



**TITLE:**

Recreation Park Renovation Project Phase One- Proposed Teen Center and Teen Plaza Schematic Design

**RECOMMENDATION:**

1. Approve schematic designs for the Teen Center and Teen Plaza including the Skatepark.
2. Alternatively, discuss and take other action related to this item.

**FISCAL IMPACT:**

The estimated cost for renovation of the Teen Center and Teen Plaza was included in the adopted FY 2024-25 Budget as part of the CIP:

Amount Budgeted: \$8,704,848.97

Additional Appropriation: None

Account Number(s): 301-400-8202-8421 (Capital Improvement Fund:  
Recreation Park Projects)

**BACKGROUND:**

On August 31, 2022, a Joint Meeting of the City Council and Recreation and Parks Commission was held at the Joslyn Center to consider options for moving ahead with a variety of improvements to Recreation Park. At the meeting, the City Council and the Recreation and Parks Commission directed staff to retain the existing layout of Recreation Park while making needed upgrades using a phased approach. This would include making a series of renovations and updates to each facility or amenity over time as funding is available.

In April 2023, the City executed an agreement with architectural design firm, LPA, Inc. to provide conceptual design plans for Phase One of the Recreation Park Renovation Project. The projects included in Phase One were determined to be:

1. Renovations to the Teen Center Interior and Teen Plaza, including the basketball/multi-use court and skate park.
2. Renovations of the pickleball, tennis, volleyball and paddle ball courts.
3. Renovations to Stevenson, George Brett and softball fields, including irrigation improvements.
4. Demolition and re-design of lawn bowling, horseshoes and bag toss areas.

Recreation Park Renovation Project Phase One Schematic Design

November 20, 2024

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In September 2023, staff returned to the City Council to present conceptual designs and Rough Order of Magnitude costs provided by LPA for the tasks below:

<b>Task</b>	<b>Basic Option</b>	<b>Upgraded Options</b>
George Brett & Softball Fields	\$4.4 million	\$9.5 million
Stevenson Field	\$3.8 million	
New LED lighting per field	\$2 million	
Pickleball, Tennis, Volleyball and Paddle Ball Courts	\$3.8 million	\$5.1 million
Teen Center Interior	\$3.6 million	\$4.8 million
Teen Plaza (Skate Park and Basketball/Multi-Use Court)	\$4.2 million	
Shuffleboard/Bag Toss	\$1.5 million	

The Council ultimately directed staff to focus on the following tasks of the Phase One Improvements: renovations to the Teen Center Interior, Teen Plaza, George Brett Field and the softball field, without new LED lighting.

After staff was unable to reach an agreeable proposal for ongoing services with LPA, Inc., MIG was selected in March 2024 to complete final plans and specifications for the selected tasks. The initial cost estimate from MIG for the selected tasks was \$13.5 million. The City Council further prioritized the tasks within Phase One and directed staff to begin the Teen Center and Teen Plaza renovations.

During early discussions about proposed renovations to the Teen Center and Teen Plaza, City Council considered the possibility of relocating the skate park to another site within Recreation Park. However, after surveying the teens, the Park Renovation Subcommittee, and the Recreation Park Commission, it was determined that there was no support for moving the skate park outside the Teen Plaza. Staff was then directed to establish the footprint of the Teen Plaza prior to focusing on the interior improvements of the Teen Center. In subsequent meetings with the Park Renovation Subcommittee, Recreation and Parks Commission, and City Council MIG presented three options for the Teen Plaza improvements. Ultimately, MIG was directed to continue schematic design drawings utilizing the Option 2 footprint.

Option 2: Retain the general footprint of the Teen Plaza but include complete demolition of both the skate park and the basketball/multi-use court to allow for grading and a new

concrete basketball/multi-use court. This option also includes resizing the basketball/multi-use court and shifting its orientation slightly.

- Estimated multi-use court and non-programmed space square footage:6,560 sq.ft.
- Estimated skate park square footage:7,090 sq.ft.
- Estimated Cost: \$1,602,450

Partnering with MIG, the Recreation, Parks, and Library Department hosted a community workshop at the Teen Center and attended El Segundo Middle School lunch periods to garner community feedback for the Teen Center and Teen Plaza. After reviewing feedback, the architects and designers were able to produce a schematic design which is inclusive of MIG's assessment along with community and stakeholder input. Estimated costs for the improvements are included.

### **DISCUSSION:**

Through receiving community feedback, MIG determined that the teens desired enhancements that would assist in improving the overall aesthetics and functionality of the facility, making the Teen Center a more enjoyable space for the community. Through their team of landscape architects, civil, geotechnical, and environmental engineers, and skatepark designers, MIG produced schematic design drawings to address their plans for demolition and remodeling of the Teen Center and Teen Plaza. The schematic design addresses ADA accessibility, drainage, grading, seating opportunities, functionality, bike and accessible parking, lighting, and facility modernization.

It is important to note that a separate plan for actual interior furnishings and finishes will be developed at a later date in conjunction with staff and teen participants input.

### **CITY STRATEGIC PLAN COMPLIANCE:**

Goal 1: Develop and Maintain Quality Infrastructure and Technology

Strategy A: Seek opportunities to implement and expedite the projects in the Capital Improvement Program and ensure that City-owned infrastructure is well maintained, including streets, entryways, and facilities.

Strategy C: Maintain an innovative General Plan to ensure responsible growth while preserving El Segundo's quality of life and small-town character.

**PREPARED BY:** Linnea Palmer, Recreation Manager

**REVIEWED BY:** Aly Mancini, Director of Recreation, Parks, and Library

**APPROVED BY:** Aly Mancini, Director of Recreation, Parks, and Library

### **ATTACHED SUPPORTING DOCUMENTS:**

1. ESP\_20241113\_Recreation and Parks Commission.pptx

# Recreation Park Renovation Project - Phase One Proposed Teen Center and Teen Plaza **Schematic Design**

November 20, 2024

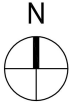
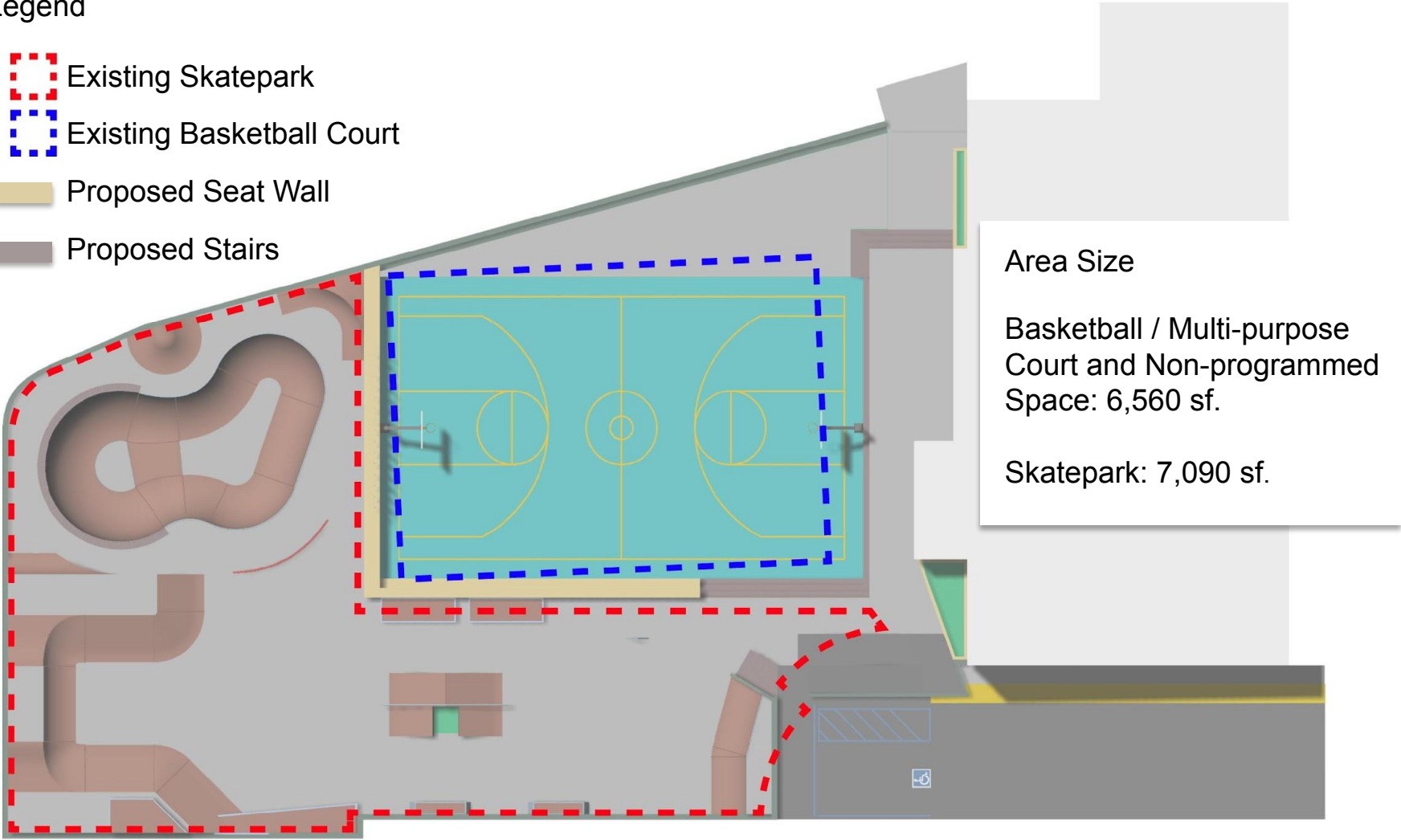




