

# Begg Pool Modernization Study Findings and Conceptual Designs City Council

May 07, 2024



# Modernization Study Summary

- Study
  - Started August 2023
  - Concluded April 2024
- Tasks
  - Site Analysis
  - Community Engagement
  - Needs Assessment
  - Conceptual Design
  - Final Report and Cost Estimates



# Community Engagement



# Community Outreach Results

## Musts:

- More Water
- Larger Pool/Pools
- Upgrade Bathrooms
- Upgrade Locker Rooms

## Concerns:

- Pool Access During Construction
- Parking
- Neighborhood Impacts
- Funding

## Desires:

- Increased Pool Availability
- More Recreation Programming
- Outdoor Showers & Other Deck Improvements
- More Seating & Shade
- Water Safety Training



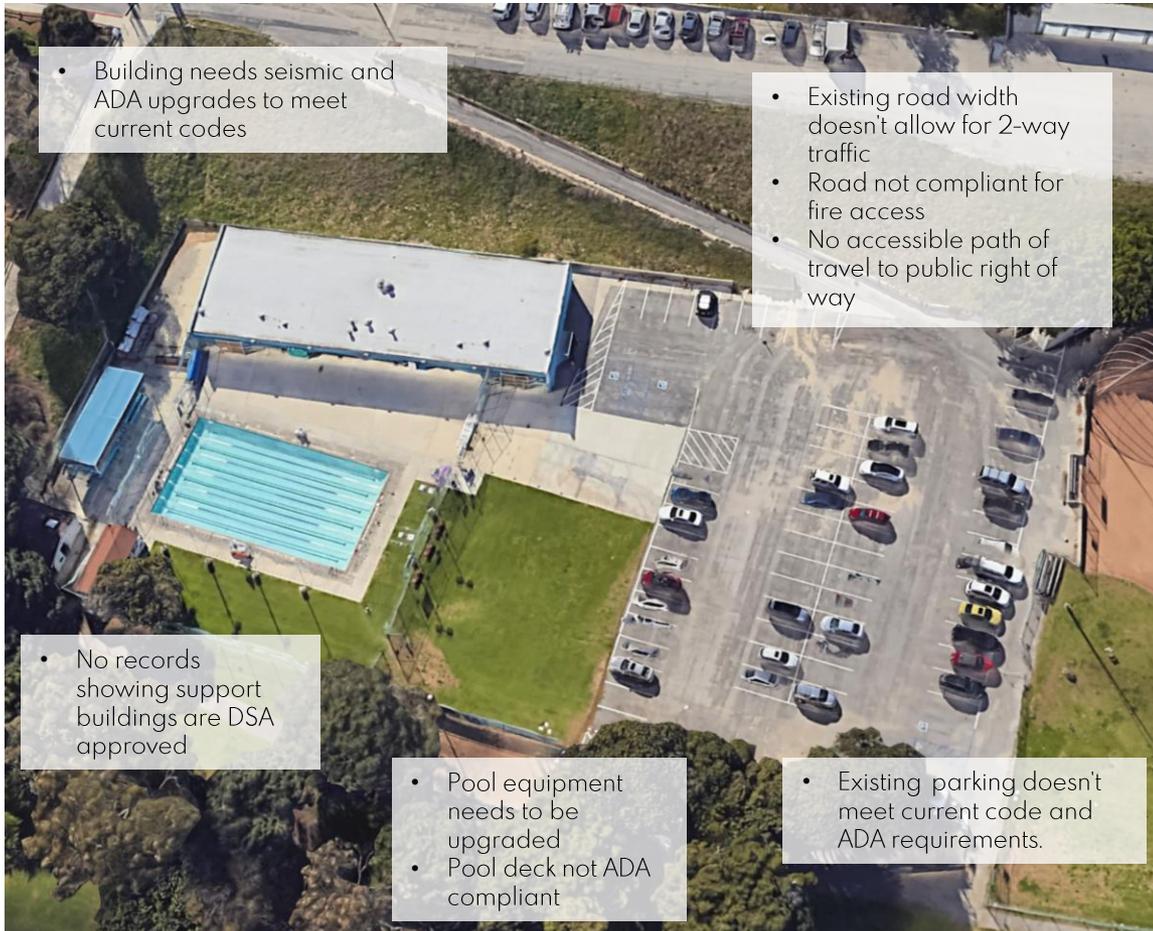
# Needs Assessment

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\*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.\*

# Existing Conditions



## Option 1:

- Modernize Existing Pool and Building

## Option 2:

- New Construction of Two Pools and Building



# Project Program Highlights

## Site Program

Increased Pool Area  
(Opt 2)

