wall openings).
- Areas of textured block on the south side add visual interest (although many have been broken off to prevent climbing)
- Wall opening on the east side filled in at some point in time (facing the fish company parking lot)
- Metal security screens on the windows make the center are for basketballs, not security.
- Dark glass and window screens prevent views into the building (activity is hidden).
- Monochromatic, all-white building.
- Lack of connection to plaza, skate park, and basketball court
- Minimal visual or physical connection to park to the north due to grading/elevation, mature tree, single window.





Interior

- Minimal daylight and views (introverted building)
- Large room, but multiple zones (stage, café/bar, gaming corner, back room, reception/staff desk)
- Low ceiling for large volume.
- Lack of color, imagery, artwork (mostly black, white and gray).
- Acoustically noisy with hard, reflective surfaces.



Structural

- The (E)Teen Center is constructed with concrete masonry walls around the perimeter of the building. The roof is constructed of plywood sheathing over wood rafters spanning over wood or steel girders.
- The existing building appears to be in good condition, structurally.
- The (E) concrete masonry walls may lack positive seismic out-of-plane anchorage hardware. Further exploration should be performed to ensure the existence of out-of-plane anchors. Seismic anchorage should be included in the modernization budget.



Electrical

- Electrical service may need to be upgraded based on the new power requirements.
- New disconnect switches should be provided to connect new AC mechanical units.
- New lighting control panels should be installed to replace existing time/contacter control panels.
- The existing electrical 200A 120/240V, 1PH 42 CKT panel should be replaced.
- Consider including solar panel system in the renovation

City of El Segundo - Recreation Park Needs Assessment

FACILITY CONDITION ASSESSMENT

prepared for

RJM Design Group, Inc.
31591 Camino Capistrano
San Juan Capistrano, California 92657
Kirsten Schnell



TEEN CENTER
405 East Grand Avenue
El Segundo CA 90245

PREPARED BY:
Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.us.bureauveritas.com

BY CONTACT:
Mark Surdam
Program Manager
800.733.0660 x6251
Mark.Surdam@bureauveritas.com

BY PROJECT #:
149039.21R000-003.017

DATE OF REPORT:
July 27, 2021

ON SITE DATE:
July 8, 2021

Key Recommendations:

- Replace roof and repair as-needed
- Replace all interior wall and ceiling finishes (paint, ceiling tiles, fabric wall panels, carpet, VCT)
- Replace/repair stage and provide accessible ramp
- Replace restroom fixtures and finishes
- Replace aging electrical and HVAC infrastructure
- Provide fire alarm and/or fire suppression system
- Provide accessible restroom stalls and fixtures
- Provide accessible parking
- Provide accessible path of travel from parking to building and to skate park
- Remove other barriers to accessibility (obstructions, clearance widths, signs)

Inclusive

Flexible

Enduring

Outdoor connection

Sense of agency

Safe space

Open

Informal

Multi-use / Multi-function

Welcoming

Exciting

Vibrant

Active

an Oasis



Homework help
Study tables
Library stacks
Internet access
Computer stations
Job training /
Internships

Video games
Pool tables
Foosball
Table tennis
Dungeons & Dragons
Board games
Role playing games
TV Sports
(NBA, etc.)

Nutrition classes
Healthy snacks
Vending machines
Communal gathering
Countertop/bar
Food trucks

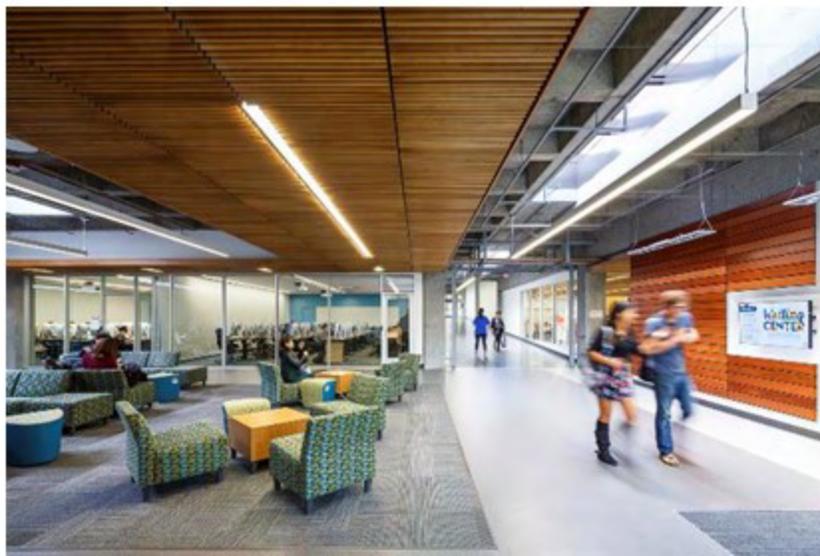
Local bands
Open mics
Stand-up
Community events
Joint-use
Rental venue

