



Special Meeting of the Recreation & Parks Commission

AGENDA

Tuesday, June 11, 2024
City Council Chamber, City Hall
6:00 pm
350 Main St. El Segundo, CA 90245

Bob Motta
Kelly Watson
Dave Lubs
Julie Stolnack
Vacant

Chairperson
Vice- Chair
Commissioner
Commissioner
Commissioner

Aly Mancini
Linnea Palmer
Christopher Hentzen

Rec, Parks, & Library Director
Recreation Manager
Parks Superintendent

The Recreation and Parks Commission with certain statutory exceptions, can only take action on properly posted and listed agenda items.

Unless otherwise noted in the Agenda, the public can only comment on City-related business that is within the subject matter jurisdiction of the Recreation and Parks Commission, and items listed on the Agenda during the **Public Communications** portion of the meeting. The time limit for comments is five (5) minutes per person, maximum 30 minutes.

Before speaking to the Recreation and Parks Commission, please state: your name, residence, and the organization you represent, if desired. Please respect the time limits. While comments are welcome, the Recreation and Parks Commission may not take action on any matter not on this Agenda. Arts and Culture Advisory Committee members may respond to comments after the Public Communications is closed.

Members of the Public may provide comments electronically by sending them to Aly Mancini, Recreation and Parks Director amancini@elsegundo.org (310-524-2730).

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.

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE – Commissioner Stolnack

C. ROLL CALL

D. PRESENTATIONS

E. PUBLIC COMMUNICATIONS – *(Related to Commission business only and that is within the subject matter under the jurisdiction of the Commission – 5 minutes per person; 30 minutes total. The Brown Act does not allow the Commission to take action on any item not on the agenda.)*

F. CONSENT CALENDAR

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. Skate Park Review

Recommendation:

1. Recommend and approve Skatepark Option A or Option B to City Council,
2. Alternatively, discuss and take other action related to this item.

I. REPORTS

1. REPORTS OF SUBCOMMITTEES

N/A

2. DIRECTOR'S REPORT

N/A

J. COMMISSIONERS COMMENTS

- Commissioner Lubs
- Commissioner Stolnack
- Vice Chairperson Watson
- Chairperson Motta

K. STAFF COMMENTS

Christopher Hentzen, Parks Superintendent
Aly Mancini, Recreation, Parks & Library Director

L. ADJOURN

POSTED

DATE: 06/10/2024

TIME: 4:00 P.M.

BY: Jacob Von Winckelmann



TITLE:

Review and Provide Feedback on Skatepark Options

RECOMMENDATION:

1. Review and provide feedback on Skatepark Options for Recreation Park Renovation Project.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

Option A: The estimated design and construction costs for Option A are \$2,001,375. Option A with adjusted parking estimated cost is \$2,045,790.

Option D: The estimated design and construction costs for Option D are \$2,102,625. Option D with adjusted parking estimated cost is \$2,155,275.

BACKGROUND:

The City Council awarded a contract to MIG, Inc in March 2024 for detailed design services for Recreation Park Renovation projects including renovations to the teen center, basketball court and skatepark.

At this meeting, the Council reviewed four options for the footprint of the outdoor plaza. After discussion, the Council directed staff to work with the consultant to further refine plans and narrow the options down to two choices for the Council to consider.

DISCUSSION:

MIG has reviewed earlier design concepts for the Teen Plaza created by LPA, has met with staff and worked with subcontractor, Spohn Ranch, to propose two options for the footprint of the Teen Plaza.

Option A

Option A creates a plaza that includes a 6,270 sq ft skatepark, a 3696 sq ft basketball court and also includes 919 sq ft of green space. Option A with shifted parking allows for a 6,716 sq ft skatepark, a 3696 sq ft basketball court and 919 sq ft of green space.

Option D

Skatepark Options

6/11/2024

Page 2 of 2

Option D creates a plaza that includes a 6848 sq ft skatepark, and a 3696 sq ft basketball court. Option D with shifted parking allows for a 7,161 sq ft skatepark and a 3696 sq ft basketball court.

All options include a complete resurfacing of the basketball court and new fencing, seating and amenities for the entire plaza. Additionally, all options meet ADA compliance requirements.

The proposed options will be brought to the Recreation Park Renovation Subcommittee on Monday, June 17th, 2024 for feedback and discussion.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 1: Enhance Customer Service and Engagement

Goal 4 - Develop and Maintain Quality Infrastructure and Technology

PREPARED BY: Aly Mancini, Director

REVIEWED BY: Aly Mancini, Director

APPROVED BY: Aly Mancini, Director

ATTACHED SUPPORTING DOCUMENTS:

1. Teen Plaza Layout Options PPT

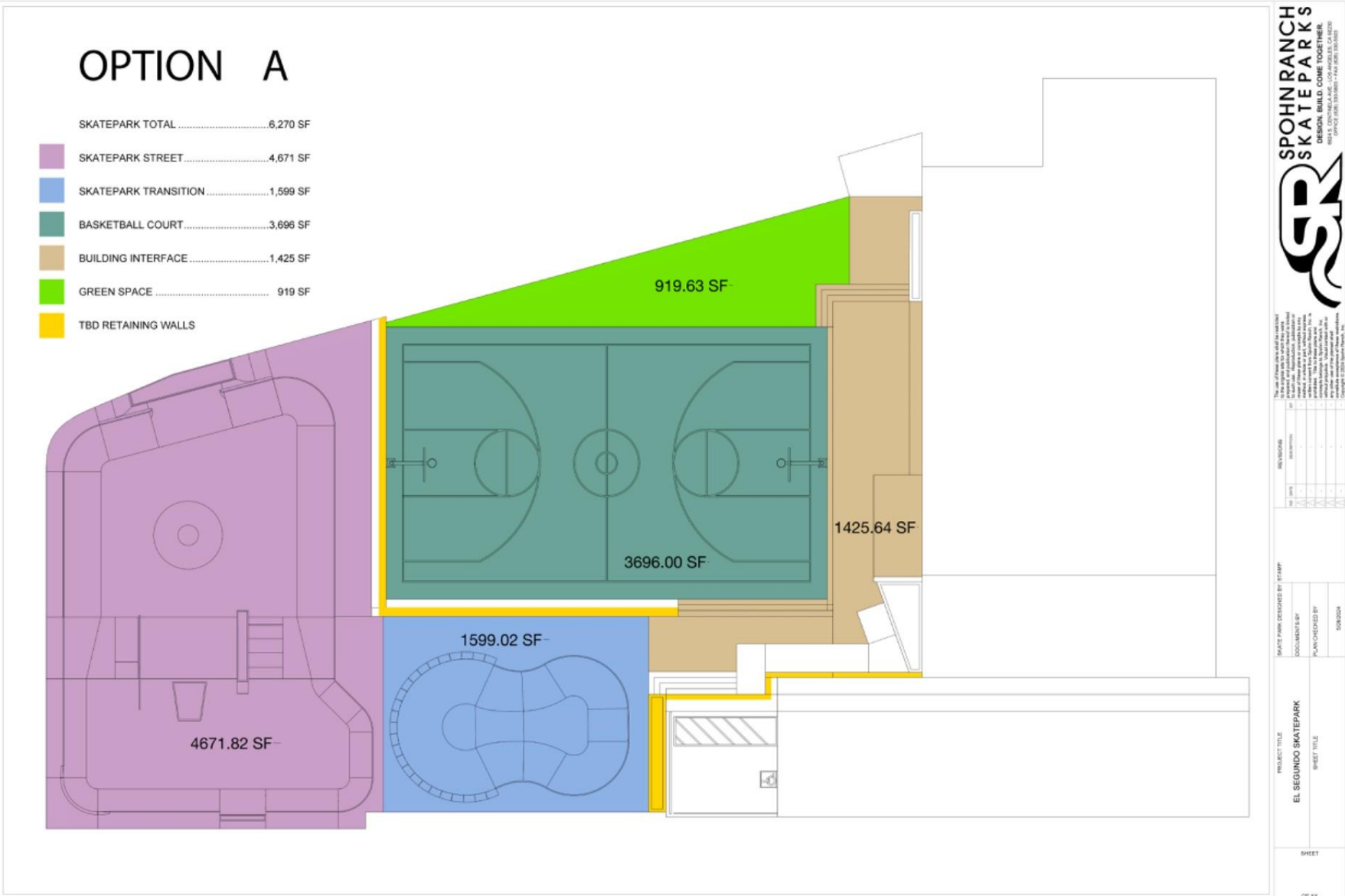
Teen Center Plaza: Options for Area Configuration

