

An aerial photograph of a recreation park. The park features several tennis courts with blue and green surfaces, two baseball fields with reddish-brown dirt, and a large green lawn. The park is surrounded by residential streets with houses and parking lots. A dark semi-transparent banner is overlaid on the top and bottom of the image.

City Of El Segundo

Recreation Park Renovation – Project Phase One

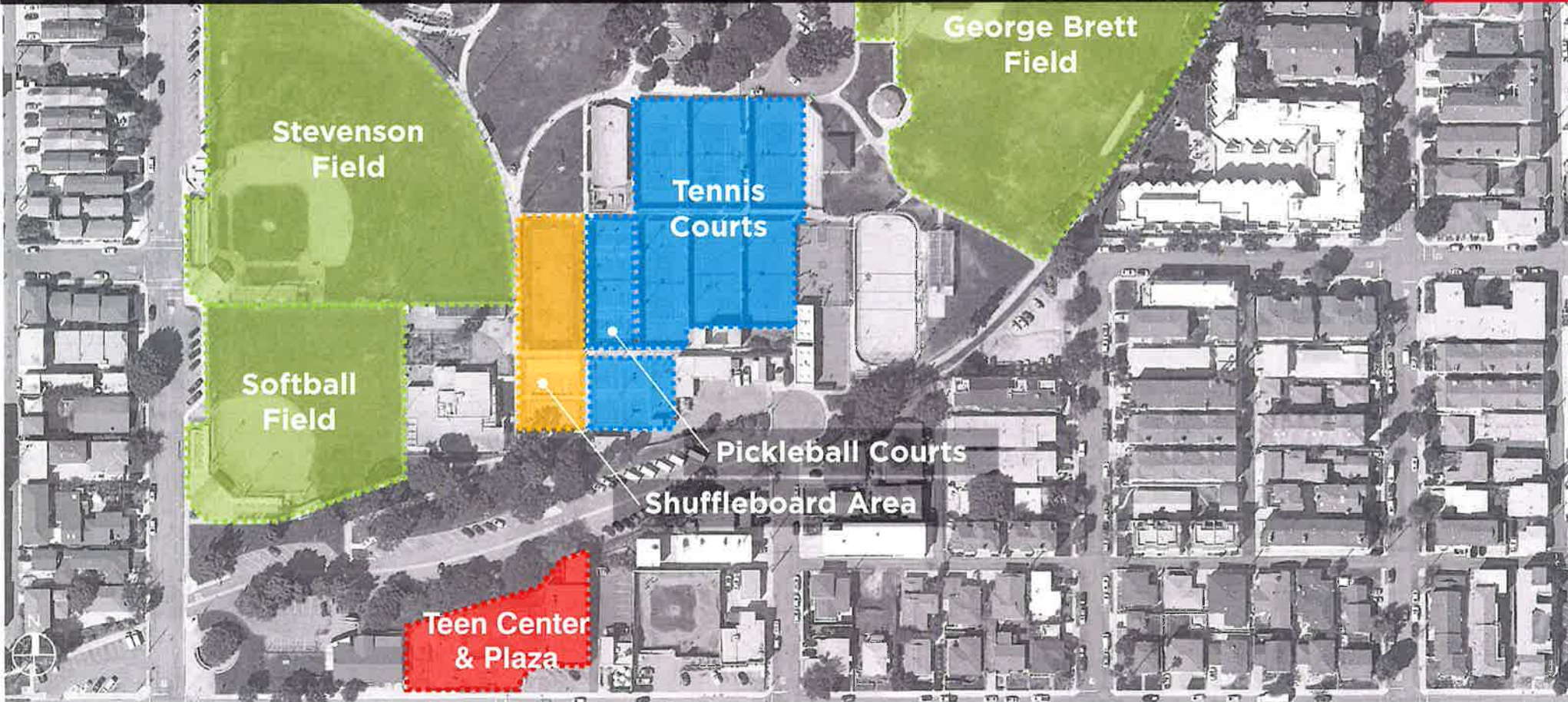
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City Council Meeting

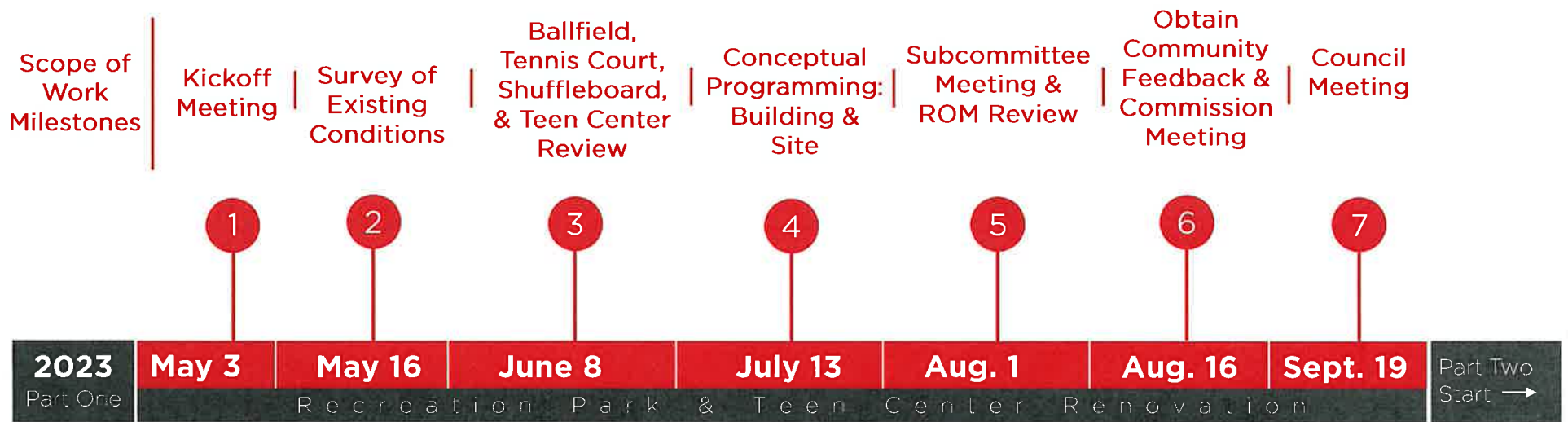
September 19, 2023

Scope of Work

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Project Scope/Schedule Overview: Part One



