



AGENDA

EL SEGUNDO RECREATION & PARKS COMMISSION –
PARK RENOVATION SUBCOMMITTEE

REGULAR MEETING

THURSDAY, AUGUST 22, 2024

4:00 PM

EXECUTIVE CONFERENCE ROOM, CITY HALL
350 MAIN STREET, EL SEGUNDO, CA 90245

Bob Motta, Chairperson
Dave Lubs, Vice Chairperson
Carol Pirsztuk, Council Member
Ryan Baldino, Council Member
John Pickhaver, Member

Linnea Palmer, Recreation Manager
Christopher Hentzen, Park Maintenance Superintendent
Aly Mancini, Recreation, Park, and Library Director

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 members regarding any matter on this agenda that the City received after issuing the agenda packet are available for public inspection in the Checkout Building in Recreation Park 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 Park Renovation Committee meetings. Unless otherwise noted in the agenda, the public can only comment on city-related business that is within the jurisdiction of the Park Renovation Committee 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 Park Renovation Committee, please state: your name, residence, and organization/group you represent, if desired. Please respect the time limits.

While comments are welcome, the Park Renovation Subcommittee may not take action on any matter not on this Agenda. Park Renovation Subcommittee members may respond to comments after the Public Communications is closed. Members of the Public may provide comments electronically by sending them to Chelsea Shafer, Senior Administrative Specialist at cshafer@elsegundo.org.

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 COMMUNICATIONS – (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 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 the Aquatics Subcommittee members to take action on any item not on the agenda. Park Renovation Subcommittee members and/or Recreation, Parks and Library Director may respond to comments after Public Communications is closed.*

A. CONSENT

1. Park Renovation Subcommittee Meeting Minutes

Recommendation -

1. Approve Regular Subcommittee meeting minutes of May 20, 2024, June 17, 2024, and July 25, 2024.
2. Alternatively, discuss and take other action related to this item.

B. UNFINISHED BUSINESS

C. NEW BUSINESS

1. Skatepark and Teen Center Presentation

Recommendation -

1. Accept and file update report.
2. Alternatively, discuss and take other action related to this item.

D. REPORTS

1. DIRECTOR'S COMMENTS
2. COMMISSIONER COMMENTS
3. STAFF COMMENTS

ADJOURNMENT

POSTED
DATE: **8/19/2204**
TIME: **4:00 PM**
BY: **Chelsea Shafer**

REGULAR MEETING MINUTES OF THE EL SEGUNDO RECREATION & PARKS
COMMISSION – PARK RENOVATION COMMITTEE
THURSDAY, MAY 30, 2024

A. CALL TO ORDER – Meeting called to order at 4:03 pm

B. ROLL CALL

Member Ryan Baldino	-	Present
Member Bob Motta	-	Present
Member Carol Pirsztuk	-	Absent
Member Dave Lubbs	-	Absent
Member Chris Hentzen	-	Absent
Member John Pickhaver	-	Absent
Member Linnea Palmer	-	Present
Member Aly Mancini	-	Present

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

Chris Eidem provided public comment regarding the skate park renovation project.

D. CONSENT CALENDAR:

1. MOTION by Member Davis, SECONDED by Member Baldino, approving Regular Committee meeting minutes of June 17, 2024 MOTION PASSED. 4/0

E. NEW BUSINESS

1. Skate Park Discussion

Jennifer Zells from MIG provided a presentation to the committee. No vote held.

Adjourned at 5:36 PM

Chelsea Shafer

Chelsea Shafer, Senior Administration Specialist
For Jacob Von Winckelmann

REGULAR MEETING MINUTES OF THE EL SEGUNDO RECREATION & PARKS
COMMISSION – RECREATION PARK RENOVATION SUBCOMMITTEE
THURSDAY, JUNE 17, 2024

A. CALL TO ORDER – Meeting called to order at 4:00 pm

B. ROLL CALL

Member Ryan Baldino	-	Present
Member Bob Motta	-	Present
Member Carol Pirsztuk	-	Present
Member Dave Lubs	-	Absent
Member Chris Hentzen	-	Absent
Member Linnea Palmer	-	Absent
Member Aly Mancini	-	Present

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

Members of the public provided comments to the committee.

D. CONSENT CALENDAR:

Vote not held.

E. NEW BUSINESS

1. Skate Park Discussion

Jennifer Zells from MIG provided a presentation to the committee. No vote held.

Adjourned at 5:36 PM

Chelsea Shafer

Chelsea Shafer, Senior Administration Specialist
For Jacob Von Winckelmann

MEETING MINUTES OF THE EL SEGUNDO RECREATION & PARKS COMISSION –
PARK RENOVATION SUBCOMMITTEE
REGULAR MEETING
THURSDAY, JULY 25, 2024

Meeting could not be called to order due to lack of quorum.