Painting
Drawing
Sculpture
Murals
Music lab
Comics/anime
Digital art stations

One open space, many flexible functions

Teen Center | LEARN

LPA



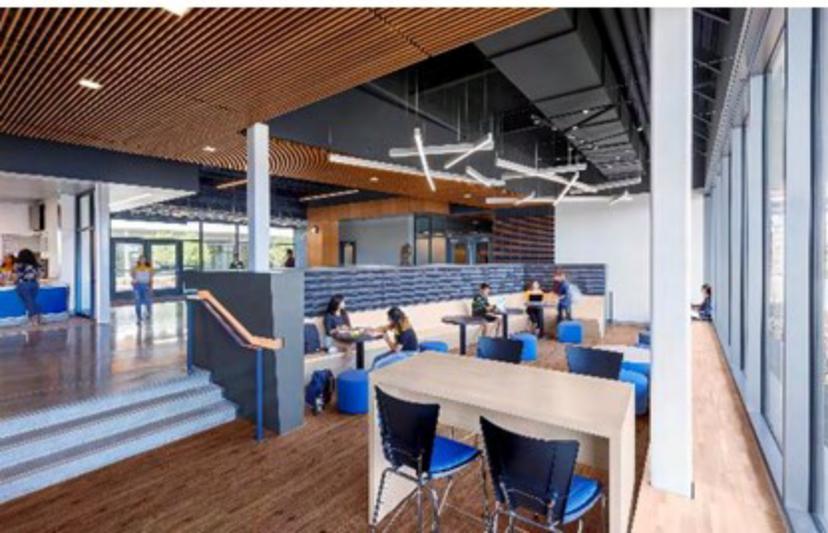
Homework help
Study tables
Library stacks
Internet access
Computer stations
Job training /
Internships

Teen Center | PLAY

LPA



Video games
Pool tables
Foosball
Table tennis
Dungeons & Dragons
Board games
Role playing games
TV Sports
(NBA, etc.)



Nutrition classes
Healthy snacks
Vending machines
Communal gathering
Countertop/bar
Food trucks