Flexible Deck Space

Bleacher & Terraced Seating

Lawn Area

Parking & Drop-Off Upgrades

Comprehensive Site Upgrades

## Building Program

Community Locker Rooms

Lifeguard & MBUSD Office Space

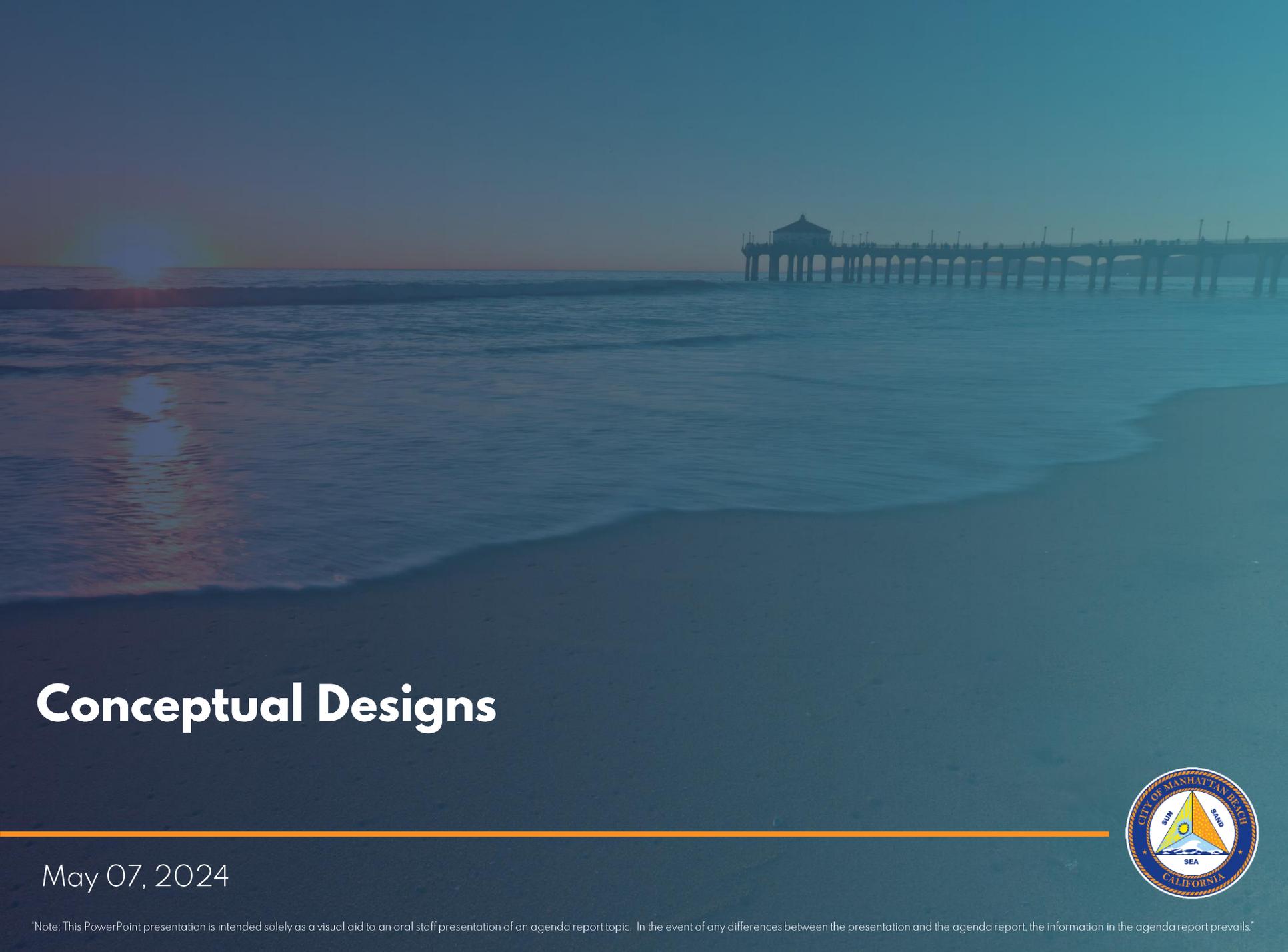
Flexible Training Space

Lobby & Check-In

Pool Support Space

Comprehensive Building Upgrades  
(Opt 1)