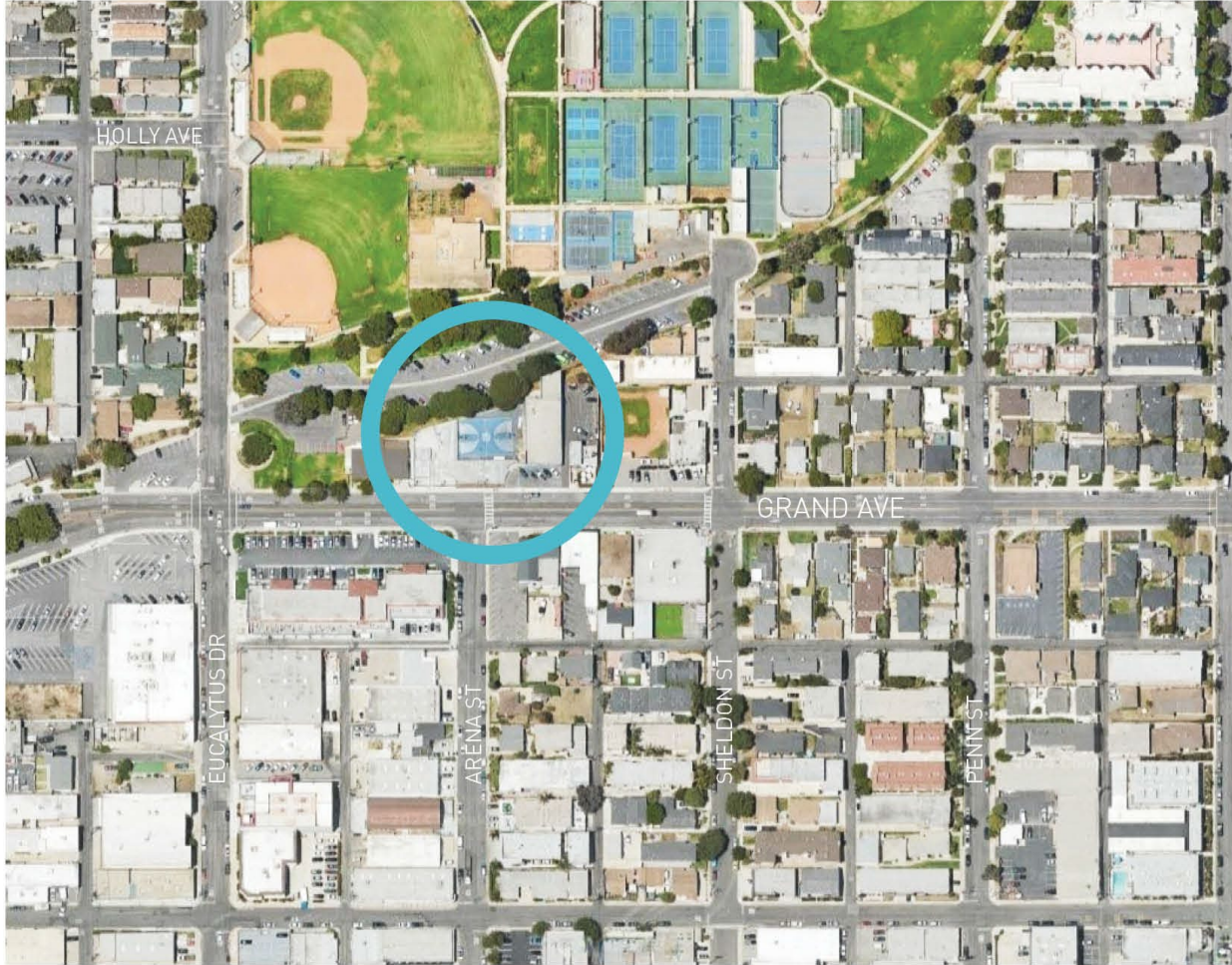
Chelsea Shafer

Chelsea Shafer, Senior Administrative Specialist



El Segundo Teen Center

405 E Grand Ave
El Segundo, CA



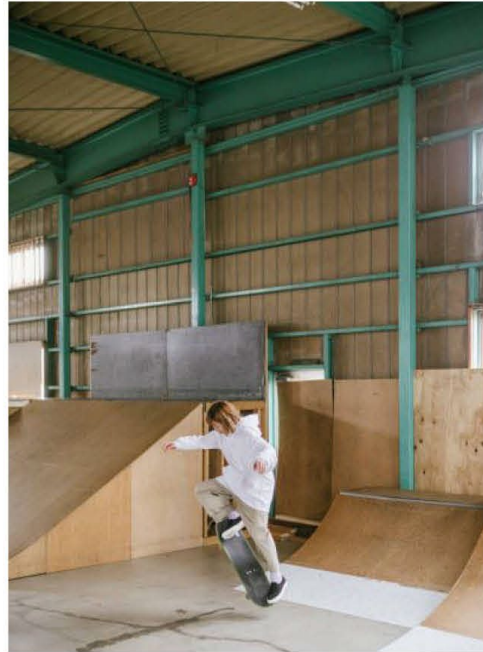
El Segundo Teen Center

405 E Grand Ave
El Segundo, CA

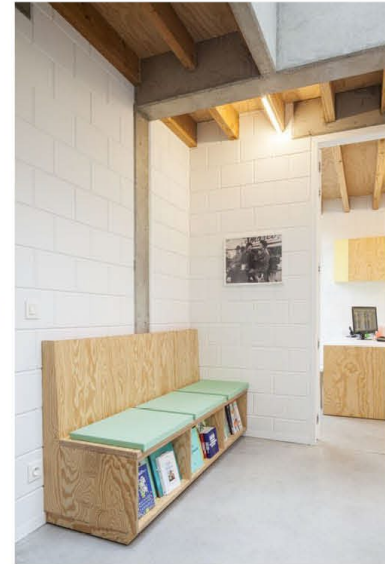
Existing



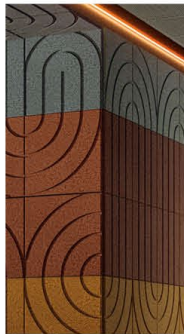
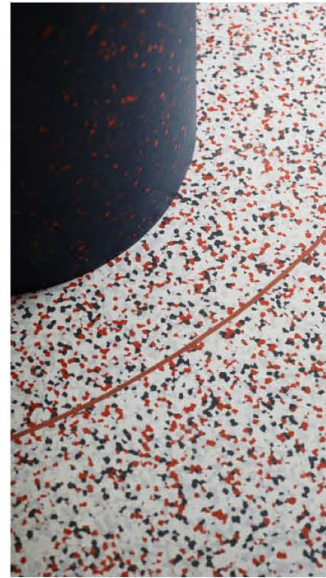
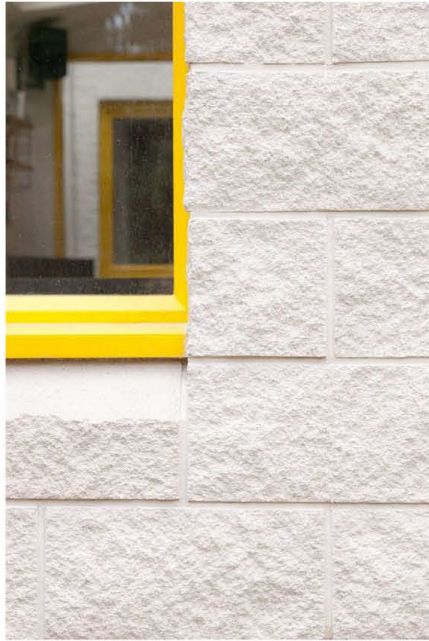
Inspiration