Teen Center | PERFORM

LPA



Local bands
Open mics
Stand-up
Community events
Joint-use
Rental venue

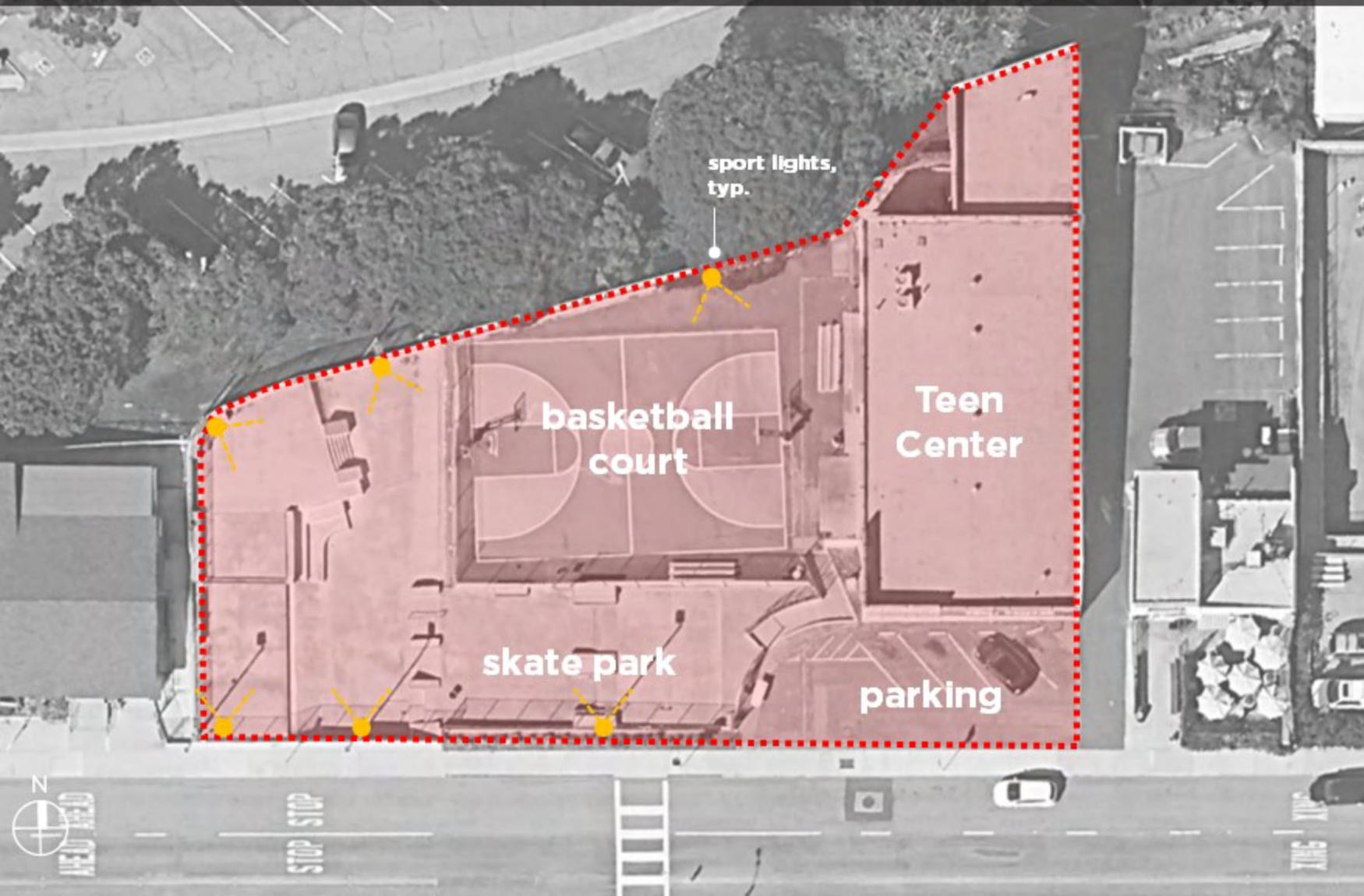
Teen Center | CREATE

LPA



Painting
Drawing
Sculpture
Murals
Music lab
Comics/anime
Digital art stations

Teen Center Plaza | Findings



General:

- Feels isolated from rest of park
- No shade at plaza

Building Entry:

- Entry landing seems adequate. Additional indoor-outdoor connection seems feasible towards the basketball court area. However existing slope at building is severe, regrading is necessary.

Basketball Court:

- Basketball court has severe slope. The court needs a retaining wall and a continuous slurry seal and resurfacing. Basketball hoops will need to be reinstalled.
- A net extension to keep balls out of skate park is needed

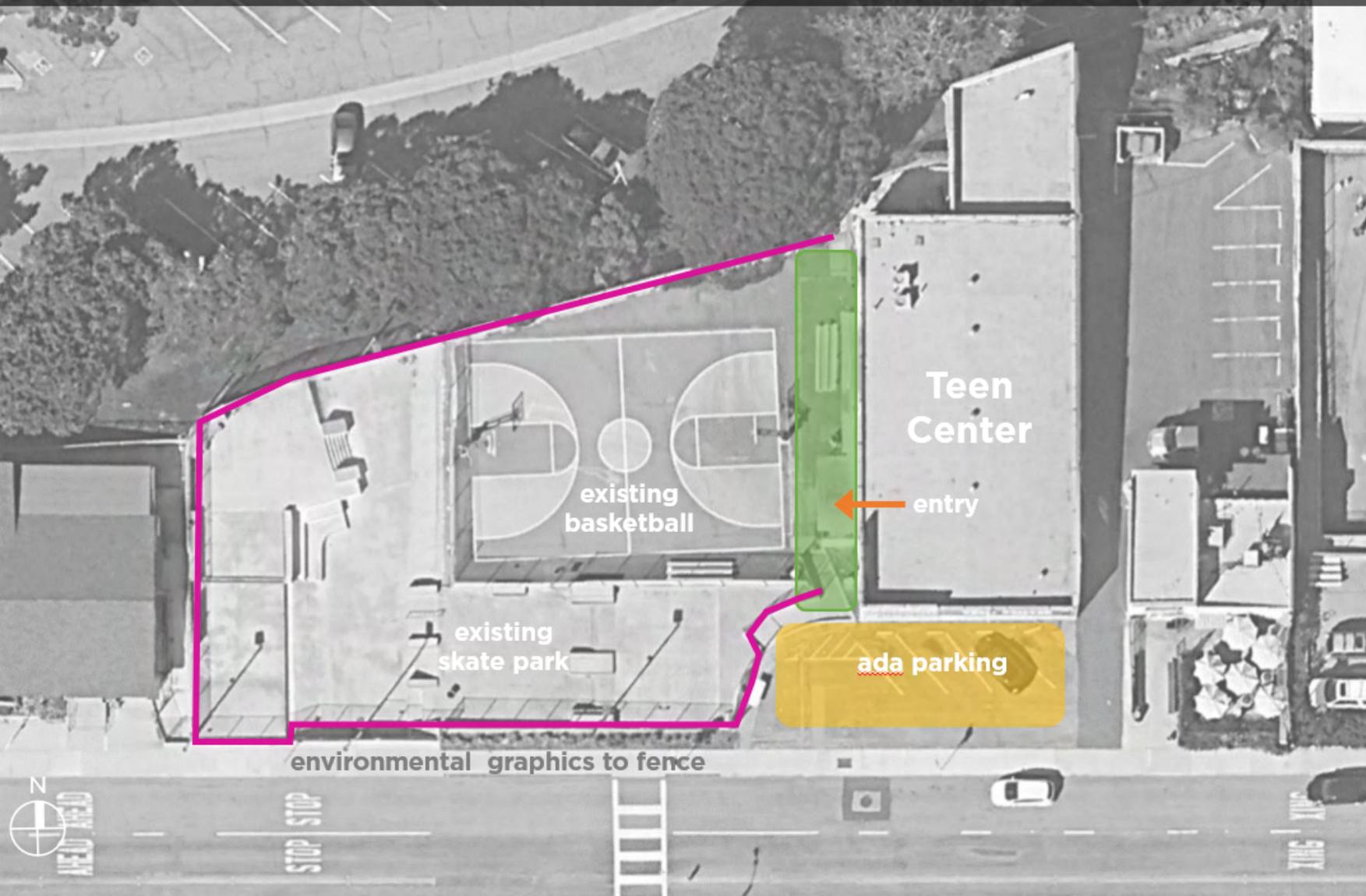
Skate Park:

