



Administrative Report

N.2., File # 26-0501

Meeting Date: 4/21/2026

To: MAYOR AND CITY COUNCIL

From: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION REGARDING DESIGN OF THE SEASIDE LAGOON REHABILITATION PROJECT

REVIEW THE SEASIDE LAGOON PROJECT DESIGN OPTIONS AND DIRECT STAFF TO PURSUE ENTITLEMENTS FOR CONSTRUCTION OF PHASE 1 OF THE PROJECT TO REPLACE THE LAGOON'S WATER FEATURE AND REBUILD THE NECESSARY INFRASTRUCTURE AND EQUIPMENT

EXECUTIVE SUMMARY

Seaside Lagoon is a unique waterfront facility that provides aquatic recreation and flexible space for community use. The existing Lagoon relies on aging infrastructure that is increasingly difficult and costly to maintain while meeting current public health and environmental regulations.

The City secured \$10 million in State grant funding to support the redesign and reconstruction of the Seaside Lagoon and retained Nuvis as the design consultant to advance the project. Additionally, as part of the Fiscal Year 2021-22 Budget, the City Council allocated \$1 million to the project to support upfront design costs and strengthen the City's position while pursuing other grant opportunities.

On October 15, 2024, the City Council reviewed initial design concepts and directed staff to proceed with Design Option 2, which included a combined lagoon and lap pool. As design advanced, coordination with the Los Angeles County Department of Public Health determined that these features must be physically separated by setbacks and fencing, requiring modifications to the original concept. Updated cost estimates and site constraints, including a high groundwater table, further required refinement of the project scope to align with available funding.

As a result, staff have worked with Nuvis to develop a reduced-scope Phase 1 project focused on construction of a new lagoon water feature and the core infrastructure necessary to support long-term operations.

The proposed project includes a new concrete-bottom lagoon with a shallow sand area, water slide, fountain and splash features, lap swimming buoys, new equipment and pump station building with integrated luau shelter, and removable fencing to support year-round site access. The base design for the lagoon places the facility's water depth at between 3.5 and 4 feet to avoid significant dewatering costs.

The estimated construction cost for the reduced-scope Phase 1 project is approximately \$9.47 million. Approximately \$7.9 million in combined State grant and City funding remains available for the project, and additional funding sources, including Quimby funds, will be recommended/considered during adoption of the FY 2026-27 CIP Budget to address the funding gap and to incorporate the optional project elements, identified below, if directed by the City Council.

BACKGROUND

Seaside Lagoon is a signature public amenity in the Redondo Beach waterfront, providing aquatic recreation and flexible event space for community use. The facility was originally designed to offer safe, accessible coastal water experiences and continues to serve a regional population, drawing a significant number of visitors each year.

The existing Lagoon relies on aging infrastructure, including systems that draw, treat, and discharge ocean water to meet public health and environmental requirements. These systems have become increasingly difficult and costly to maintain, while regulatory standards have continued to evolve and become more restrictive. As a result, the City initiated efforts to modernize the facility to improve operational reliability and maintain long-term public access.

The project is also subject to a range of regulatory and policy constraints, including the City's Local Coastal Program and voter-approved Measure C, which requires that the size of the park, water feature, and parking supply be maintained, while preserving key public views and ensuring continued public access to the waterfront. These requirements guide the overall design approach.

To support this effort, the City secured \$10 million in State grant funding and issued a request for proposals to procure a design consultant. As part of the FY 2021-22 Budget, the City Council allocated \$1 million to the project to serve as seed funding and support efforts to secure additional grant funding. Following this process, Nuvis was selected to lead design and engineering efforts. Nuvis and City staff conducted community outreach, including public pop-up events, stakeholder engagement, and coordination with a subcommittee and the Harbor Commission, to inform the development of design concepts.

On October 15, 2024, the City Council reviewed multiple design options and directed staff to proceed with Design Option 2. This concept included a combined lagoon and lap pool within a single water feature, along with associated amenities and support facilities.