Softball Field, George Brett Field, Stevenson Field

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Stevenson
Field

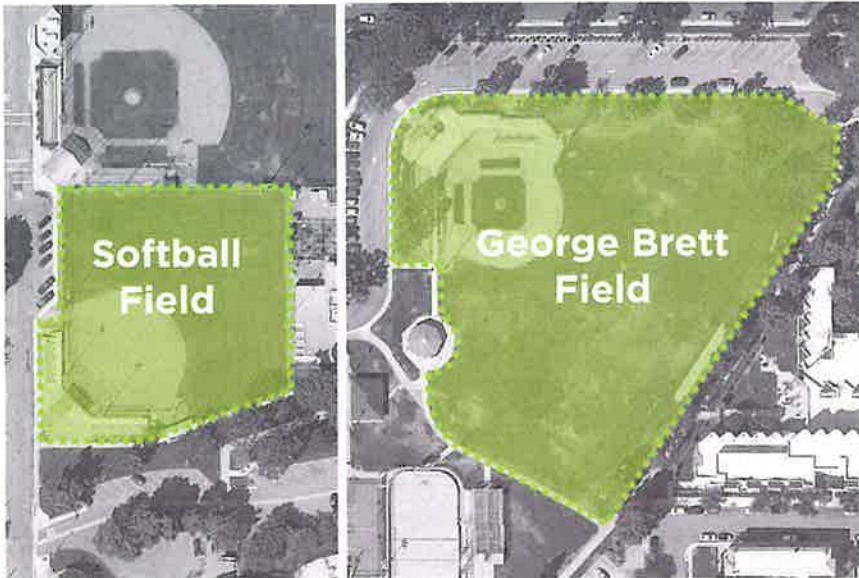
Softball
Field

George Brett
Field



Softball Field & George Brett Field | Renovation Options

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Drainage

- Option 1: Regrade the field and add subdrain system. Keep field as natural sand-based Bermuda grass and brick dust infields. Replace the irrigation system. Keep the existing backstops, fencing, bleachers and dugouts in place.
- Option 2: Regrade the field and add subdrain system. Change field to synthetic turf with green outfields and brick dust colored synthetic turf infields. Include quick coupler water distribution system for clean cleaning. Keep the existing backstops, fencing, bleachers and dugouts in place, and minor repair of existing fencing to close any gaps.

Electrical

- Sports Lighting Option 1: Leave existing HID fixtures, ensuring all light are in working order or repair as necessary.
- Sports Lighting Option 2: Replace HID fixtures with all new poles and LED system. Controller will need to be replaced for compatibility issues.



Sample photo – sand based Bermuda



Field drainage system



Sample photo – synthetic turf ballfield

Softball Field & George Brett Field

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Softball
Field

George Brett
Field

Conceptual Design Cost Estimate

George Brett and Softball Field Basic Renovation (includes regrading, drainage, sand-base Bermuda natural turf, irrigation, repair lighting)	\$4.4M
Upgraded Renovation (includes new synthetic turf surfaces & brickdust colored infield synthetic turf, fencing repair, repaired lights)	+\$5.1M
New LED Musco Sports Lighting George Brett Field	+\$2.0M
Softball Field	+\$2.0M
TOTAL ALL OPTIONS	\$13.5M




Drainage

This field is challenged by inundation with storm water during periods of heavy rain volume due to its low elevation relative to the rest of the park, and even has drain inlets covered with temporary plates in the outfield that, during large storm events, excess water flows backwards out of the inlets to flood the field during intense storm events. There is a sump pump in a pumphouse building on the west edge of the field that the City has indicated to be undersized, that pumps water uphill to another storm outfall. A major overhaul of this drainage system may trigger a regional watershed study that is not within the scope of this work.

City staff directives obtained at a follow-up meeting include addressing the improvements as follows:

- Install a series of dry wells to provide a combination of stormwater percolation into the subterranean aquifer and add temporary supplemental storage quantity to manage the inundation. This may improve but will probably not completely eliminate the presence of nuisance water on the field during intense storm events.
- Remove the weep plates in the outfield to improve player safety; these will likely need to be capped underground or the pipe rerouted to the new dry wells.
- Recondition the field and replace the natural turf with a new subsurface drainage sand-based Bermuda turf system and irrigation.
- A maintenance and operation can be added to the final scope of work if desired by the city.



