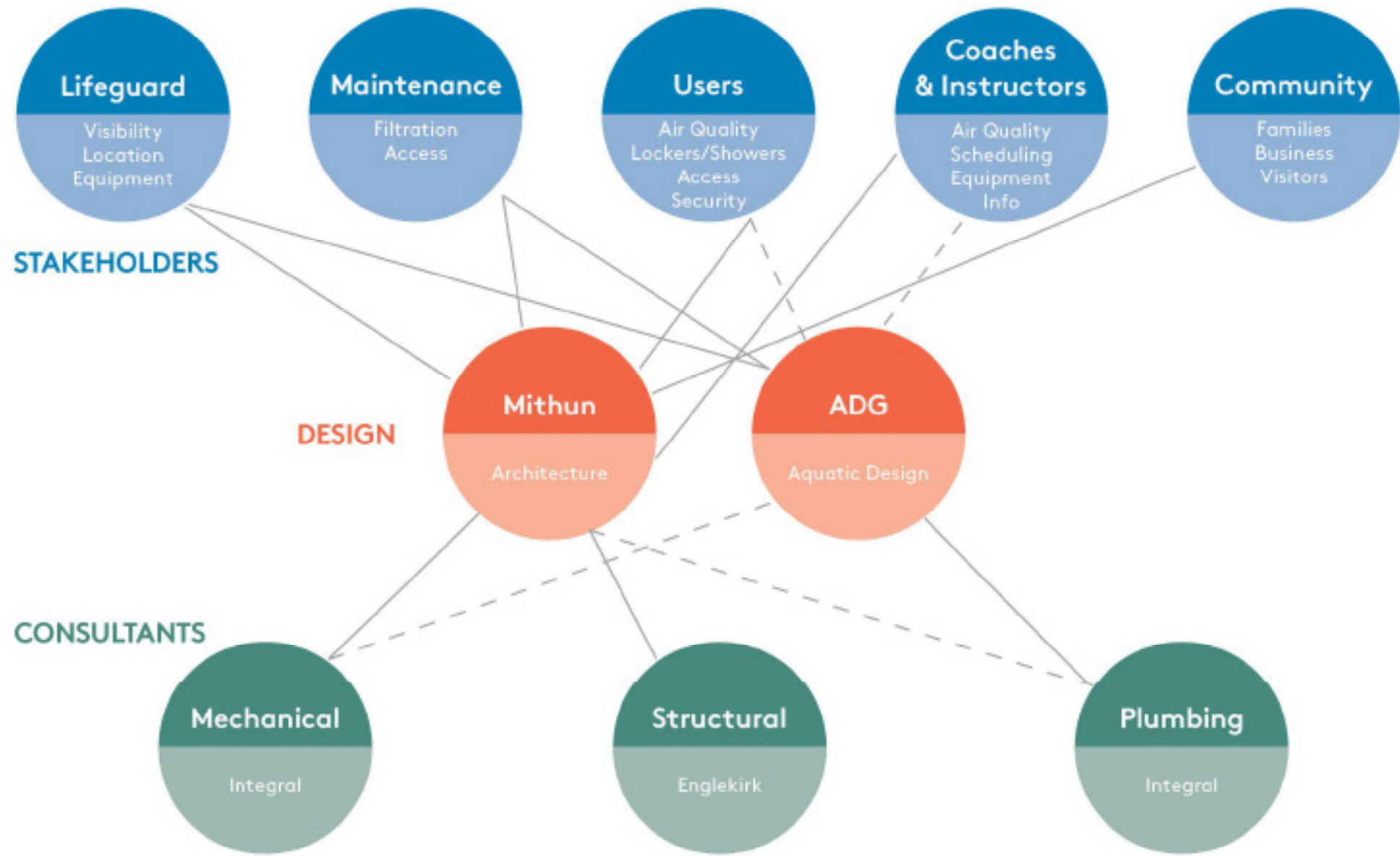




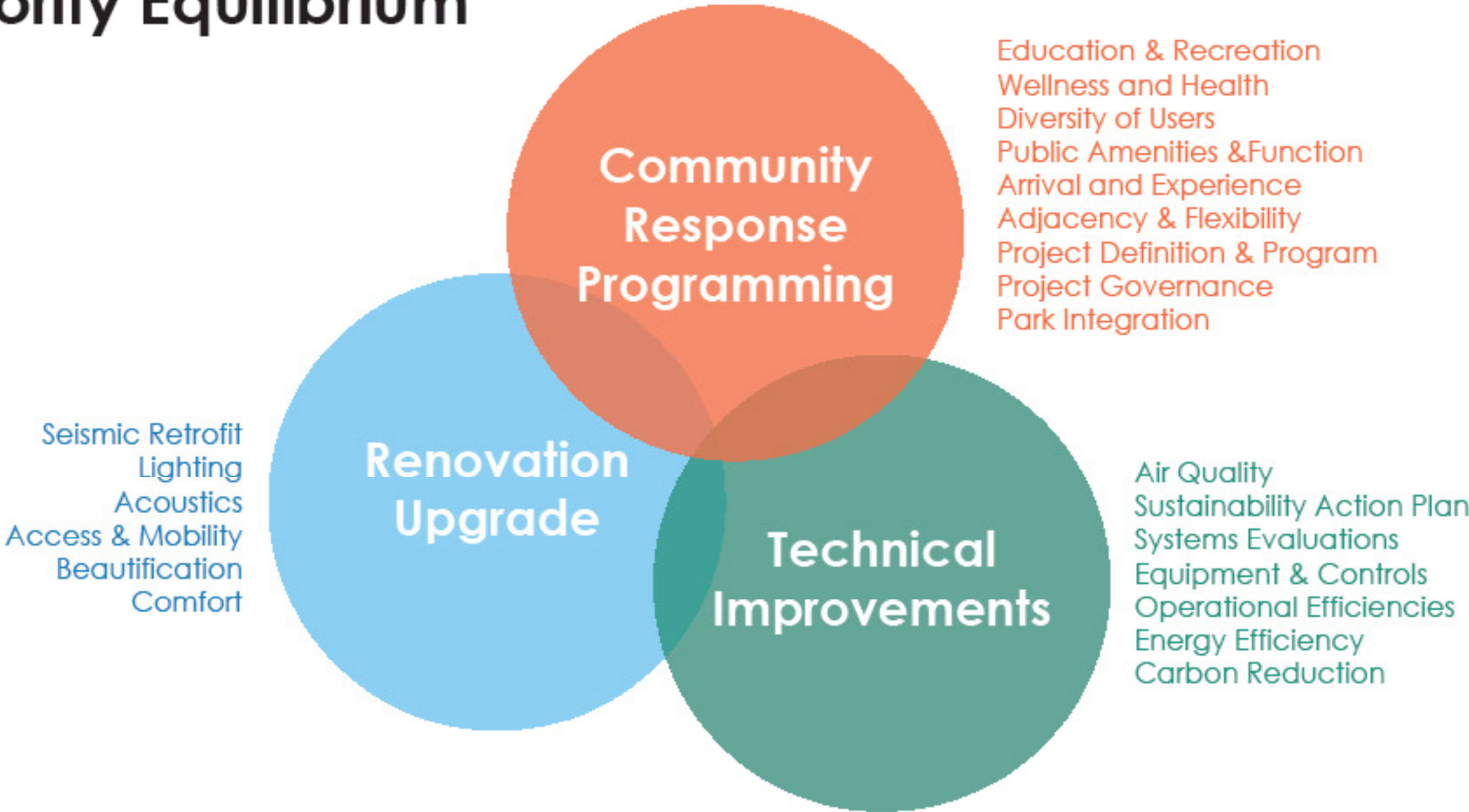
# The Plunge —

Needs Assessment &  
Feasibility Study

The City of...  
PLEASE CALL (415) 373-3388



# Priority Equilibrium



## **Needs Assessment:**

- Facility Analysis
- Staff Assessments
- Community Survey
- Summary

## **Concept Design:**

- Public Presentation at Parks & Rec. commission meeting

## **Schematic Design:**

- Presentation to City council



# Facility Analysis—

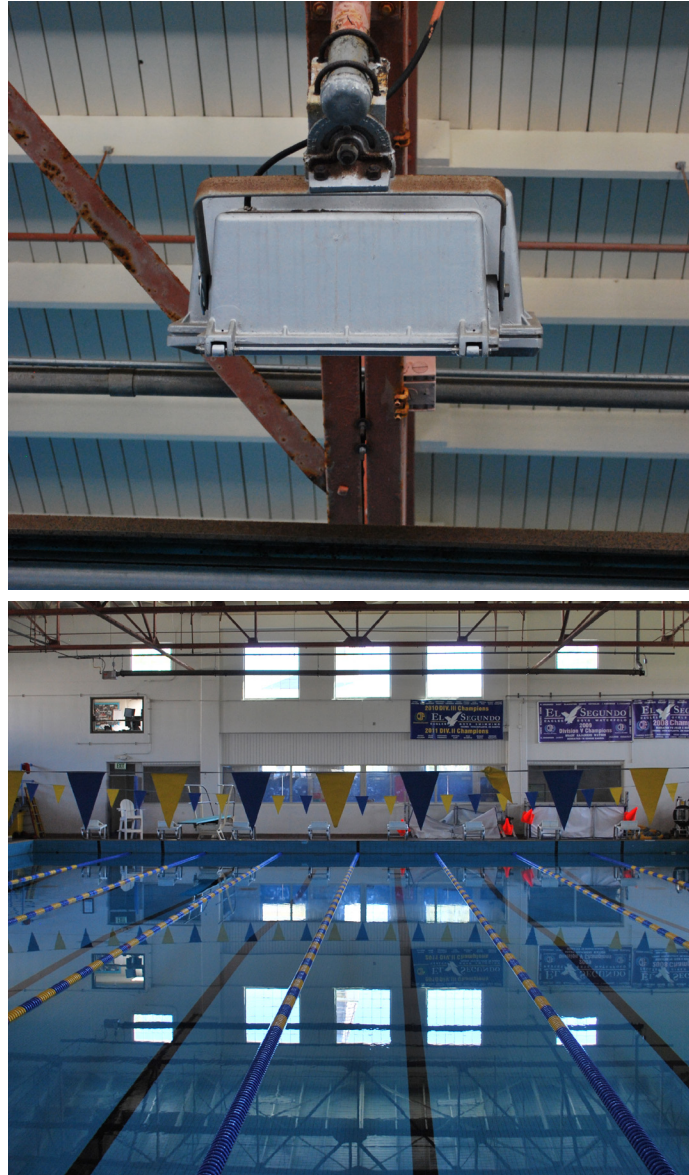
# Access & Safety

**There are numerous code compliance issues throughout the building that will take top priority and will affect the overall renovation effort.**

- ADA accessible bathroom and shower fixtures
- ADA accessible lockers and changing area
- Slope requirements, aisle width and barrier free access to restrooms, shower and changing areas
- Barrier free access to pool
- Access to bleachers and seating areas
- Accessible exit locations
- Code signage and wayfinding



# Interior Environment



## Lighting:

- Insufficient daylight to operate without artificial lighting
- Reflection of natural light on pool surface reduces visibility
- Outdated, inefficient light fixtures

## Air Quality and Thermal Comfort:

- Inadequate ventilation at pool level
- Damp, smell of chlorine
- Radiant spot heaters do not provide consistent temperature control throughout the facility

## Acoustics:

- Aging rooftop vents are loud
- Reverberant interior causes harsh echoes
- No sound isolation between mechanical equipment and natatorium



# Pool & Mechanical Systems



## Pool & Deck:

- Curb and gutter configuration reduces filtration capacity and prevent ease of access to pool
- No permanent access stair to pools

## Mechanical Systems:

- Current pool mechanical system does not meet code requirements for water circulation
- Separate filtration systems required for small and large pool
- Water temperature control is inconsistent due to single heating system for both pools
- Dated filtration tanks occupy a large footprint within the building.
- Separate chemical storage required