# Option 2 – New Basketball / Multi-Purpose Court

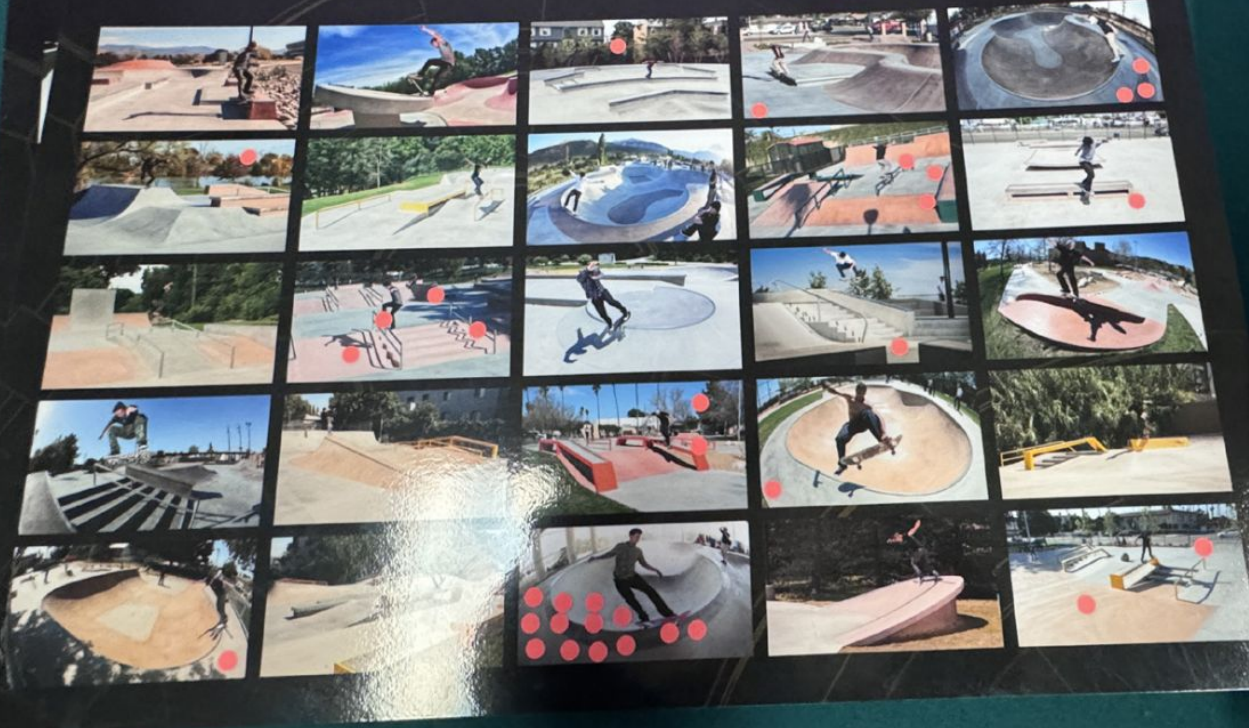
## Legend

- Existing Skatepark
- Existing Basketball Court
- Proposed Seat Wall
- Proposed Stairs

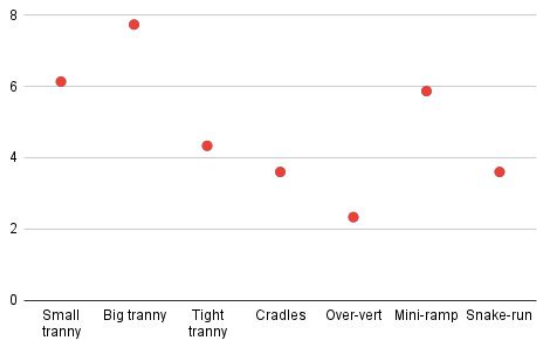




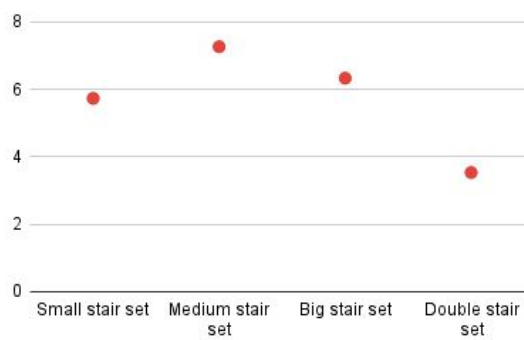
# CONCRETE SKATEPARK DESIGN FEATURE PRECEDENTS



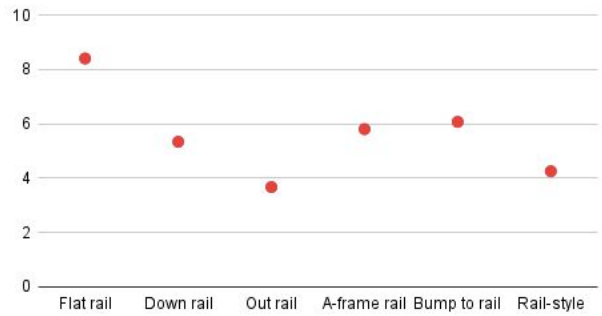
Transition



Stairs



Rails



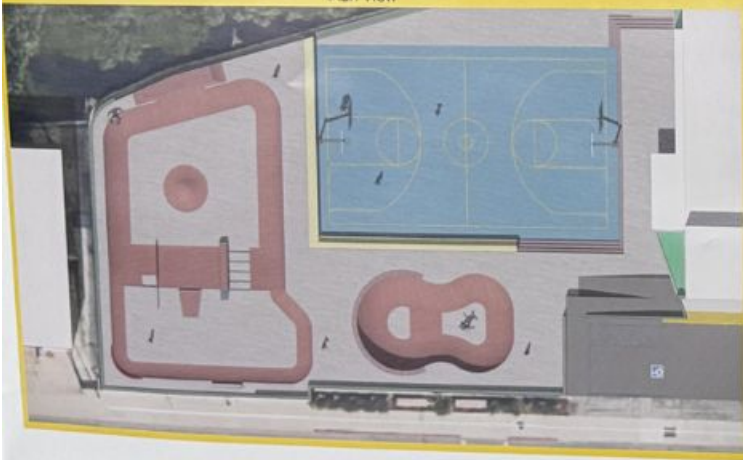


### Option A - Sunken Flow/Plaza Area & Smaller/Shallower Bowl

Perspective View from Northeast

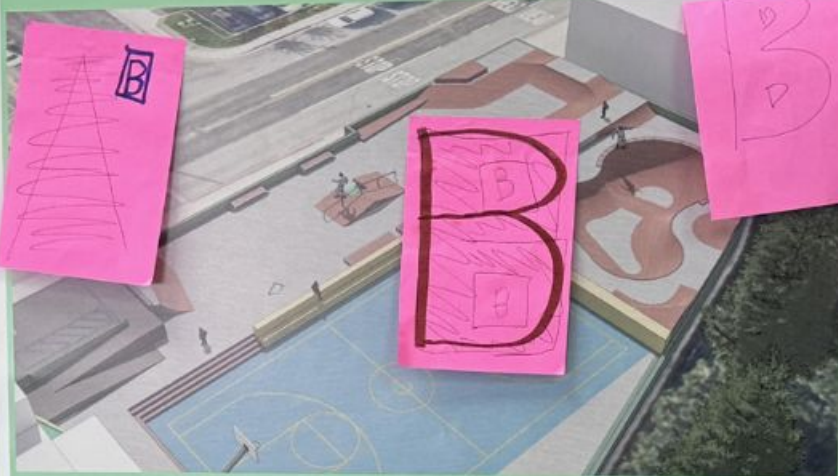


Plan View



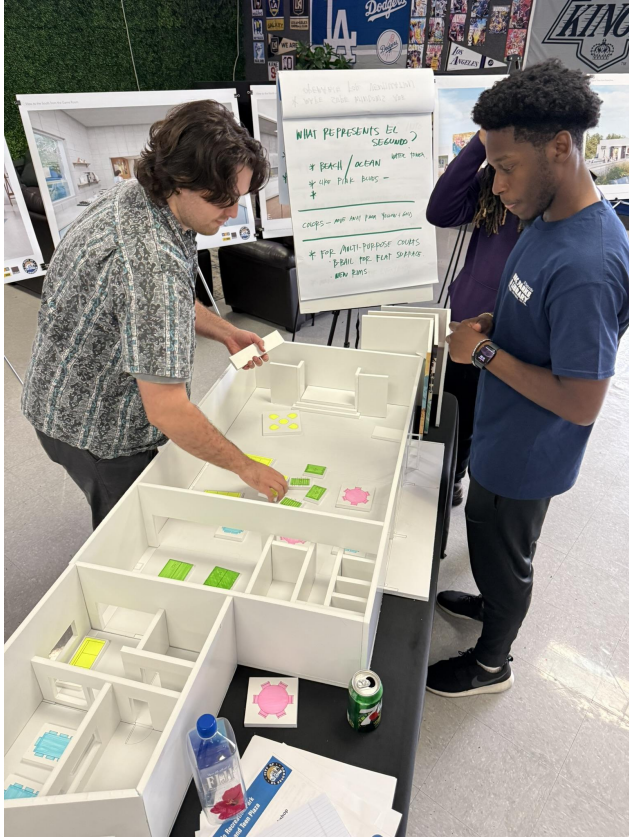
### Option B - Elongated Street Area & Larger Bowl