Stevenson Field

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Stevenson
Field

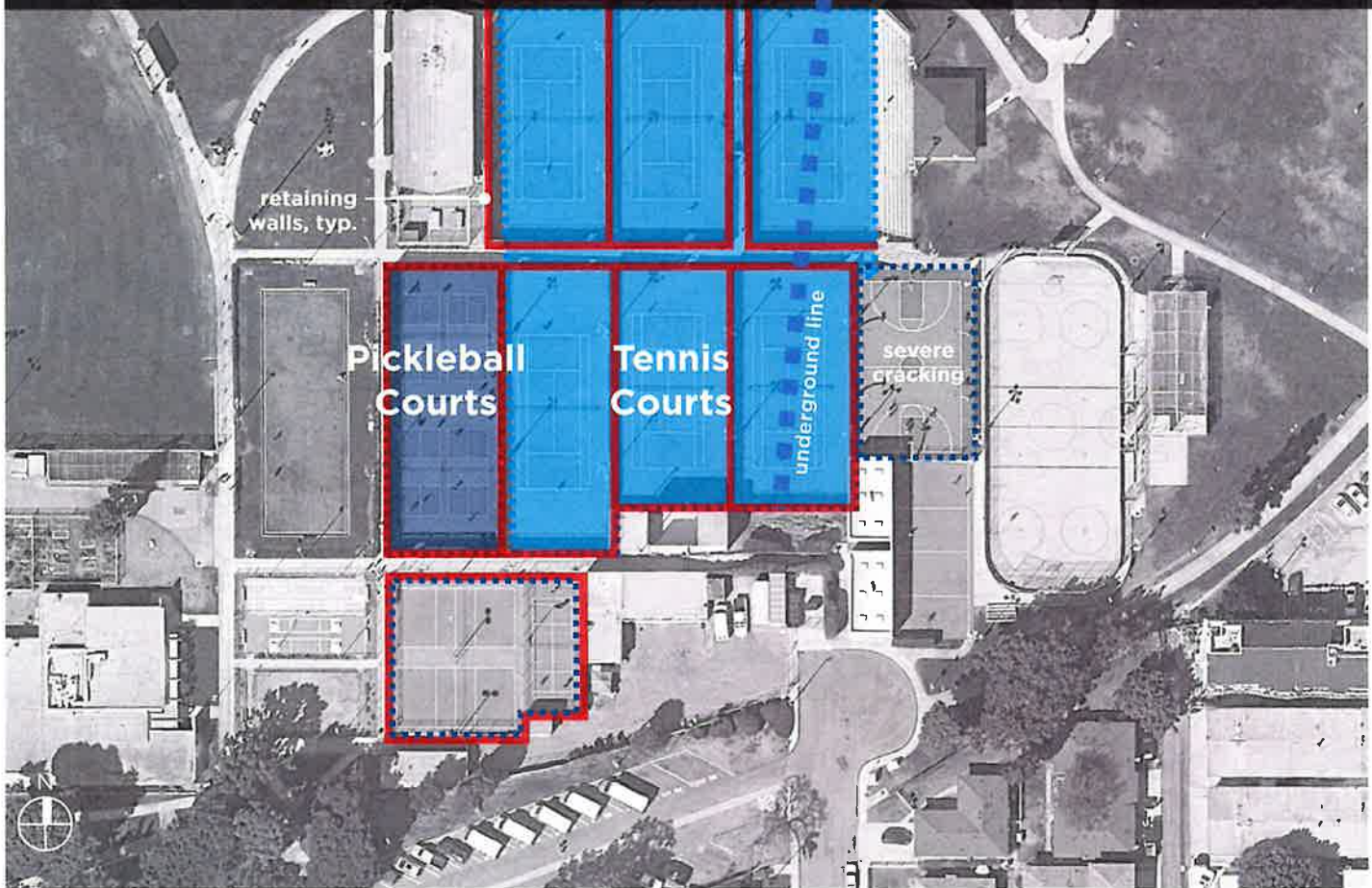
Conceptual Design Cost Estimate

Stevenson Field Basic Renovation	\$3.8M
(includes regrading, drainage, sand-base Bermuda natural turf, irrigation, repair lighting and fencing)	
Drywell temporary drainage*	
(included in total above, value +/- \$.7M)	
New LED Musco Sports Lighting	<u>+\$2.0M</u>
TOTAL ALL OPTIONS	+\$5.8M

*replacing the force main booster pump and
related stormwater hydrology study and
engineering is not included

Tennis and Pickleball Courts | Plan View

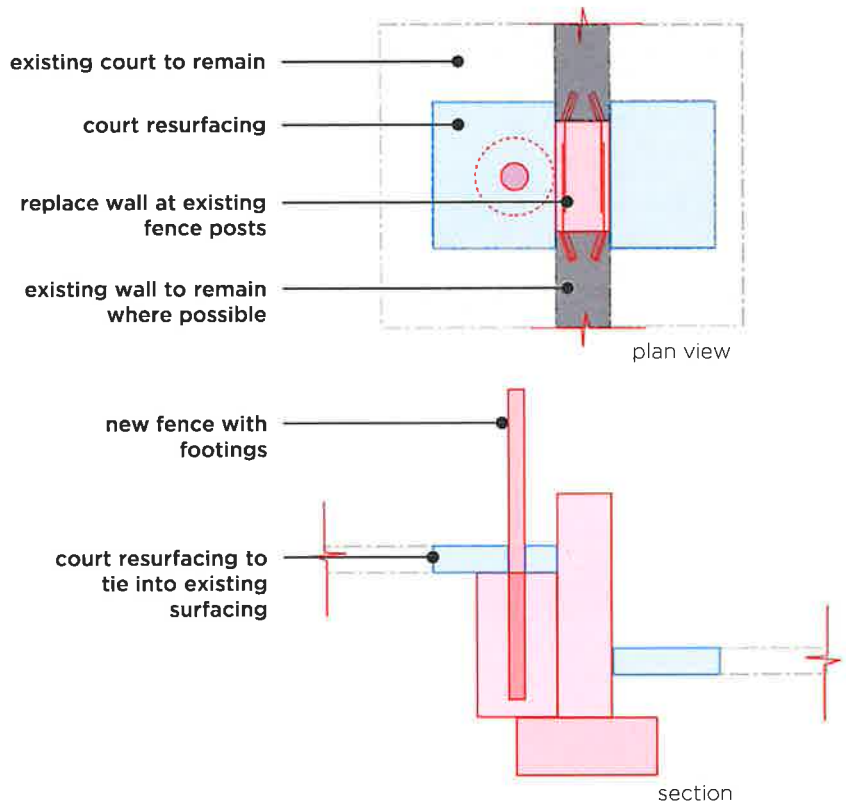
manhole



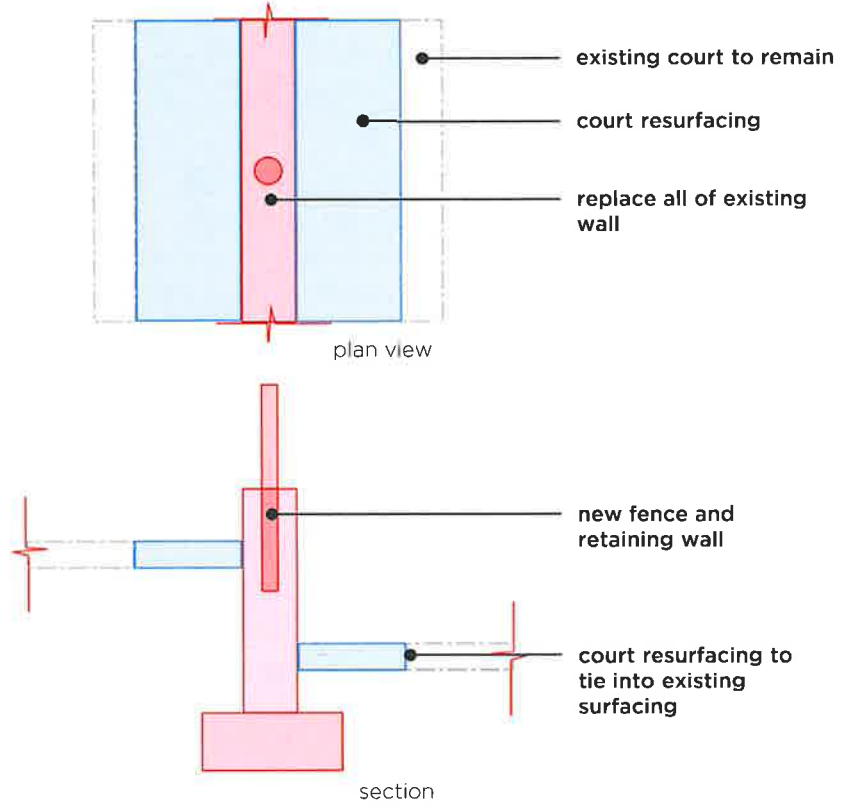
Tennis and Pickleball Courts | Existing Site Photos



