



Urho Saari Swim Stadium

Needs Assessment Report

Prepared for the
City of El Segundo
Parks & Recreation Department

Urho Saari Swim Stadium

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TABLE OF CONTENTS

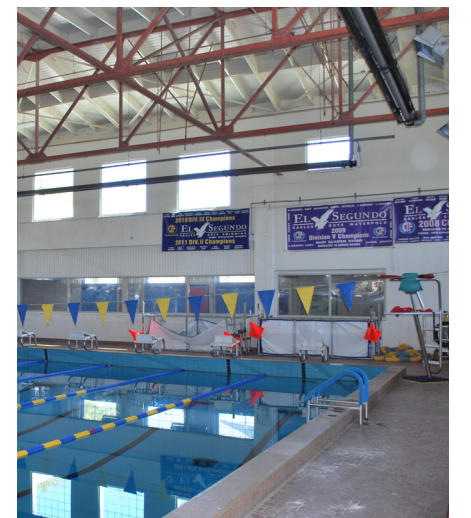
I. INTRODUCTION	5
II. NEEDS ASSESSMENT	
A. OVERVIEW	8
1.0 POOL & MECHANICAL SYSTEMS	9
2.0 BUILDING SYSTEMS	11
3.0 POOL DECK & SEATING AREAS	12
4.0 RESTROOMS & AMANITY SPACES	13
5.0 LOBBY	14
6.0 SUPPORT SPACES	15
7.0 BUILDING ENVELOPE	16
8.0 PROGRAMMING	17
9.0 MAINTENANCE & OPERATIONS	18
B. NEEDS ASSESSMENT MATRIX	19
III. REFERENCE	
A. STAKEHOLDER ASSESSMENT	22
B. COMMUNITY SURVEY	27

I. Introduction

Over the past three months the Los Angeles office of Mithun | Hodgetts+Fung Architects, and Aquatic Design Group have combined forces to prepare this assessment of the Urho Saari Swim Stadium in order to validate and determine the scope of renovations required to extend its life well into the future. It has been a privilege to perform this work, for which we made multiple site visits and presentations to both the general public and leadership, as well as creating and analyzing hundreds of responses to a questionnaire distributed to area residents. The results of this effort underscore the pride felt by so many residents as the custodians of a remarkable historic facility, as well as their support for the commitment by the city to transform the historic Urho Saari Stadium into an improved resource for community activities, wellness, and competitions.

It is clear, from the tabulated results of the analysis, that certain upgrades, such as those affecting the pool chemistry, lighting, and air circulation, that action is required if the Plunge is to remain a viable community asset, while other metrics suggest less pressing, but still desirable upgrades, for instance, to the locker-rooms and acoustics. All told, this report identifies and describes nine areas of focus, and weighs the importance of each as an aid to select those worthy of fulfillment.

Finally, and most importantly, the enthusiastic participation of El Segundo's residents, as well as others who enjoy the facility, marks an impressive level of civic engagement which cannot be ignored, and gives us, as designers, a powerful incentive to answer their response with an outstanding design that will once again assume its place as one of the City's most popular destinations.



Scope and Methodology

Mithun | Hodgetts and Fung and Aquatic Design Group visited the swimming pools at the Urho Saari Swim Stadium, an indoor natatorium which consists of two pools, located in El Segundo California, to perform a preliminary Needs Assessment Survey of the pools, pool systems and equipment, and facilities. The swimming pools were not open for use during our visit. Interviews with maintenance and operations staff were conducted during the course of the visit.

The following report is a summary of the existing conditions, code compliances, and maintenance and operations deficiencies for the pool and the pool mechanical equipment. The scope of this report includes the swimming pool, pool deck area, and pool mechanical equipment, but excludes the structural integrity of the pool shell or other appurtenances. It also excludes handicap accessibility in path of travel to the pool area. The pool area, bath & locker rooms, and other amenities are included in the scope of this report and have been analyzed for their functionality and habitability.

This report identifies any non-compliance of codes that were found. Some of these conditions may currently be operating on a grandfathered exemption. It is important to note that though some grandfathered exemptions by the County Environmental Health Services department and local department of Building and Safety may allow the pool to legally operate in non-compliance of current Title 24 state and county standards, the liability of any health and safety risks to the public may still remain. We therefore recommend that these issues should be reviewed on an individual basis to determine the disposition and possible remedies.

