



City Council Agenda Statement

Meeting Date: November 7, 2023

Agenda Heading: Staff Presentations

Item Number: D.14

TITLE:

Plans and Specifications for the Urho Saari Swim Stadium "The Plunge" Renovation Project

RECOMMENDATION:

1. Adopt the attached resolution authorizing the Public Works Director, or designee, to approve the plans and specifications for the construction of Urho Saari Swim Stadium "The Plunge" Renovation Project (No. PW 24-02), pursuant to Government Code § 830.6 and El Segundo Municipal Code Section 1-7C-11.
2. Authorize staff to advertise the project for construction bids.
3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

Additional Appropriation in FY 2023-24: None

Account Number(s): 301-400-8186-8236 (Plunge Rehabilitation) & 702-233-5101-5418 (Trust Fund for Plunge Rehab Reserve)

Budgeted Amount:

\$5,000,000 (General Fund Budget – Plunge Rehabilitation) plus \$2,500,710 Trust Fund Reserve (Chevron Contribution - \$500,000, L.A. Chargers Headquarters Agreement - \$2,000,000, \$710 – Interest), for a total of \$7,500,710.

The current balance is \$5,387,120 (\$1,015,000 has been encumbered for design services, and \$1,098,590 has been encumbered for construction management).

Approximately \$10M is expected to be available for the construction of this project in FY 2024-25 as follows:

\$5,387,120 current balance

\$2,500,000 – City General Fund Budget – Plunge Rehabilitation (FY 2024-25)

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\$1,000,000 – L.A. Chargers Headquarters (Ordinance #1631) - \$2,000,000 has been paid to date and is included in the current balance above.

El Segundo Unified School District will contribute the lesser of \$1,000,000 or 24% of the facilities renovation cost after the project is complete (Agreement #5586).

At this time, the project cost is estimated to be \$13 million. Upon completion of the bidding process, the actual cost will be identified and staff will return to City Council with an update on additional funding needs, including private fundraising contributions.

BACKGROUND:

For the conceptual phase in FY 2020-21, the City hosted community surveys, a virtual community meeting, and stakeholder meetings with staff and Recreation and Parks Commission members to assist in guiding the conceptual design based on the results of the needs assessment. The community engagement sessions identified amenity and programming priorities, which focused on improvements to the entryway, changing rooms, bathrooms, American with Disabilities Act (ACA) compliance, and lighting. In June 2021, the conceptual plan was presented to City Council with a consensus to proceed into the design phase of renovating the facility.

On October 18, 2022, the updated design, with a cost estimate of \$11.6M, was presented to City Council with modifications to the June 2021 design as follows:

- Two lifts (elevators) had to be added to meet the American Disability Act (ADA) requirements.
- The restrooms and the entrance lobby on the first floor had to be modified as a result of adding the two lifts.
- The entrance facade of the building had to be saved due to the historical nature of the facility.
- One room had to be added to accommodate the IT-related components.
- A Fire Alarm System had to be added, per Fire Marshall.
- An exit door needed to be added, per Fire Marshall.
- The architect's recommendation to modify the lay-out for the locker rooms/showers/restrooms which would facilitate better circulation

In the discussion at the October 18, 2022 Council meeting, the City Council directed staff to find elements that could be eliminated from the design to reduce the cost of the project and bring back an updated presentation. The reduced scope presentation was brought back to City Council on January 17, 2023. The City Council opted to leave the items in the scope of the project and directed staff to promptly proceed with the design.

During the design phase, several site investigations were conducted to aid in preparing the final design, including leak detection of the pool piping, ground-penetrating radar

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testing of the pool shell, roof core testing, and storm drain investigation. Additionally, pool mechanical equipment was thoroughly reviewed and selected, and the locker room layout was rearranged to provide a private family room. An updated presentation of the final design was provided to City Council on June 30, 2023.

Furthermore, on August 15, 2023, the City entered into an agreement with KOA Corporation for Construction Management Services for the Urho Saari Swim Stadium.

Planning Commission Public Hearing

It is to be noted that on May 17, 1994, the City Council adopted Resolution No. 3866 approving Environmental Assessment No. EA-338 and Historic Preservation No. HP 94-01, designating "Urho Saari Swim Stadium" a designated local cultural resource for its association with the legendary swimming and water polo coach, Urho Saari, and an excellent example of Works Projects Administration Art Moderne style architecture.

Pursuant to ESMC 15-14-5(A), a designated cultural resource requires the approval of a Certificate of Appropriateness (CA) from the Planning Commission before a building permit can be issued to begin working on the exterior building renovations. As a result, an application for an Environmental Assessment (EA-1343) and Certificate of Appropriateness (CA 23-01) was submitted to the City's Planning Division.

On September 28, 2023, a public hearing was held at the Planning Commission to review and consider the project's application for conformity with the El Segundo Municipal Code, consistency with the General Plan, and the review of the project's environmental impacts under the California Environmental Quality Act (CEQA). The Planning Commission adopted a resolution on September 28, 2023, approving Environmental Assessment No. EA-1343 and Certificate of Appropriateness No. 23-01 for the Urho Saari Swim Stadium.

DISCUSSION:

The 90% design plans were formally submitted to the City's Community Development Department on August 28, 2023. City staff promptly reviewed the plan set and provided corrections to ensure the plans comply with code requirements. The architect, Arcadis (formerly known as IBI Group), is addressing the comments and is scheduled to have 100% final plans by mid-November.

