

ADDITIONAL FINDINGS AFTER FURTHER EXPLORATION OF THE MOU WITH BAY CLUB COMPANY FOR THE CONSTRUCTION AND OPERATION OF AN AQUATIC FACILITY

NOVEMBER 4, 2025

CITY COUNCIL MEETING



Note: This PowerPoint presentation is intended solely as a visual aid to an oral staff presentation of an agenda report topic. In the event of any differences between the presentation and the agenda report, the information in the agenda report prevails.

OBJECTIVE

Provide additional findings and discuss potential next steps regarding the existing MOU with the Bay Club Company for the construction and operation of an aquatic facility.



BACKGROUND

- August 20, 2024
 - Approved a MOU with Bay Club that included the intent to construct and operate a new aquatic facility.
- September 2, 2025:
 - Received an update of initial findings.
 - Provided direction to staff to work with Bay Club to address:
 - Programming and pool depth concerns.
 - Potential options to subsidize rates for users.

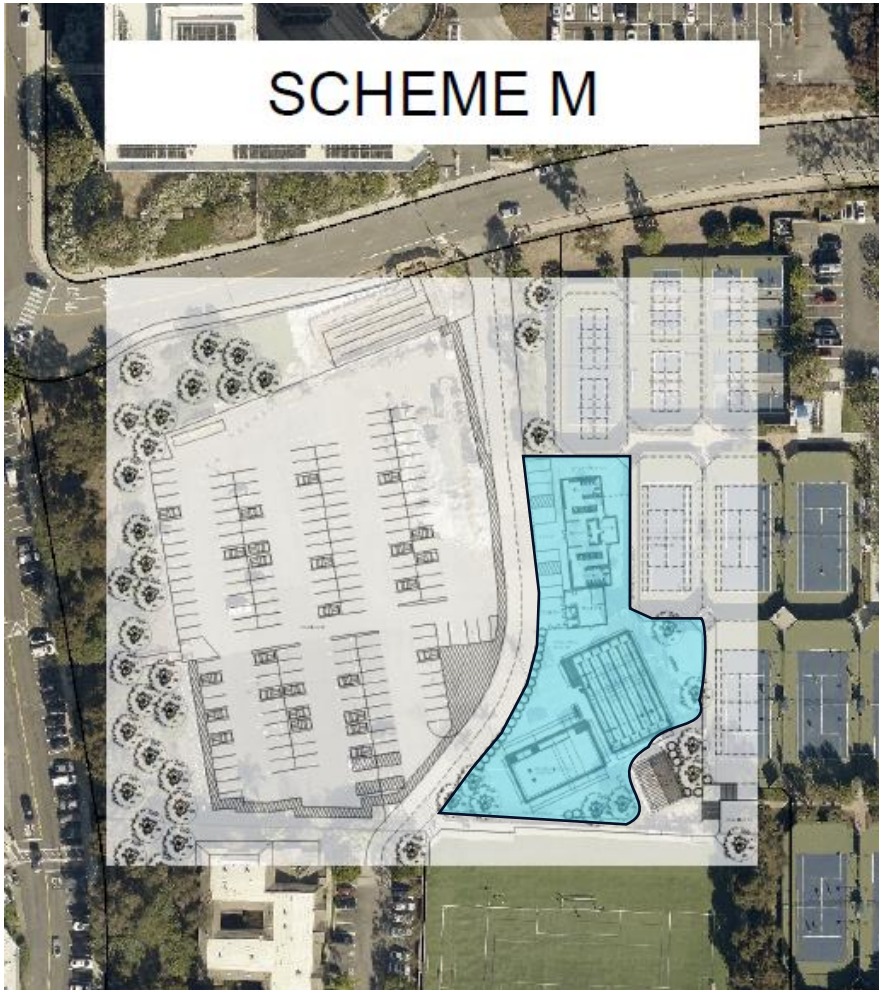


PROPOSED PROJECT SITE

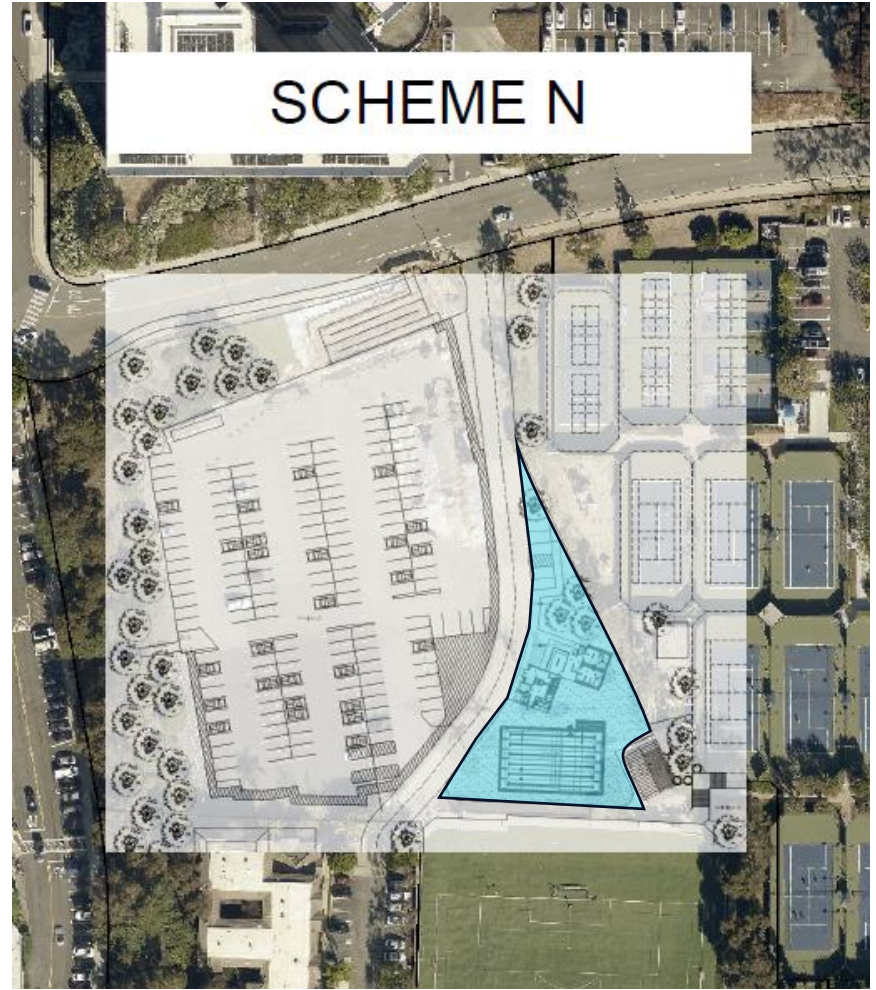


DRAFT CONCEPTUAL DESIGNS

SCHEME M



SCHEME N



PROGRAMMING

- All programming and services would be provided directly by Bay Club and not the City.
- Bay Club would have control over revenue streams, operating costs, and scheduling.
- Bay Club would provide adequately trained staff at the facility.
- City employees would not staff the facility unless they independently sought employment with Bay Club.



COMPETITIONS

- Facility would not be available for water polo competitions or swim meets.
 - Due to parking constraints and noise impacts.
- Could accommodate training.



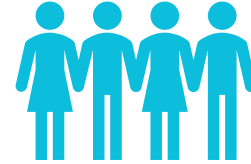
BEGG POOL & BAY CLUB USAGE



Begg Pool Resident Use

Average of 75% of participants in classes are residents.

Use by residents span anywhere from 52%-100% depending on class type.



Bay Club Resident Use

Approx. 11,000 beach cities members are MB residents.

Estimated 60% of users of El Segundo Club and 85% of users of Manhattan Country Club are MB residents.



POOL DETAILS

SMALL POOL

- 20 yards but open to adjustments for optimal use of space
- 2.5-3.5 feet deep with a gradual slope
- Minimum of 3 lanes

LARGE POOL

- 25 yard maximum
- 4.5-6 feet deep with a gradual slope
- 6 feet maximum depth
- Max. depth sufficient for water polo and swim team training
- Minimum of 6 lanes



PRIORITY ACCESS

- Manhattan Beach residents would have priority access over Bay Club members.