Tennis and Pickleball Courts | Renovation Options

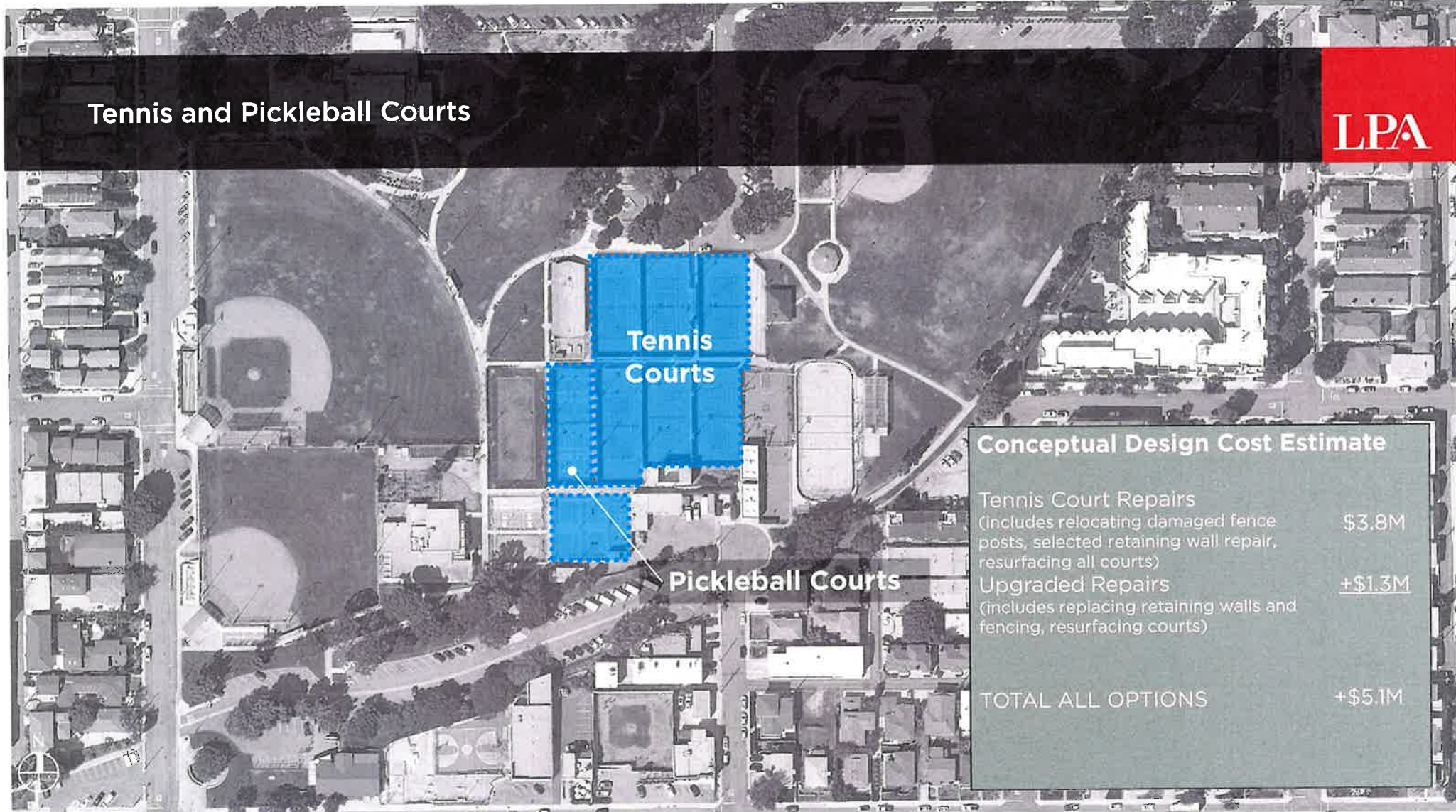


Option 1: Relocate replacements for damaged posts away from retaining wall / resurface courts



Option 2: Selected replacements of the retaining walls and fencing / resurface courts

Tennis and Pickleball Courts



Conceptual Design Cost Estimate	
Tennis Court Repairs (includes relocating damaged fence posts, selected retaining wall repair, resurfacing all courts)	\$3.8M
Upgraded Repairs (includes replacing retaining walls and fencing, resurfacing courts)	<u>+\$1.3M</u>
TOTAL ALL OPTIONS	+\$5.1M

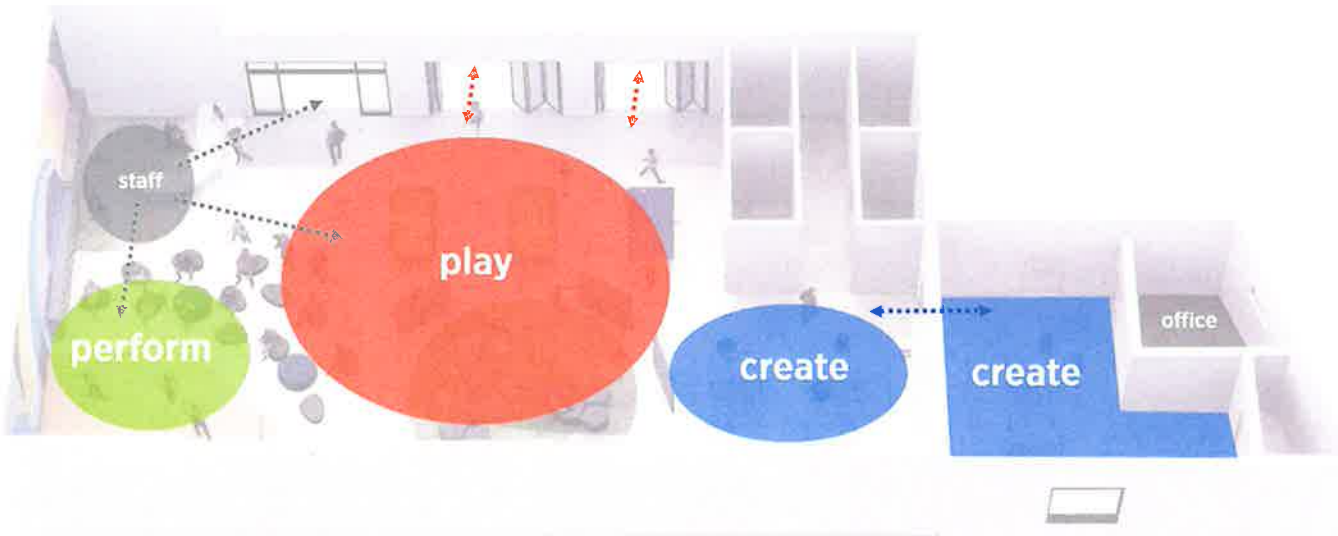
Teen Center

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Teen Center



Teen Center | Space Types



*centrally located,
large open space,
flexible furniture solutions,
connection to plaza,
skatepark and basketball*