- Design does not include inclusive features for all generations.
- Community desired for more beginner and intermediate features.
- Not inviting, prison-like environment

Parking:

- Not ADA parking.
- The entry ramp may need handrails if more than 5%

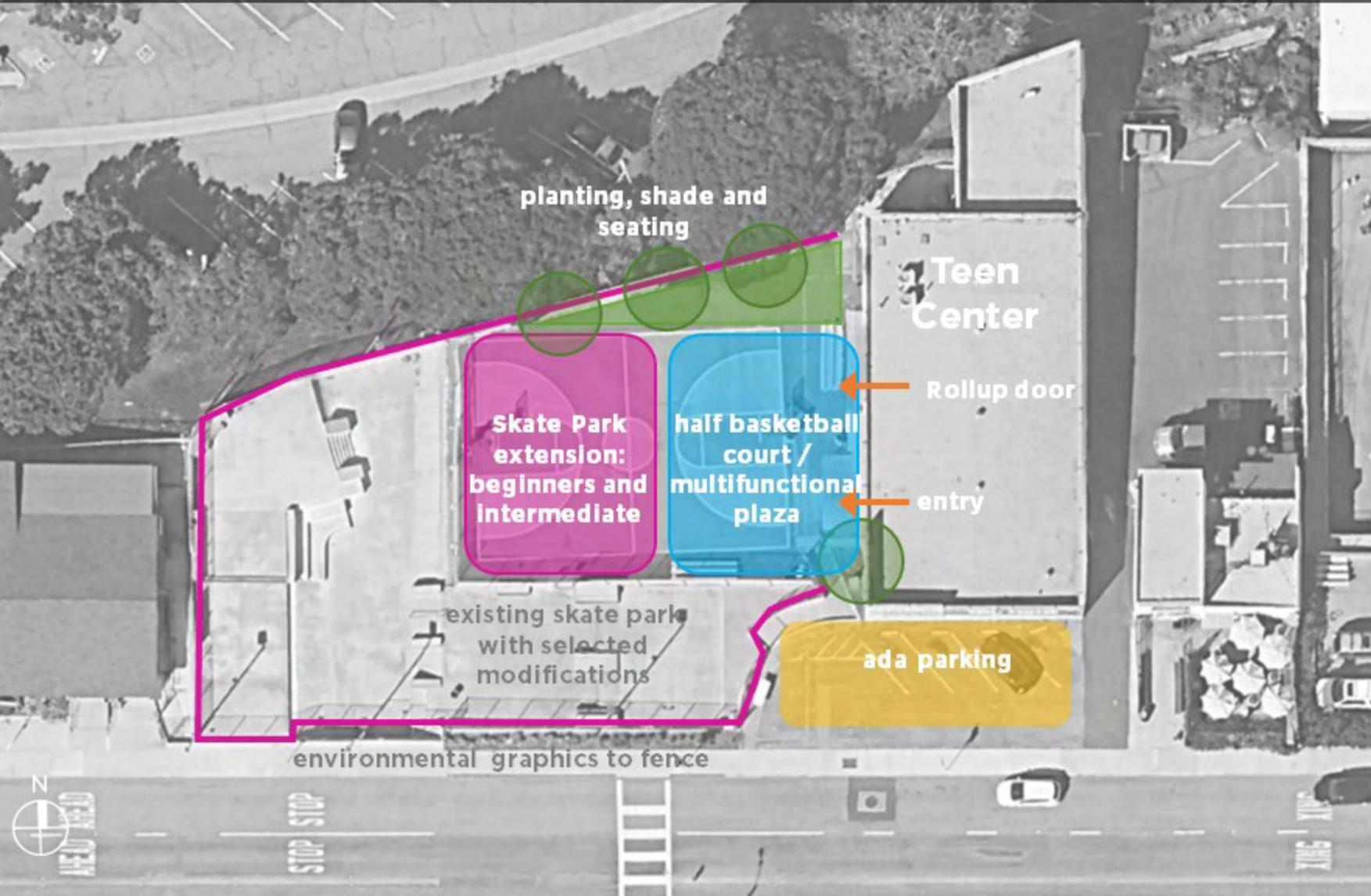
Teen Center Plaza | Renovation Options



Option 1

- Parking lot is upgraded with ADA parking.
- Skate Park stays as existing.
- Environmental/fun graphics added to selected existing fences.
- Basketball Court stays as existing.
- Enhance building entry with planting, fun seating.