# Conceptual Designs

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# Concept Inspiration



**SWIMMING**



**WAVES**



**WATER**



**DUNES**



**REFLECTION OF  
MANHATTAN  
BEACH**



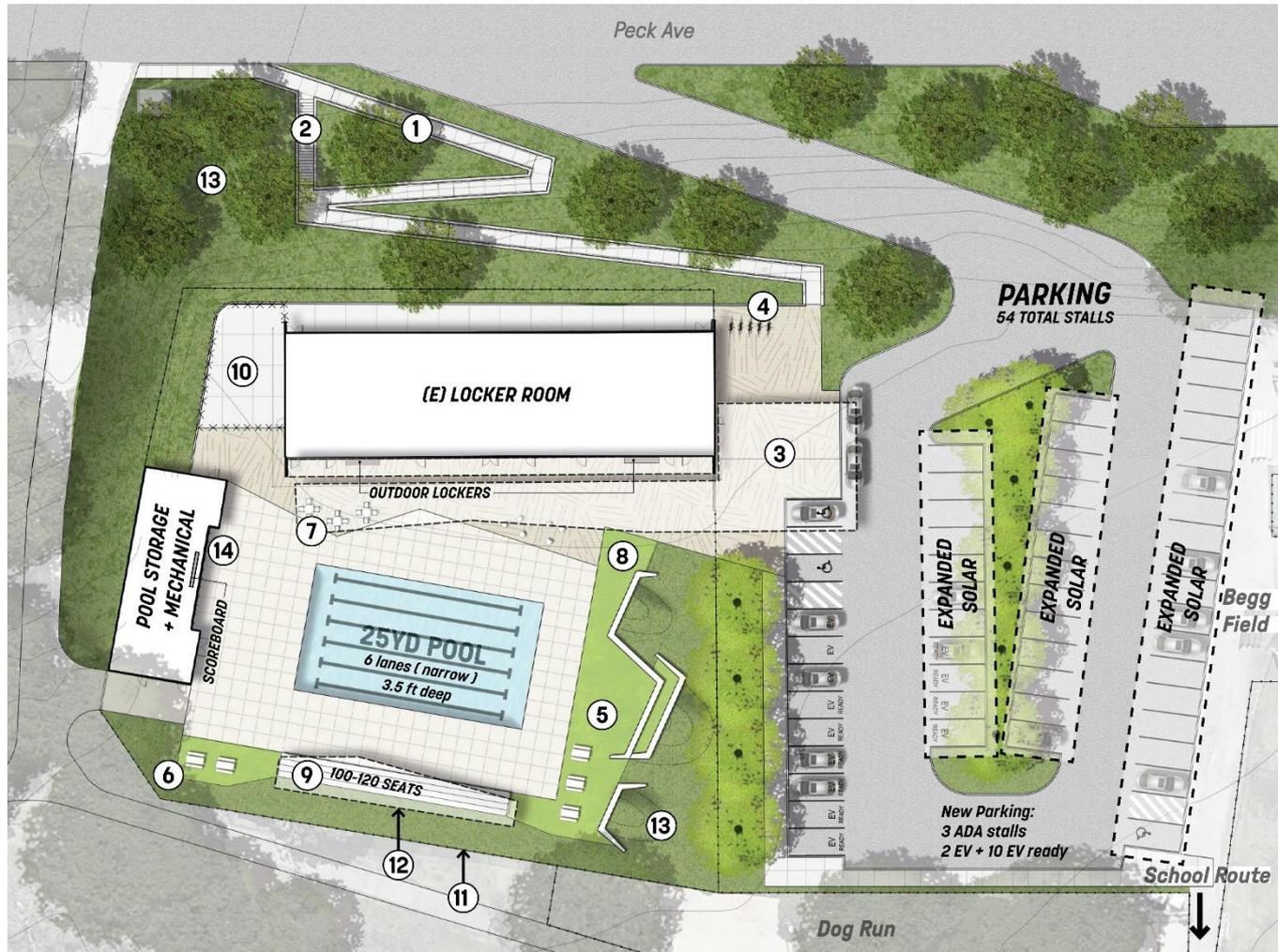
# OPTION 1

## Renovation of Existing Pool & Building

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# Site Plan Option 1

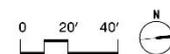


## SITE PLAN OPTION 1

### LEGEND

- ① Accessible Ramp
- ② Entry Stairs
- ③ Entry Plaza
- ④ Bike Parking
- ⑤ Huddle  
Flexible Lawn + Seating
- ⑥ Picnic Area
- ⑦ Pool Deck Seating
- ⑧ Artificial Turf
- ⑨ Bleachers
- ⑩ Outdoor Storage
- ⑪ Perimeter Fence
- ⑫ Shade Canopy
- ⑬ Planting Area
- ⑭ Outdoor Showers (11)