# User Amenities



## Entry Area:

- Entry hall is confined creating bottleneck at check-in desk. Wayfinding confusing

## Spectator Seating Areas:

- No ADA access to grandstand
- Lack of seating area adjacent to small pool
- Lack of seating options (benches only)

## Locker and Restrooms:

- Inadequate fixture count, ADA stall widths and access space
- No separate restroom for non-swimmers
- Confined access aisles to dressing rooms and shower
- No privacy partitions in showers and changing areas
- Poor lighting and thermal comfort
- Space is under-utilized



# Building Condition



- Minimal deterioration of window frames
- Minor rust on structural truss
- Minor cosmetic issues on the facade.  
No structural damage observed.
- Dated site lighting
- Ramp and stair rails do not meet current code
- No bike parking or designated drop-off and waiting area



**Staff Assessment—**



# Maintenance & Operations



- Improved communication system
- Ease of access to facility
- Added privacy in changing rooms





# Facility & Building Systems



- Separate heating & filtration for each pool
- Thermal comfort on deck and in offices
- Clear clutter from pool deck by consolidating storage facilities



# Vision



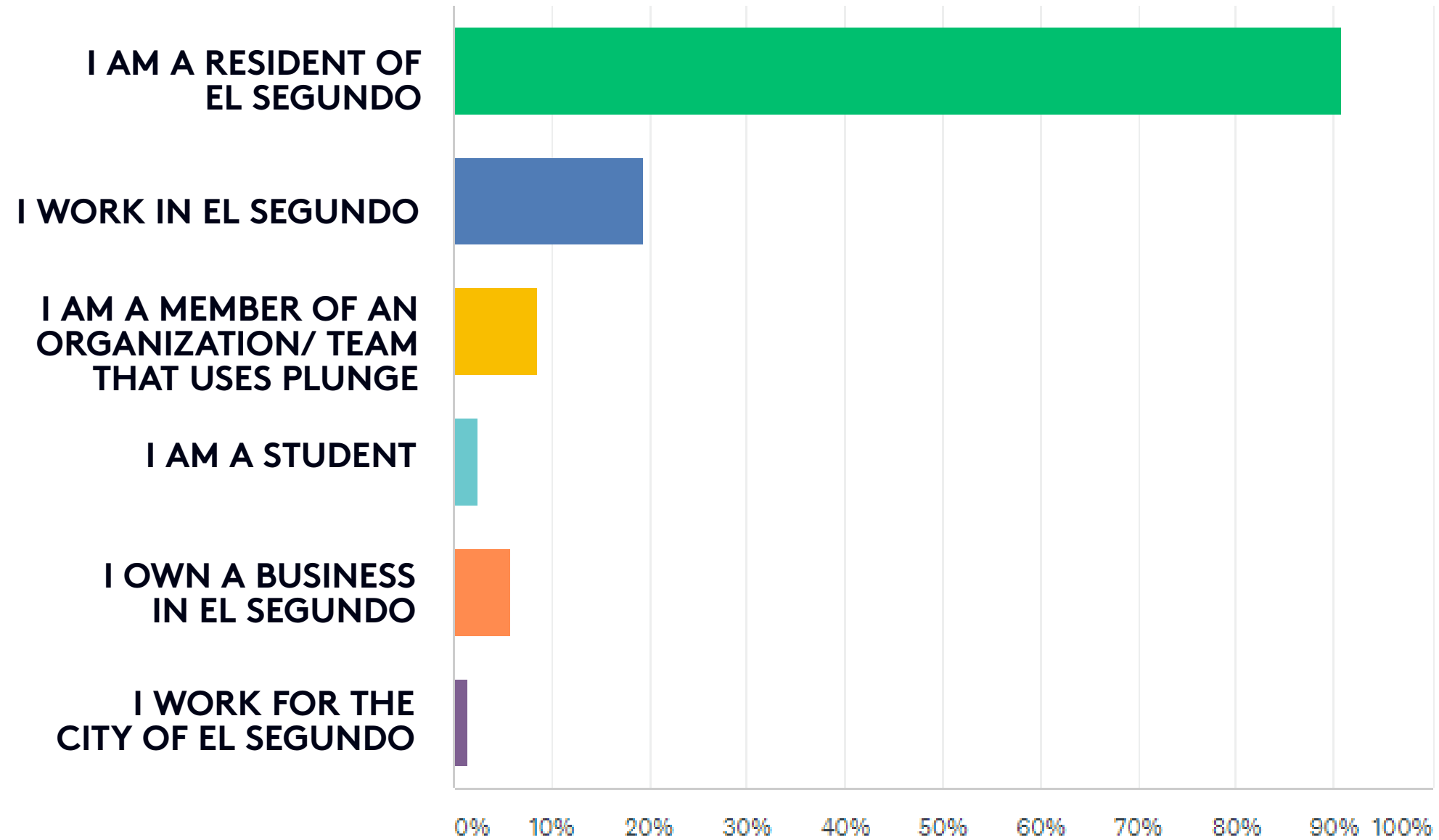
- Preserve building as cherished landmark
- More special events & programming
- The Plunge: Neighborhood recreation  
“ Fun, Community vibe”



# Community Survey—

# 903 People Responded

\* Multiple options selected





# How Important is The Plunge to the Community



"It is very important and special that we have such a great historical indoor pool for residences, We appreciate that you will make up and keep this pool. It is far away to go to Wisebarn "s new outdoor pool , please keep this pool alive! We love it! Thanks"