Changes Since October 2024

As design progressed, several key factors have required refinement of the original concept:

Regulatory Requirements:

Coordination with the Los Angeles County Department of Public Health determined that a lap pool must be physically separated from a recreational lagoon by required setbacks and fencing, eliminating the feasibility of a combined water feature.

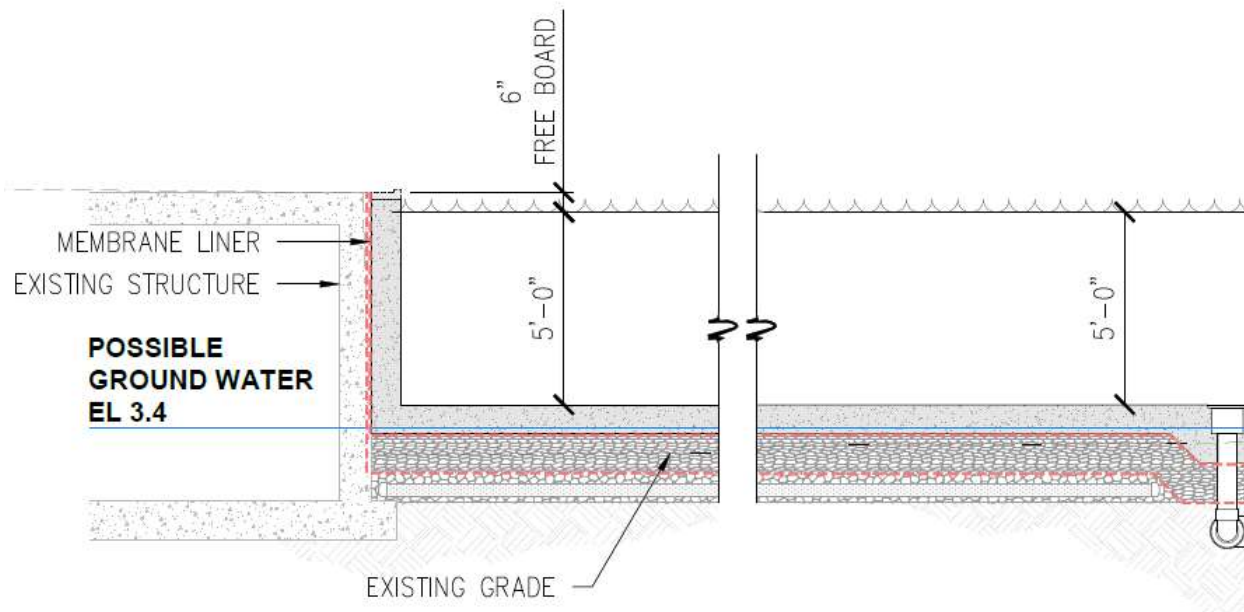
Updated Cost Estimates:

Refined construction estimates indicated that the originally contemplated Phase 1 design would exceed available funding, with the cost to provide a separate lap pool and lagoon exceeding \$16

million.

Site Constraints:

A high groundwater table limits excavation depth. Increasing lagoon depth would require dewatering, which is not included in current estimates and could add approximately \$1 million to \$2 million in costs, depending on field conditions.



Based on these factors, staff worked with Nuvis to reduce the project scope to focus on core infrastructure and essential recreational elements within a feasible funding range.

Seaside Lagoon Water Feature and Infrastructure Improvements (Reduced Scope)

The reduced-scope Phase 1 project includes construction of a new lagoon water feature and supporting infrastructure within the existing footprint. The lagoon would consist of a reinforced concrete shell with integrated liner and drainage systems designed to meet current building, environmental, and operational standards.

The water feature would maintain a sloped, beach-like entry and include a designated shallow sand area. While the lagoon would have a concrete bottom for durability and maintenance, sand would be incorporated in the shallow zone to provide a beach-like experience for younger users.

Due to site constraints, the lagoon depth would be between 3.5 and 4 feet. The proposed depth reflects a balance between usability and cost certainty, avoiding the need for significant dewatering during construction.