play

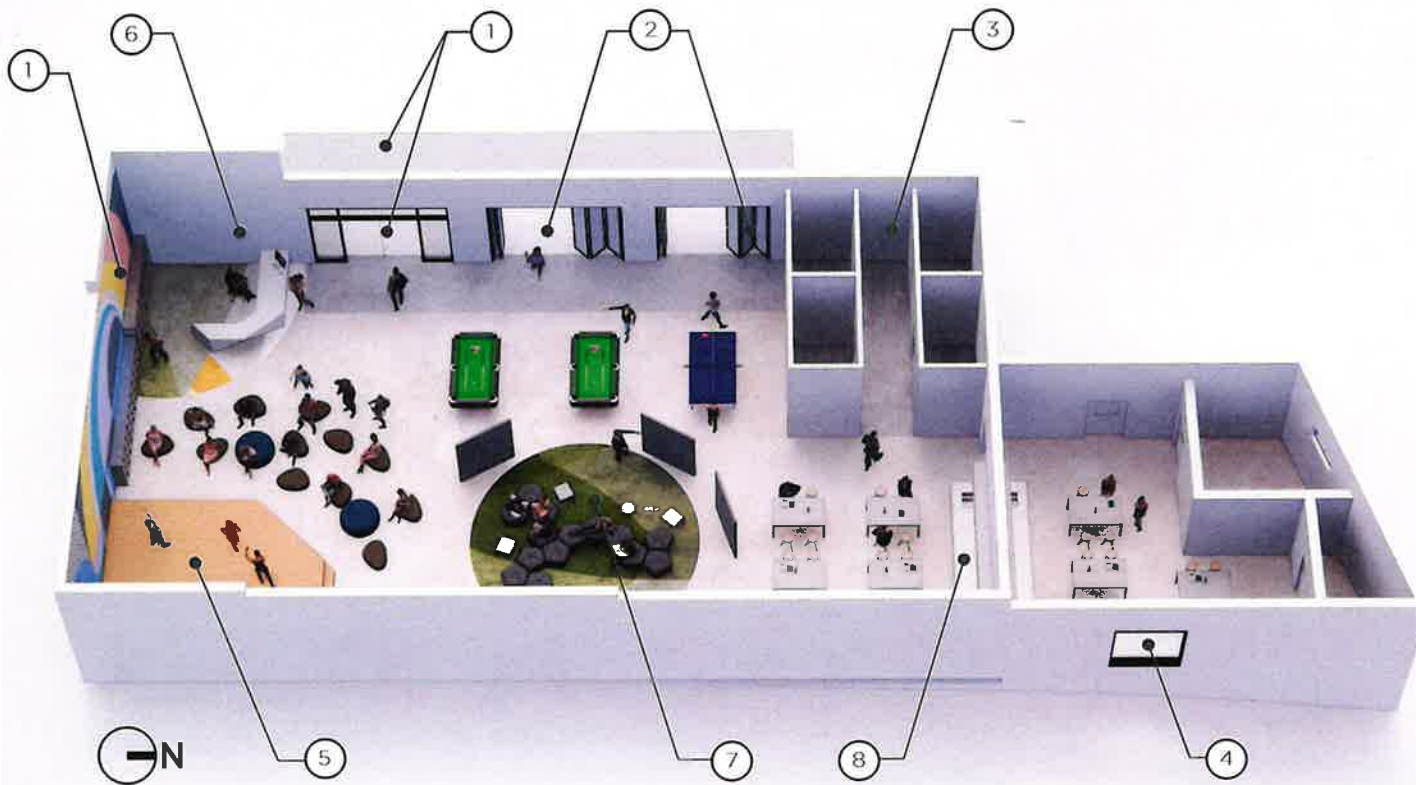
*updated stage,
accessible ramp,
AV and sound system,
stage backdrop = art
opportunity*

perform

*colorful, active and vibrant
lower ceiling for focus,
places to sit and make,
art sink for cleanup
natural light*