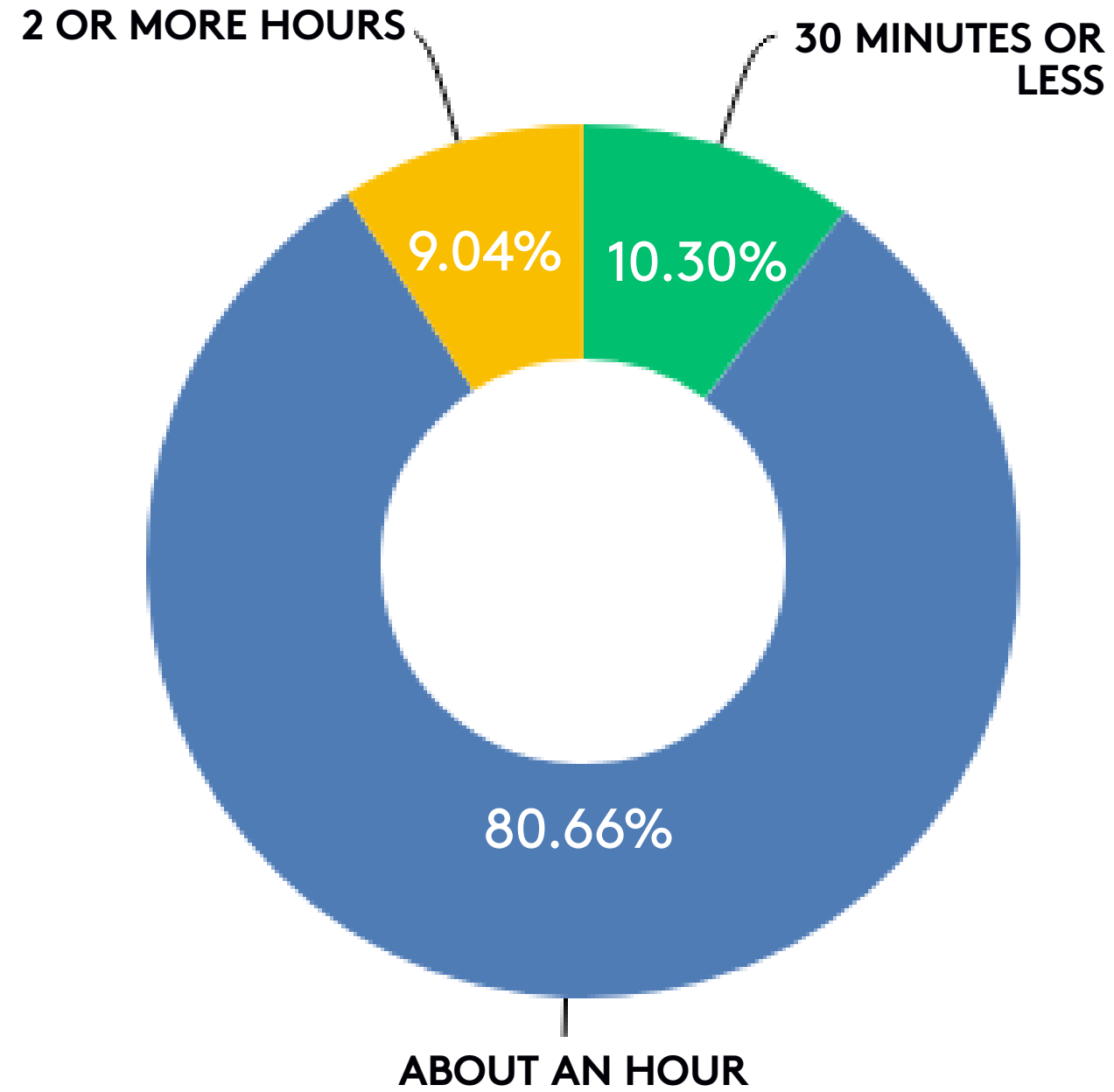


" I am a 74 year old codger, that got to E S in 1950, with my Dad ( a Standard Oil Chemical Research Engineer. I first got to play in the little pool a week after we got here. I was in Water Polo and Swimming teams in High School, and loved every second of it. ( 6 am- 8-8:30 am. M=F ) and then in pm, about 2pm-4 or 5pm..All odor friends spent zillion hours in the Plunge. Please keep it historically correct, so following generations can appreciate the architecture and history"