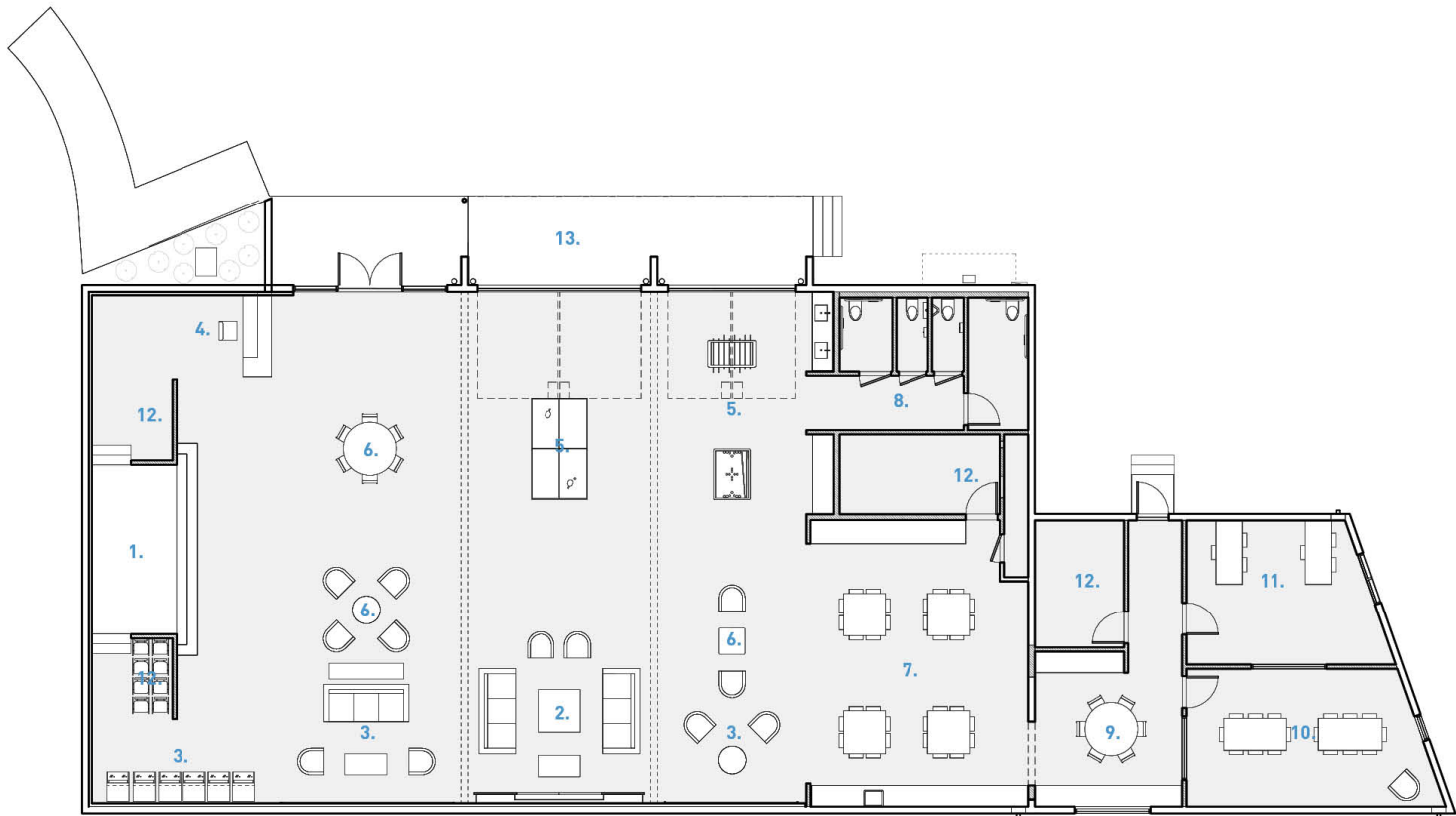


Arrangements

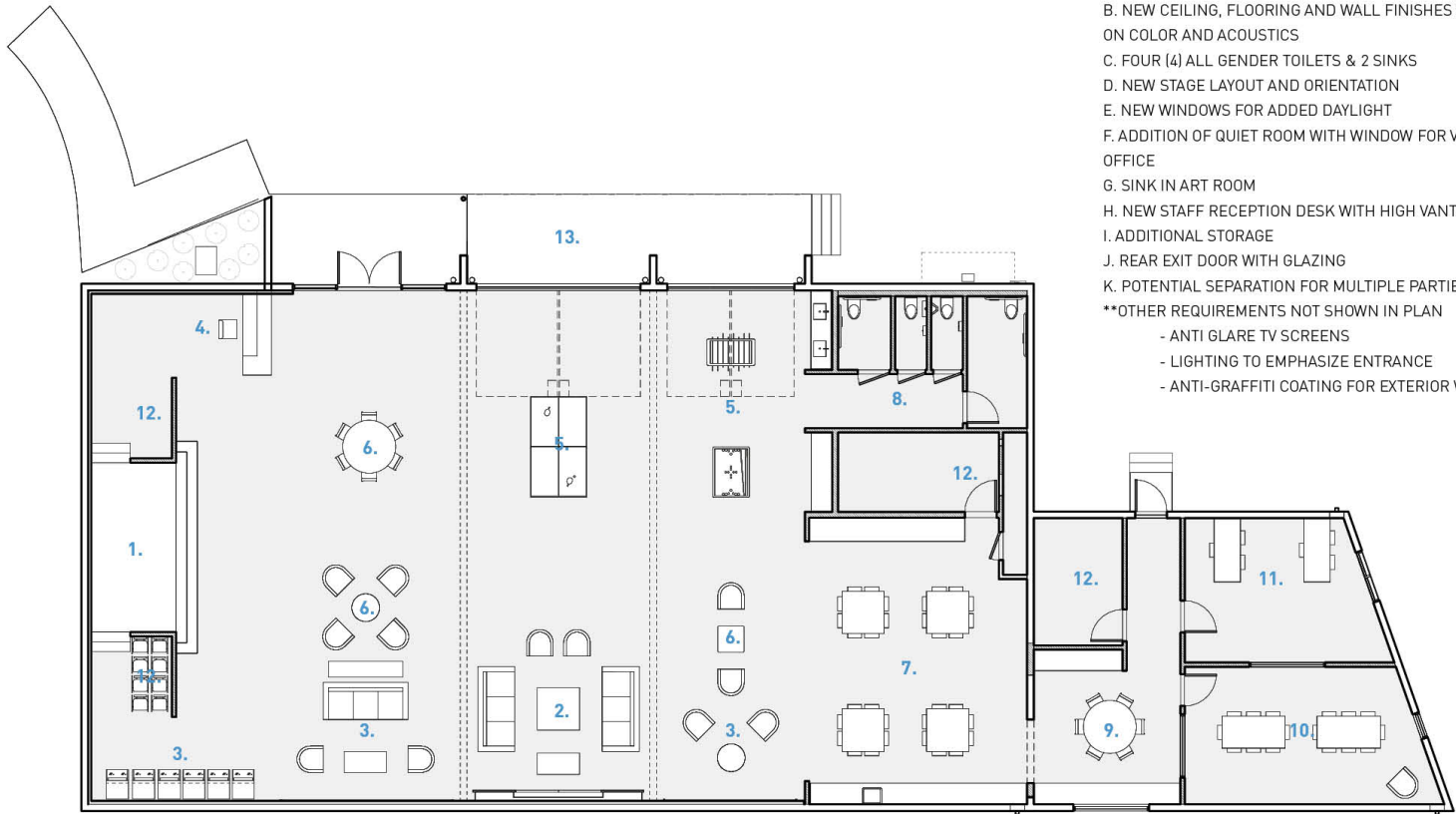


Materiality





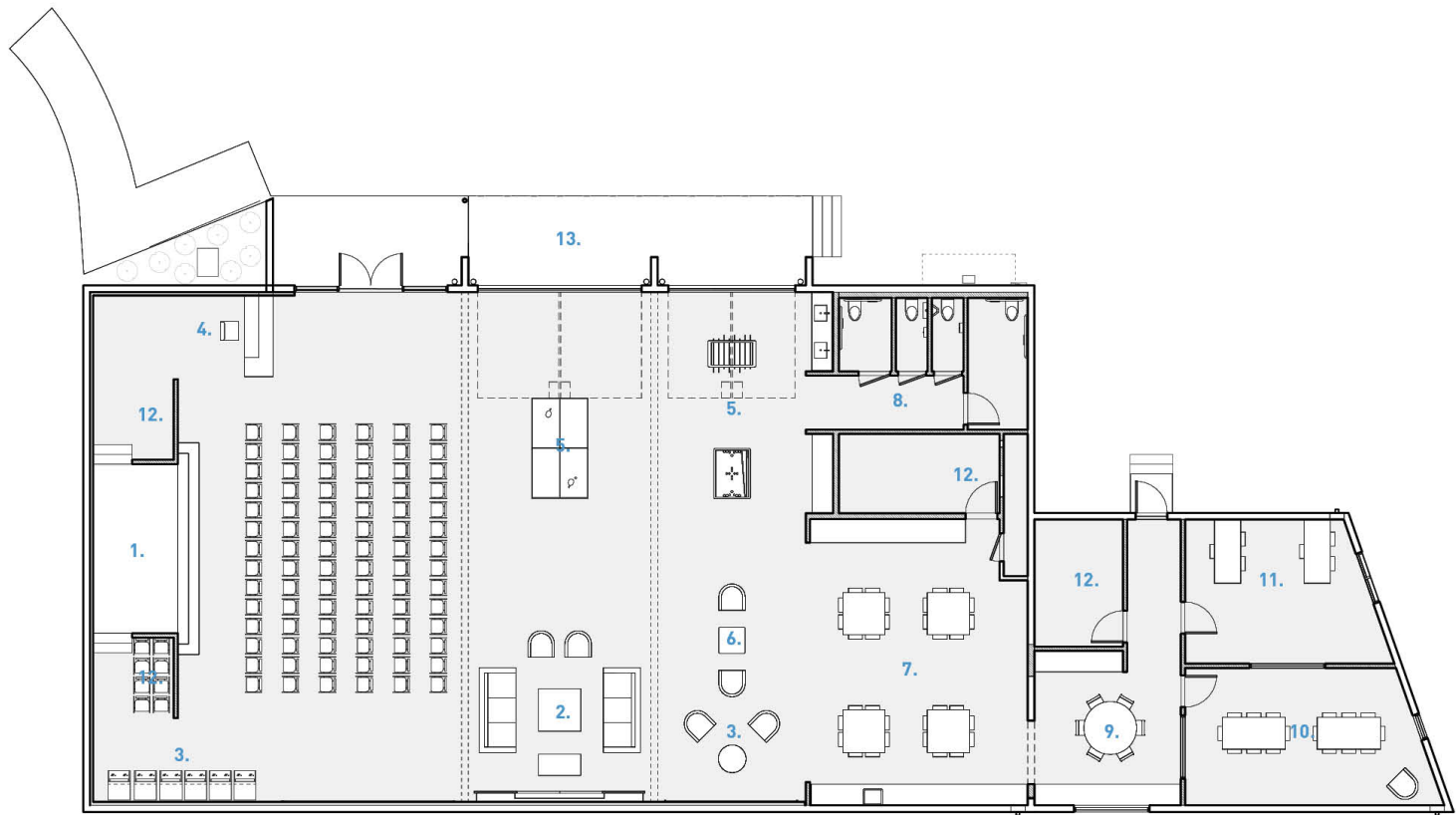
1. STAGE 2. ENTERTAINMENT 3. VIDEO GAMING 4. RECEPTION 5. GAMES 6. SEATING AREA
 7. ART ROOM 8. BATHROOMS 9. GAME ROOM 10. QUIET ROOM 11. OFFICE 12. STORAGE 13. OUTDOOR AREA