Perspective View from Northeast



Plan View







\* LIKE HOW OPEN FOR MULTIPLE  
USE AT SAME TIME

\* CONSIDER OVERNIGHT

\* CONSIDER MANUAL - IF POWER GOES OUT

\* lots of outlets @ sides of room

\* E-BIKE PARKING OUTSIDE - LOCKERS

\* MUSIC - SPEAKERS OUTSIDE + INSIDE

\* CABLE MANAGEMENT

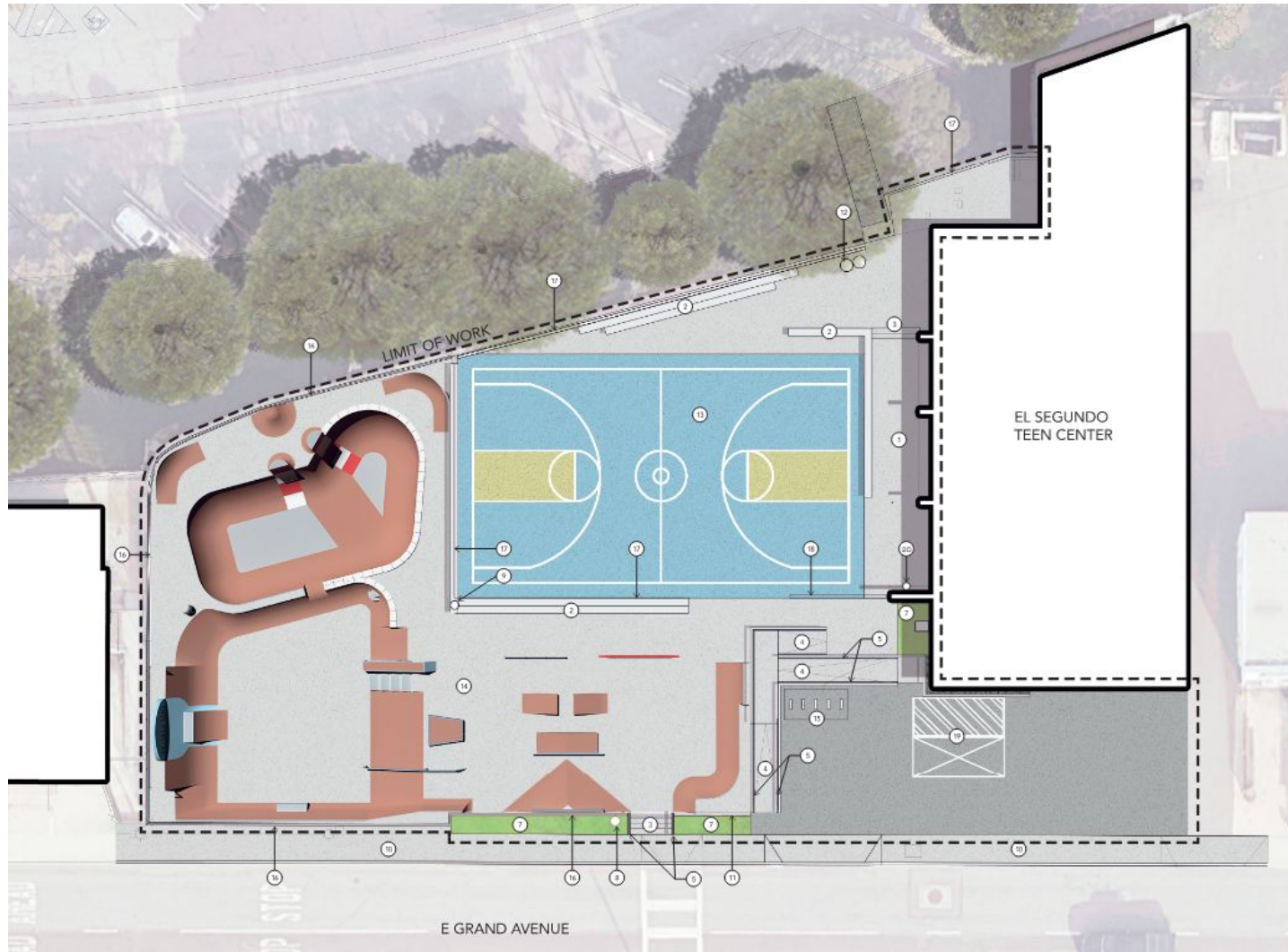


## Teen Plaza Findings

- Users prefer Skatepark Option B with elongated street area and larger bowl
- Fencing around the multi-purpose court is desired
- Lockable bicycle parking needed
- Most users are advanced skateboarders
- Users are also beginners and scooter riders
- Most desired use the multi-purpose court is for basketball
- Good lighting was requested

## Teen Center Findings

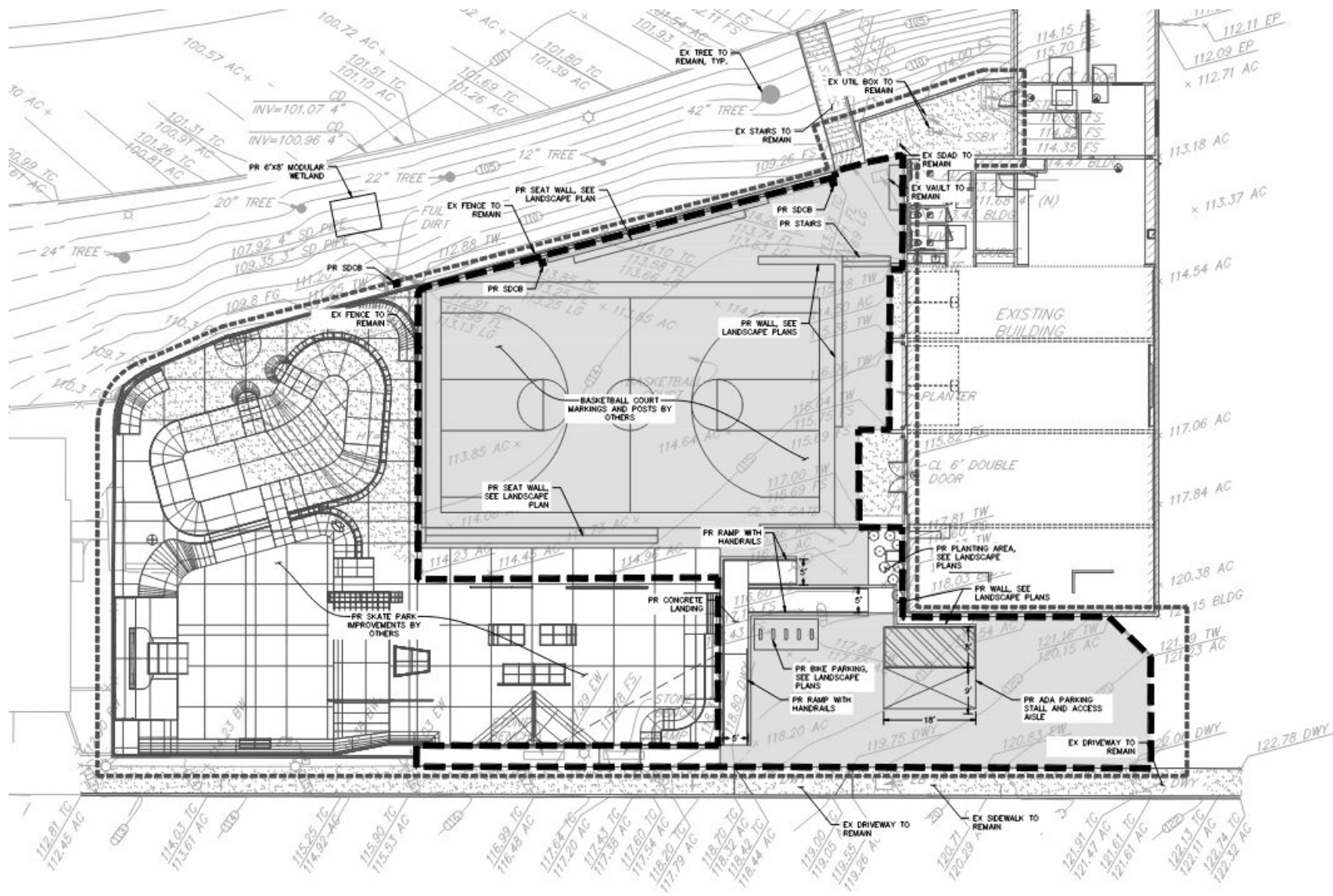
- Preference to keep space open and flexible with comfortable seating arranged around media centers for group entertainment
- Preferred activities are table games, video gaming, and watching movies along with hanging out and lounging
- Preference for durable materials
- Operable windows are needed for good ventilation
- Better acoustics and open shelving are needed
- Exterior mural should represent the entire City including the beach and the ocean and be completed by a local artist
- The mural project will be completed by the Arts and Culture Committee