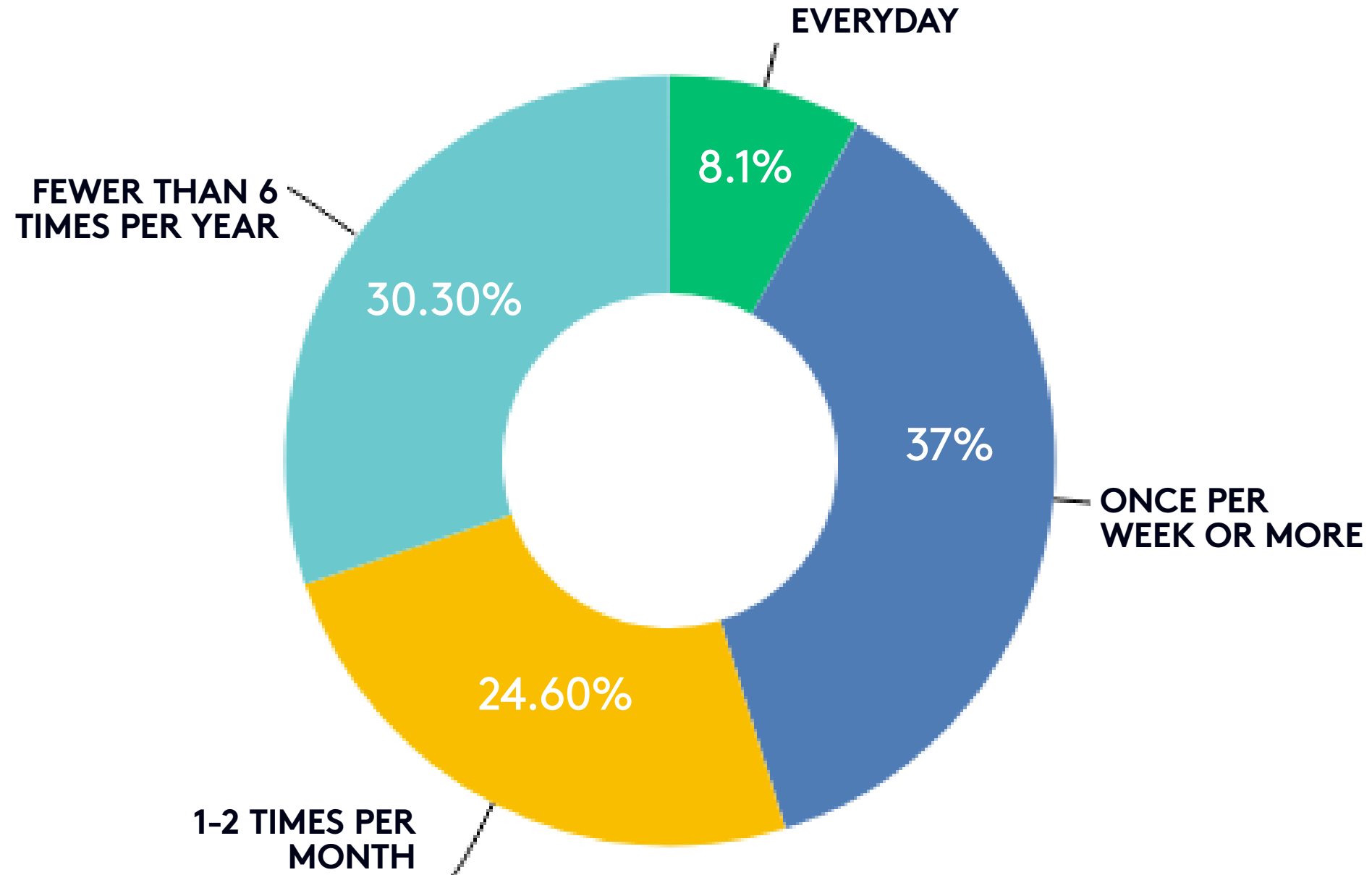


"I am a former resident of El Segundo and have wonderful memories of times spent at the Plunge -- (being a polywog and tadpole) during the summers and the once a week one on the bus to the pool during school. When I return to El Segundo for a visit, I never fail to stop by the Plunge as the smell brings back such fond memories. So happy it is being maintained and improved!"

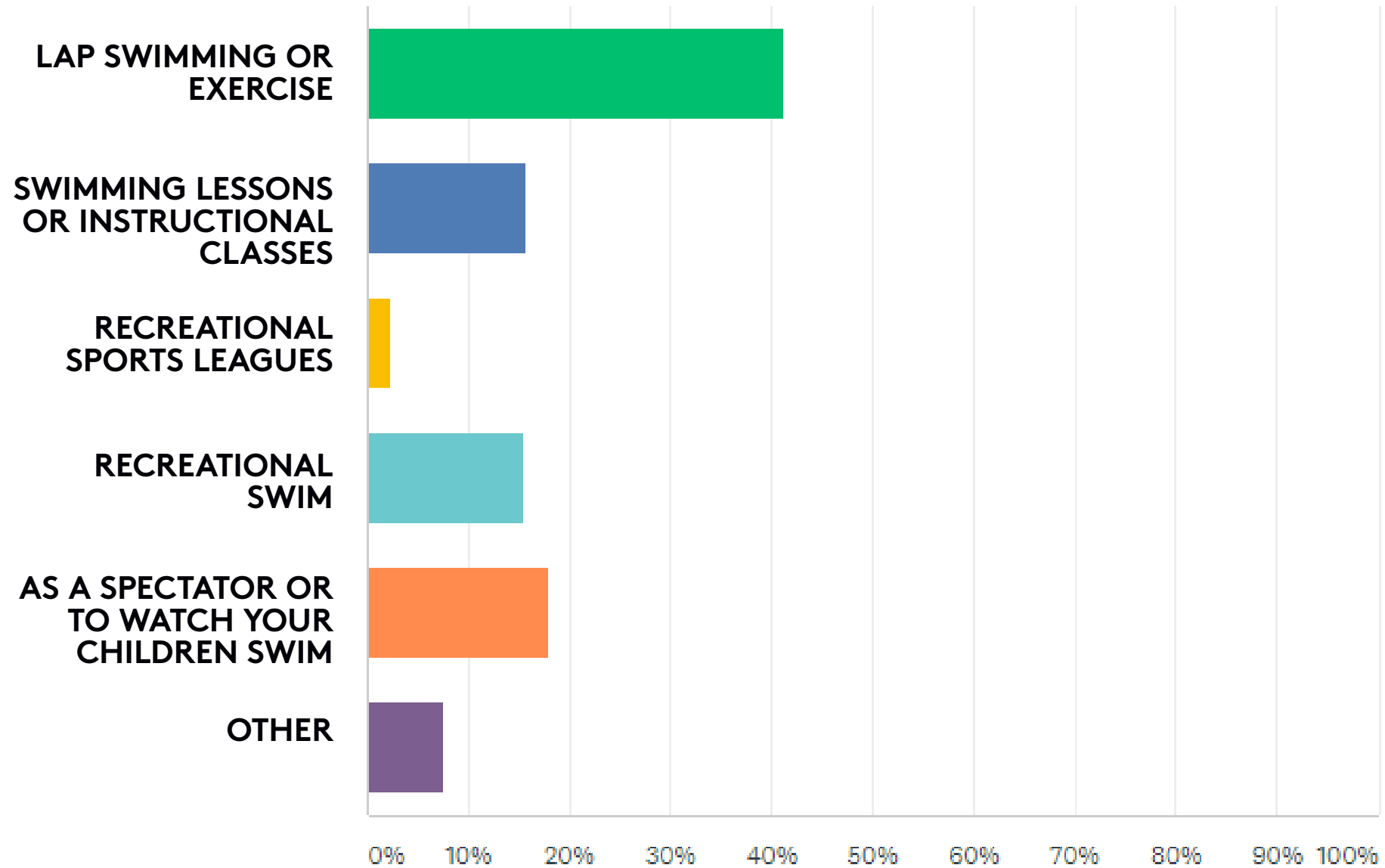
# Duration of your Visit at The Plunge



# Duration of the Pool Being Used as a Form of Exercise or Recreation



# Primary Reason for Attending The Plunge





# Enhancements to the Facility as Swimmer



"Improved locker room with better lighting"



"Cleaner and consistent warm water."