create

Teen Center | Concept 3d Plan

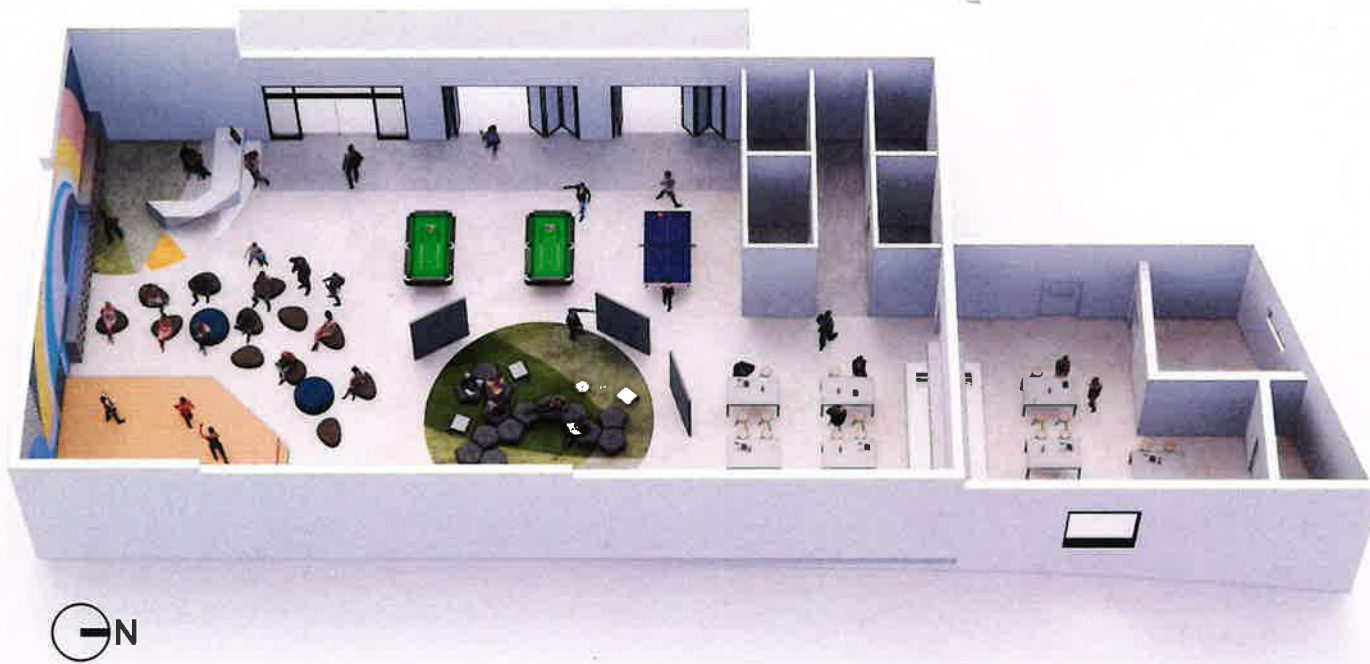


Renovation Concept:

1. Updated storefront doors, windows and entry canopy.
2. New indoor / outdoor connections with folding glass walls (NanaWall) or glass roll up doors.
3. Modernized, gender-neutral restrooms.
4. New window at existing wall opening for added daylight (translucent or fritted glass).
5. New stage and accessible ramp.
6. New staff desk / check-in counter for single point of entry and improved observation.
7. Flexible furniture
8. Art sinks, counters, cabinets & power reels
9. New ceiling, floor and wall finishes with an emphasis on color and acoustics.
10. New roofing material and insulation.
11. Tubular skylights at main roof (Solalube)
12. New doors and door hardware.
13. Interior and exterior paint.

Teen Center | Improved Building Systems

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Renovation Concept:

1. Complete mechanical systems upgrade (HVAC)
2. Complete fire alarm system upgrade.
3. AV system / speakers for stage.
4. Electrical service upgrade.
5. New 200A 120/240V electrical panel.
6. New lighting and lighting controls.
7. Solar panel roof installation and associated infrastructure.

Teen Center | Concept Rendering





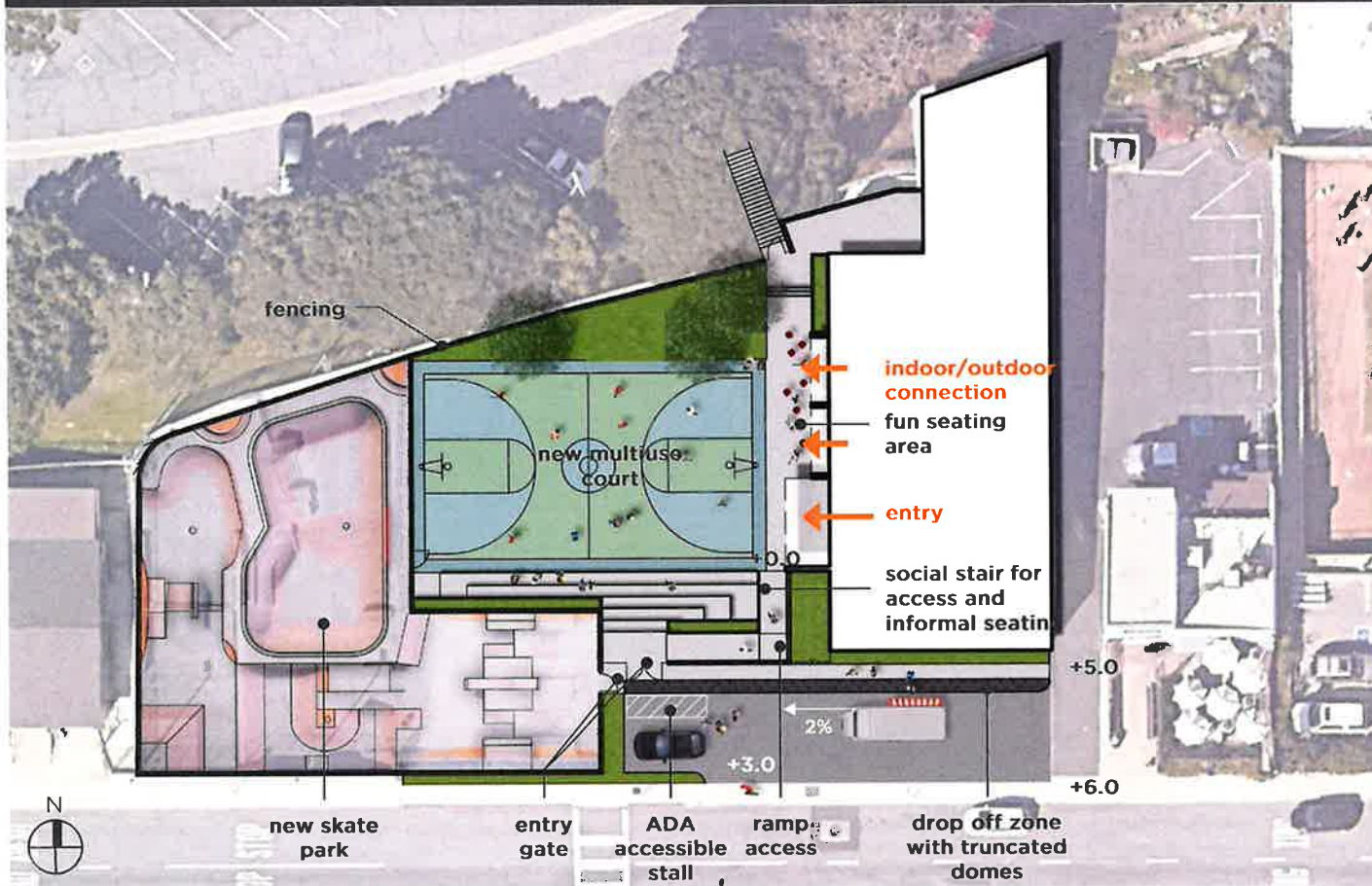
Teen Center

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Conceptual Design Cost Estimate