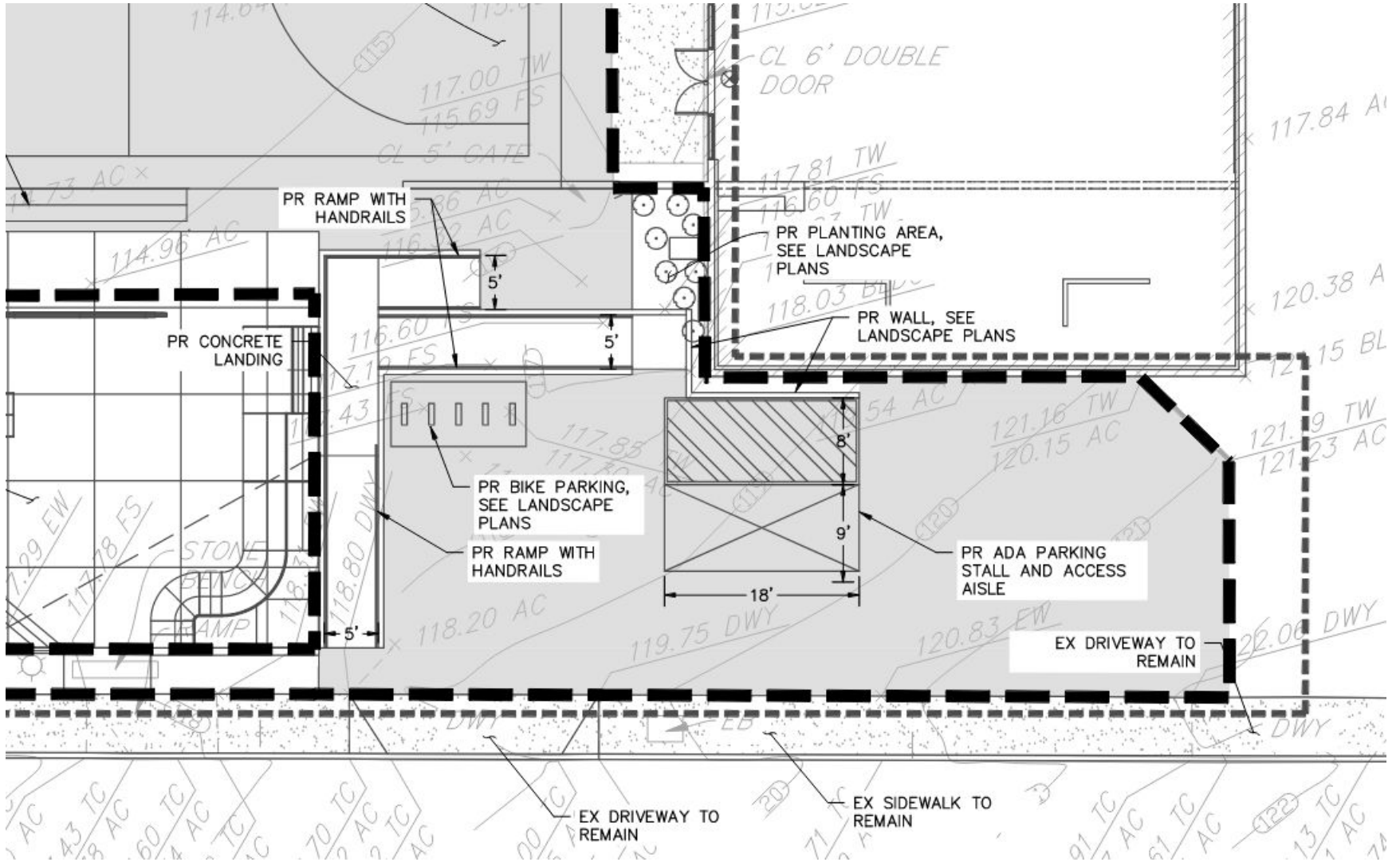


## KEYNOTES

- ① Concrete Pavement
- ② Cast-in-place Concrete Seatwall
- ③ Cast-in-place Concrete Steps
- ④ Concrete Ramp
- ⑤ Handrail at Ramp
- ⑥ Handrail at Steps
- ⑦ Planting Area
- ⑧ (E) Light to Remain
- ⑨ Security Light
- ⑩ (E) Concrete Walk to Remain
- ⑪ Monument Sign
- ⑫ Trash Receptacle
- ⑬ Multipurpose court
- ⑭ Skate Park
- ⑮ Bike Rack
- ⑯ 42" High Perimeter Fence
- ⑰ 8' High Court Fence
- ⑱ 20' Wide Sliding Gate
- ⑲ ADA Parking
- ⑳ Bottle Filler







CL 6' DOUBLE DOOR

PR RAMP WITH HANDRAILS

PR PLANTING AREA, SEE LANDSCAPE PLANS

PR CONCRETE LANDING

PR WALL, SEE LANDSCAPE PLANS

PR BIKE PARKING, SEE LANDSCAPE PLANS

PR RAMP WITH HANDRAILS

PR ADA PARKING STALL AND ACCESS AISLE

EX DRIVEWAY TO REMAIN

EX DRIVEWAY TO REMAIN

EX SIDEWALK TO REMAIN





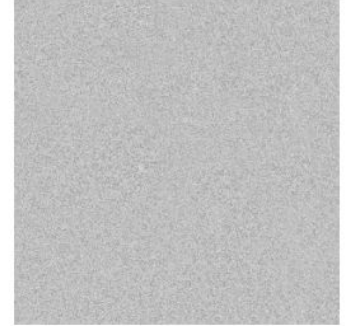
10 42" HIGH PERIMETER FENCE  
SCALE: N.T.S.



7 MONUMENT SIGN  
SCALE: N.T.S.



4 CONCRETE RAMP  
SCALE: N.T.S.



1 CONCRETE PAVEMENT  
SCALE: N.T.S.



11 8' HIGH COURT FENCE  
SCALE: N.T.S.



8 TRASH RECEPTACLE  
SCALE: N.T.S.



5 HANDRAIL AT STEPS AND RAMP  
SCALE: N.T.S.



2 CAST-IN-PLACE CONCRETE SEATWALL  
SCALE: N.T.S.





12 BOTTLE FILLER  
SCALE: N.T.S.



9 BIKE RACK  
SCALE: N.T.S.



6 SECURITY LIGHT  
SCALE: N.T.S.



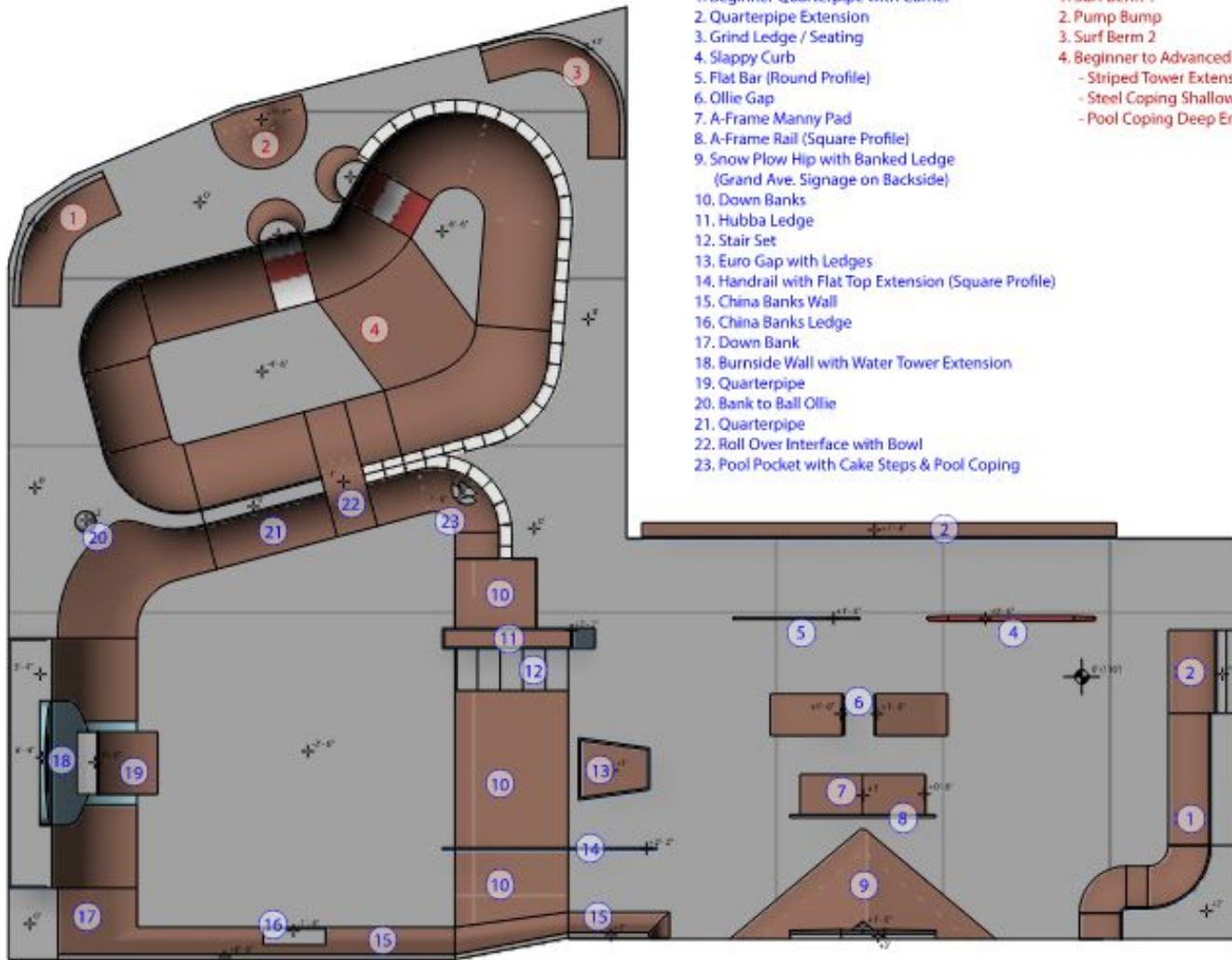
3 CAST-IN-PLACE CONCRETE STEPS  
SCALE: N.T.S.

**STREET AREA (~65% PARK SF)**

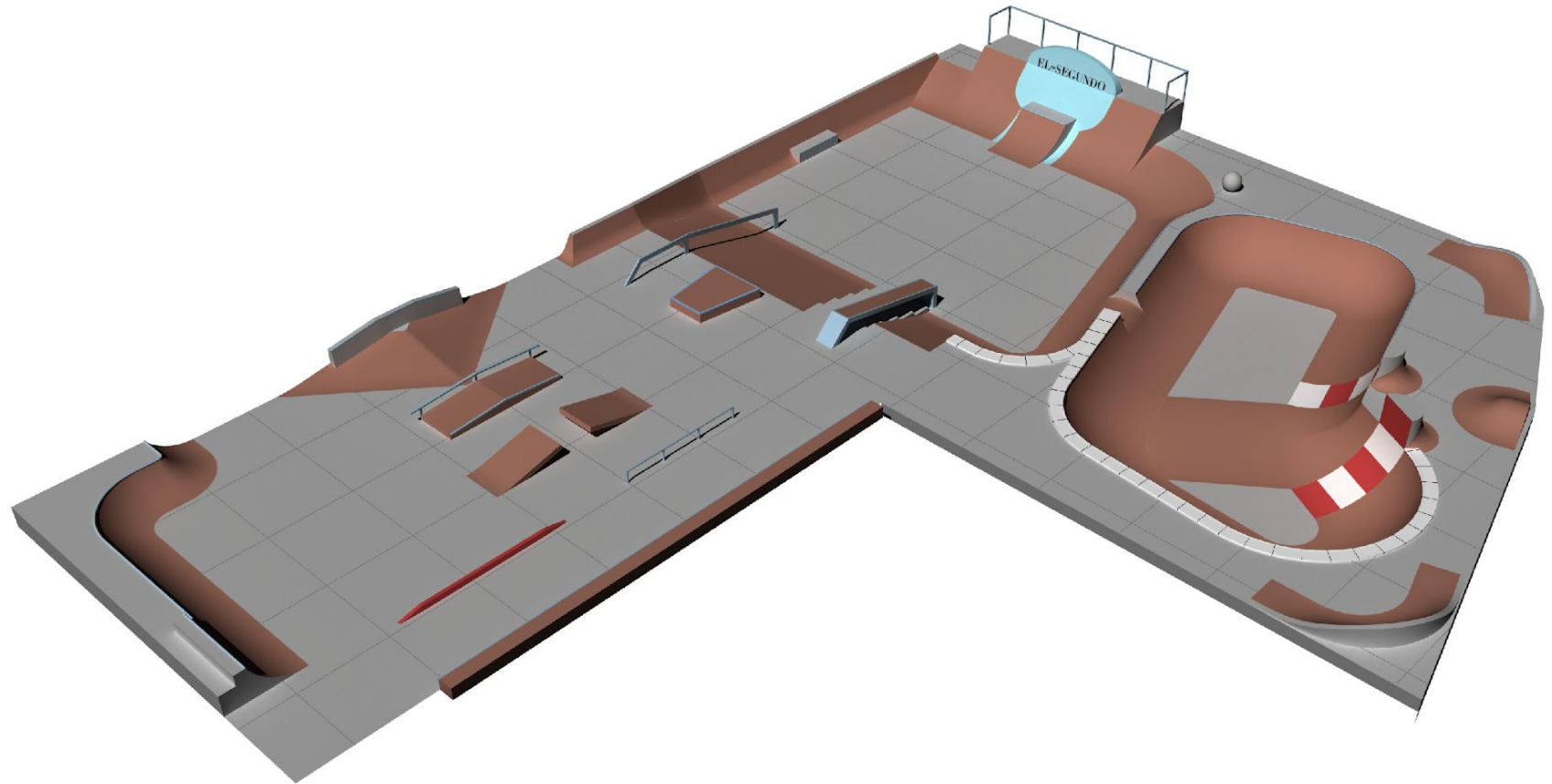
1. Beginner Quarterpipe with Corner
2. Quarterpipe Extension
3. Grind Ledge / Seating
4. Slappy Curb
5. Flat Bar (Round Profile)
6. Ollie Gap
7. A-Frame Manny Pad
8. A-Frame Rail (Square Profile)
9. Snow Plow Hip with Banked Ledge  
(Grand Ave. Signage on Backside)
10. Down Banks
11. Hubba Ledge
12. Stair Set
13. Euro Gap with Ledges
14. Handrail with Flat Top Extension (Square Profile)
15. China Banks Wall
16. China Banks Ledge
17. Down Bank
18. Burnside Wall with Water Tower Extension
19. Quarterpipe
20. Bank to Ball Ollie
21. Quarterpipe
22. Roll Over Interface with Bowl
23. Pool Pocket with Cake Steps & Pool Coping