"Improve gutters where they are on the deck for pool overflow and not under the deck."



"Let's just get it fixed and cleaned up... Decades of planned deferred maintenance have all but destroyed one of the true gems and communal assets we have in El Segundo"

"More natural light and updated/  
more modern look and facilities"



# Enhancements to the Facility as Swimmer



- Modernize locker room facilities with improved lighting, thermal control, and privacy
- New gutters in the pool for faster water and improved circulation
- Consistent, warmer pool temperature
- Improve the air quality and thermal comfort on the pool deck and in the locker rooms
- Reduce glare on pool water and improve natural lighting
- Improve access to swimming pool from deck: slip-resistant flooring, eliminate curbs, and additional ladders



# Enhancements to the Facility as **Spectator/ Parent**

"More seating to relax. Lounge chairs"



"Create family changing & toilet rooms so that fathers can accompany daughter"



"The ceiling needs to be opened up to allow more light into this building"



"Be Allowed to be with my kids when they swim not stuck in the bleachers"



"More comfortable seating, ventilation, fresh air, charging ports, sound improvement since there is a loud echo, water bottle fillers"



# Enhancements to the Facility as Spectator/ Parent



- Improved seating options closer to small pool
- Better ventilation and natural light
- Family restrooms
- Improved access to seating areas
- Amenities such as wifi, charging stations, and sound system
- Easier check-in process





# New Programs at the Facility



"Having it open consistently for Rec and lap swim."



"Designated lanes for water walking/slow lanes."



"Bring back Diving...  
High dive and Diving lessons."



"Water walking in the shallow pools"

"Open 7 days per week"



# New Programs at the Facility

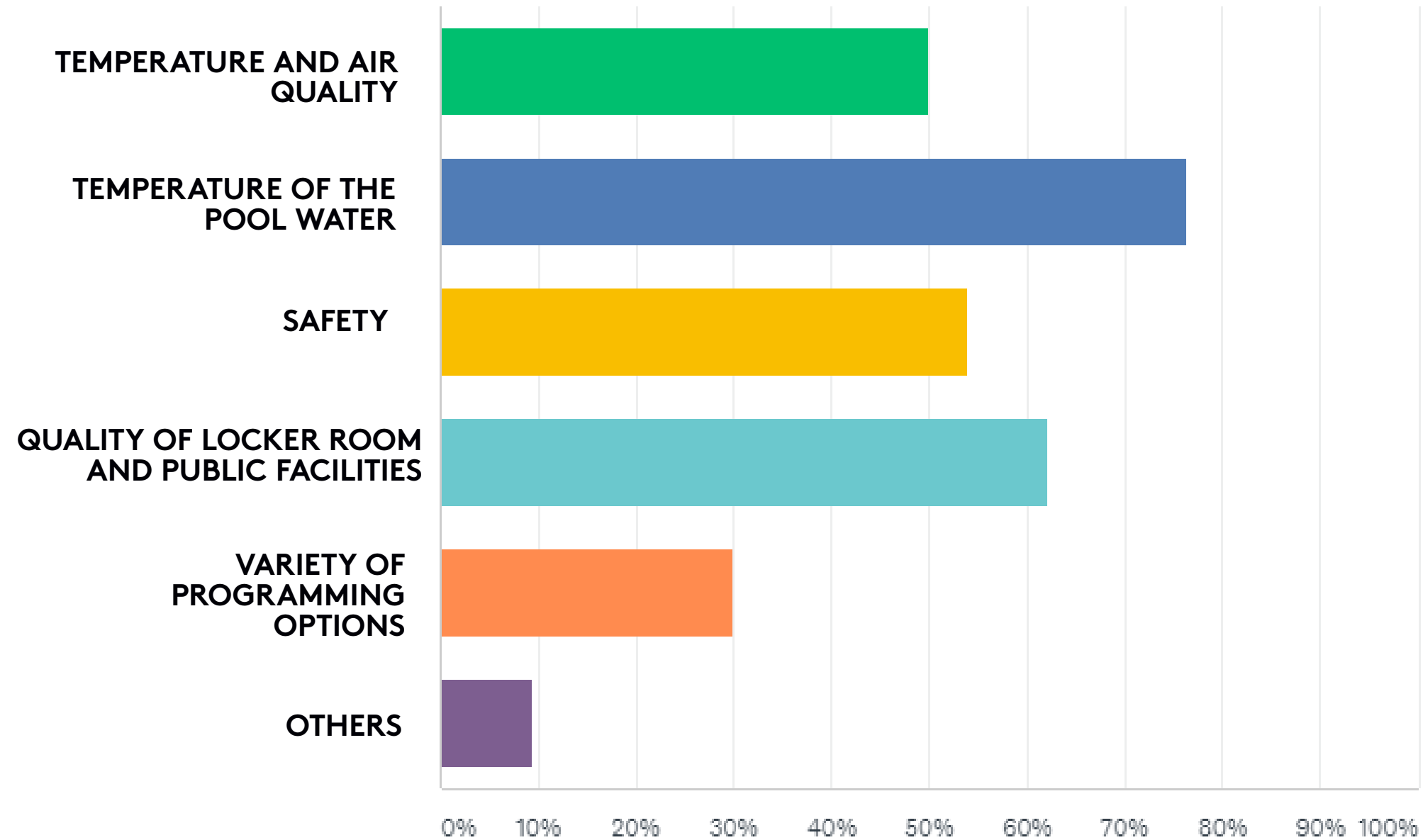


- Expand programs for kids and seniors
- Swim Lessons for all skill levels
- Reserve lanes for Lap swimming at all times
- Expand diving program
- Water Aerobics and Walk-in-Water