Teen Center Renovation (includes gutting and replacing restrooms, interior finishes, ADA upgrades, furnishings)	\$3.6M
PV & Energy Storage System	+\$0.6M
Potential Seismic Upgrade	+\$0.6M
TOTAL ALL OPTIONS	+\$4.8M

Teen Center Plaza | Renovation Conceptual Plan



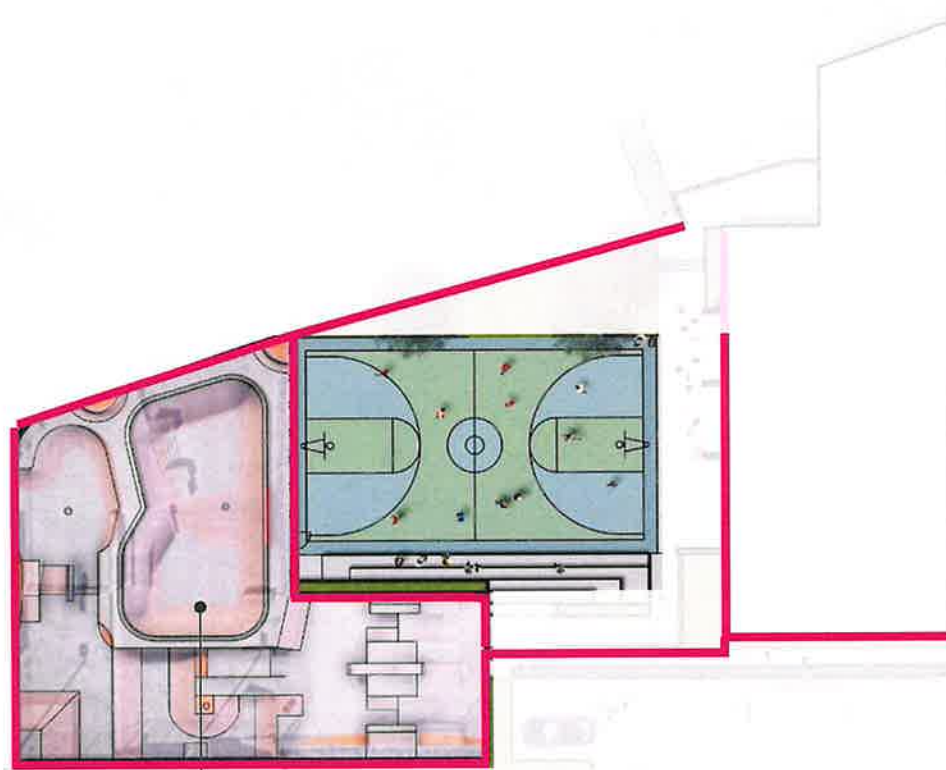
Conceptual Plan

- Parking lot updated as drop off zone/temporary upper plaza and ADA van accessible stall
- Stair access doubles as informal social seating
- New multiuse court & plaza (basketball/volleyball/pickleball)
- Various seating opportunities, play tables, and fitness stations surrounded by new planting and shade trees
- Opportunity for a stage for events
- Environmental/fun graphics added to selected existing fences
- Mural opportunities
- New 6,800 sf skate park (current 7,650 sf)




Teen Center Plaza | Skatepark and Graphics

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new skate park





Teen Center Plaza

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Conceptual Design Cost Estimate

Teen Plaza Renovation
(includes demolition, regrading,
drainage, basketball court, skatepark,
urban features, landscape, irrigation,
lighting and fencing) \$4.2M

Skatepark Renovation
(total above includes full replacement of
the existing skatepark, approximate
value \$1.1M)

Teen Center
Plaza

Shuffleboard Area

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Shuffleboard Area



Shuffleboard Area | Renovation Site Plan



Programming

- Promenade trees to reinforce green corridor
- Flexible lawn



Shuffleboard Area | Renovation Programming

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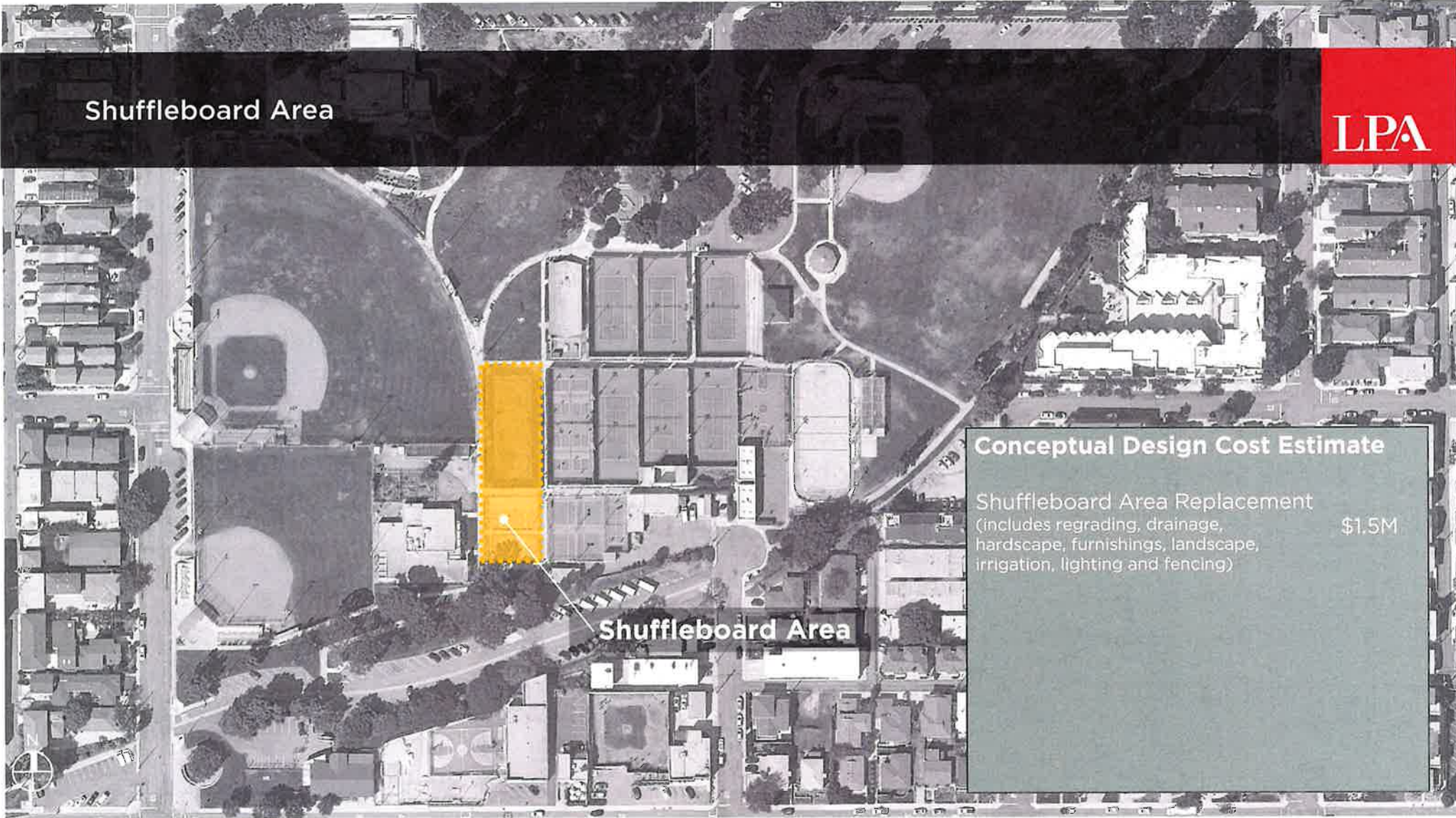
Programming