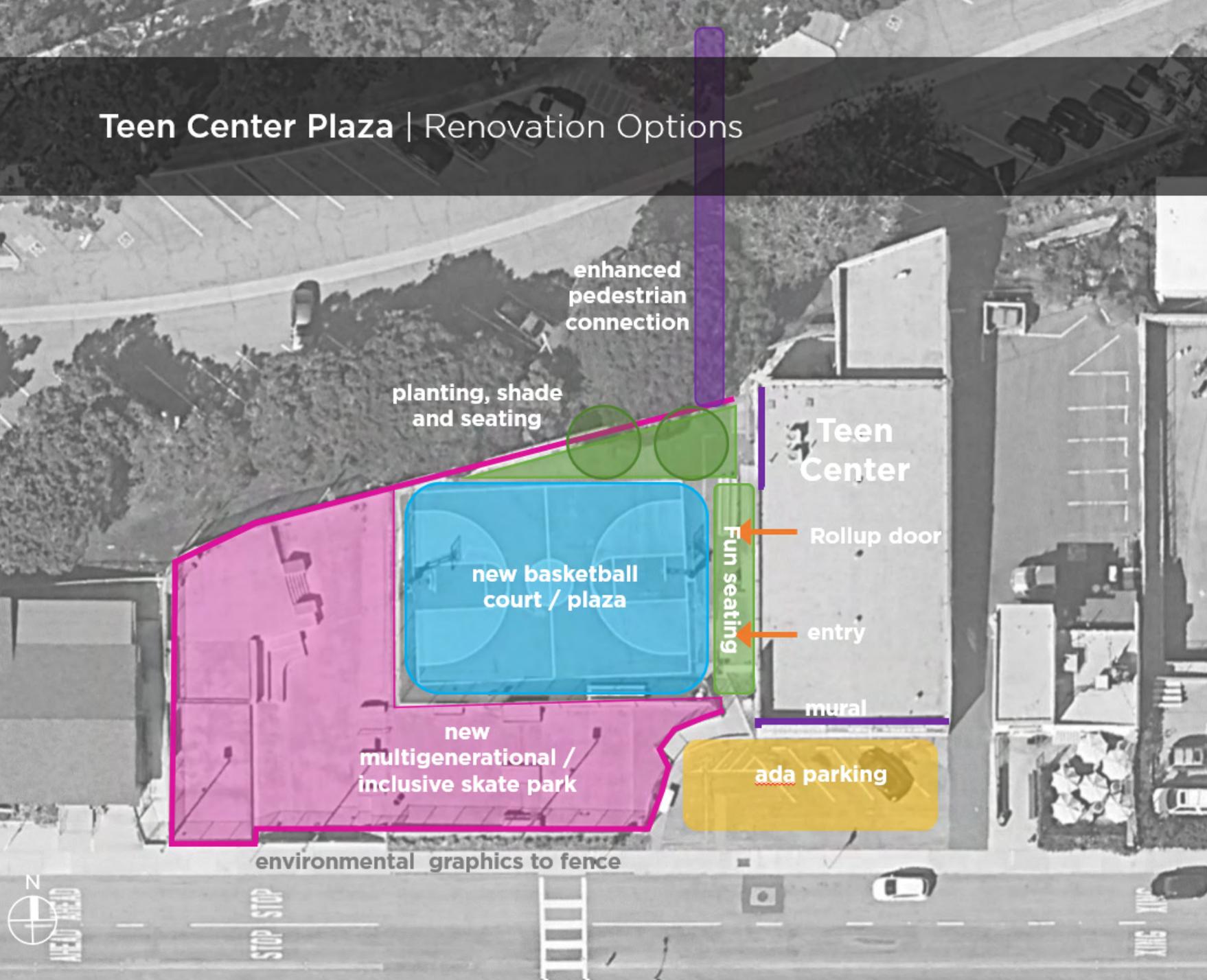
Teen Center Plaza | Renovation Options



Option 2

- Parking lot is upgraded with ADA parking.
- Skate Park stays as existing with exception of selected modification to provide more inclusive features. New beginning and intermediate skate area with fencing is expanded.
- Environmental/fun graphics added to selected existing fences.
- Basketball Court is replaced with adequate graded half court and has dual use as a Teen Center Plaza with roll up door for an indoor/outdoor connection.
- New seating viewing area.
- New planting and shade trees.