Stated Design Goals:

- Provide ADA parking and access
- Find optimum basketball/skatepark configuration (maintain full court bb, add a skate bowl)
- Create highest functioning skate area possible
- Eliminate fence make a more cohesive space (minimize loose ball impact)
- Enhance building integration with outdoor area
- Level individual play spaces
- Provide comfortable seating, spectating and shade
- **No negative impact on drainage**
- Minimize site rebuild (retaining walls) expenses



Option A – Sizes



Skate area design not complete, for spatial study only

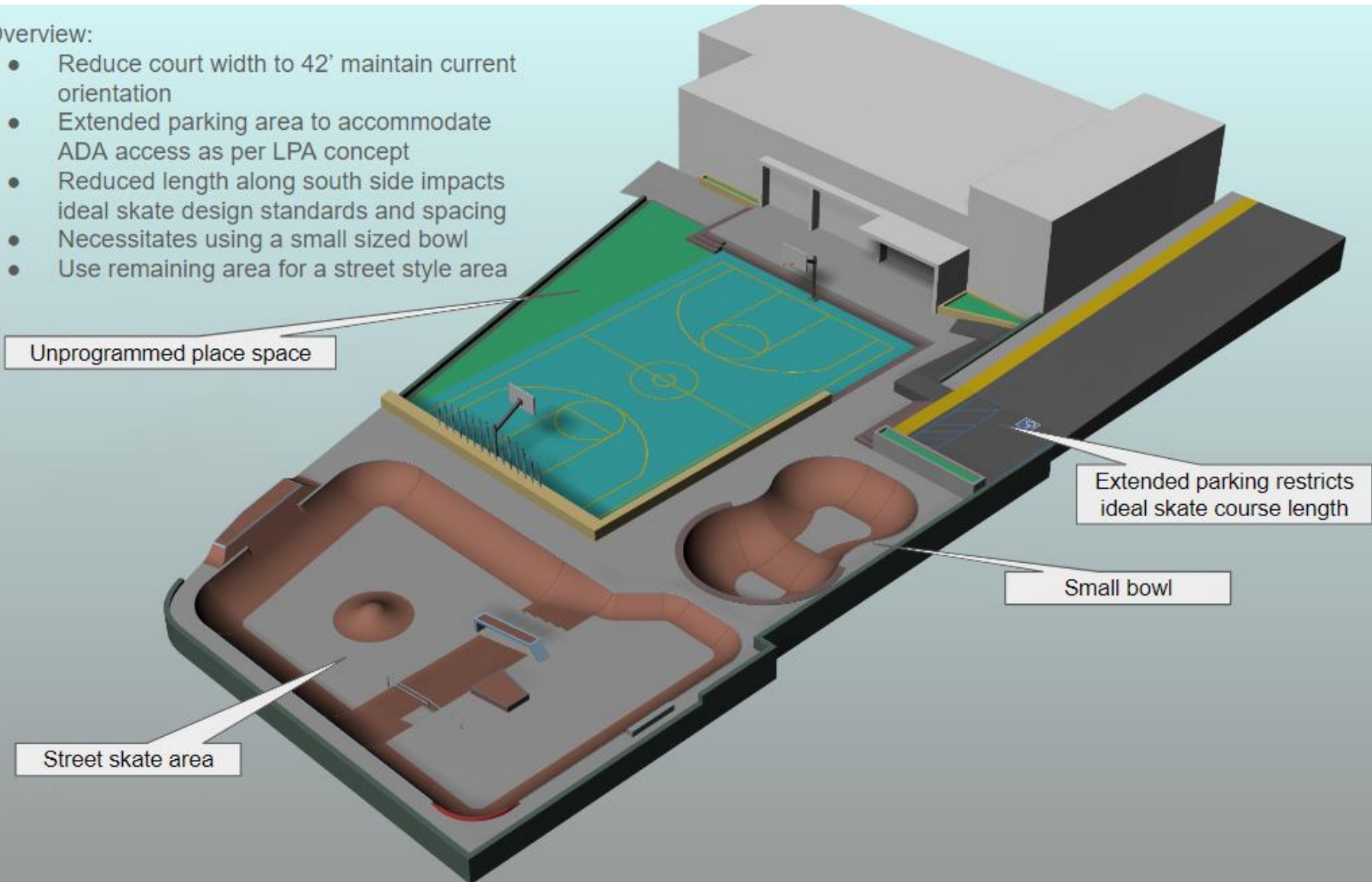
Option A – ADA Ramp and Parking Sizes



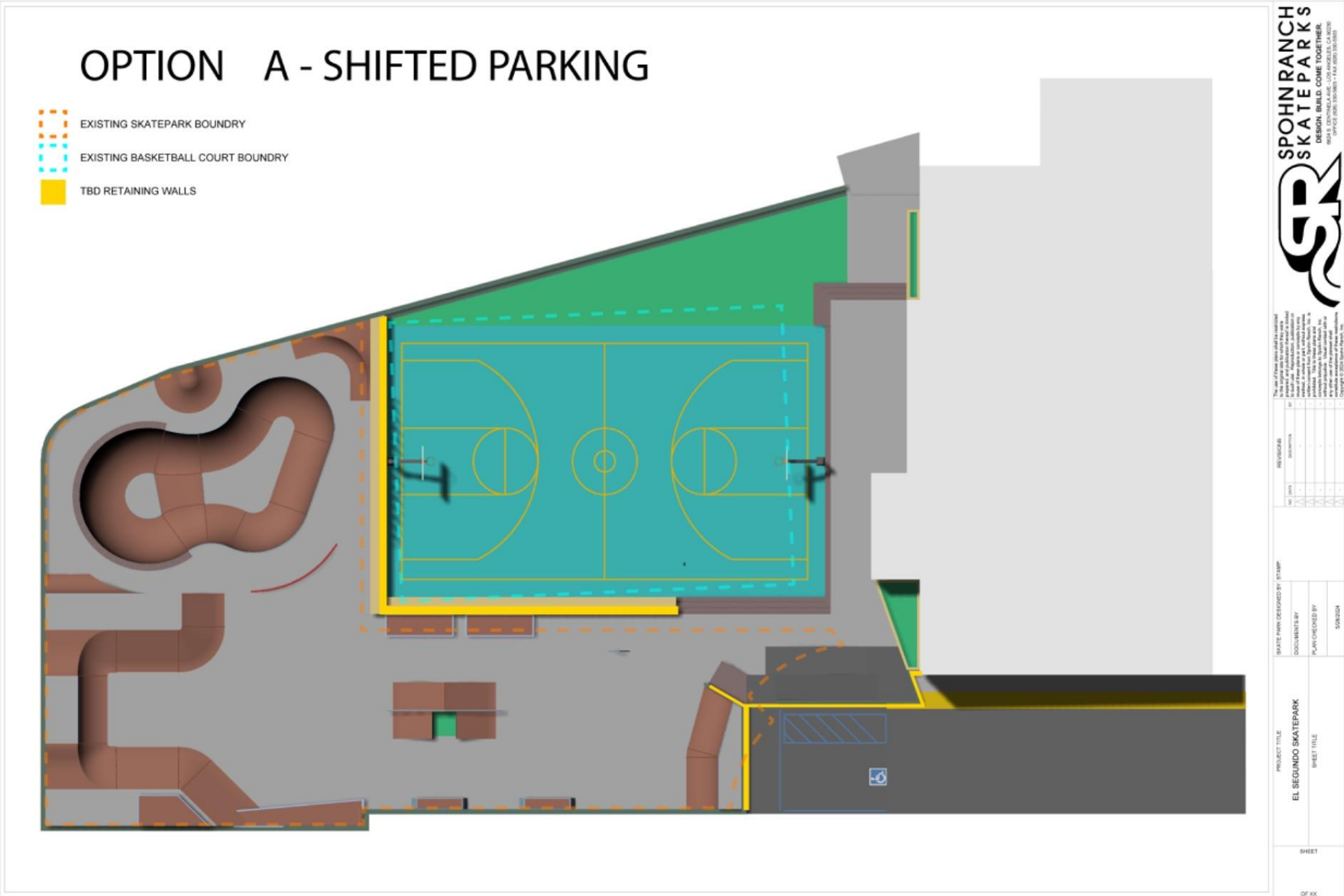
Option A – 3-D View

Overview:

- Reduce court width to 42' maintain current orientation
- Extended parking area to accommodate ADA access as per LPA concept
- Reduced length along south side impacts ideal skate design standards and spacing
- Necessitates using a small sized bowl
- Use remaining area for a street style area