Certain code compliance issues of the State of California Administrative Code may be due to deterioration and material failures in which the code requires immediate rectification, or the facility is to be shut down. Others may be due to modifications to the code over the years. Providing that the condition is not deemed an immediate health or safety risk, the Authority Having Jurisdiction (AHJ) may allow it to exist as a "grandfathered condition". It is possible that the County Health Department and Department or Department of Building & Safety may require certain, or even all, grandfathered conditions be brought into compliance as part of a renovation project.

In addition to the code compliance issues being of concern to the Environmental Health Department and Building & Safety, they may also be of concern to the City's Risk Manager as well. Given the subjective nature of the interpretation of the code, conditions that may be deemed grandfathered at one point may not be allowed at another time or by a different inspector.

Not included in the scope of this report, but an important area to be reviewed, is the requirement for the facilities to meet the American Disabilities Act (ADA). This includes access to the facilities, restrooms, swimming pools and employee facilities.

Reference Codes & Resources

We received original plans dated 1938 and some pool renovation plans dated 2009. It appears the renovation work designed in 2009 was not constructed based upon the conditions we found on site. For the purpose of this report, the facilities' compliance with current codes will be examined.

The current codes that apply are:

- 2016 Uniform Building code
- 2016 California Building Code
- 2016 California Electric Code – Article 680
- 2016 Uniform Fire Code – Article 80
- 2016 California Fire Code – Article 80
- 2016 Uniform Mechanical Code
- 2016 California Mechanical Code
- Title 24 of the California Administrative Code
- Title 22 of the California Health and Safety Code
- Federal Virginia Graeme Baker Pool and Spa Safety Act
- California AB1020
- Americans with Disabilities Act

Article 680 of the CEC is the electric code that pertains to swimming pools. Article 80 of the UFC & CFC is the article that pertains to hazardous material storage and use. Title 24 of the CA Administrative code, chapter 31B provides the regulations for the design and operation of public swimming pools. Title 22 of the CA Health and Safety Code provides health and safety regulations for swimming pools. The Uniform Building Code, California Building Code, and Uniform Plumbing Code all have portions that pertain to public swimming pools. The Virginia Graeme Baker Pool and Spa Safety Act (VGB) and its California counterpart AB1020 regulate suction entrapment concerns.

II. Needs Assessment

Overview

The needs assessment presents a holistic overview of analysis and observations by Mithun and their consultants, facility staff, stakeholders, and the users of the Urho Saari Swim Stadium. The methods of data collection included a site walk conducted by Mithun and their consultants, review of as-built drawings and prior reports, and by written and verbal responses to questions prepared by the design team. Observational data gathering and analysis were conducted throughout the needs assessment phase per the following schedule:

— Facility Analysis	August 6, 2020
— Staff and Stakeholder Assessment	August 20, 2020
— Community Survey (Web based)	September 17 - October 14, 2020
— Community Workshop	October 22, 2020

The following assessment is carefully structured to identify key opportunities to greatly improve the functionality and habitability of the facility. The design team has organized their analysis and observations into the following focus area:

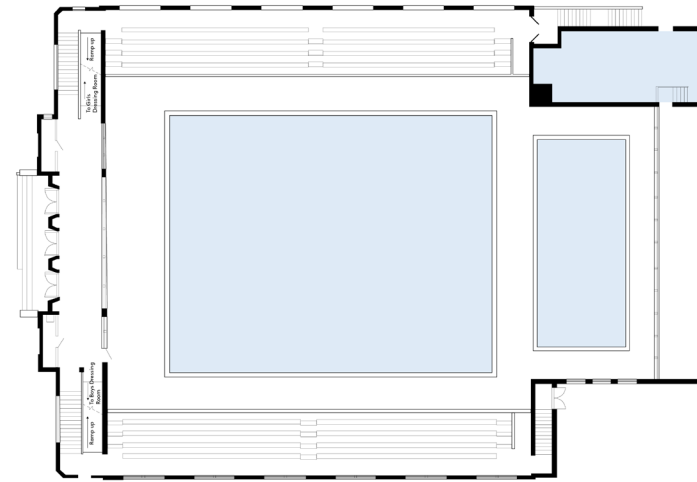
1. Pool & Mechanical Systems
2. Building Systems
3. Pool Deck & Seating Areas
4. Restrooms & Amenities
5. Lobby
6. Back-of-House
7. Building Envelope
8. Programming
9. Maintenance & Operations