**Note:**  
Current parking has 69 stalls



# Floor Plan – Option 1



## MAIN BUILDING

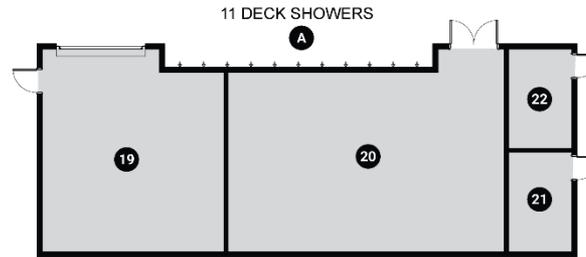
1	STAFF OFFICE #1	135	10	MEN'S RESTROOM	330
2	FAMILY DRESSING #1	140	11	STAFF DRESSING	450
3	BREAKROOM	435	12	MEN'S SHOWERS	400
4	WOMEN'S RESTROOM	330	13	MEN'S LOCKERS	520
5	WOMEN'S LOCKERS	515	14	STAFF OFFICE #2	135
6	SHOWERS	440	15	FAMILY DRESSING #2	140
7	MECHANICAL	375	16	STORAGE	150
8	ELECTRICAL	190	17	DATA	95
9	CUSTODIAL	95	18	LOBBY / CHECK-IN	365

## MECHANICAL

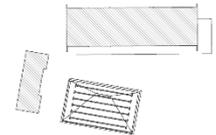
19	POOL STORAGE	505	22	POOL CHEMICAL #2	115
20	POOL MECHANICAL	625	A	DECK SHOWERS	
21	POOL CHEMICAL #1	90			