 - 2-week priority lead time for for-fee programs/classes.
 - 3-day lead time on programs subject to the daily fee.
- Non-residents would have access, subject to higher rates.



DAILY USE FEE

- \$15 daily use fee (hourly rate not accommodated)
- Allows for access to:
 - Masters swim, water aerobics, lap swim, recreational swim, and family swim.
 - El Segundo OR Redondo Beach Bay Club for the day only after utilizing the MB facility.
- Reduced fee of \$10 would be made available to:
 - Seniors (over 70)
 - Youth (12 and under)
- Spectators not subject to daily fee.



FOR-FEE PROGRAMS

- Several programs would be offered for a fee.
- Current Bay Club estimates:
 - Team instruction – less than \$20.00 per class
 - Example: Swim Team
 - Private or specialized instruction – \$40.00 and up
 - Examples: 1:1 lessons, swim school, junior guards

Begg Pool Pricing	
Program	Program Price
Private Swim Lessons	\$62/class (40 min)
Group Swim Lessons	\$24/class (40 min)
Parent & Me Swim	\$18.29/class (40 min)
Jr. Guard Prep Classes	\$27/class (40 min)
Adult Swim Lessons	\$24/class (40 min)
Water Aerobics	\$5 - \$10/class (50 min)
Youth Swim Club	\$25/week (50 min)
Adult Swim Club	\$75/month (60 min)
Lap Swim	\$5-\$7/swim
Rec Swim	\$3-5/swim



BEGG POOL FEES

- Fees evaluated annually
 - Adjustments made as needed.
 - Account for costs of providing services and market rates.



SUBSIDY

Option to reduce resident costs beyond Bay Club's proposed reduced daily fees for seniors and youth:

- Exploration of a discount program
 - Would require City staff to administer and manage program.



INDEPENDENT COST ESTIMATE

- Council could pursue an independent cost estimate at the same site.
 - Assessment estimated to cost \$5-\$10K.
 - Staff would need to return with an appropriation to cover costs in the next budget update report.
- Would only produce a high-level estimate and would rely on Bay Club's conceptual designs.



NEXT STEPS

If directed to move forward, anticipated next steps are:

- Update the existing MOU, if required
- Conduct parking study (Bay Club to cover costs)
- Bay Club to submit a Planned Development amendment and initiate CEQA review (Bay Club to cover costs)
- Discussion of lease terms
- Potential relocation of monitoring wells
- Complete additional public outreach



RECOMMENDATION

Staff recommends that the City Council discuss and provide direction whether the City should continue to proceed with efforts to advance the proposed project.