MITHUN



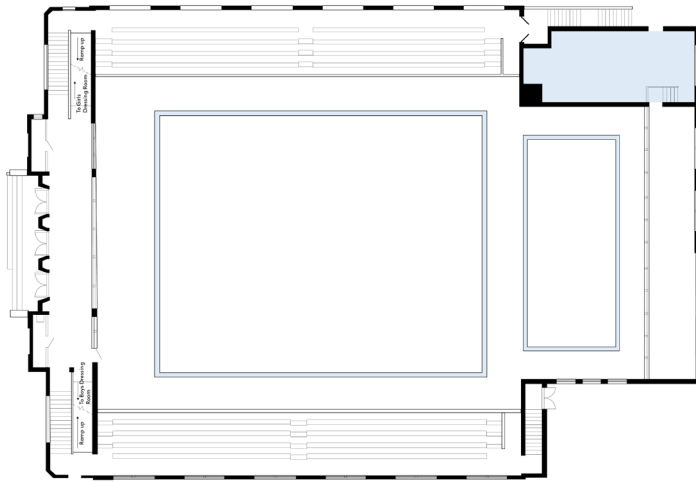
1.0 POOL & MECHANICAL SYSTEMS



1.1 Observations

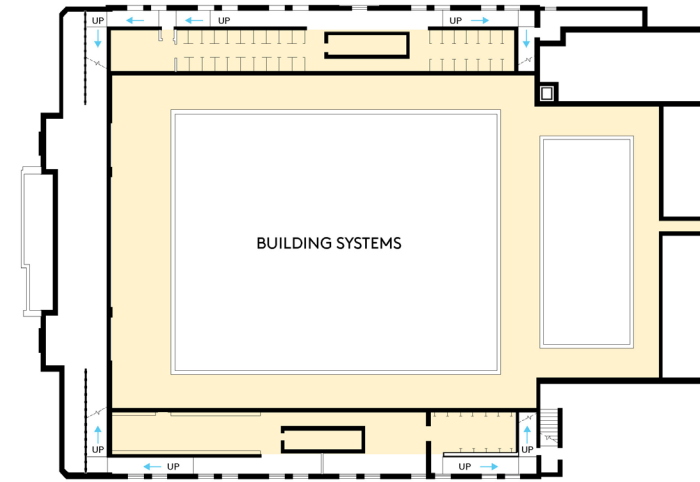
1. The pool gutters at both pools have the water more than 12-inches below the top of deck, which is the maximum riser allowed by code.
2. The swimming pool has a shallow end depth of 4-feet, which exceeds the maximum depth of 3'-6" allowed by code. This results in a special purpose pool designation.
3. The swimming pool has wall inlets to return the filtered and chlorinated pool water to the pool. The main drains are not hydraulically balanced as required by code, creating a suction entrapment hazard.
4. The swimming pool lacks a safety line and safety rope anchors in the pool walls to install a safety rope at the 4'-6" water depth as required by code.
5. The door to the mechanical and chemical areas has a placard for the chlorine tablets, but it lacks the placard for the muriatic acid also stored in this space as required by code.
6. The top of the pool is a raised bond beam that is approximately 6-8 inches above the top of deck. L.A. County Health department has ruled that this raised area conflicts with the code requirement of a minimum of 4-feet of unobstructed walk-way around the entire perimeter of a pool.
7. The swimming pool has a portable drop-in stair for better access which conflicts with code requirements to not allow obstructions in a public swimming pool.
8. The facility is using a portable ADA lift for access to the two pools. Such a portable lift does not comply with ADA requirements for equal access to both pools.
9. The water from both pools is co-mingled as a single body of water which is not allowed per code.
10. The depth markers at the waterline lack the "FT" and "IN" notations as required by code. The deck depth markers lack the universal "No-Diving" symbols as required by code.





1.2 Opportunities

1. Upgrade perimeter gutters to meet code (See Section 8.0 Programming for options)
2. Adjust water height to meet programming needs by way of altering gutters and pool curb
3. Replace main drain under pool piping
4. Install floor inlets to evenly distribute chlorinated water throughout the pool
5. Install rope anchors and floor markings per code
6. Install code required safety signage throughout pool and mechanical rooms
7. Demolish pool curb and replace with modified gutter system to provide code required access to pools
8. Install permanent access stairs and/or ramps to both pools
9. Install permanent ADA access lift to pools
10. Provide separate water filtration and heating systems for both pools
11. Install code required depth markers and "No Diving" signs per code