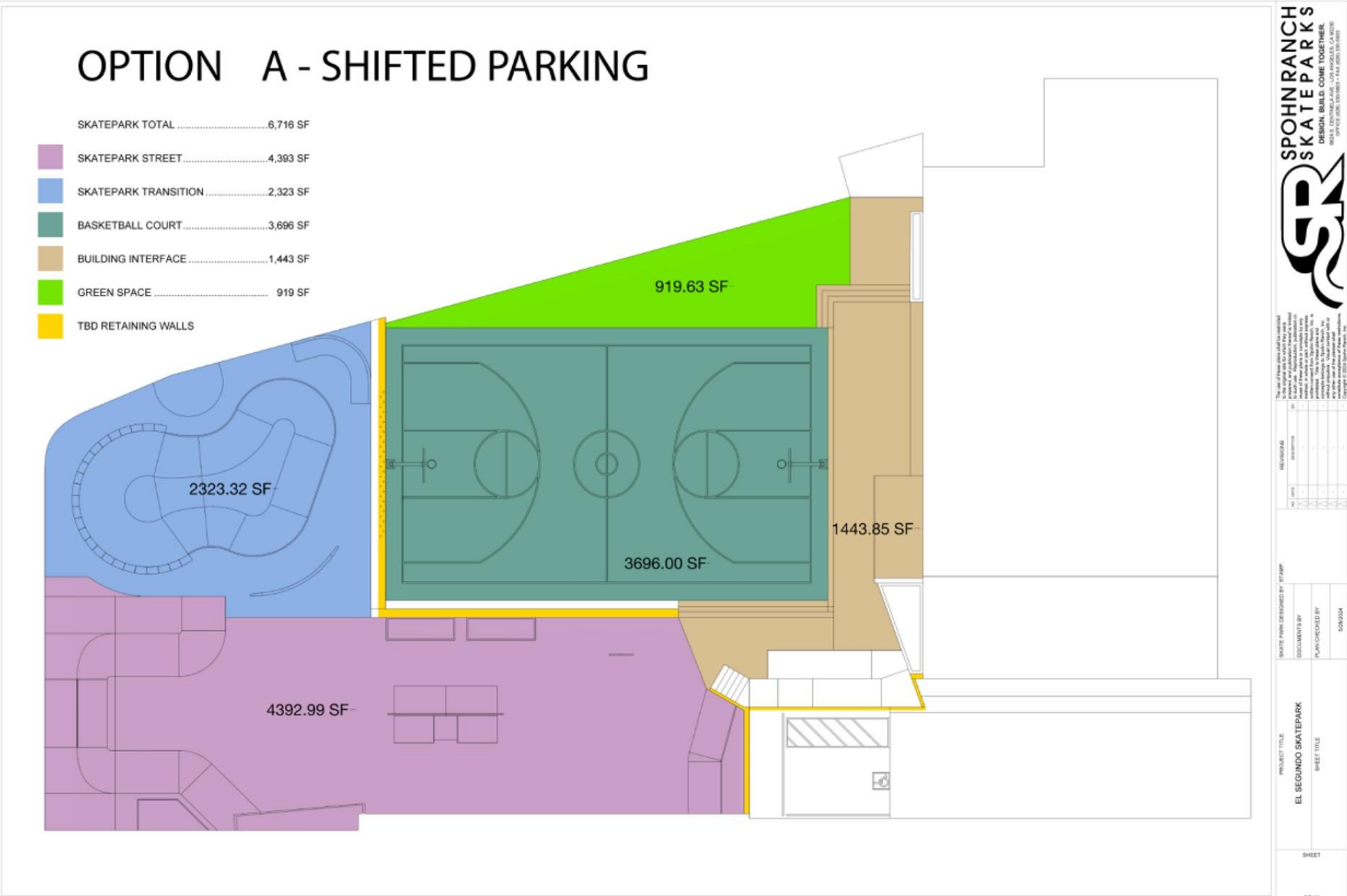


Option A – Shifted Parking Skate Park and Basketball Court



Skate area design not complete, for spatial study only

Option A – Sizes

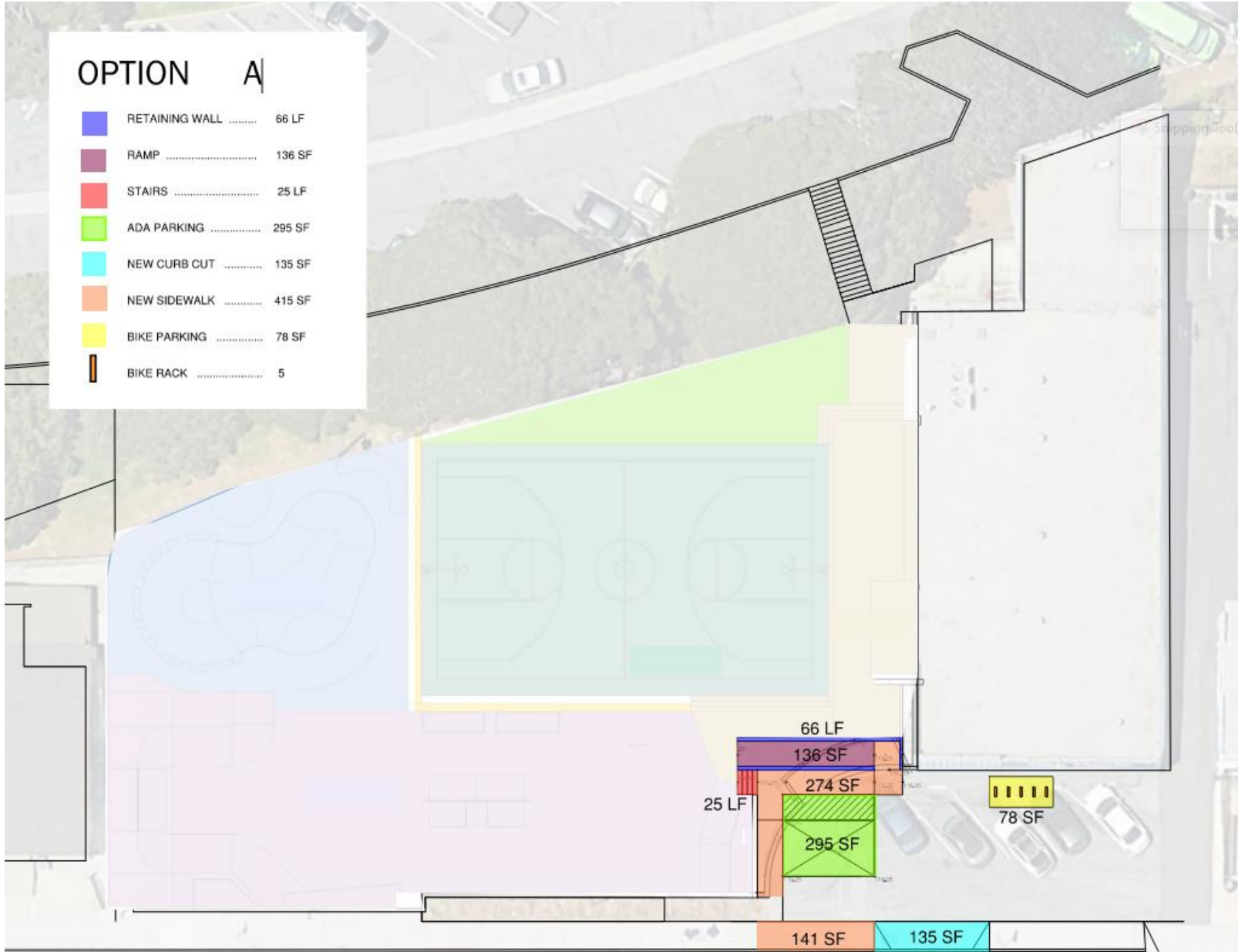


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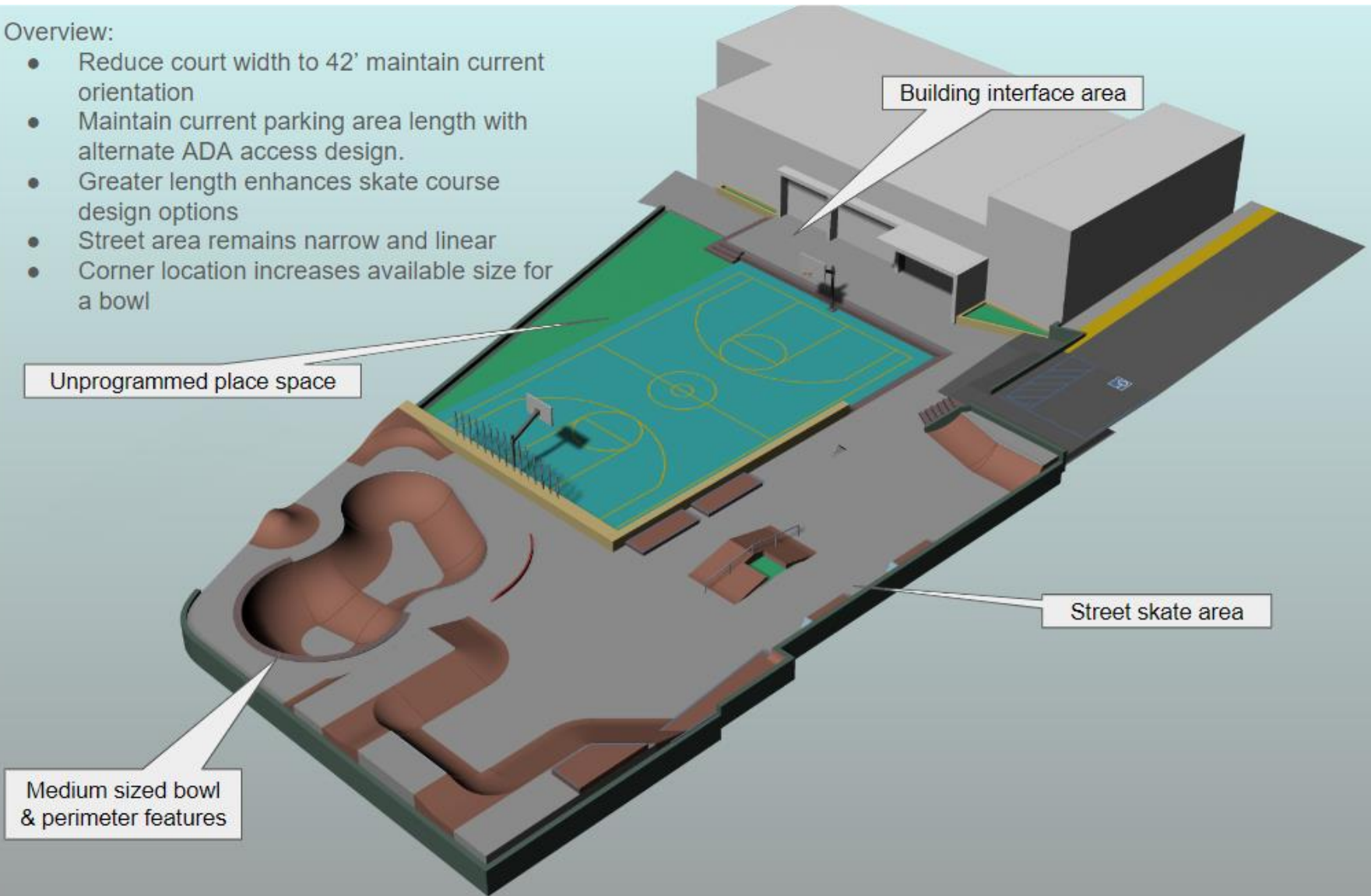
Option A – Shifted Parking ADA Ramp and Parking Sizes