**BOWL & FLOW AREA (~35% PARK SF)**

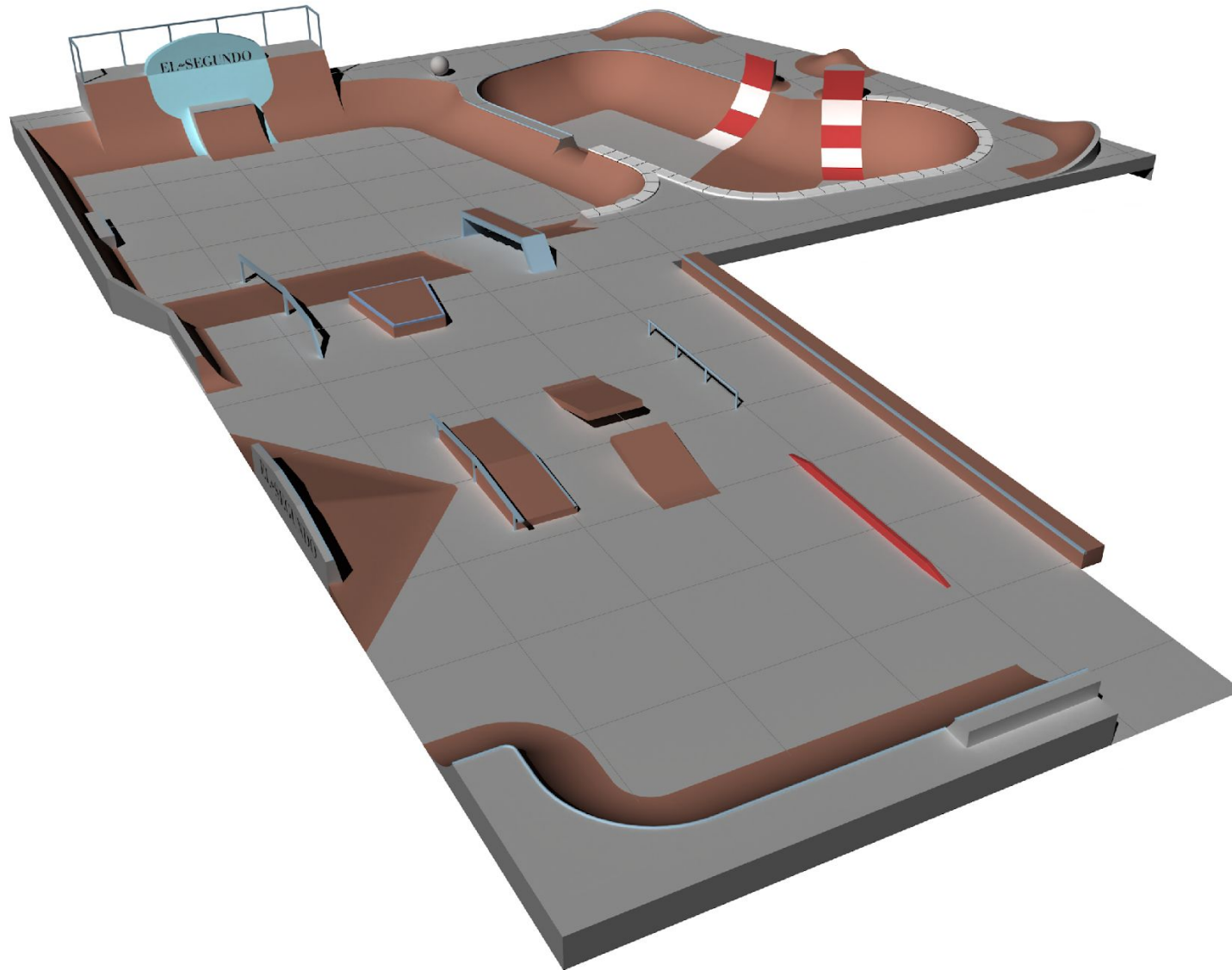
1. Surf Berm 1
2. Pump Bump
3. Surf Berm 2
4. Beginner to Advanced Hipped Bowl
  - Striped Tower Extensions,
  - Steel Coping Shallow End
  - Pool Coping Deep End