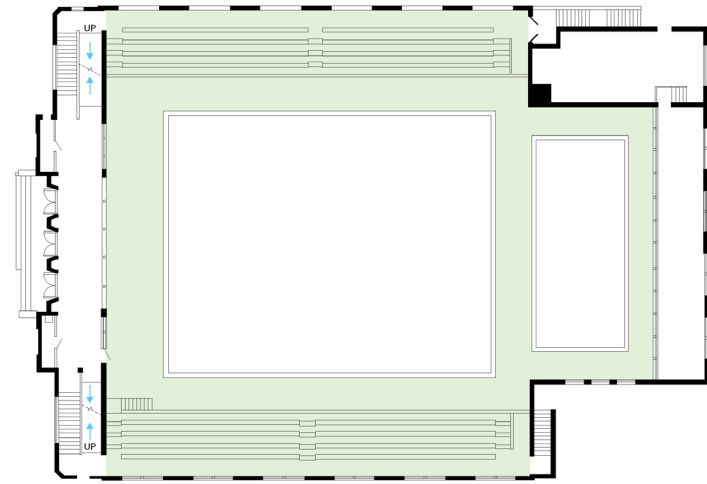
2.1 Observations

1. Windows cause distracting reflections on pool surface creating significant safety issues.
2. Current natural light levels do not provide enough illumination for the facility to operate without supplemental lighting.
3. Halogen light fixtures are outdated and inefficient and frequently need replacement bulbs
4. Rooftop vents do not provide adequate ventilation at the deck level resulting in damp smell and poor air quality within the natatorium
5. Overhead radiant heaters do not provide adequate thermal control throughout natatorium. Users and staff identified heating during the winter months as the primary thermal comfort issue.
6. Acoustic treatments limited to the junior pool ceiling, where the tiles are rotting and do not provide ample acoustic attenuation, resulting in a harsh and reverberant acoustic environment. No sound isolation between mechanical room and pool area. Staff identified acoustics as critical to a safe swimming environment.
7. Staff identified the need for a central PA system for program announcements, music, and events.
8. Staff identified the need for better ventilation and air conditioning in the second-level offices

2.2 Opportunities

1. Lighting: Replace LED lighting throughout natatorium
2. New ventilation system with pool level intake
3. New Heating/Air conditioning for Natatorium
4. New split-system heating/cooling for locker rooms
5. Replace rotting acoustic tiles above auxillary pool and add acoustic attenuation in Natatorium
6. Improve ventilation and add mini-split system to staff offices
7. Update plumbing in locker rooms to provide on-demand water heating





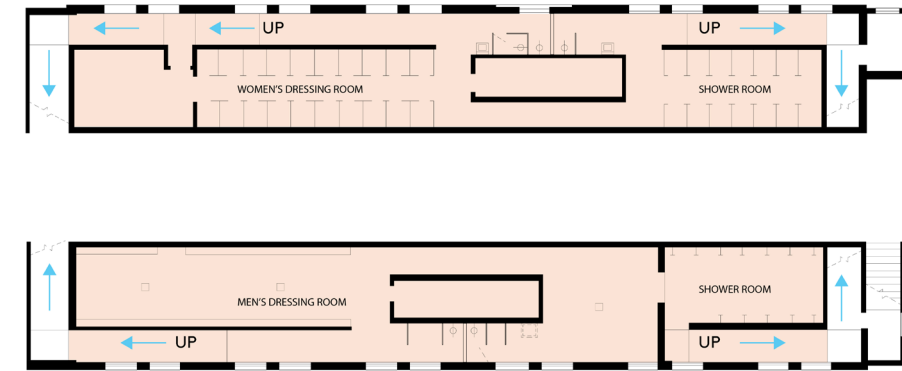
3.1 Observations

1. Access to seating areas from pool deck is limited to a single stair at east stand that is not code compliant
2. Seating rows extend beyond maximum allowable length without an intervening aisle.
3. Seating options are limited to benches designed for large capacity crowds. Users observed that there are no comfortable seating options while observing swim lessons or pausing between workouts.
4. Minimal termite infestation was observed on the grandstand and should be further investigated.
5. Deck level drainage slopes toward pool where a series of floor drains collect water. Code requires that drainage be sloped away from the pool.
6. Non-slip tile surfaces appear to be eroded throughout the pool deck where users observed that the slippery floor is a safety concern.
7. Safe access to both the junior and senior pools is impeded by a raised curb surrounding both bodies of water.
8. No clear sight line from the grandstand to the junior pool.
9. Users commented that there are no seating options surrounding the junior pool for parents observing their children’s swim lessons.



3.2 Opportunities

1. Raise pool deck to align with curb to create level access to pool.
2. Create code compliant access from pool deck to both grandstands
3. Provide ADA compliant seating areas at the pool deck level.
4. Provide new seating adjacent to the junior pool.



