



Administrative Report

N.5., File # 22-3941

Meeting Date: 5/3/2022

To: MAYOR AND CITY COUNCIL

From: CAMERON HARDING, COMMUNITY SERVICES DIRECTOR

TITLE

RECEIVE AND FILE A REPORT ON SHORT-TERM AND LONG-TERM IMPROVEMENTS AND ADDITIONAL AMENITIES AT AVIATION PARK

EXECUTIVE SUMMARY

The City Council's Strategic Plan includes an objective to provide a report on short and long-term improvements at Aviation Park. Specifically, the objective calls for a report on the painting of the gymnasium, concrete work, and a potential aquatics center.

The Aviation Gymnasium has served the South Bay Community since 1957. The gym's exterior was last painted 25 years ago and needs updating. While much of the building is brick, the accent details including trim, doors, vents and awnings are metal and require repair and painting. A third-party Environmental Hygienist (Ellis Environmental) was brought in to test the building's conditions, oversee the abatement and ensure all EPA, CALOSHA and AQMD Regulations are met prior to the repainting. Public Works is currently collecting competitive bids for repainting of the facility. Funding for this work was provided as part of the Fiscal Year 2021-22 Budget. The anticipated start date is June of 2022 at an estimated total cost of \$132,000.

The exterior sidewalks surrounding Aviation Gym were constructed as part of the original Aviation High School campus. The overall condition of the concrete was ok, but some areas needed replacement due to cracking and root displacement. This work was incorporated into the Public Works Department's work program and completed in April.

As part of the Fiscal Year 2021-22 Budget, the City Council requested a Budget Response Report on the feasibility of constructing and operating a 50-meter pool in the empty lot behind Aviation Gymnasium that measures approximately 170ft (52m) by 185ft (56m). Preliminary cost projections to construct an aquatics facility are \$13,300,000 while annual operating costs are estimated to be \$1,360,000. It should be noted that the Recreation and Parks Commission has recommended this same location as a potential site for permanent pickle ball courts.

BACKGROUND

The City Council's Strategic Plan includes an objective that reads "Aviation Park: Provide a report on short- and long-term improvements and additional amenities for the following: painting of the gym, concrete work, and potential aquatic center." The below information provides a status report on the three specified items as well as an update on the condition of the park's play equipment and the

process to replace the turf field.

Painting of the Gymnasium

The Aviation Gymnasium has served the South Community since 1957 and includes basketball courts, volleyball courts and areas for dance teams to practice. The exterior was last painted 25 years ago and is in need of attention and repairs. Some of the building materials, due to their age and composition at the time of installation require abatement before they can be upgraded. As such, a third-party Environmental Hygienist (Ellis Environmental) was brought in to test the building's conditions, oversee the abatement and ensure all EPA, CALOSHA and AQMD Regulations are met as part of the project.

After the abatement has been completed, a painting contractor will be procured to complete the following scope of work:

General Conditions

In addition to painting the building exterior, there are fascia boards and trim which have deteriorated due to sun and weather exposure and need to be replaced. The contractor will be responsible for replacing the damaged boards and trim with new primed and painted materials.

Metal and Piping

The awnings and fire sprinkler pipes are showing signs of paint degradation and rust throughout the awning structure. Areas where the paint is flaking or rusted will be scraped, sanded, abated and treated in preparation for recoating with finish materials.

Stucco and Masonry

The stucco on the northwest side of the building needs to be power washed and prepared for painting. The existing Brick Masonry is in good condition and only requires power washing for cleaning purposes.

Glue Lams Support Structure

Arched Glue lambs were used as part of the structural system for the gym roof. While exterior painting of these beams was performed more recently than the side of the building, the beams will need to be repainted along with the gym's other wooden features to provide updated protection.

As mentioned above, the anticipated cost for the above work is \$132,000. As part of the FY 2021-22 Budget, the City Council approved \$150,000 for the abatement and the exterior prep and painting of the gymnasium. The project should begin in June of 2022.

Concrete Patios and Side Walks

The exterior sidewalks surrounding the Gym are walkways from when the area still served as Aviation High School. The general condition of the concrete was ok but some areas needed replacement due to cracking and root displacement. Public Works personnel were able to use annual maintenance and operations funding to complete the work in April at a cost of \$35,000.