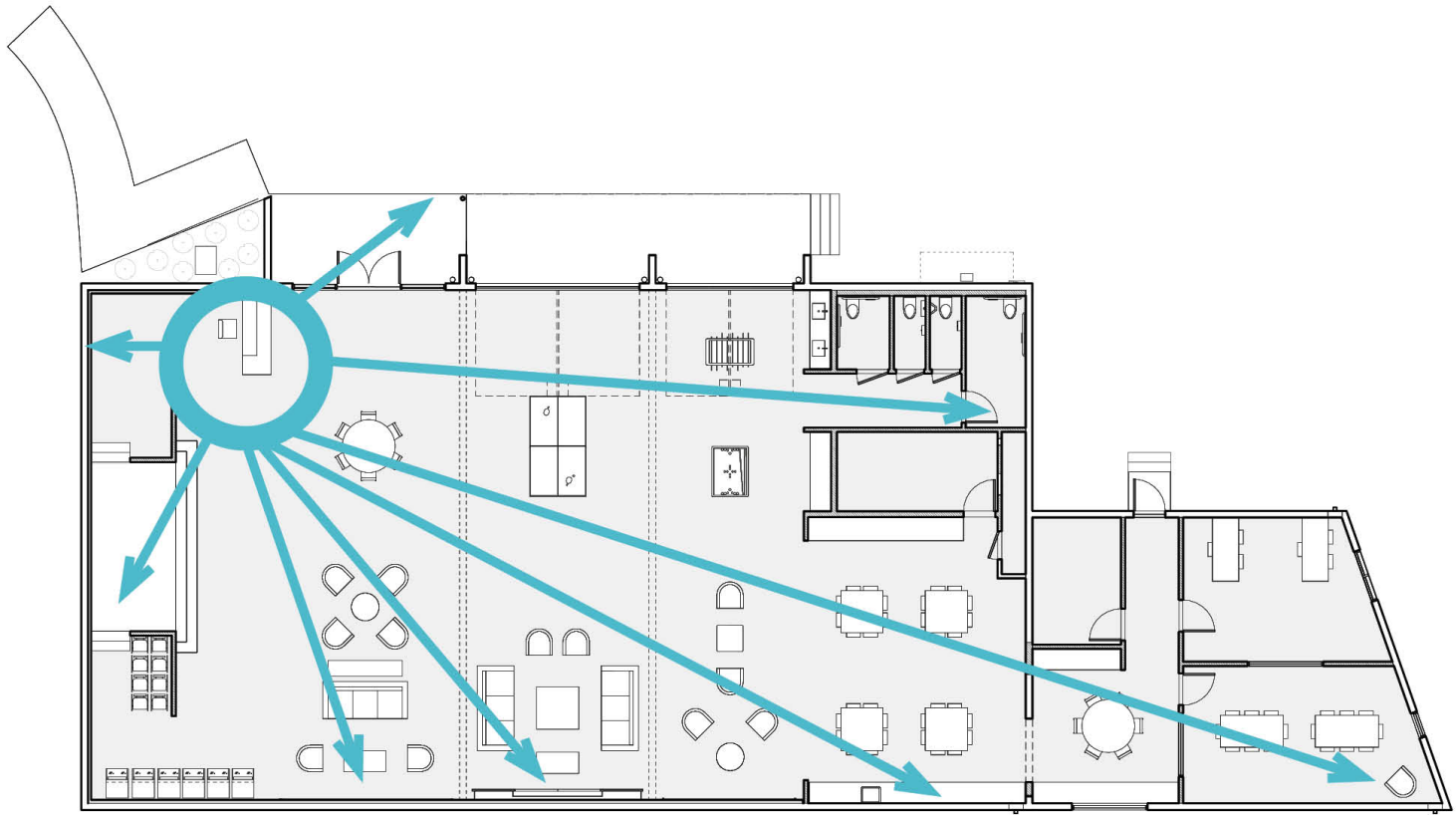
NEW PLAN ADJUSTMENTS

- A. ENHANCED CONNECTION BETWEEN INT / EXT BY ADDITION OF ROLL UP DOORS
- B. NEW CEILING, FLOORING AND WALL FINISHES WITH AN EMPHASIS ON COLOR AND ACOUSTICS
- C. FOUR (4) ALL GENDER TOILETS & 2 SINKS
- D. NEW STAGE LAYOUT AND ORIENTATION
- E. NEW WINDOWS FOR ADDED DAYLIGHT
- F. ADDITION OF QUIET ROOM WITH WINDOW FOR VISIBILITY TO STAFF OFFICE
- G. SINK IN ART ROOM
- H. NEW STAFF RECEPTION DESK WITH HIGH VANTAGE TO ALL SPACES
- I. ADDITIONAL STORAGE
- J. REAR EXIT DOOR WITH GLAZING
- K. POTENTIAL SEPARATION FOR MULTIPLE PARTIES
- **OTHER REQUIREMENTS NOT SHOWN IN PLAN
- ANTI GLARE TV SCREENS