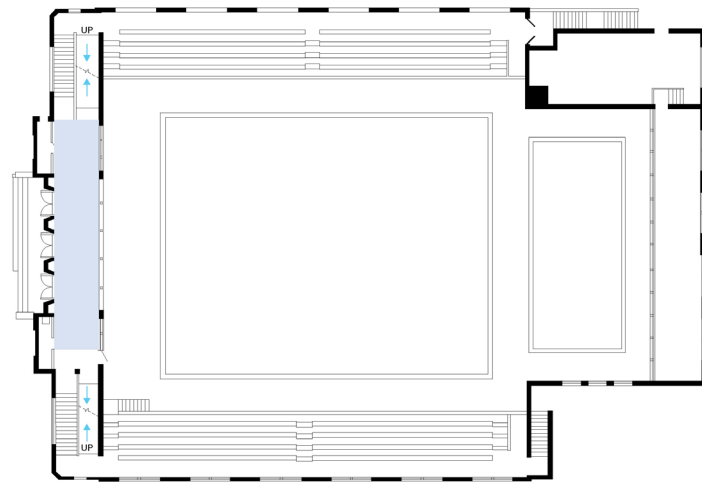
4.1 Observations

1. Restrooms do not meet current code requirements for fixture counts and accessibility requirements.
2. Inefficient use of space in changing stalls and makeup stations
3. Ramps do not meet ADA codes: railing, slope, landing and surfacing
4. Users noted that the showers do not provide consistent hot water
5. No privacy partitions in showers and changing areas
6. No secure and private location for changing and locker storage
7. Lighting is dated and inefficient. Users noted that the locker rooms are poorly lit
8. No separate family restroom facilities are provided
9. Confined access aisles to dressing rooms and showers
10. Staff noted that users of the adjacent playing fields often try to use the restroom facilities in the natatorium. There is no separate access to the restrooms from Richmond field.



4.2 Opportunities

1. Provide additional lavatories and toilets in existing locker rooms and upgrade existing fixtures and stalls to be ADA compliant.
2. Add family restrooms at pool deck level
3. Privacy screens for shower facilities
4. Privacy changing stations and lockers
5. Update flooring throughout locker room and access ramps
6. Replace existing lighting with energy efficient LED fixtures



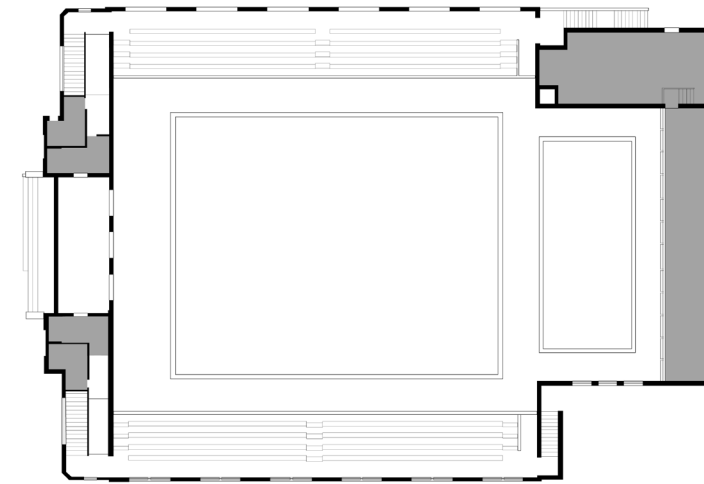
5.1 Observations

1. Radiant gas heaters are inefficient and ineffective at thermal control
2. Location of reception desk creates a bottleneck at the entry area and impedes code-required accessibility to the facility
3. No permanent power and data is provided at the reception desk.
4. Lobby circulation is confusing and wayfinding is inadequate
5. No consolidated control point at check-in desk
6. Users noted that check-in for class reservations and access to the facility is confusing and time-consuming, resulting in overcrowding in the lobby
7. The lobby is decorated with murals, memorabilia, and ephemera related to the history of the building and athletes' accomplishments. Users and staff noted that the history is a significant asset to the building.