- Promenade trees to reinforce green corridor
- Raised platform with opportunity to use as a stage
- Multiuse grove garden area with various seating options and playing tables



Shuffleboard Area

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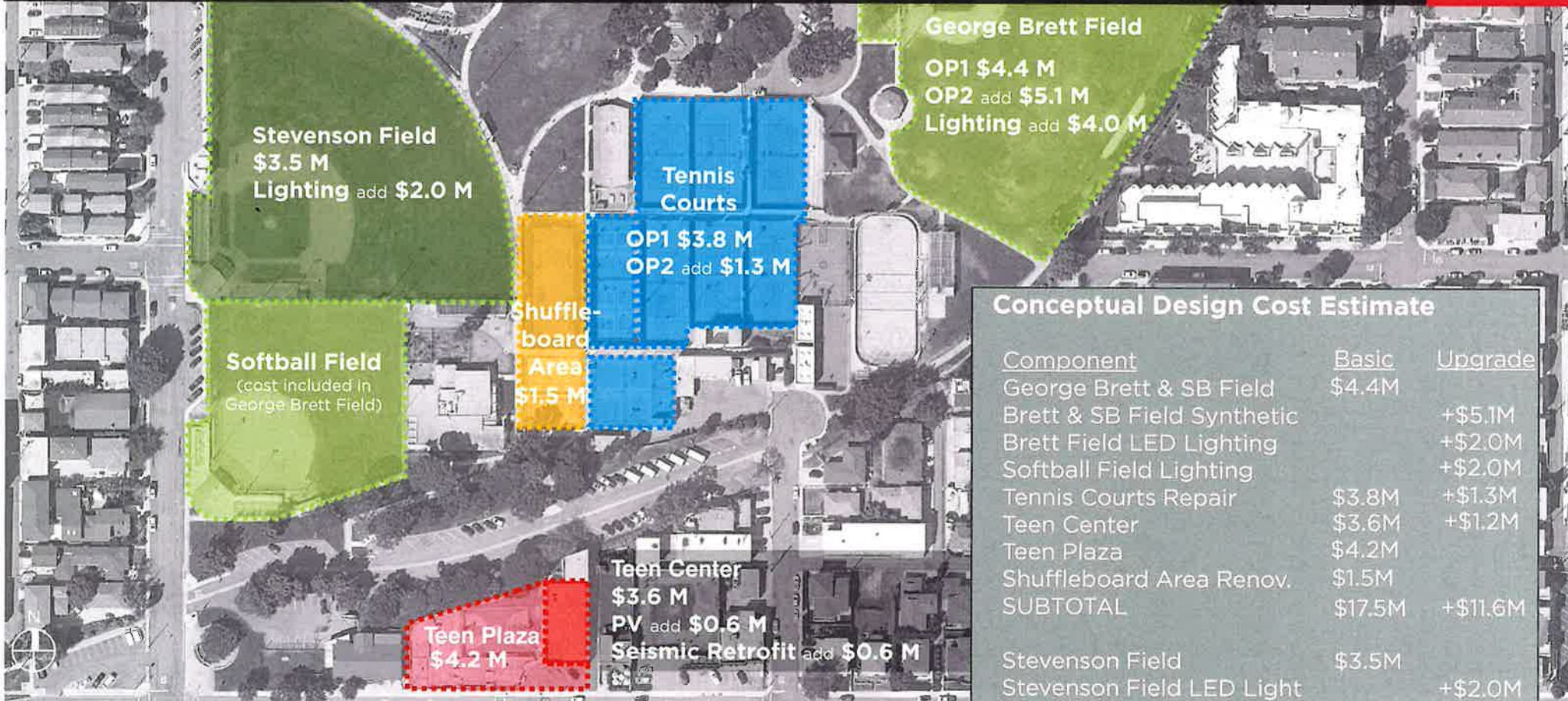


Shuffleboard Area

Conceptual Design Cost Estimate

Shuffleboard Area Replacement (includes regrading, drainage, hardscape, furnishings, landscape, irrigation, lighting and fencing)	\$1.5M
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Scope of Work - ROM Cost Estimate



Stevenson Field
\$3.5 M
Lighting add \$2.0 M

Softball Field
(cost included in
George Brett Field)

George Brett Field
OP1 \$4.4 M
OP2 add \$5.1 M
Lighting add \$4.0 M

Tennis Courts
OP1 \$3.8 M
OP2 add \$1.3 M

Shuffleboard Area
\$1.5 M

Teen Center
\$3.6 M
PV add \$0.6 M
Seismic Retrofit add \$0.6 M

Teen Plaza
\$4.2 M

Conceptual Design Cost Estimate

Component	Basic	Upgrade
George Brett & SB Field	\$4.4M	
Brett & SB Field Synthetic		+\$5.1M
Brett Field LED Lighting		+\$2.0M
Softball Field Lighting		+\$2.0M
Tennis Courts Repair	\$3.8M	+\$1.3M
Teen Center	\$3.6M	+\$1.2M
Teen Plaza	\$4.2M	
Shuffleboard Area Renov.	\$1.5M	
SUBTOTAL	\$17.5M	+\$11.6M
Stevenson Field	\$3.5M	
Stevenson Field LED Light		+\$2.0M



THANK YOU