Teen Center Plaza | Renovation Options



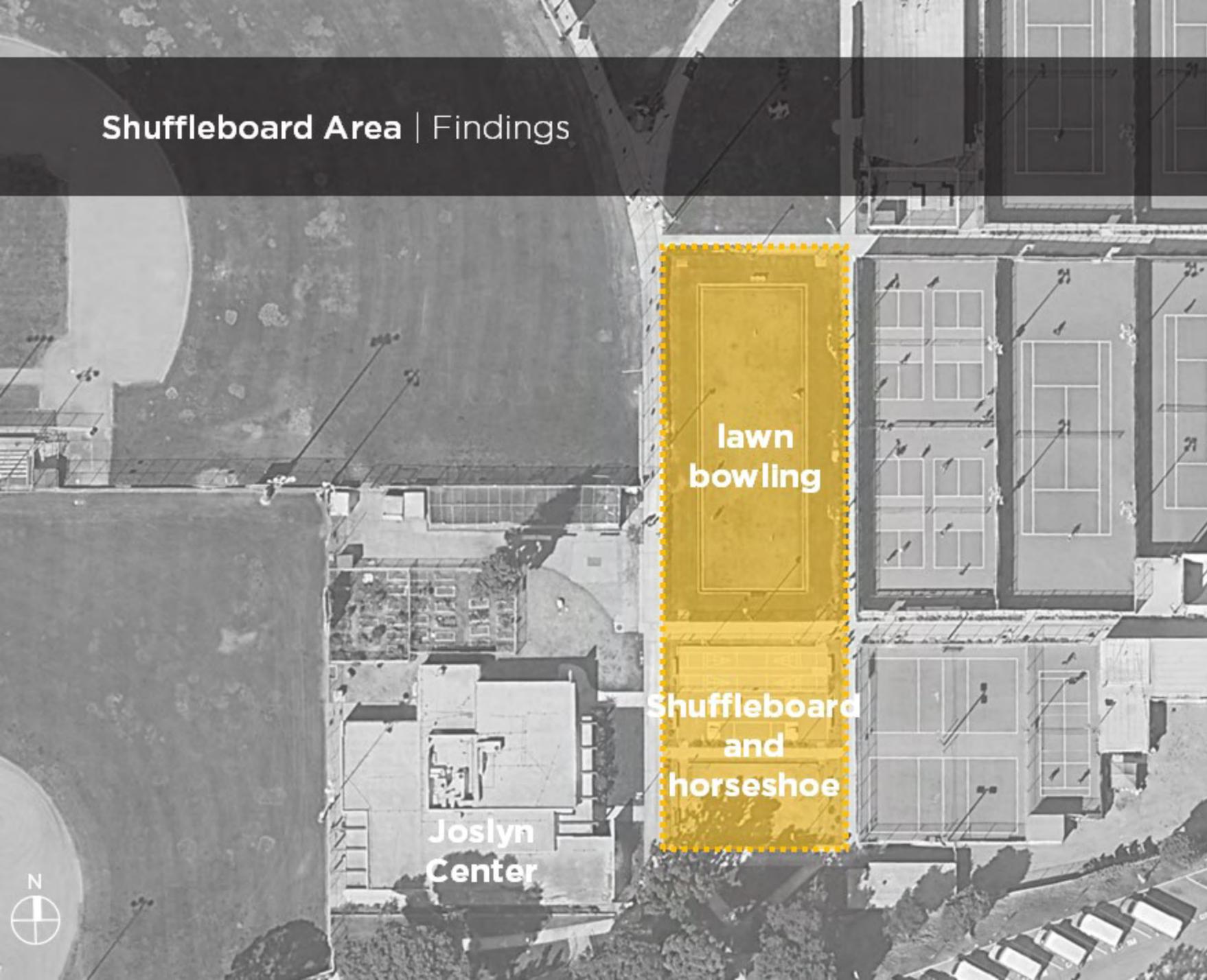
Option 3

- Parking lot is upgraded with ADA parking.
- Skate Park is replaced with a multigenerational / inclusive park.
- Basketball Court is replaced with adequate graded half court.
- New Teen Plaza with various seating opportunities, play tables, etc.
- New planting and shade trees.
- Environmental/fun graphics added to selected existing fences.
- Building Mural opportunity.