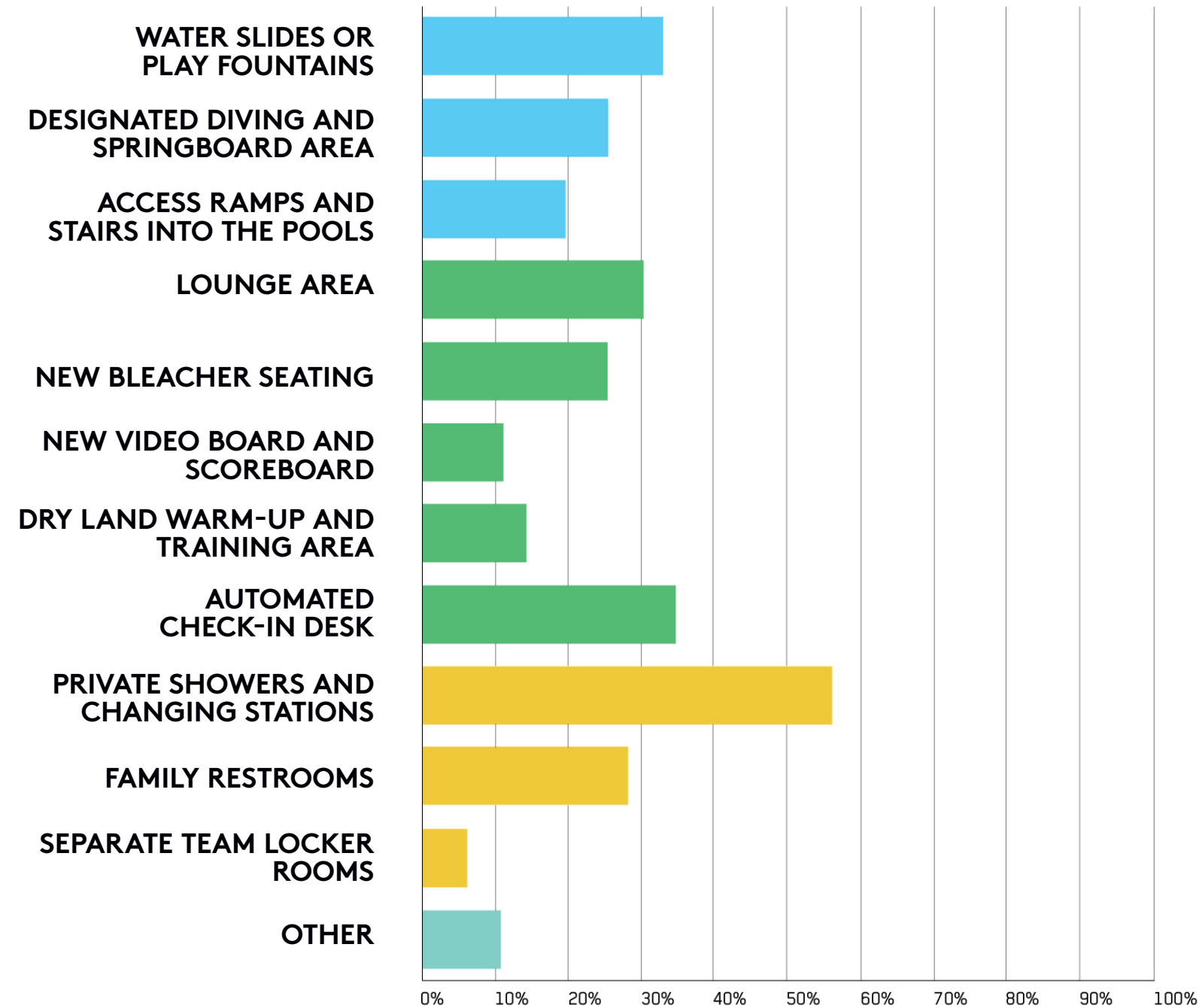
# Most Important Elements or Features of the Facility