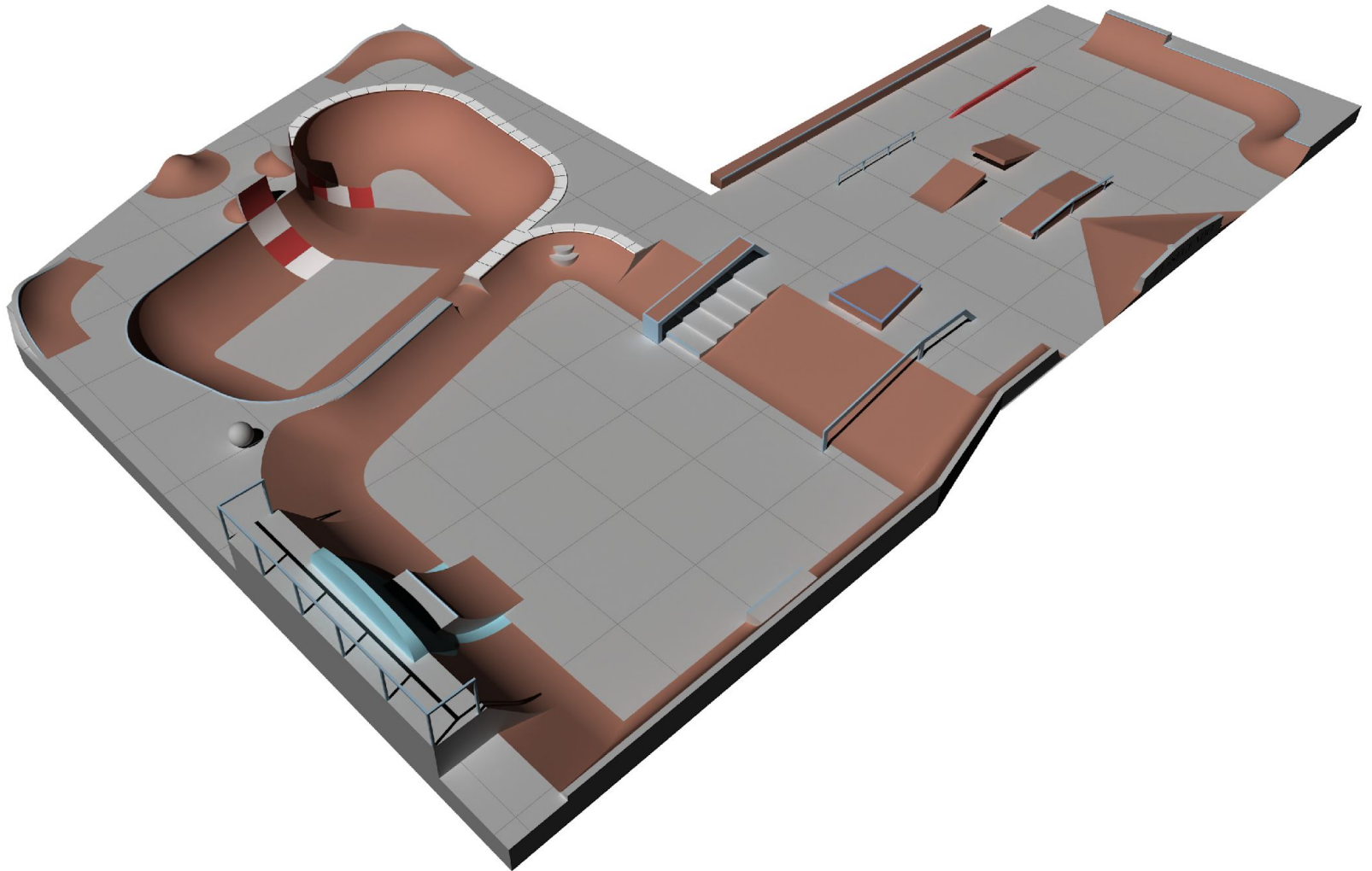
# Northeast view of skatepark



# Southeast view of skatepark

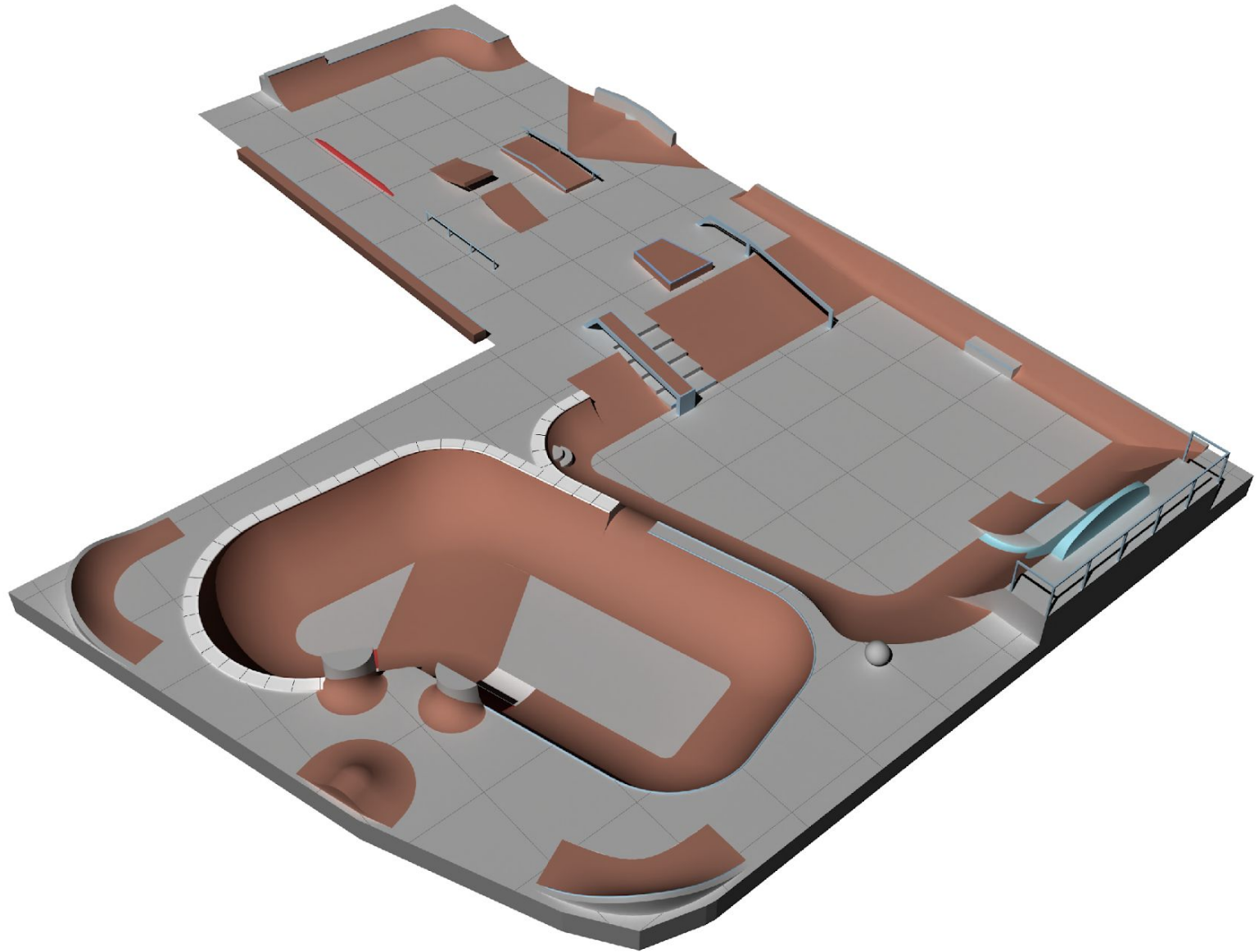


# Southwest view of skatepark

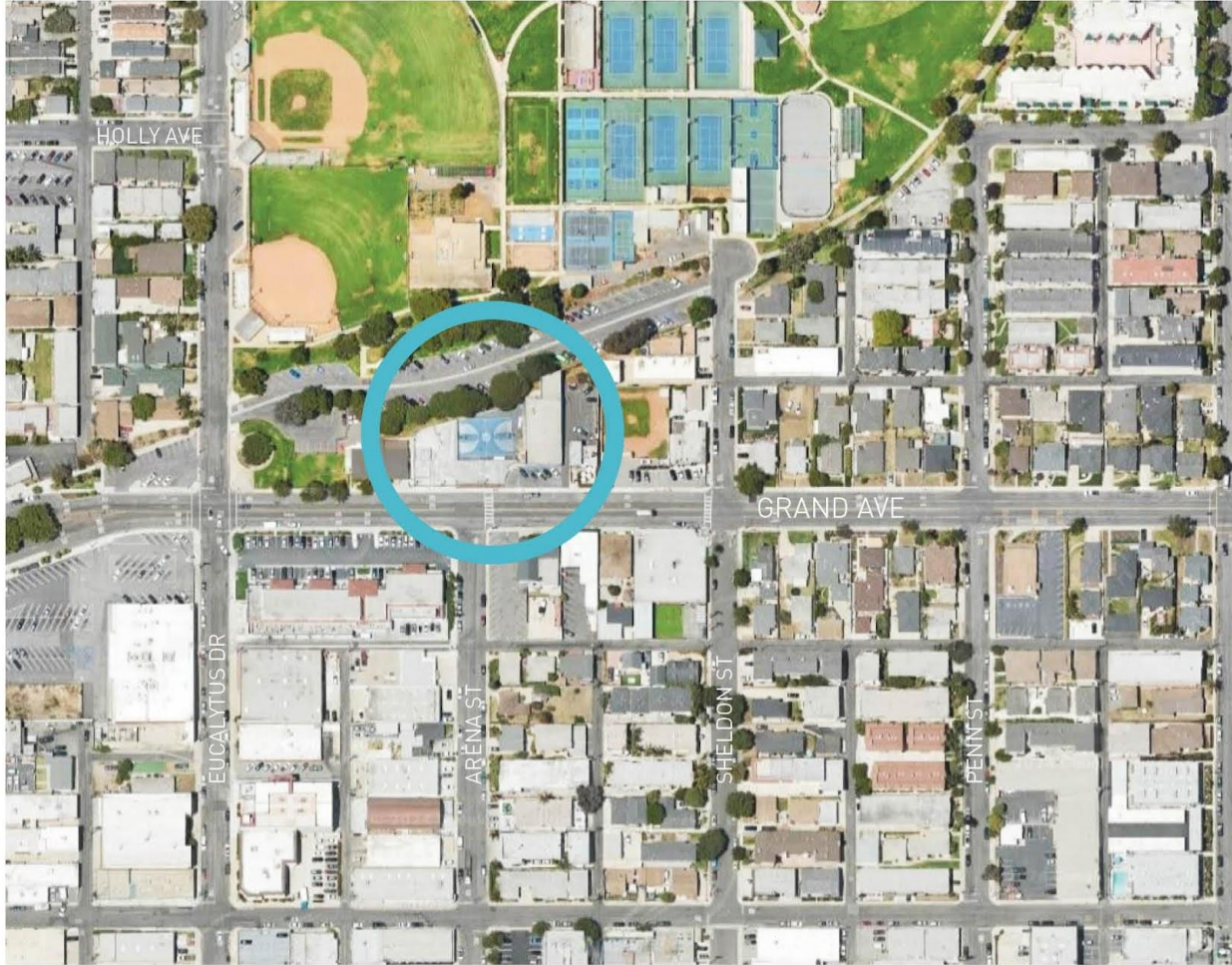




# Northwest view of skatepark







## **El Segundo Teen Center**

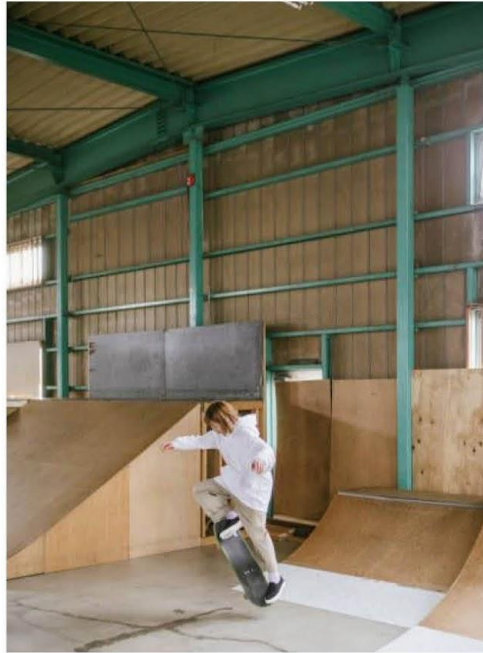
405 E Grand Ave  
El Segundo, CA

# Existing





# Inspiration

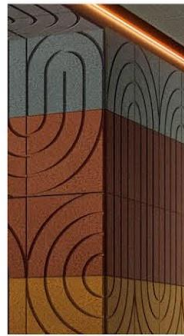
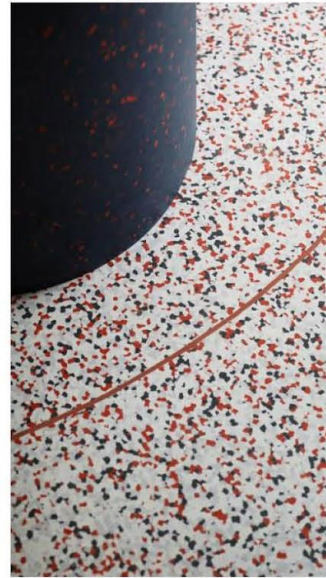