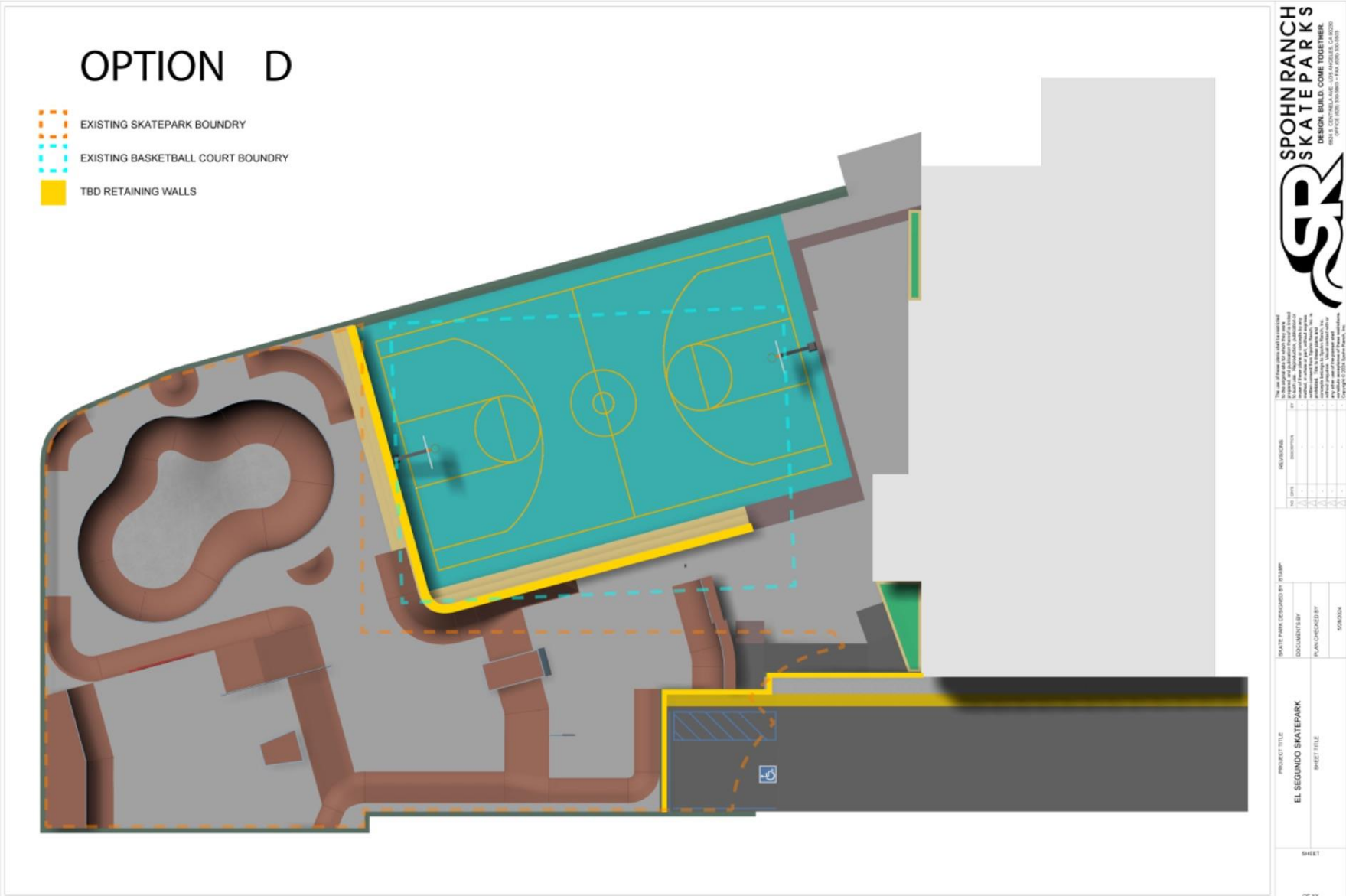
Option A – Shifted Parking 3-D View

Overview:

- Reduce court width to 42' maintain current orientation
- Maintain current parking area length with alternate ADA access design.
- Greater length enhances skate course design options
- Street area remains narrow and linear
- Corner location increases available size for a bowl