\* Up to 3 options selected



# New Features Interested in Seeing at the Facility

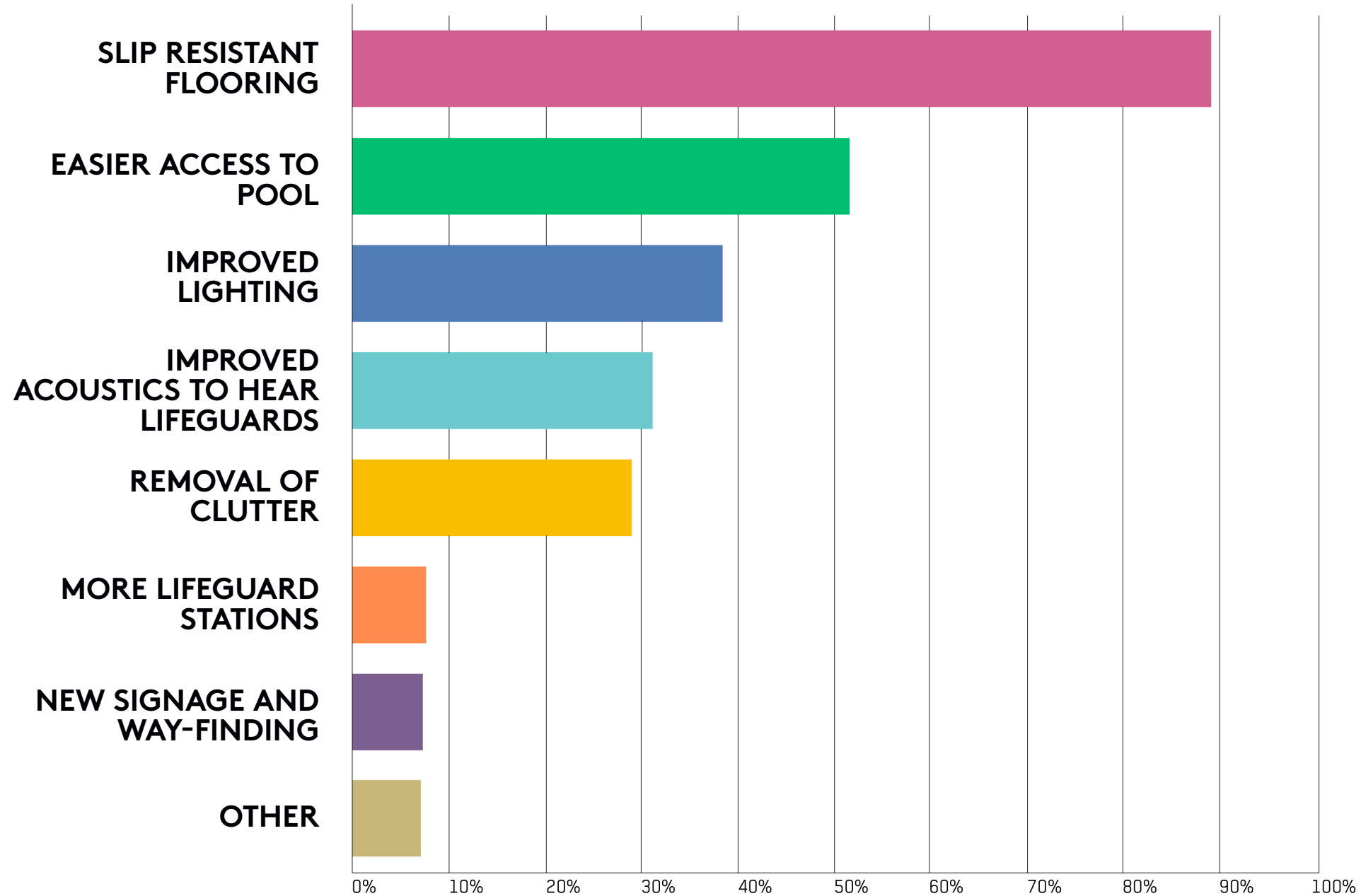
\* Up to 3 options selected



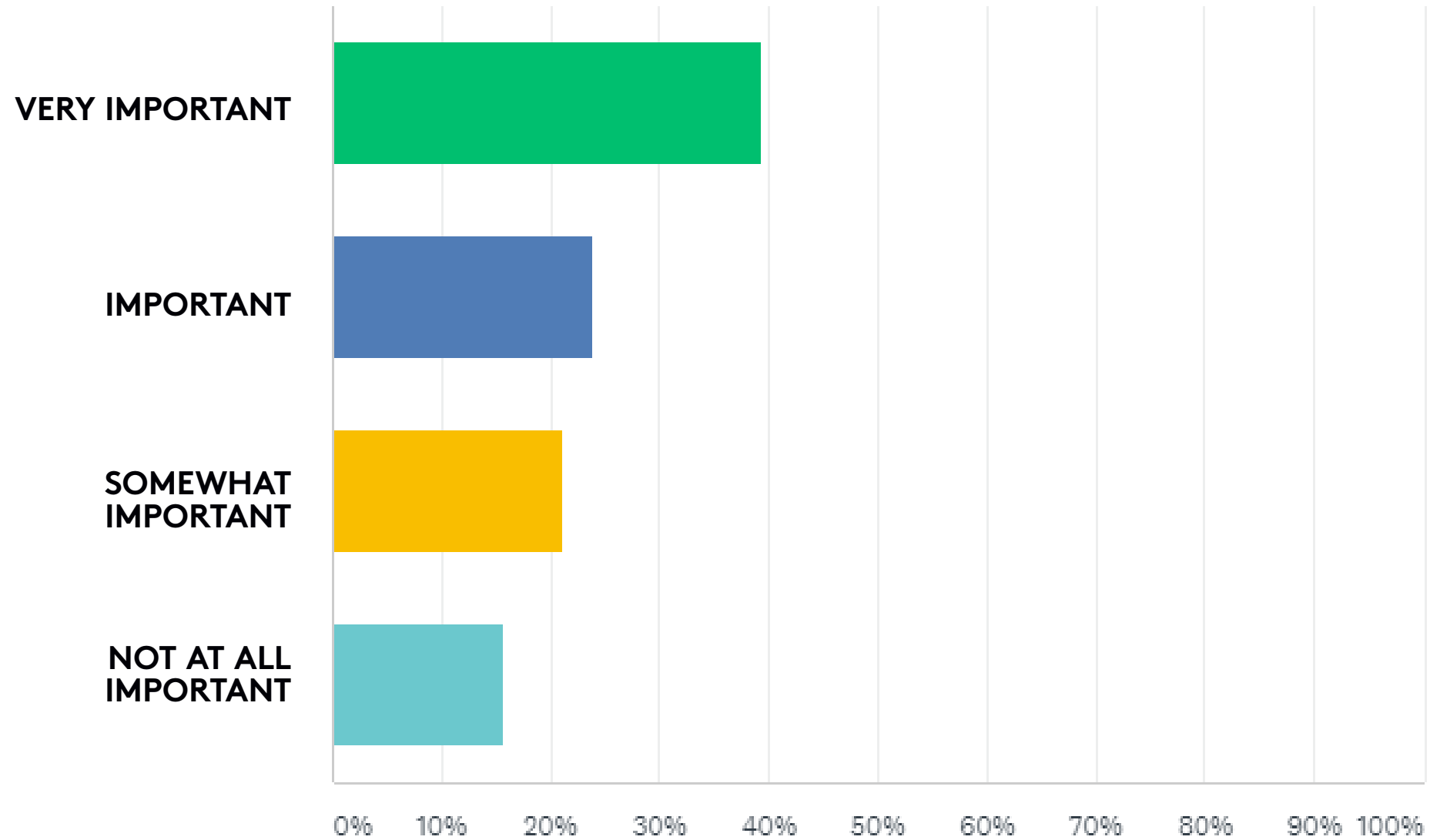


# Safety Features to Improve the Facility

\* Up to 3 options selected



# Importance of Preserving the Historical Significance of The Plunge



# Importance of Preserving the Historical Significance of The Plunge



**"Please keep it historically correct, so following generations can appreciate the architecture and history"**



**" The history/restoration is very important to me. I love the "old" vibe of the place. Really it just needs a bit of a face lift/paint to retain the "El Segundo" history and feel.**



**Summary—**



# Areas of Focus