Teen Center Plaza | Character



Shuffleboard Area | Findings

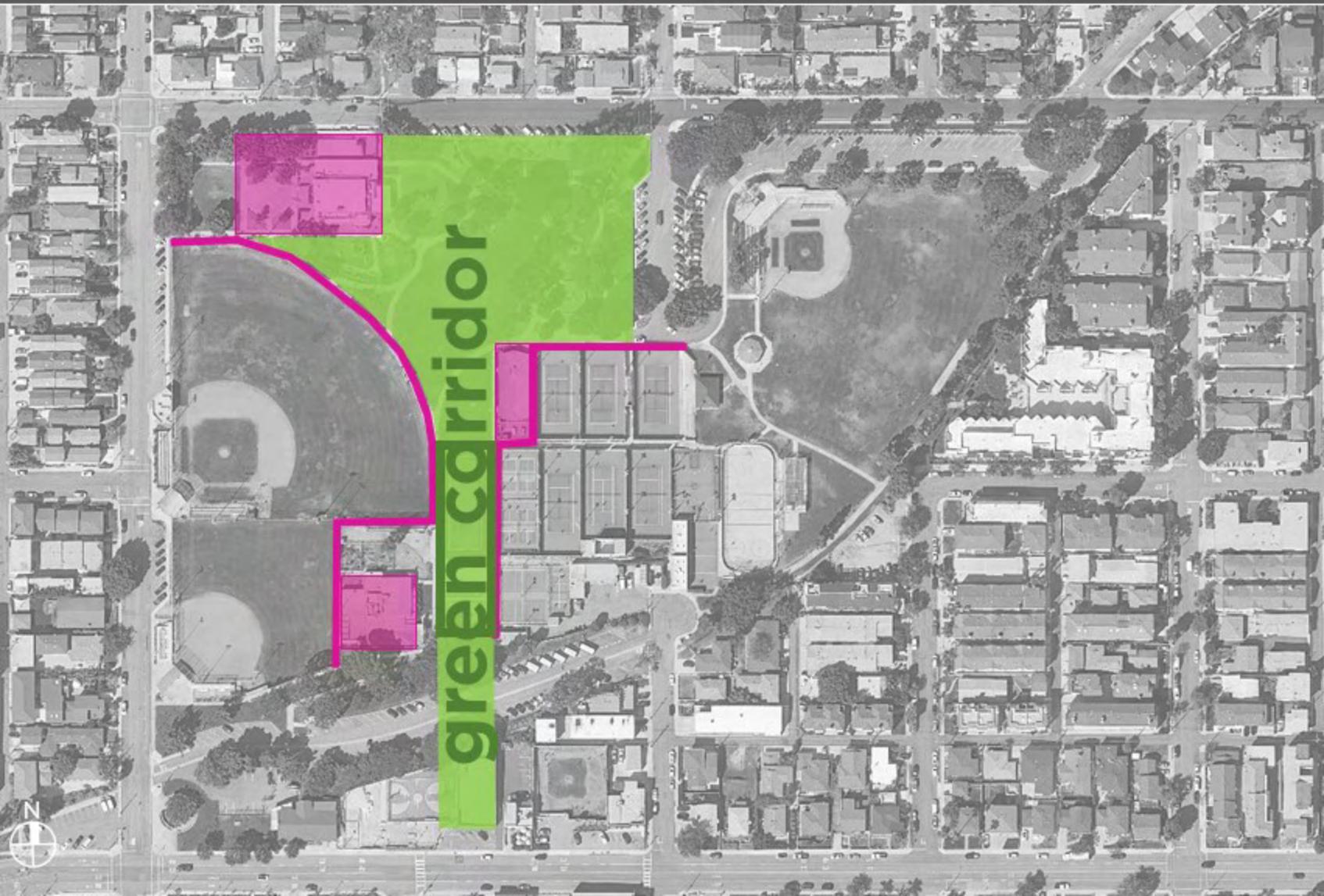


What we heard:

- Program elements should be more passive
- Program should support the adjacent uses (such as: pickleball viewing, senior center outdoor amenity, multifunctional event lawn)
- Avoid using hardscape, keep it as a green corridor
- Fitness equipment as a program can be added through the park, no need to have a "fitness plaza" in the shuffleboard area.
- Adding more batting cages is desirable but this does not seem feasible at the Shuffleboard area.