### LEGEND

- RESTROOM/LOCKERS
- FACULTY OFFICES
- ADMINISTRATION
- BUILDING SERVICES
- POOL EQUIPMENT
- COMMON SPACE



### KEY PLAN



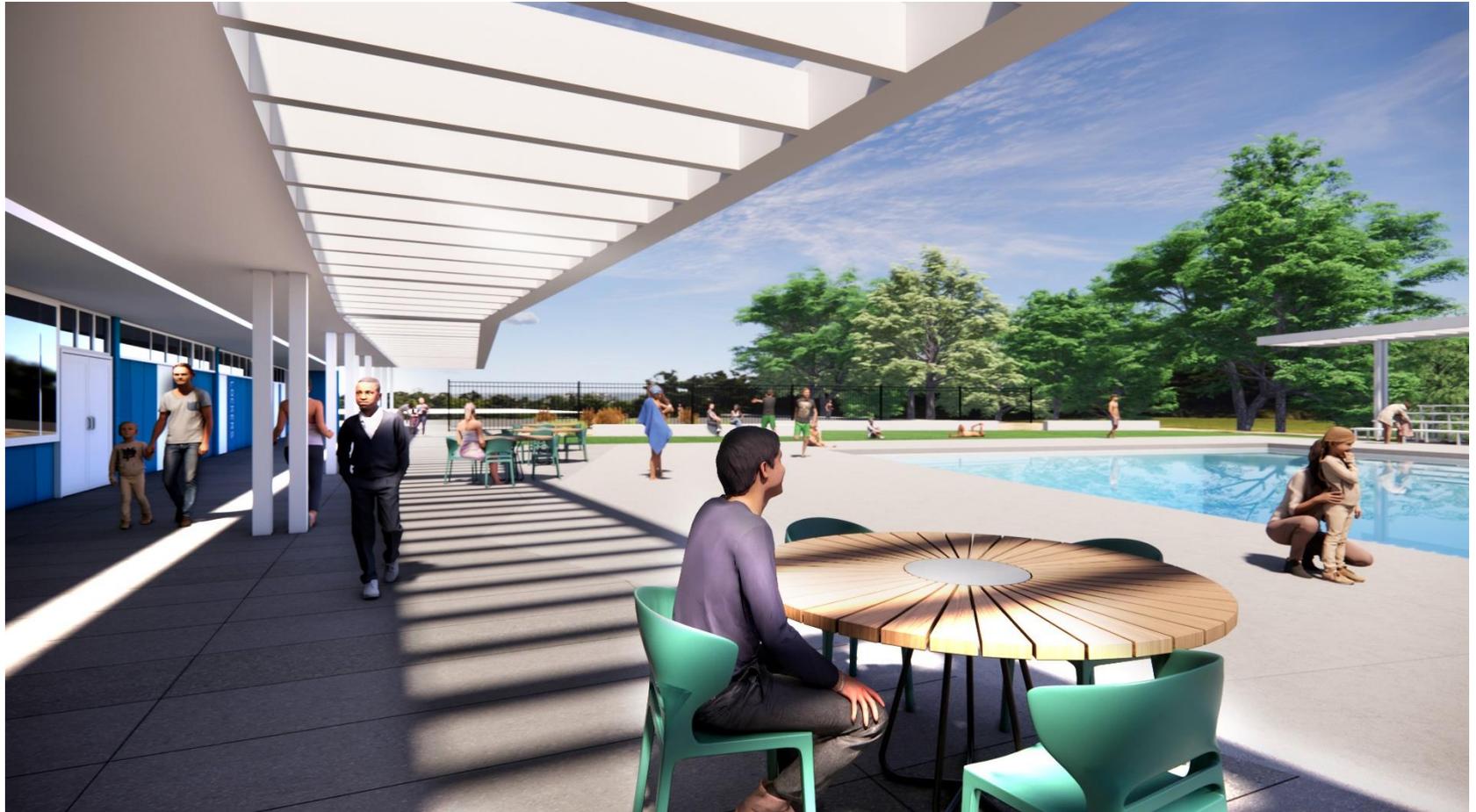
# Design Concept Imagery Option 1



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# Design Concept Imagery Option 1