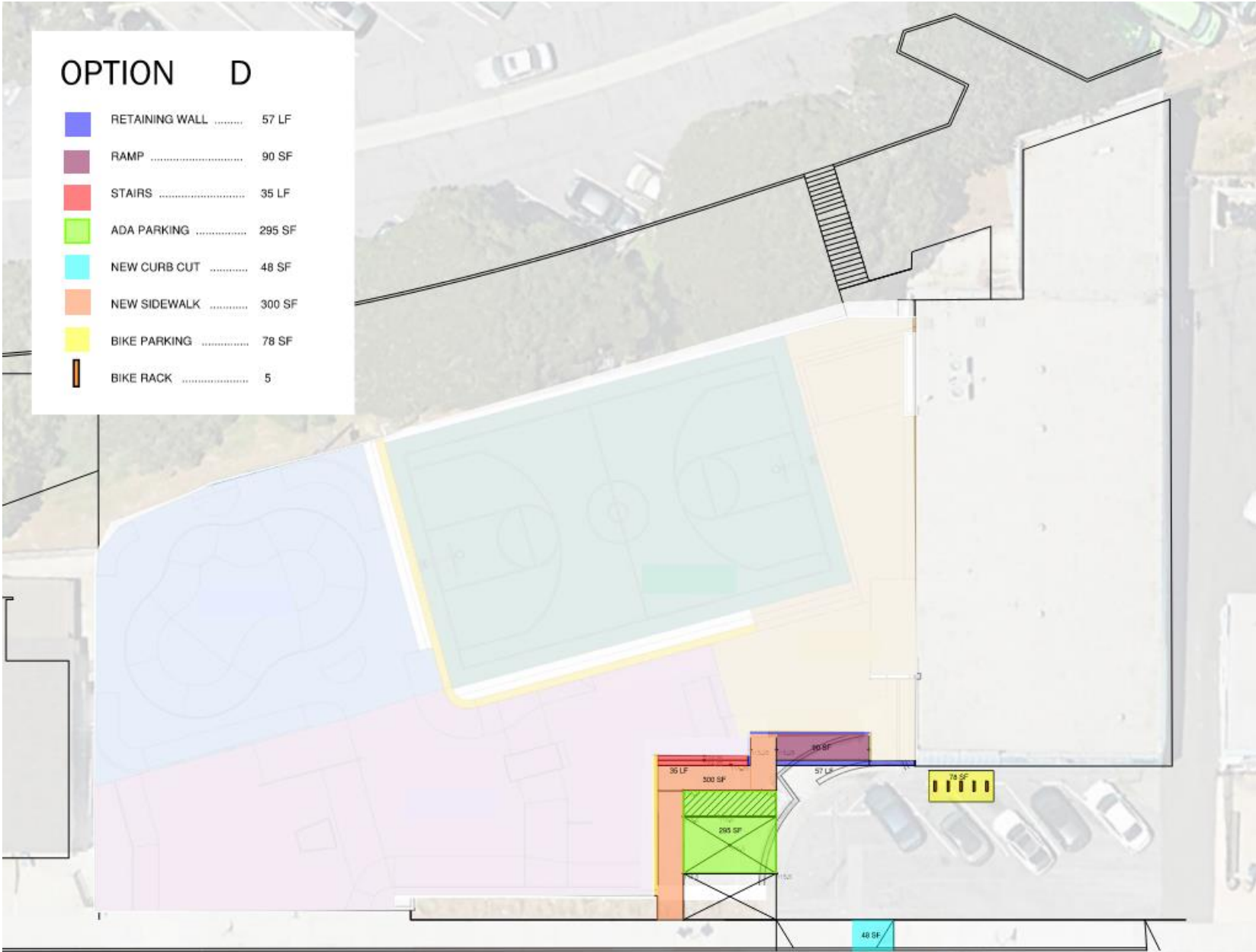


Option D – Skate Park and Basketball Court



Skate area design not complete, for spatial study only

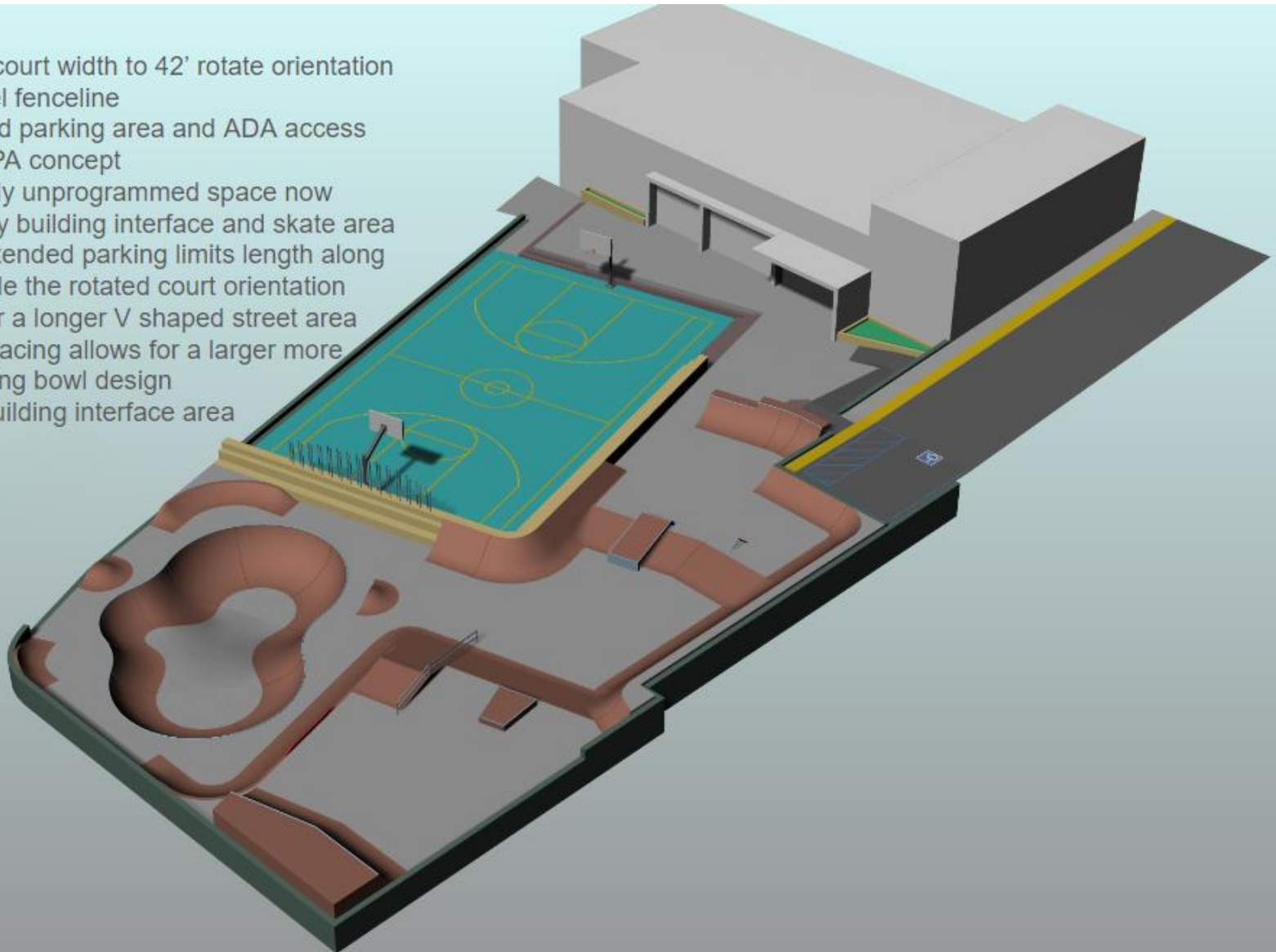
Option D – ADA Ramp and Parking Sizes



Option D – 3-D View

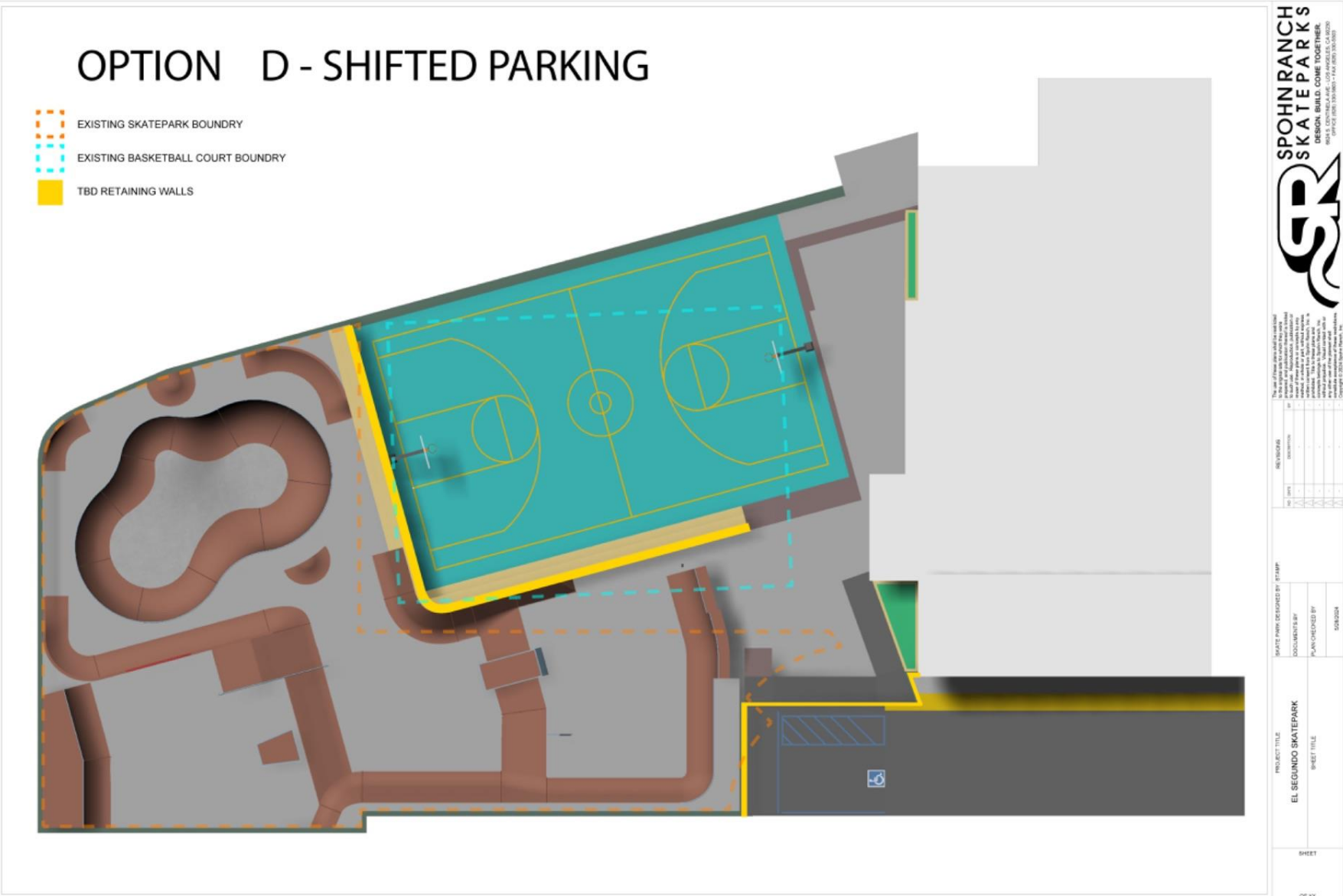
Overview:

- Reduce court width to 42' rotate orientation to parallel fenceline
- Expanded parking area and ADA access as per LPA concept
- Previously unprogrammed space now shared by building interface and skate area
- While extended parking limits length along South side the rotated court orientation allows for a longer V shaped street area
- Better spacing allows for a larger more challenging bowl design
- Larger building interface area