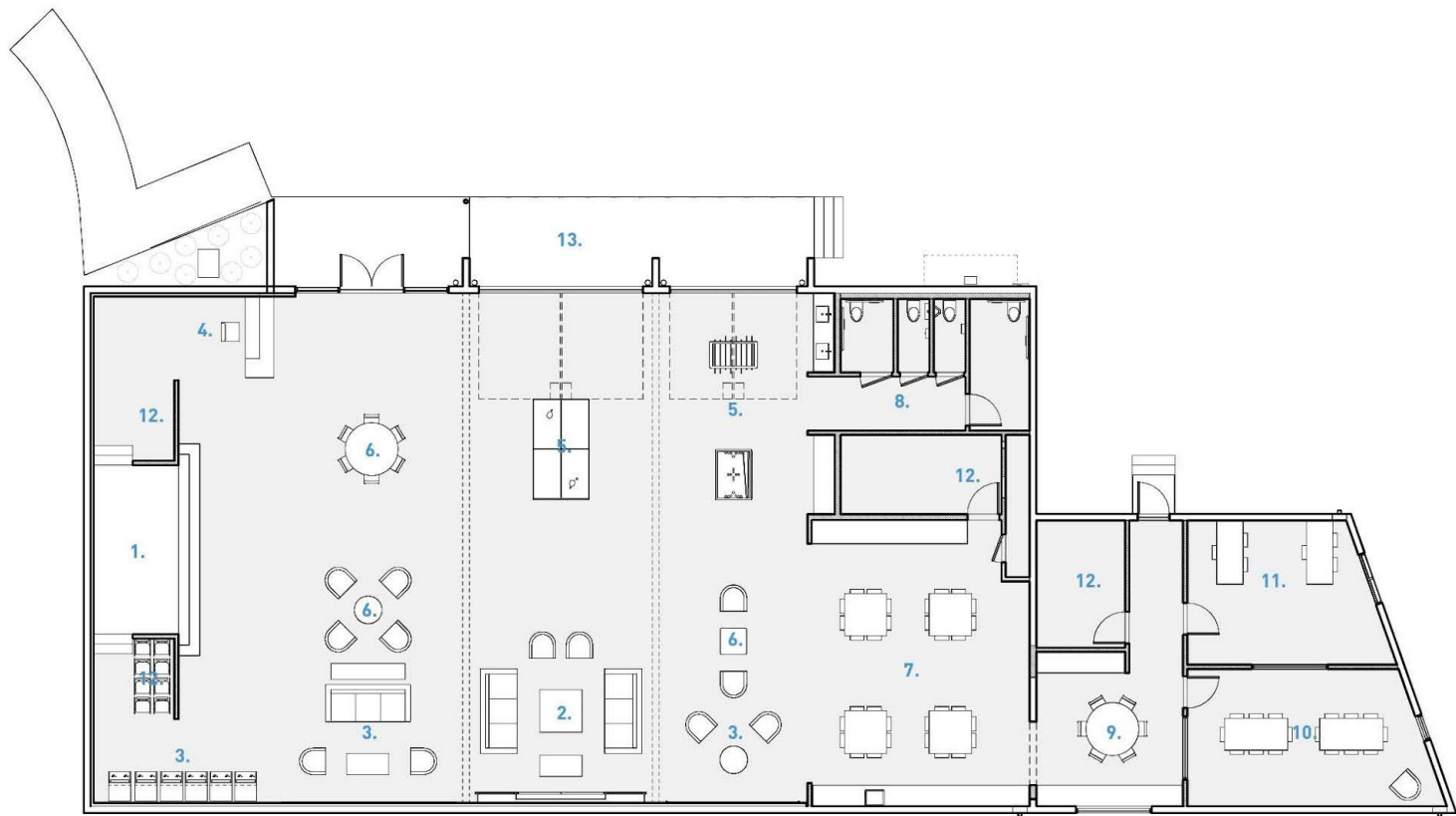
# Arrangements





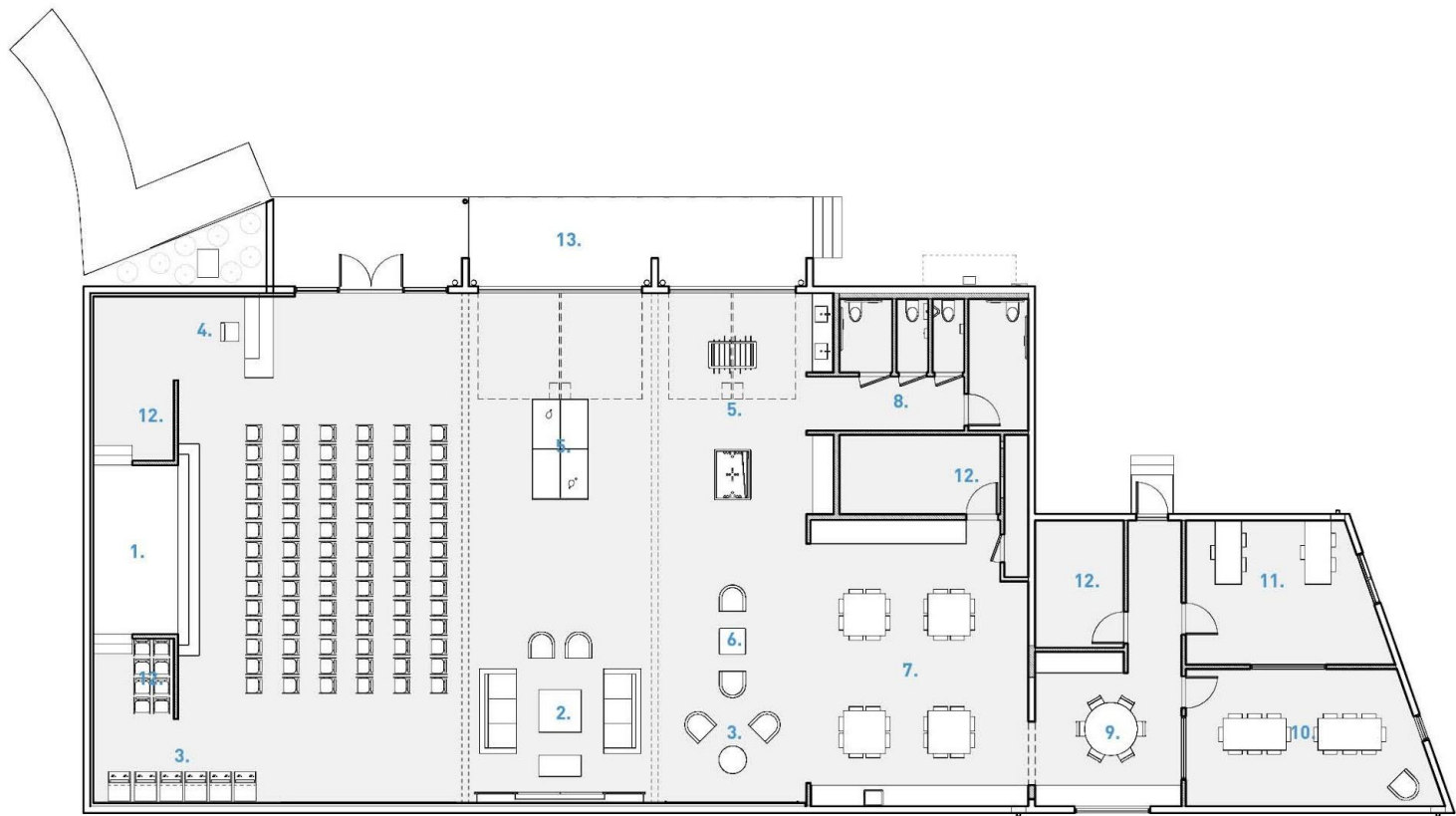
# Materiality



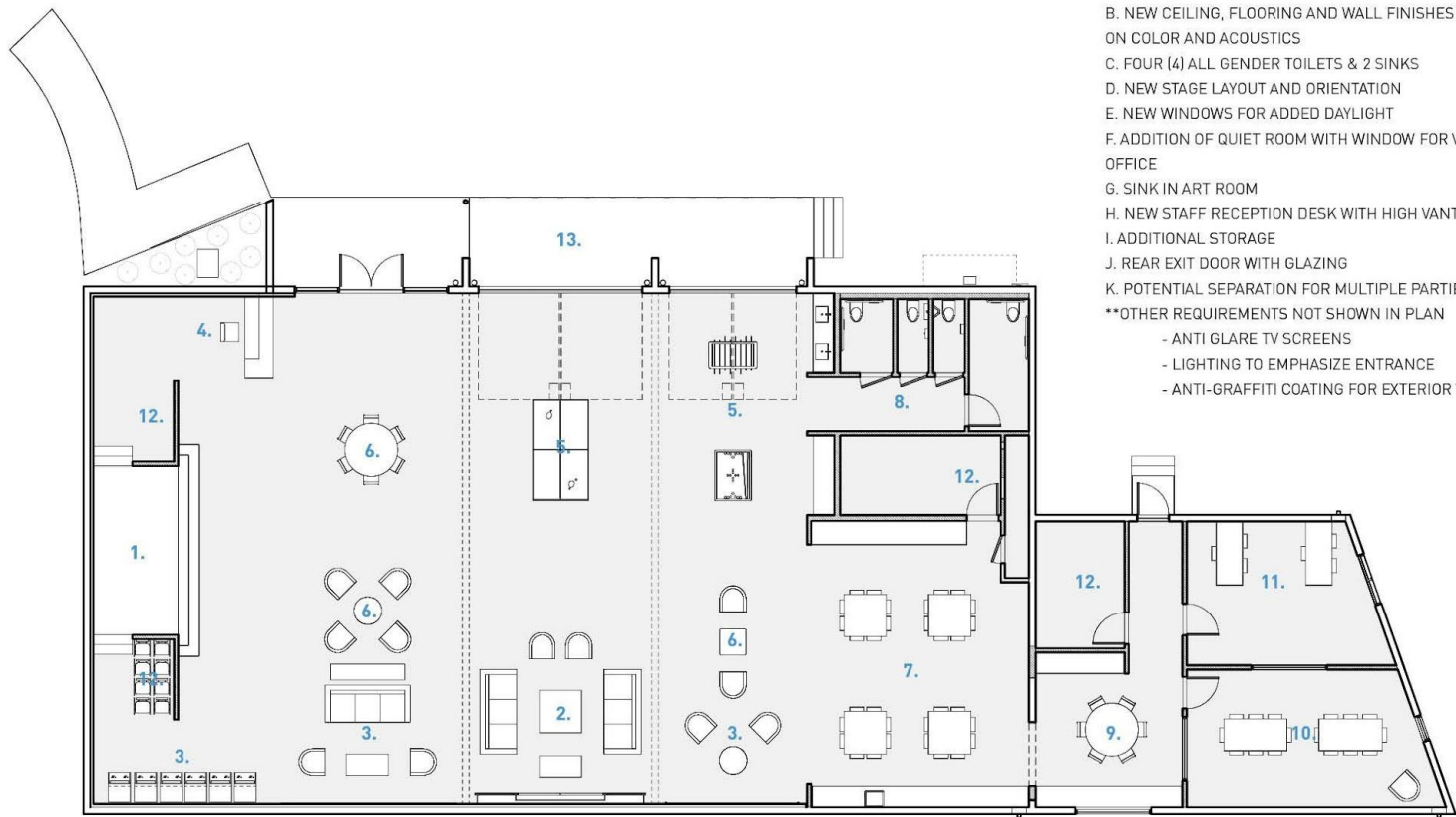


1. STAGE 2. ENTERTAINMENT 3. VIDEO GAMING 4. RECEPTION 5. GAMES 6. SEATING AREA  
 7. ART ROOM 8. BATHROOMS 9. GAME ROOM 10. QUIET ROOM 11. OFFICE 12. STORAGE 13. OUTDOOR AREA