The consultant has also identified a potential design adjustment that could allow localized water depths of up to approximately 4 feet by regrading and using limited structural bulkhead improvements rather than additional excavation. Any associated cost impacts would be minimal relative to full-depth excavation and would be refined during final design.

The lagoon would include a fountain feature, smaller splash and spray elements, and a water slide. In addition, two buoys spaced approximately 100 feet apart would allow for informal lap swimming within the lagoon.

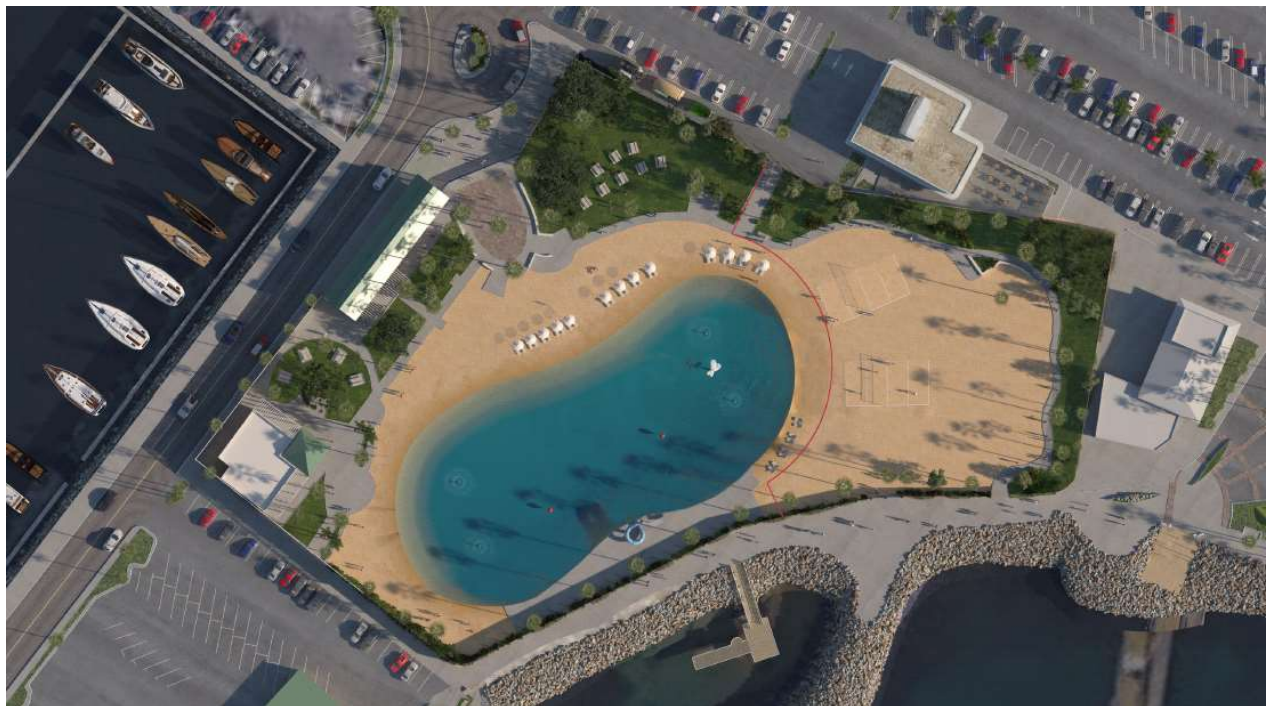
Equipment Building and Support Facilities

The project includes construction of a new equipment and pump station building to house filtration, mechanical, and chemical treatment systems necessary for lagoon operations. The building would also incorporate an overhang that would function as a shaded gathering space, serving as the Lagoon’s new luau shelter.

Site Improvements and Operational Flexibility

The project includes installation of a removable fencing system on the eastern end of the lagoon, allowing the City to secure the water feature when necessary while maintaining access to other portions of the site during the off-season. This approach supports increased year-round use of the waterfront.