Skate area design not complete, for spatial study only






Option D – Shifted Parking Skate Park and Basketball Court

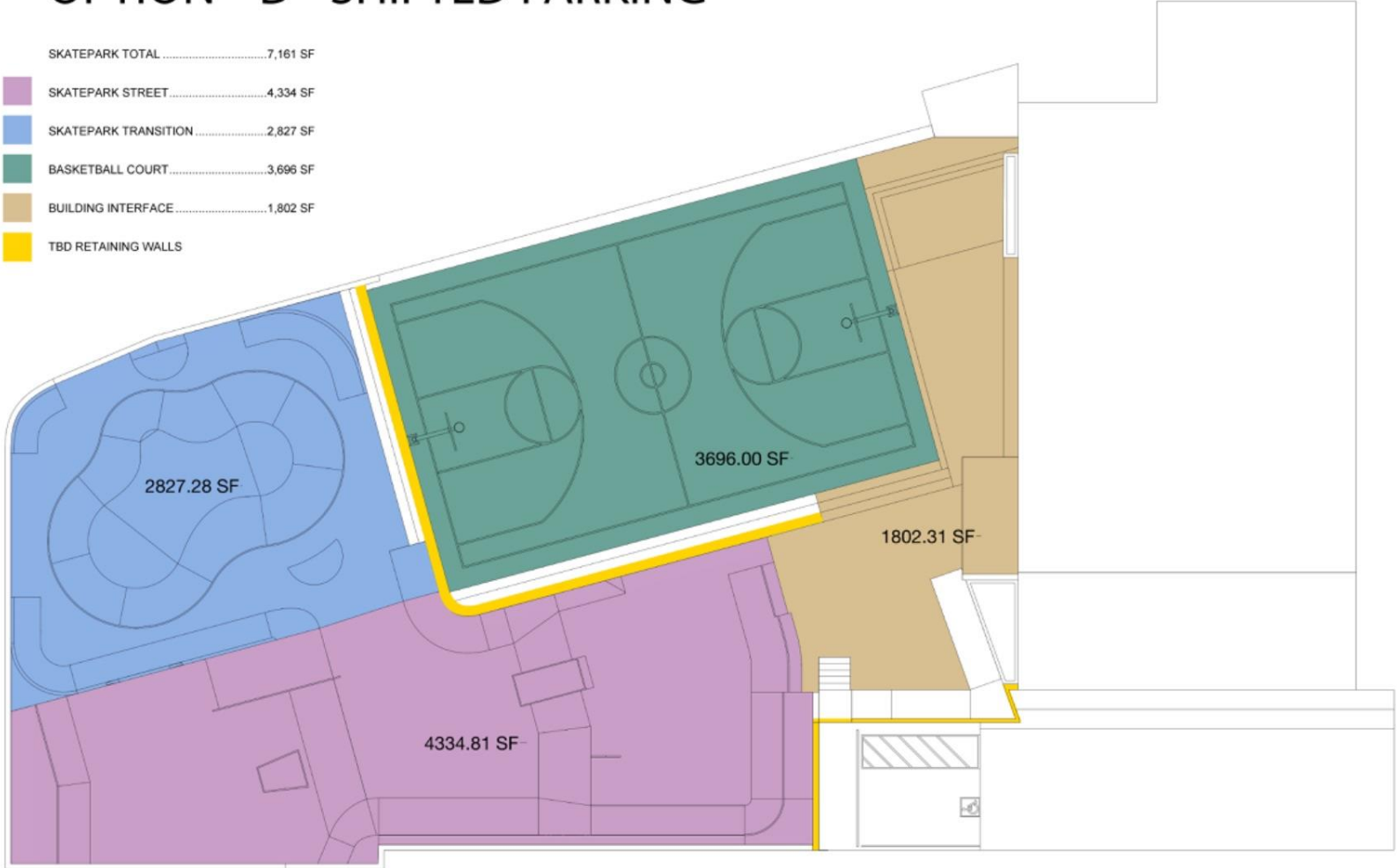


Skate area design not complete, for spatial study only

Option – D Sizes

OPTION D - SHIFTED PARKING

SKATEPARK TOTAL	7,161 SF
 SKATEPARK STREET	4,334 SF
 SKATEPARK TRANSITION	2,827 SF
 BASKETBALL COURT	3,696 SF
 BUILDING INTERFACE	1,802 SF
 TBD RETAINING WALLS	



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SR

The user of these plans shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user shall be responsible for ensuring that the plans are used in accordance with the applicable laws and regulations. The user shall be responsible for ensuring that the plans are used in accordance with the applicable laws and regulations. The user shall be responsible for ensuring that the plans are used in accordance with the applicable laws and regulations.