At the same time, the 90% plans were also submitted to the Los Angeles County Department of Public Health (LACDPH) for review and approval of the pool design. The LACDPH review timeline is approximately 4-6 weeks. A response to the submittal has not been received at this time.

Since this item is presented to the City Council prior to the final completion of

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construction plans and specifications, delegation for approval of the Project is requested. Government Code § 830.6 provides design or plans immunity to a local agency where the legislative body or designated employee approves the design or plans in advance of construction.

El Segundo Municipal Code ("ESMC") § 1-7C-11 authorizes the Public Works Director or City Council to approve the Project's design or plans in advance of construction pursuant to Government Code § 830.6.

The proposed resolution would authorize the Public Works Director, or designee to review and potentially approve the Project's design and plans, under his or her discretion, pursuant to state and local law. The Public Works Director, or designee, must approve the Project's design and plans to determine consistency with the applicable standards and requirements before any Project construction begins. The proposed resolution would also establish a Project payment account for purposes of the contract documents administering the Project. Finally, the resolution would allow the Public Works Director, or designee, to act on the City's behalf in approving any alterations or modifications of the approved design and plans.

Staff respectfully ask that the City Council approve the actions as recommended.

With City Council's direction, the schedule to receive bids and award the construction contract for the Urho Saari Swim Stadium "The Plunge" Renovation Project is the first quarter of the year 2024.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 4: Develop and Maintain Quality Infrastructure and Technology

Objective 4A: El Segundo's physical infrastructure supports an inviting and safe community.

Objective 4B: El Segundo's technology supports effective, efficient and proactive operations.

PREPARED BY:

Cheryl Ebert, Senior Civil Engineer

REVIEWED BY:

Elias Sassoon, Public Works Director

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. PW 24-02 Plunge Adopt Plans & Specifications Resolution

RESOLUTION NO. 5445

A RESOLUTION AUTHORIZING THE PUBLIC WORKS DIRECTOR, OR DESIGNEE, TO APPROVE THE PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF URHO SAARI SWIM STADIUM / PLUNGE RENOVATION PROJECT (NO. PW 24-02), PURSUANT TO GOVERNMENT CODE § 830.6 AND EL SEGUNDO MUNICIPAL CODE SECTION 1-7C-11 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT.

The City Council of the city of El Segundo does resolve as follows:

SECTION 1: The City Council finds and declares as follows:

- A. The City retained Arcadis, formerly known as IBI Group, ("Consultant") as the architect to design and prepare plans for the Urho Saari Swim Stadium / Plunge Renovation Project, City Public Works Department project no. 24-02 (the "Project");
- B. Government Code § 830.6 provides design or plans immunity to a local agency where the legislative body or employee approves the design or plans in advance of construction.
- C. El Segundo Municipal Code ("ESMC") § 1-7C-11 authorizes the Public Works Director or City Council to approve the Project's design or plans in advance of construction pursuant to Government Code § 830.6.
- D. The Consultant has informed the City Engineer that Project's plans are nearing completion.
- E. The City Council wishes to obtain the immunities set forth in Government Code § 830.6 with regard to the Project's plans and construction.

SECTION 2: *Design Immunity Determination Authorization.*

- A. The City Council authorizes the Public Works Director or designee to review and potentially approve the Project's design and plans, under his or her discretion, pursuant to Government Code § 830.6 and ESMC § 1-7C-11.
- B. The Public Works Director, or designee, must approve the Project's design and plans to determine consistency with the applicable standards and requirements before any Project construction begins.
- C. The Public Works Director, or designee, is authorized to act on the City's behalf in approving any alterations or modifications of the approved design and plans.


- D. The approval and authorization granted by this Resolution is intended to avail the City of the immunities set forth in Government Code § 830.6.

SECTION 3: Project Payment Account. For purposes of the contract documents administering the Project, the City Council directs the City Manager, or designee, to establish a fund containing sufficient monies from the current fiscal year budget to pay for the Project ("Project Payment Account"). The Project Payment Account is the sole source of funds available for the Contract Sum, as defined in the Contract Document administering the Project.

SECTION 4: The City Clerk is directed to certify the adoption of this Resolution.

SECTION 5: This Resolution will become effective immediately upon adoption.

PASSED AND ADOPTED this 7th day of November, 2023.



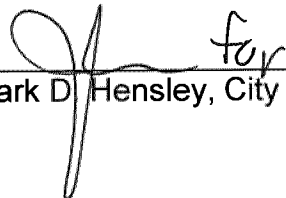
Chris Pimentel, Mayor Pro Tem

ATTEST:



Tracy Weaver, City Clerk

APPROVED AS TO FORM:



Mark D. Hensley, City Attorney

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF EL SEGUNDO)

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. 5445 was duly passed, approved, and adopted by said City Council at a regular meeting held on the 7th day of November, 2023, approved and signed by the Mayor Pro Tem, and attested to by the City Clerk, by the following vote:

- AYES: Mayor Pro Tem Pimentel, Council Member Pirsztuk, and Council Member Baldino
- NOES: Council Member Giroux
- ABSENT: Mayor Boyles
- ABSTAIN: None

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this 7th day of November, 2023.

Tracy Weaver
 Tracy Weaver, City Clerk
 of the City of El Segundo,
 California