Additional improvements include storm drainage, utility, electrical, and lighting upgrades required to support the facility. Site improvements are otherwise limited under the reduced-scope approach in order to remain within available funding.



Optional Project Elements

The following elements are not included in the base project but could be considered if additional funding is identified as part of the FY 2026-27 CIP Budget:

Optional Element	Estimated Cost
Increasing lagoon depth to approximately 5'	\$1,260,388, excluding dewatering
Installation of a prefabricated restroom facility along the promenade to support the Lagoon and Hand Launch facility	\$607,925
Replacement of the facility's perimeter chainlink fencing	\$139,500 for new chainlink, or \$446,400 for upgraded 8' tube steel fencing, or \$51,750 for chainlink on the NE side and <u>\$453,375 for tempered glass fencing on SW</u> \$505,125 total
Turf / irrigation for 20,000 sf. of sodded turf instead of sand south of the water amenity	<u>\$80,000 - Sodded Turf \$4/SF</u> <u>\$100,000 - Turf Irrigation \$5/SF</u> \$180,000 Total

Fiscal Considerations:

The estimated construction cost for the reduced-scope Phase 1 project is approximately \$9.47 million. This estimate includes construction costs, design contingency, and market escalation. The estimate is based on the current/updated design and reflects a high level of development; however, staff and Nuvis continue to refine select elements through ongoing value engineering efforts. These refinements are anticipated to further optimize costs, with the overall project expected to remain within the current budget range.

Approximately \$7.9 million in combined State grant and City funding remains available for the project. In addition, Quimby funds are available for potential allocation. Quimby funds are park development impact fees collected from new residential development pursuant to the Quimby Act and may be used for regional park and recreational facility improvements. Based on projected FY 2026-27 Quimby revenues, and assuming key projects come online as anticipated, significant additional Quimby funds are likely to be available for allocation to this project.

Project Timeline

If the City Council provides direction to proceed, staff would complete the entitlement documents, environmental review, and the preparation of plans and specifications for construction of Phase 1.

This process would include coordination with the California Coastal Commission and other regulatory agencies, followed by bidding and construction. Staff has already begun conversations with the Coastal Commission related to the project, with the next meeting scheduled for Thursday, April 23, 2026. Based on the current project schedule, construction is anticipated to begin in April 2027 and be completed in approximately 10 months, with an estimated completion in early 2028. This schedule reflects a typical design-bid-build delivery method and assumes timely progression through the entitlement and permitting process.

Staff's goal is to complete Phase 1 improvements in advance of the BeachLife Festival in May 2028 and to position the facility for activation and programming opportunities associated with the 2028 Olympic Games in Los Angeles. While this timeline is achievable, it is contingent on receiving timely direction to proceed and maintaining schedule through the design, permitting, bidding, and

construction phases of the project. Given the need to secure Coastal Commission approvals and complete standard procurement processes, the overall schedule is tight, and early direction would help preserve the ability to meet these target milestones.

Advancing the project at this time allows the City to address critical infrastructure needs at Seaside Lagoon while maintaining key recreational features within available funding. The reduced-scope Phase 1 approach also preserves flexibility to incorporate additional amenities as future funding is identified. Staff seeks City Council direction on whether to proceed with the reduced-scope project and whether to include any of the optional elements outlined in this report.

COORDINATION

This Community Services Department coordinated this report with the Financial Services, Public Works and Community Development Departments.

FISCAL IMPACT

The estimated construction cost for the reduced-scope Phase 1 project is approximately \$9.47 million. Approximately \$7.9 million in combined State grant and City funding remains available for the project. Additional funding will be recommended as part of the FY 2026-27 CIP Budget to address the funding shortfall and incorporate any of the optional project elements directed by the City Council.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Reduced Scope Design - Cost Estimate, Site Plan, and Rendering
- Depth Options - 3.5 ft and 5 ft
- Promenade Restroom Option