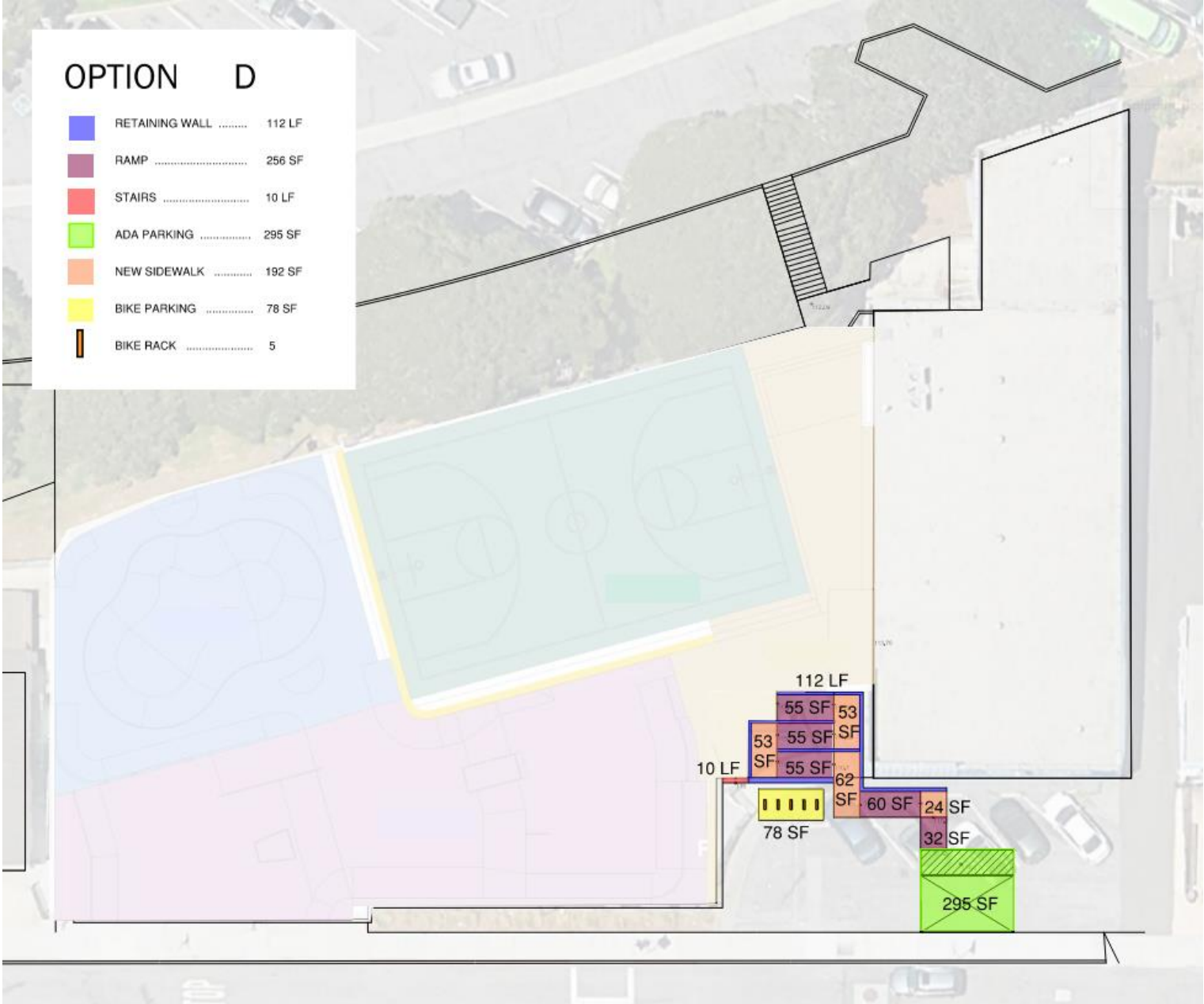
REVISIONS	DATE	DESCRIPTION

SKATE PARK DESIGNED BY: ETAMP
 DOCUMENT BY:
 PLANNED BY:
 5/20/2024

PROJECT TITLE:
EL SEGUNDO SKATEPARK
 SHEET TITLE:
 SHEET
 OF XX

Skate area design not complete, for spatial study only

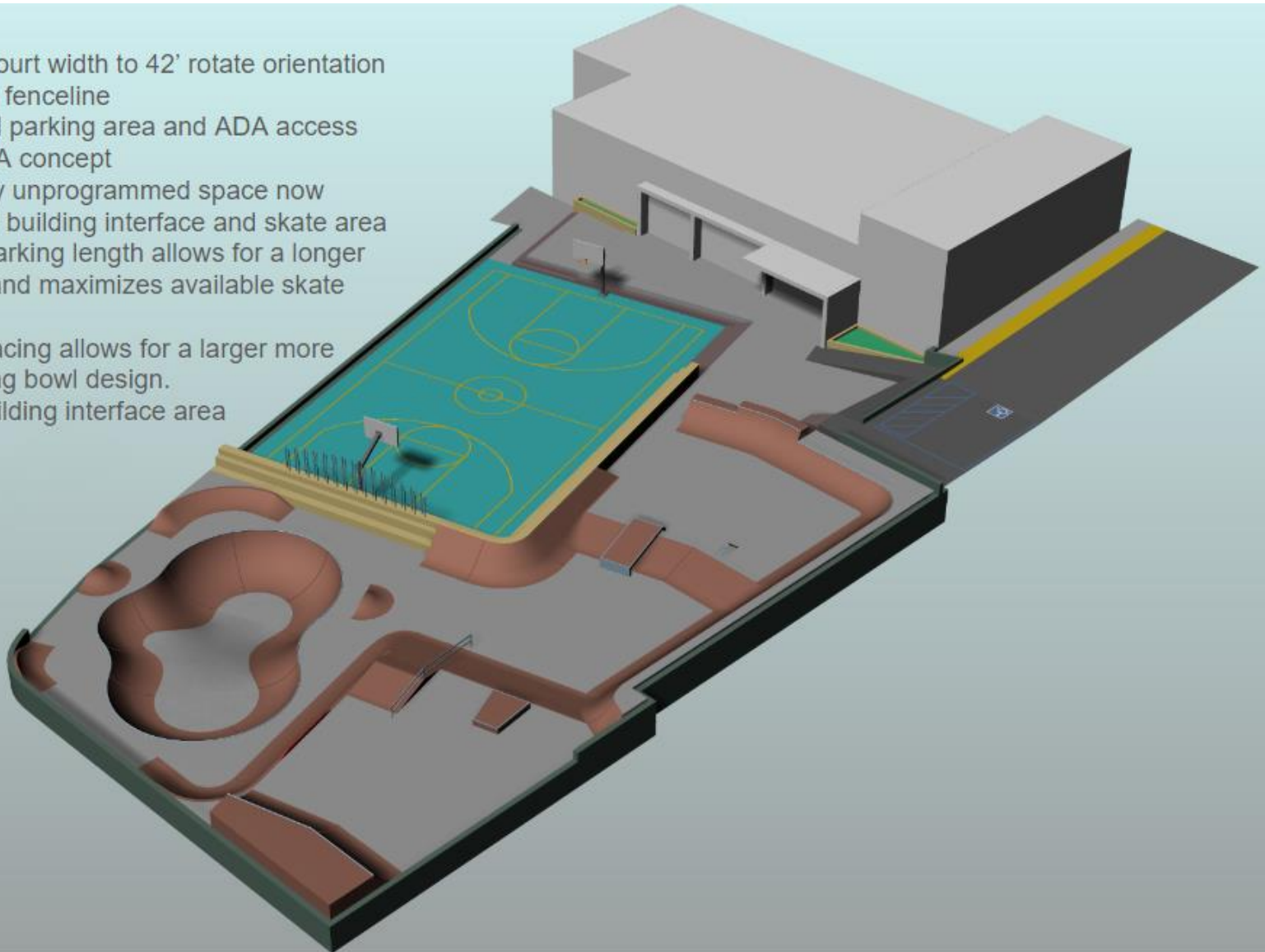
Option D – Shifted Parking ADA Ramp and Parking Sizes



Option D – Shifted Parking 3-D View

Overview:

- Reduce court width to 42' rotate orientation to parallel fenceline
- Expanded parking area and ADA access as per LPA concept
- Previously unprogrammed space now shared by building interface and skate area
- Current parking length allows for a longer V shape and maximizes available skate space
- Better spacing allows for a larger more challenging bowl design.
- Larger building interface area



Skate area design not complete, for spatial study only

Option A - ROM Cost Projections

Items	Quantity	Unit	Unit Cost	Total
Option A				
Demolition	1	Lump Sum	\$ 140,000.00	\$ 140,000.00
Skatepark	1	Lump Sum	\$ 600,000.00	\$ 600,000.00
Site Development	1	Lump Sum	\$ 660,000.00	\$ 660,000.00
Stormwater Treatment	1	Lump Sum	\$ 30,000.00	\$ 30,000.00
ADA Ramp and Parking	1	Lump Sum	\$ 52,500.00	\$ 52,500.00
Sub-Total				\$ 1,482,500.00
General Conditions, Bonds & Insurance, Overhead & Profit	0.15	Percent		\$ 222,375.00
Contingency	0.2	Percent		\$ 296,500.00
Total				\$ 2,001,375.00
Option A - Parking Shifted				
Demolition	1	Lump Sum	\$ 140,000.00	\$ 140,000.00
Skatepark	1	Lump Sum	\$ 625,000.00	\$ 625,000.00
Site Development	1	Lump Sum	\$ 660,000.00	\$ 660,000.00
Stormwater Treatment	1	Lump Sum	\$ 30,000.00	\$ 30,000.00
ADA Ramp and Parking	1	Lump Sum	\$ 60,400.00	\$ 60,400.00
Sub-Total				\$ 1,515,400.00
General Conditions, Bonds & Insurance, Overhead & Profit	0.15	Percent		\$ 227,310.00
Contingency	0.2	Percent		\$ 303,080.00
Total				\$ 2,045,790.00

Option D - ROM Cost Projections

Option D				
Demolition	1	Lump Sum	\$ 140,000.00	\$ 140,000.00
Skatepark	1	Lump Sum	\$ 675,000.00	\$ 675,000.00
Site Development	1	Lump Sum	\$ 660,000.00	\$ 660,000.00
Stormwater Treatment	1	Lump Sum	\$ 30,000.00	\$ 30,000.00
ADA Ramp and Parking	1	Lump Sum	\$ 52,500.00	\$ 52,500.00
Sub-Total				\$ 1,557,500.00
General Conditions, Bonds & Insurance, Overhead & Profit	0.15	Percent		\$ 233,625.00
Contingency	0.2	Percent		\$ 311,500.00
Total				\$ 2,102,625.00
Option D - Parking Shifted				
Demolition	1	Lump Sum	\$ 140,000.00	\$ 140,000.00
Skatepark	1	Lump Sum	\$ 700,000.00	\$ 700,000.00
Site Development	1	Lump Sum	\$ 660,000.00	\$ 660,000.00
Stormwater Treatment	1	Lump Sum	\$ 30,000.00	\$ 30,000.00
ADA Ramp and Parking	1	Lump Sum	\$ 66,500.00	\$ 66,500.00
Sub-Total				\$ 1,596,500.00
General Conditions, Bonds & Insurance, Overhead & Profit	0.15	Percent		\$ 239,475.00
Contingency	0.2	Percent		\$ 319,300.00
Total				\$ 2,155,275.00