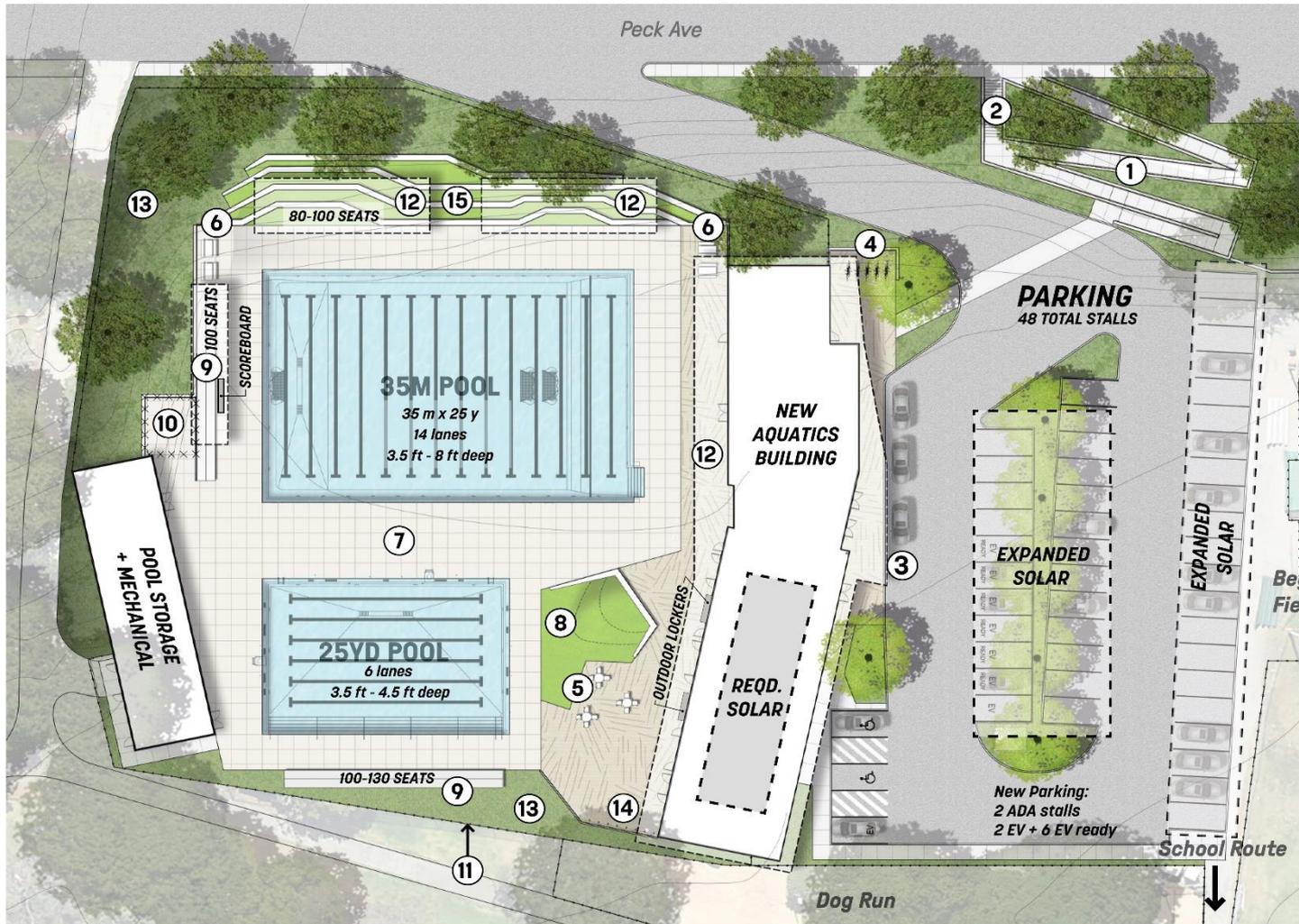
# OPTION 2

## New Pools & Buildings

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# Site Plan – Option 2

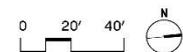


## SITE PLAN OPTION 2

### LEGEND

- ① Accessible Ramp
- ② Entry Stairs
- ③ Entry Drop Off
- ④ Bike Parking
- ⑤ The Huddle  
Flexible Lawn + Seating
- ⑥ Seating Area
- ⑦ Pool Deck
- ⑧ Artificial Turf
- ⑨ Bleachers
- ⑩ Outdoor Storage
- ⑪ Perimeter Fence
- ⑫ Shade Canopy
- ⑬ Planting Area
- ⑭ Outdoor Showers (8)
- ⑮ The Bluff  
Terraced Lawn + Seating

**Note:**  
Current parking has 69 stalls



# Floor Plan – Option 2



## MAIN BUILDING

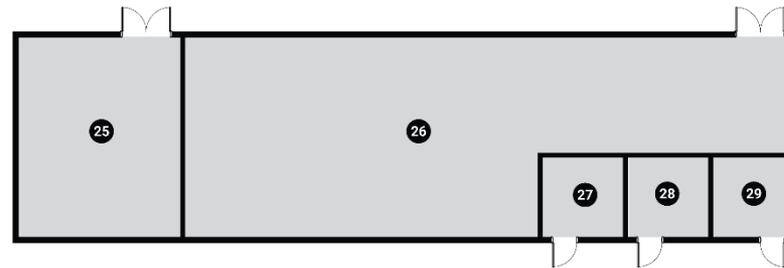
1	LOBBY / CHECK-IN	500	14	WOMEN'S LOCKERS	655
2	TRIAGE	100	15	WOMEN'S SHOWERS	320
3	BREAKROOM	280	16	OFFICE #1	105
4	OBSERVATION	380	17	OFFICE #2	105
5	STAFF DRESSING	445	18	FAMILY DRESSING #1	100
6	STORAGE	70	19	FAMILY DRESSING #2	100
7	OFFICE	325	20	STORAGE #1	140
8	LIFEGUARD TRAINING ROOM	800	21	STORAGE #2	140
9	MECHANICAL	280	22	MEN'S SHOWERS	320
10	ELECTRICAL	105	23	MEN'S LOCKERS	650
11	CUSTODIAL	100	24	MEN'S RESTROOM	300
12	DATA	135	A	DECK SHOWERS	
13	WOMEN'S RESTROOM	295			

## POOL SUPPORT BUILDING

25	POOL STORAGE	500	28	POOL CHEMICAL #2	100
26	POOL MECHANICAL	1545	29	POOL CHEMICAL #3	100
27	POOL CHEMICAL #1	100			

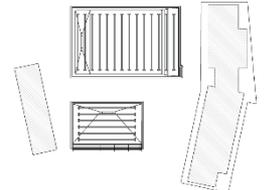
## LEGEND

<span style="color: #00AEEF;">■</span>	RESTROOM/LOCKERS
<span style="color: #2E8B57;">■</span>	FACULTY OFFICES
<span style="color: #3CB371;">■</span>	ADMINISTRATION
<span style="color: #A9A9A9;">■</span>	BUILDING SERVICES
<span style="color: #D3D3D3;">■</span>	POOL EQUIPMENT
<span style="color: #FFD700;">■</span>	COMMON SPACE