- LIGHTING TO EMPHASIZE ENTRANCE
- ANTI-GRAFFITI COATING FOR EXTERIOR WALLS

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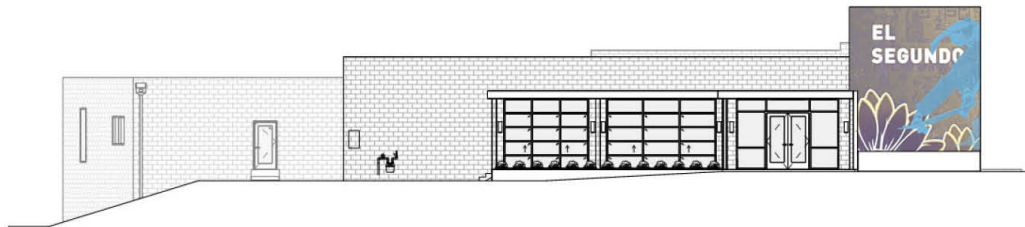


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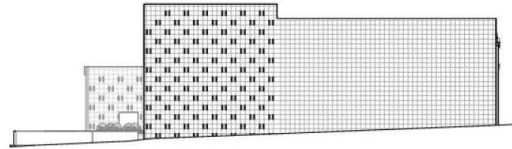




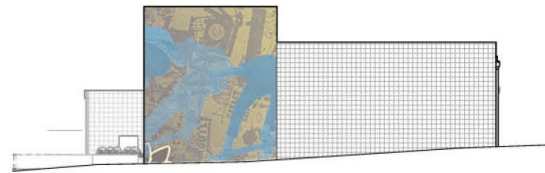
EXISTING WEST ELEVATION



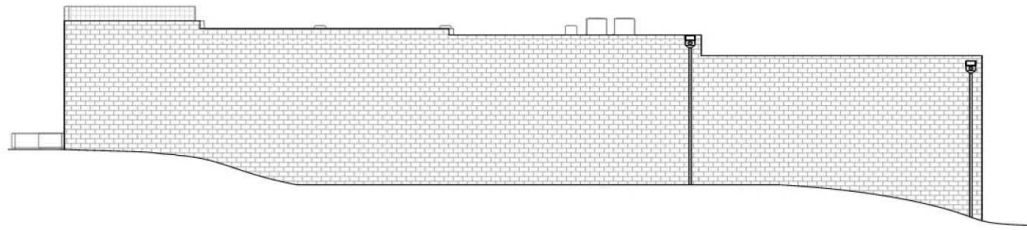
PROPOSED WEST ELEVATION



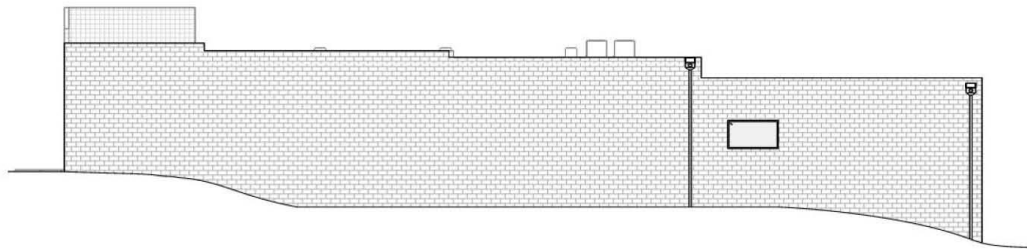
EXISTING SOUTH ELEVATION



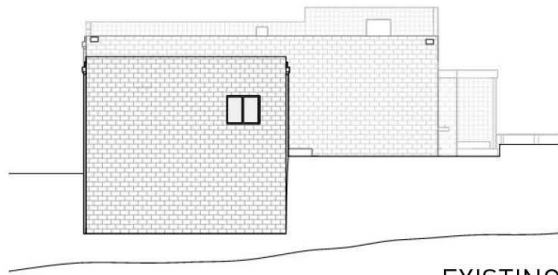
PROPOSED SOUTH ELEVATION



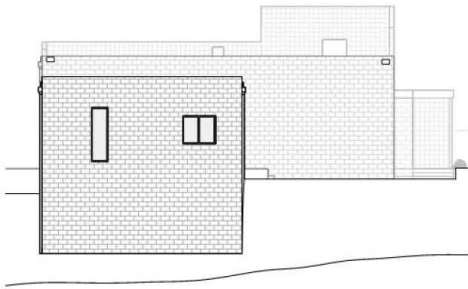
EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION







Mural Studies













Option 1: Basketball Court As-Is



Skate area design not complete, for spatial study only

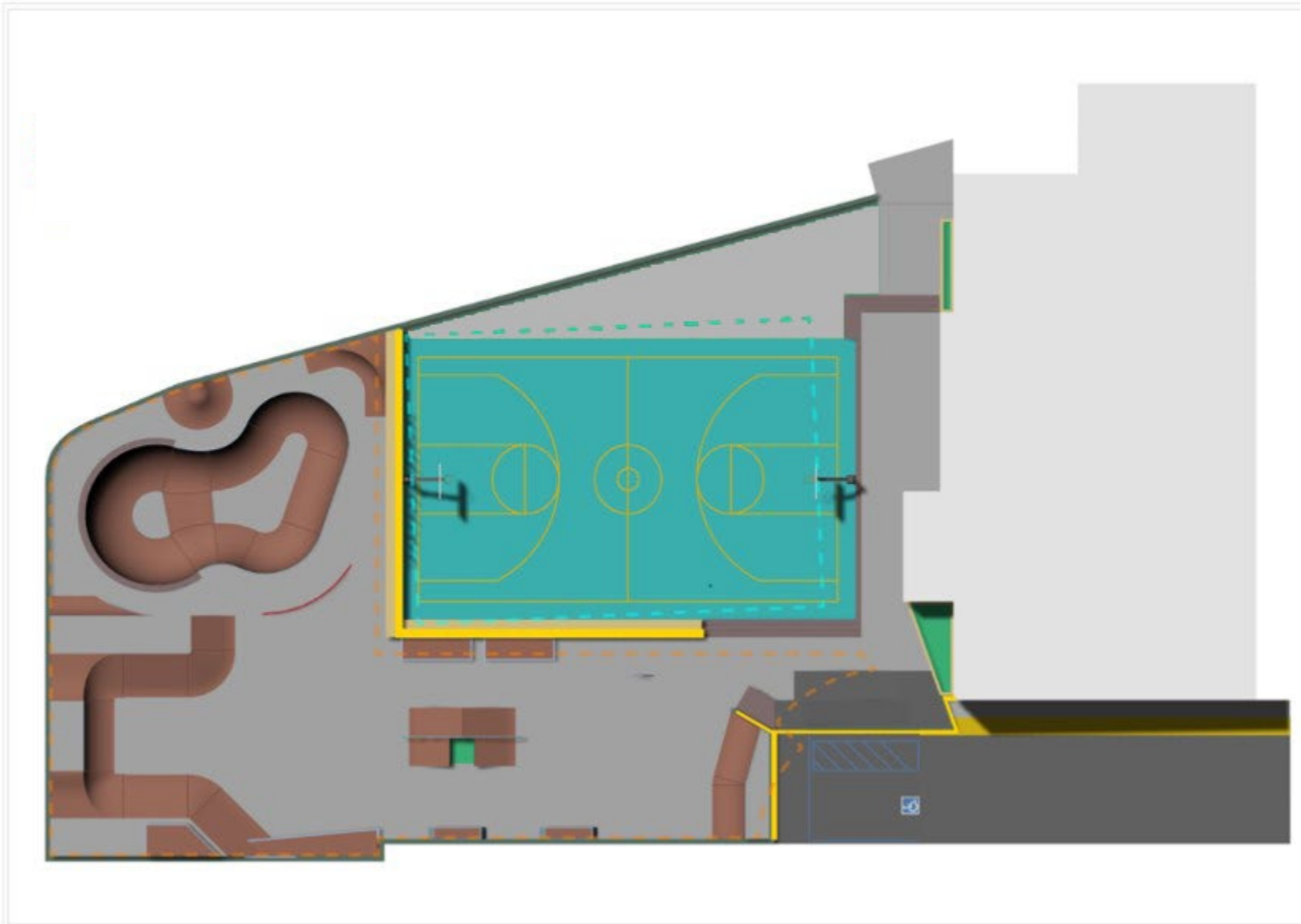
Advantages

- Cost savings
- Reuse of existing facilities

Disadvantages

- Prohibits open building connections to Teen Plaza
- Poor orientation of basketball court to building
- Limits skate park area and flow
- Constrains entry plaza to street connection