Site Assessment

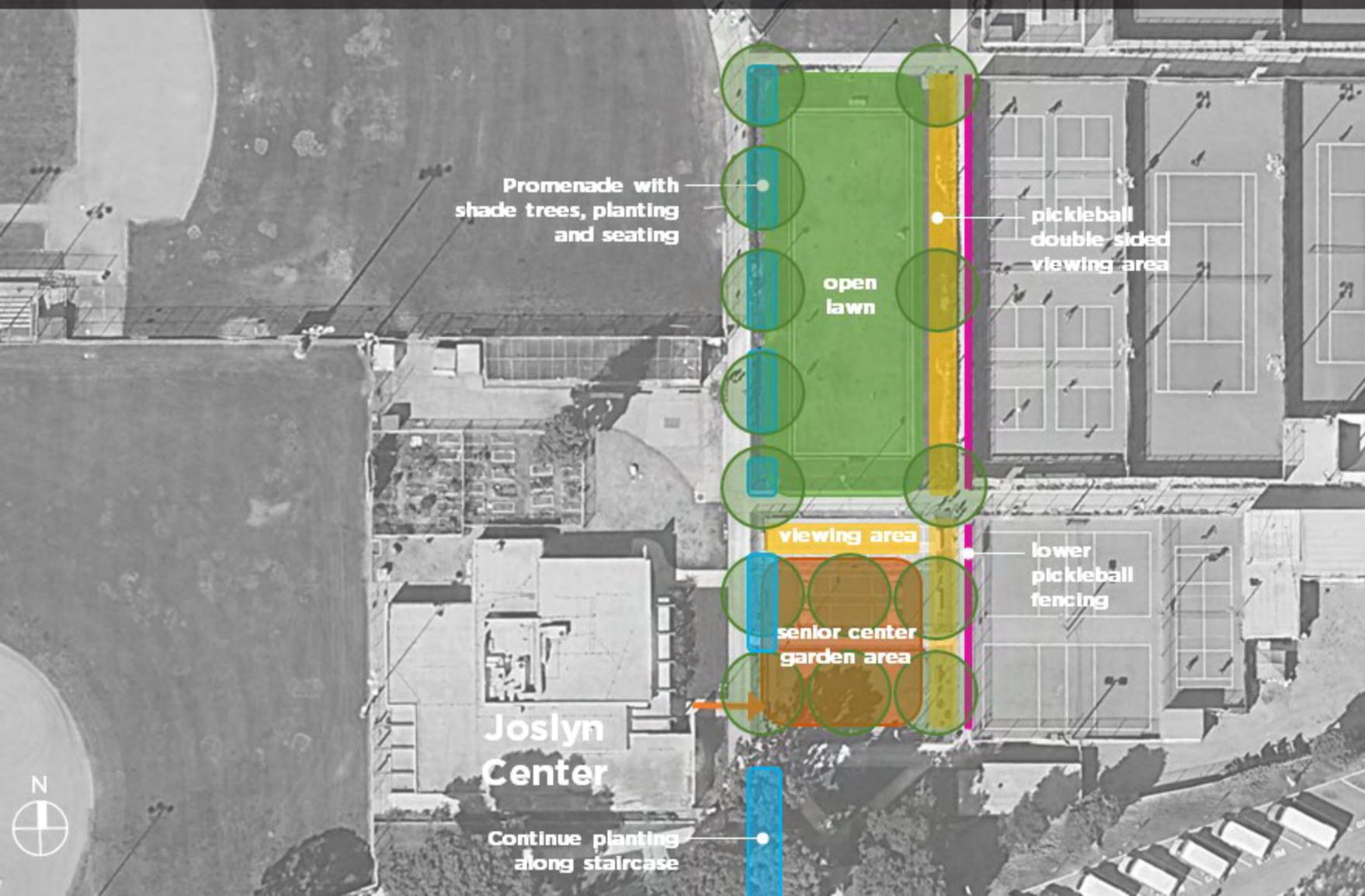
- Current lawn bowling areas, shuffleboard and horseshoe court are underutilized. The lawn bowling is not accessible.
- Area framed by sports fencing
- This area can be the extension of the existing green (non fenced) corridor of the park and visually connected all the way to the Teen Center Plaza



Site Assessment

- This area can be the extension of the existing green (non fenced) corridor of the park and visually connect all the way to the Teen Center Plaza

Shuffleboard Area | Renovation Programming



Additional feasible program elements not included

- Fitness Stations
- Picnic Areas

Shuffleboard Area | Character



Double-sided seating platforms

Double-sided seating platforms

Promenade with trees, planting and seating

Fitness Stations

Tree Groves

Tree-line lawn

Next Steps

- Conceptual Design / Phased Approach
- Cost Estimates
- Scope & Budget Alignment
- Review Process
- Commission and Council Approval
- First Improvement Project

A photograph of a park during the golden hour. In the foreground, a man in a grey jacket and cap sits on a wooden slat bench, looking towards the left. In the middle ground, a woman in a black jacket and a man in a grey jacket walk a golden retriever on a leash. The background features a tennis court with a chain-link fence, tall grasses, and trees. The sun is low in the sky, creating a warm, golden light. A red square logo with the letters 'LPA' in white is centered over the image.

LPA

Changing Lives by Design