8 DECK SHOWERS  
A

KEY PLAN



CITY OF  
**MANHATTAN BEACH**

FINDINGS & CONCEPTUAL DESIGNS  
**MAY 07, 2024**

# Design Concept Imagery Option 2



# Design Concept Imagery Option 2



# Design Concept Imagery Option 2



# Design Concept Imagery Option 2



# Design Concept Imagery Option 2



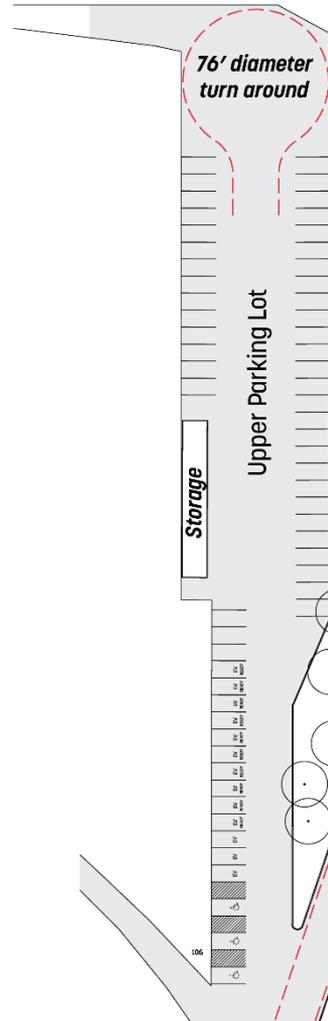
# Design Concept Imagery Option 2



# Design Concept Imagery Option 2



# Peck Corridor Parking Study Option 1

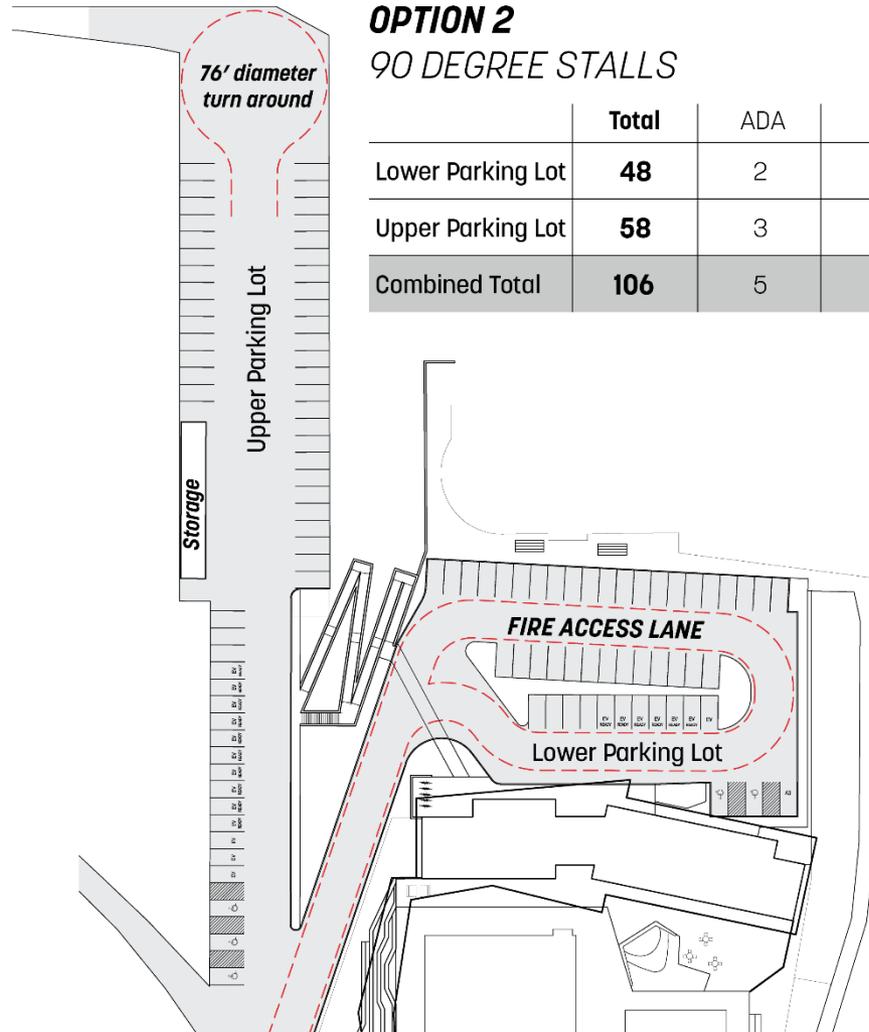


## OPTION 1 90 DEGREE STALLS

	Total	ADA	EV
Lower Parking Lot	<b>54</b>	3	13
Upper Parking Lot	<b>58</b>	3	13
<b>Combined Total</b>	<b>112</b>	<b>6</b>	<b>26</b>



# Peck Corridor Parking Study Option 2



## OPTION 2 90 DEGREE STALLS

	Total	ADA	EV
Lower Parking Lot	48	2	8
Upper Parking Lot	58	3	13
<b>Combined Total</b>	<b>106</b>	<b>5</b>	<b>21</b>