Option 2 – New Basketball Court



Skate area design not complete, for spatial study only

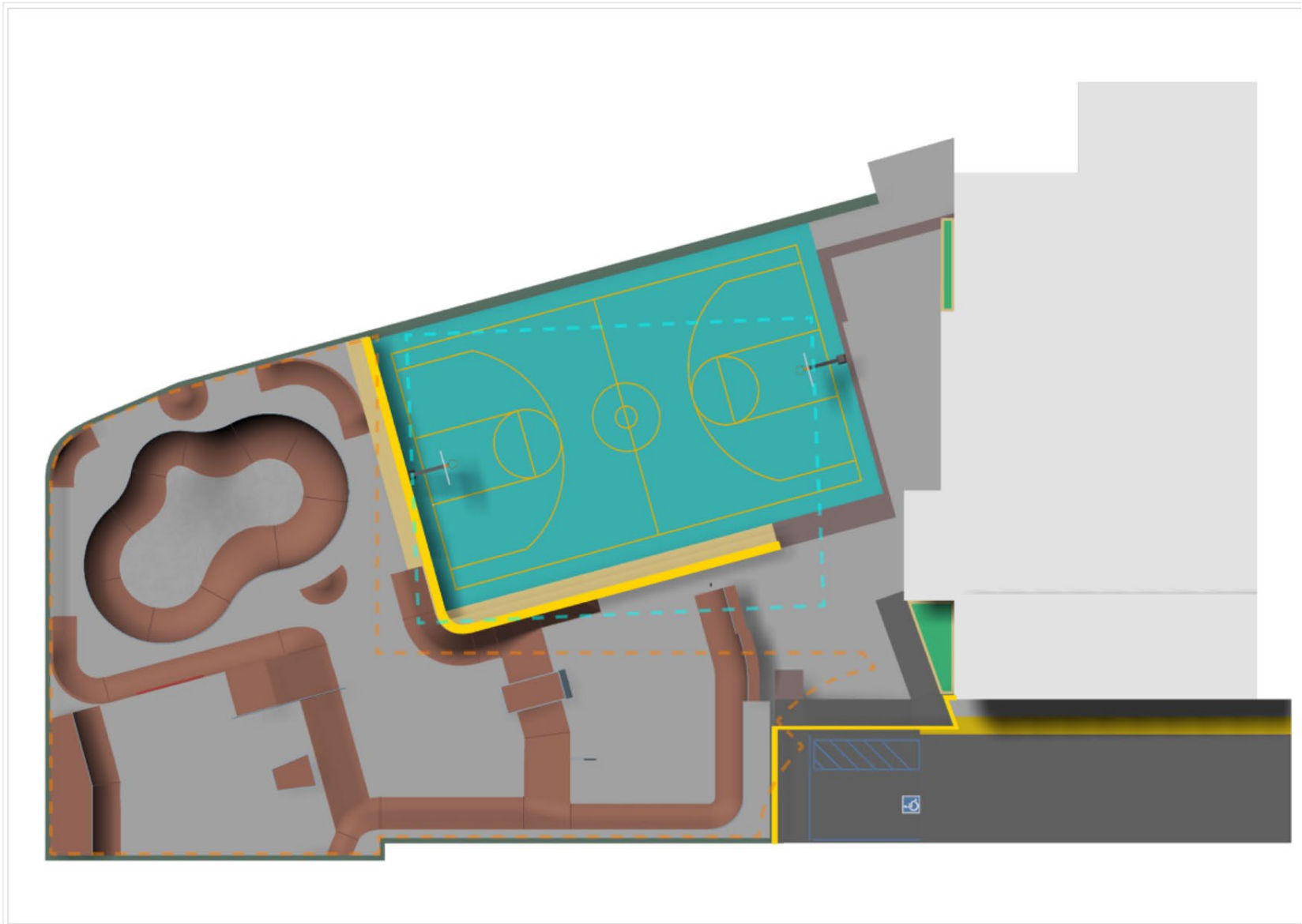
Advantages

- Allows open building connections to Teen Plaza
- Improves entry plaza to street connection

Disadvantages

- Cost increase
- Limited skate park area and flow
- Poor orientation of basketball court to building

Option 3 – New Basketball Court Rotated



Skate area design not complete, for spatial study only

Advantages

- Maximizes open building connections to Teen Plaza
- Maximizes entry plaza to street connection
- Maximizes skate park area and flow
- Improves orientation of basketball court to building

Disadvantage

- Cost increase

Items	Quantity	Unit	Unit Cost	Total
Option 1 - Basketball Court "As-Is"				
Demolition	1	Lump Sum	\$ 110,000.00	\$ 110,000.00
Skatepark	1	Lump Sum	\$ 615,000.00	\$ 615,000.00
Basketball Court	1	Lump Sum	\$ 20,000.00	\$ 20,000.00
Site Development	1	Lump Sum	\$ 97,000.00	\$ 97,000.00
Stormwater Treatment (Measure W)	1	Lump Sum	\$ 55,000.00	\$ 55,000.00
ADA Ramp and Parking	1	Lump Sum	\$ 60,000.00	\$ 60,000.00
Sub-Total				\$ 957,000.00
General Conditions, Bonds & Insurance, Overhead & Profit	0.15	Percent		\$ 143,550.00
Contingency	0.2	Percent		\$ 191,400.00
Total				\$ 1,291,950.00
Option 2 - New Basketball Court				
Demolition	1	Lump Sum	\$ 140,000.00	\$ 140,000.00
Skatepark	1	Lump Sum	\$ 625,000.00	\$ 625,000.00
Basketball Court	1	Lump Sum	\$ 65,000.00	\$ 65,000.00
Site Development	1	Lump Sum	\$ 242,000.00	\$ 242,000.00
Stormwater Treatment (Measure W)	1	Lump Sum	\$ 55,000.00	\$ 55,000.00
ADA Ramp and Parking	1	Lump Sum	\$ 60,000.00	\$ 60,000.00
Sub-Total				\$ 1,187,000.00
General Conditions, Bonds & Insurance, Overhead & Profit	0.15	Percent		\$ 178,050.00
Contingency	0.2	Percent		\$ 237,400.00
Total				\$ 1,602,450.00
Option 3 - New Basketball Court and New Orientation				
Demolition	1	Lump Sum	\$ 140,000.00	\$ 140,000.00
Skatepark	1	Lump Sum	\$ 700,000.00	\$ 700,000.00
Basketball Court	1	Lump Sum	\$ 65,000.00	\$ 65,000.00
Site Development	1	Lump Sum	\$ 220,000.00	\$ 220,000.00
Stormwater Treatment (Measure W)	1	Lump Sum	\$ 55,000.00	\$ 55,000.00
ADA Ramp and Parking	1	Lump Sum	\$ 60,000.00	\$ 60,000.00
Sub-Total				\$ 1,240,000.00
General Conditions, Bonds & Insurance, Overhead & Profit	0.15	Percent		\$ 186,000.00
Contingency	0.2	Percent		\$ 248,000.00
Total				\$ 1,674,000.00

Teen Center Renovation				
Building Interior and Exterior	5233	SF	\$ 400.00	\$ 2,093,200.00
Total - Low Range				\$ 2,093,200.00
Building Interior and Exterior	5233	SF	\$ 450.00	\$ 2,354,850.00
Total - High Range				\$ 2,354,850.00