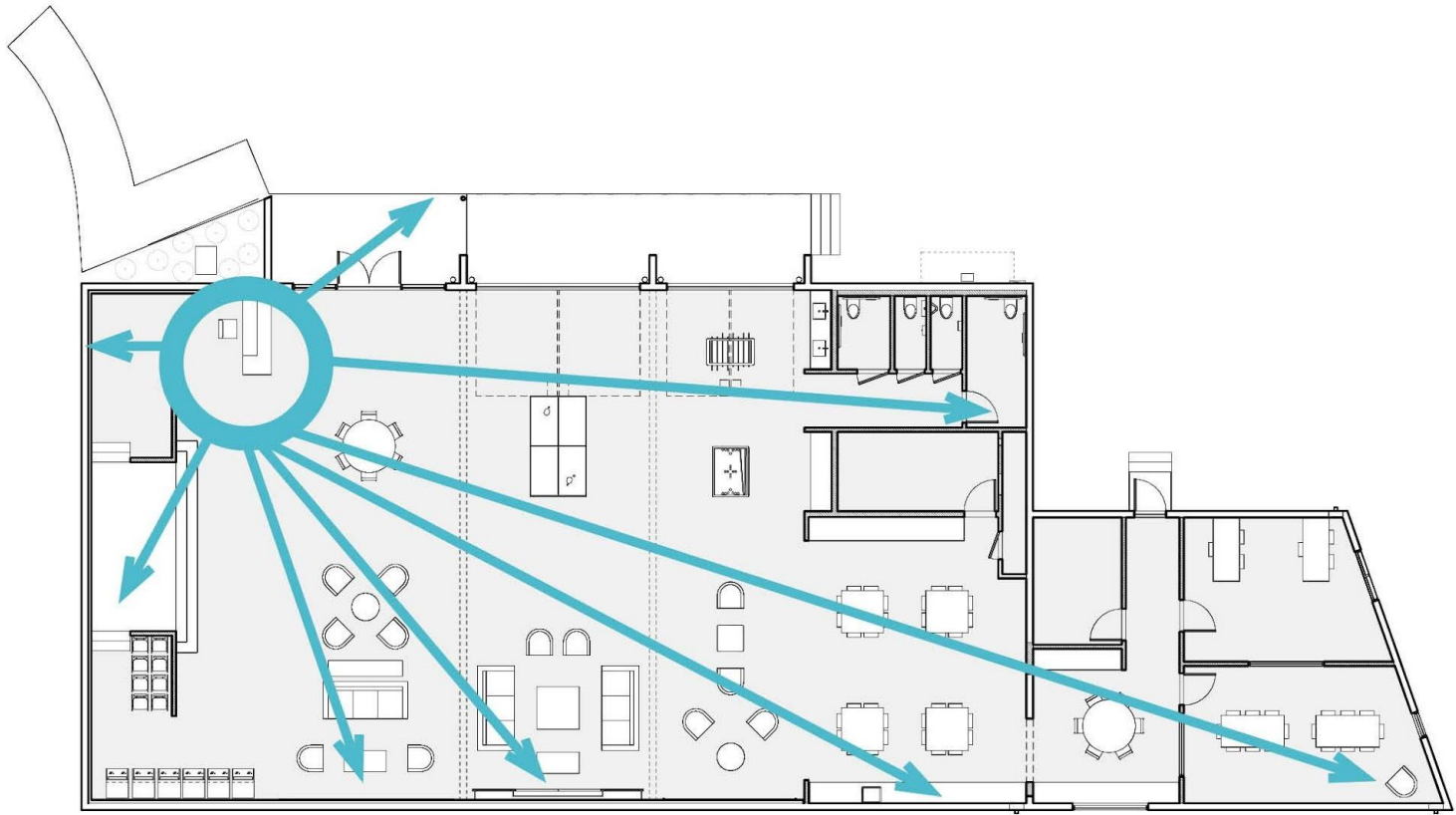
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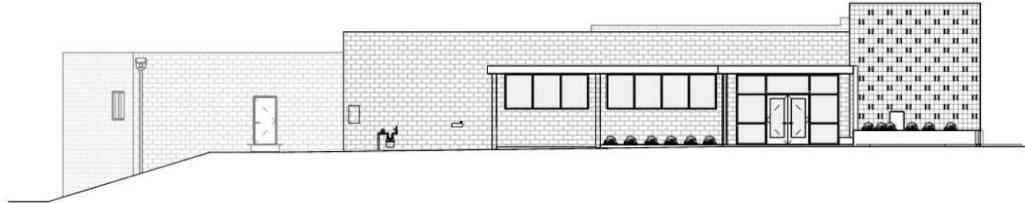
**NEW PLAN ADJUSTMENTS**

- 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

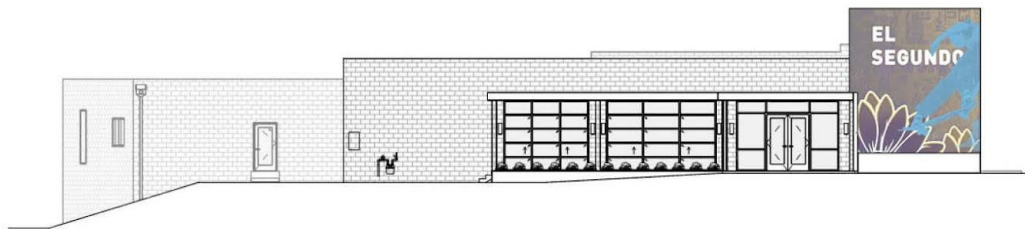
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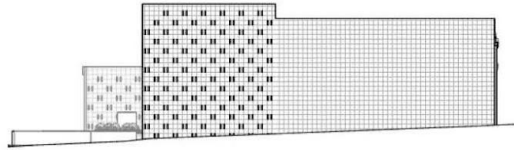




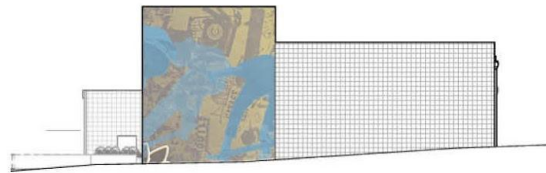
EXISTING WEST ELEVATION



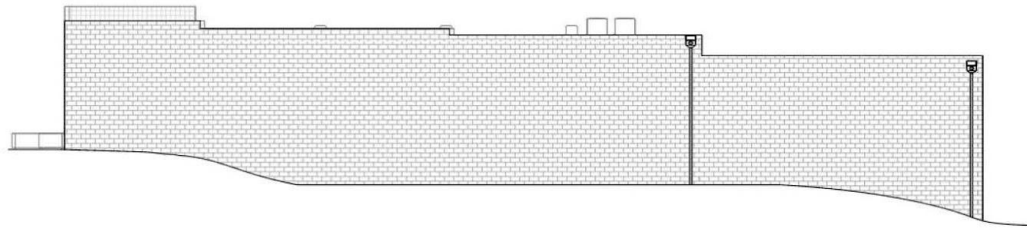
PROPOSED WEST ELEVATION



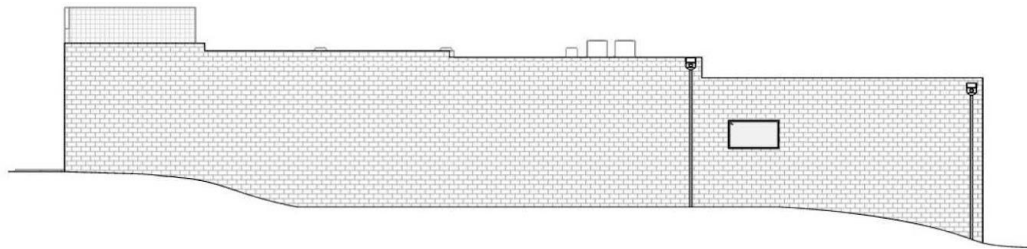
EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

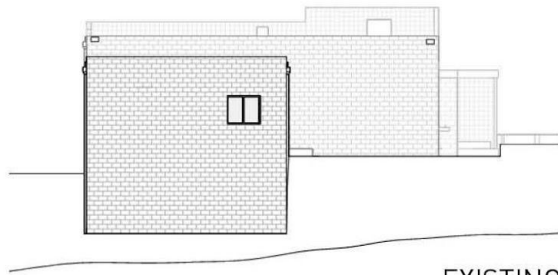


EXISTING EAST ELEVATION

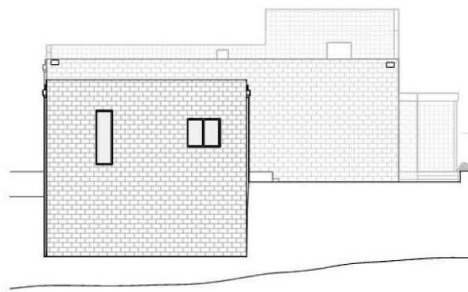


PROPOSED EAST ELEVATION





EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION









Mural Studies



















### Teen Plaza Renovation

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
<b>Sub-Total</b>				<b>\$ 1,187,000.00</b>
General Conditions, Bonds & Insurance, Overhead & Profit	0.15	Percent		\$ 178,050.00
Contingency	0.2	Percent		\$ 237,400.00
<b>Total</b>				<b>\$ 1,602,450.00</b>

### Teen Center Renovation

Building Interior and Exterior	5233	SF	\$ 400.00	\$ 2,093,200.00
<b>Total - Low Range</b>				<b>\$ 2,093,200.00</b>
Building Interior and Exterior	5233	SF	\$ 450.00	\$ 2,354,850.00
<b>Total - High Range</b>				<b>\$ 2,354,850.00</b>