# Cost Estimates

## Overall Project Cost Summary (OPT 1)

- Pool (15%) \$3.0 m
- Buildings (53%) \$10.5 m
- Site (32%) \$6.4 m

Construction (100%) \$19.9 m

Soft \$8.0 m

Total Project Cost \$27.9 m

Annual Operating Expense \$800,000

## Overall Project Cost Summary (OPT 2)

- Pools (33%) \$9.9 m
- Buildings (45%) \$13.2 m
- Site (22%) \$6.6 m

Construction (100%) \$29.7 m

Soft \$10.6 m

Total Project Cost \$40.3 m

Annual Operating Expense \$1.8 m



# Cost Estimate – Alternates

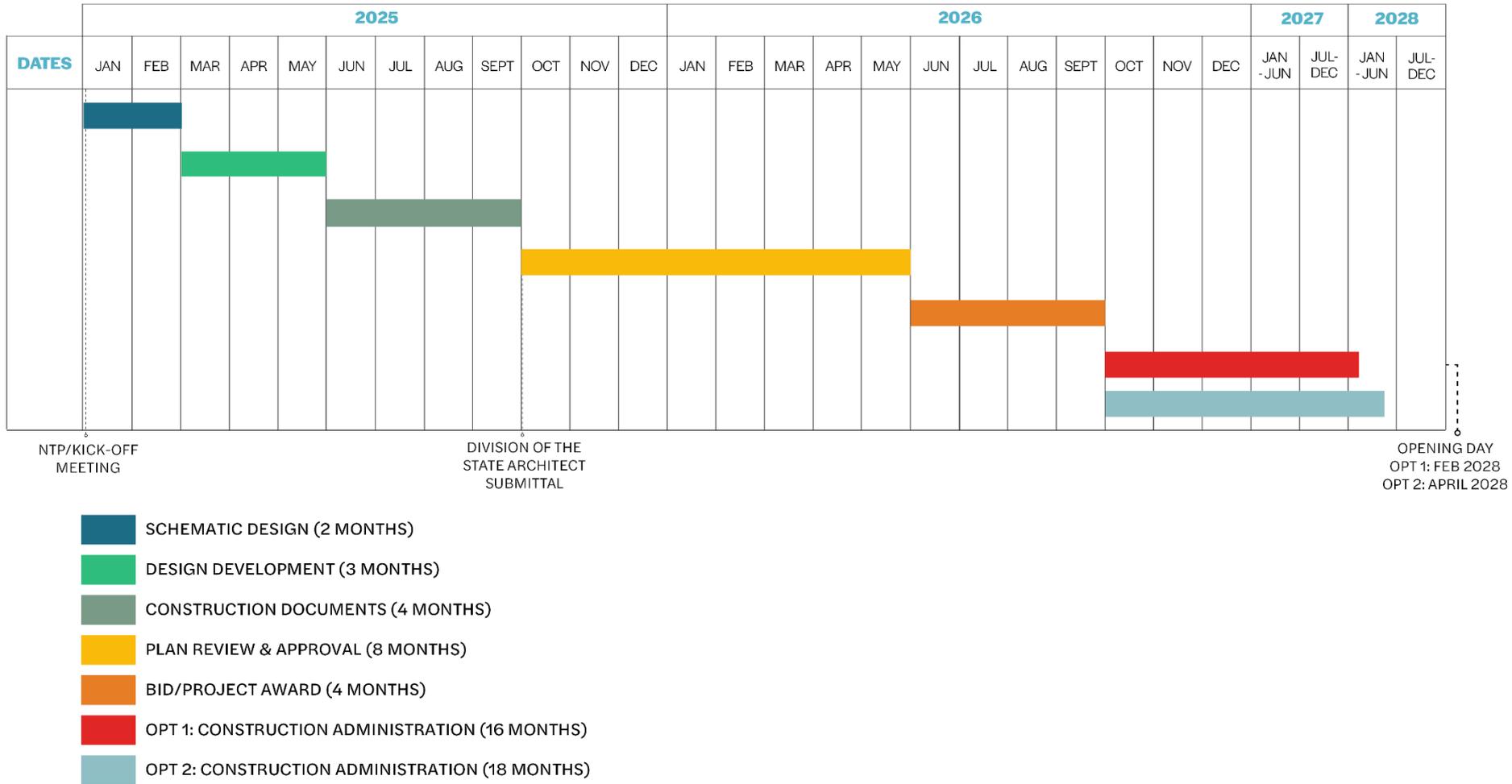
## Optional Add-ons

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Peck Avenue Corridor Improvements	\$2.5 m
Expanded Solar	\$1.4 m
Phased Construction (Option 2)	\$5 m



# Conceptual Schedule



# Recommendation

- Discuss and Provide Direction