Playground Equipment

The rubber surfacing at the Aviation play area is deteriorating and becoming inflexible. The Public Works Department has had to repeatedly patch the surfacing due to age, cracking, hardening and wear. Public Works is currently working with the City Attorney's Office to prepare a contract agreement with an outside vendor to install new surfacing. Funding for the project is included as part of the Fiscal Year 2021-22 Capital Improvement Budget.

Aviation Field

The synthetic turf at Aviation Field is in poor condition and needs replacement. The turf was last replaced in 2010. The typical lifespan of synthetic turf is approximately 10 years. In the Fall of 2021, the City Council authorized the negotiation of a new license agreement with South Bay Sports for the installation of replacement field turf. South Bay Sports has held agreements with the City since 2006 to provide adult sports leagues during designated times at Aviation Field in exchange for the cost and installation of new synthetic turf. South Bay Sports initially installed synthetic turf in 2006 and replaced the turf in 2010 at no cost to the City. Community Services has worked with the City Attorney's Office to draft a new agreement with South Bay Sports and is targeting early July for City Council consideration of approval.

Aquatic Center

As part of the FY 2021-22 Budget, the City Council requested a Budget Response Report on the feasibility of constructing and operating a 50-meter pool behind Aviation Gymnasium. Staff spoke to various vendors involved in the construction and operation of aquatic facilities. In particular, staff spoke to Myrtha Pools who sell and build aquatic pools, all around the world, including several Olympic size pools that have been constructed at a number of California high schools over the last few years. Staff also asked the City's on-call consultant, Hirsh and Associates, Inc., to provide preliminary construction costs and ongoing facility operation and utility costs. Lastly, staff reached out to the City of Torrance to gauge ongoing operation and maintenance costs to operate their City's "Plunge", which is an aquatic facility that includes a 50-meter pool.

One potential location for a new aquatic facility in Redondo Beach is the empty lot behind Aviation Gymnasium that measures approximately 170ft (52m) by 185ft (56m). The dimensions of the site are expected to accommodate the construction of a full 50-meter pool. Final size and scale of the facility is ultimately contingent on the ability to build an accompanying pool deck that meets Americans with Disabilities Act (ADA) requirements. If those requirements cannot be met, the size of the pool would have to be reduced and the aquatic facility reconfigured. Furthermore, it should be noted that this location was the site of the Aviation High School pool and it is unclear whether the old pool was removed or simply abandoned and filled in with soil and/or other cover materials. Part of the process, if the City Council decided to move forward with exploring a pool at this location, would be to conduct soil testing and inspect the lot to conclude whether the old pool still remains. This cost along with the potential removal of the old pool is not reflected in the below estimated costs:

Project Components

- Site Improvements - Earthwork, utilities, parking, landscaping, pool deck, perimeter fencing, etc. (3 acres).

- Outdoor Multi-Use Swimming Pool - 50-meters x 25-yards suitable for swimming, diving, water polo, instruction and recreational swimming (12,300 sq. ft.).
- Support Building - Locker rooms, restrooms, staff office, mechanical room, chemical rooms, etc. (8,000 sq. ft.)

Construction Costs

Site Improvements	\$3,000,000
Swimming Pool	\$2,500,000
Support Building	\$4,000,000
Construction Sub-Total	\$9,500,000
30% Soft Costs (A&E fees, plan check, tests, inspection)	\$2,850,000
10% Contingency	\$950,000
TOTAL PROJECT BUDGET	\$13,300,000

Annual Utility Costs - Year-Round Operation

Swimming Pool Utilities	\$350,000
Building Utilities	\$50,000
O & M	\$960,000
EST. ANNUAL OPERATING COST	\$1,360,000

It should be noted that the Recreation and Parks Commission has recommended this same location as a potential site for permanent pickle ball courts.

COORDINATION

Community Services staff worked with Public Works staff to prepare this report.

FISCAL IMPACT

As part of the FY 2021-22 Budget, the City Council approved \$150,000 towards the abatement and exterior prep and painting of the gymnasium. The anticipated cost for the painting is \$132,000. The sidewalk improvements are estimated to cost \$35,000. Funding for this work is available in the citywide sidewalk repair program account.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

1. Budget Response Report #41 - Aviation Gymnasium 50-meter pool