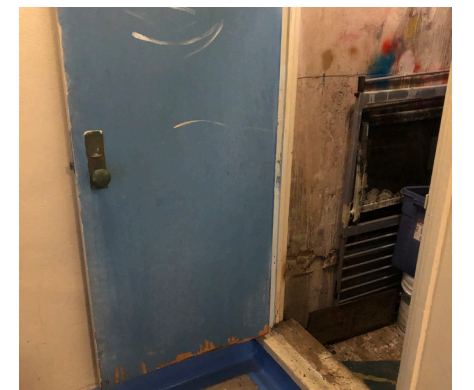
5.2 Opportunities

1. Expand lobby to increase queue area and create permanent reception desk at new location
2. Create new accessible staff office adjacent to reception area
3. Supply permanent data and power to reception desk.
4. Create single point of access to facility
5. Restore murals and add new display capacity
6. Install wayfinding and other graphic signage



6.2 Observations

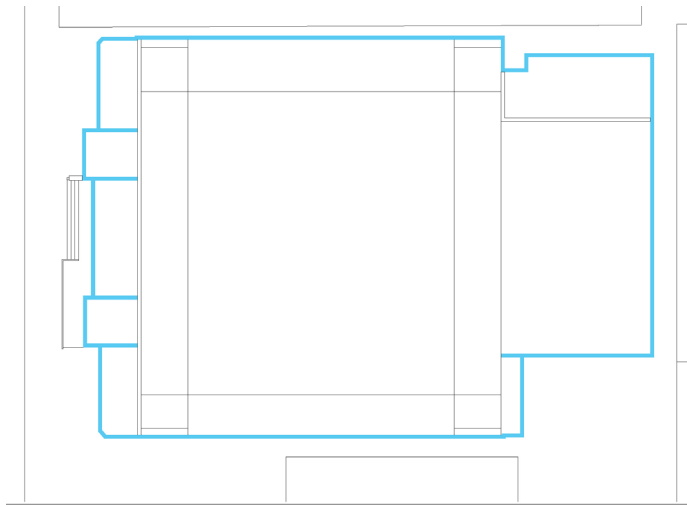
1. Storage closets are dispersed throughout the perimeter of the facility with no coherent organization
2. Storage rooms have odor suggesting grime or mold. If they continue to be used, further investigation into the cause of the mold should be conducted
3. Props for swim classes are stored in mechanical room areas, creating impediments on maintenance access space
4. Staff offices are located on the second level and do not provide equal access for employees
5. Staff noted that the guard office is too small, oddly shaped, and does not offer views of the pool deck or quick access in case of an emergency.
6. Loading of chemicals to the facility occurs on a direct route across the pool deck
7. Pool equipment and furniture are stored on the pool deck, restricting circulation.



6.2 Opportunities

1. Considerable storage areas in new location adjacent to auxiliary pool
2. Relocate guard office to a position with direct sight lines and access to pool deck





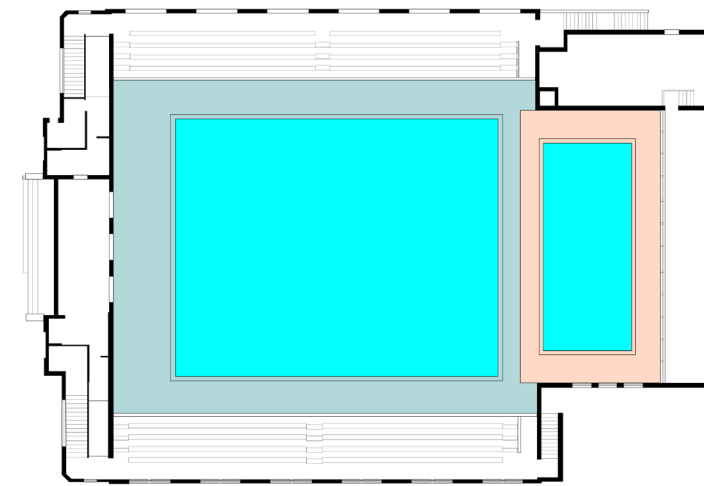
7.1 Observations

1. Minor dry rot damage observed at windows above terrace
2. Mismatched paint on rear of building presumably due to graffiti
3. Exterior doors are faded and rusting where paint has begun to peel off
4. Minor rust on roof trusses was observed but does not pose any threat to the structural integrity
5. Ramp and stair railings do not meet current code requirements
6. Site lighting fixtures are dated and inefficient
7. No bike parking or designated accessible drop-off area.
8. Exterior door hardware is rusted and paint has been stripped away causing minor deterioration from rust



7.2 Opportunities

1. Replace exterior lighting with new, energy efficient LED fixtures
2. Patch exterior plaster and paint to restore original facade
3. New ADA compliant handrails and guardrails
4. Site furnishings and landscape



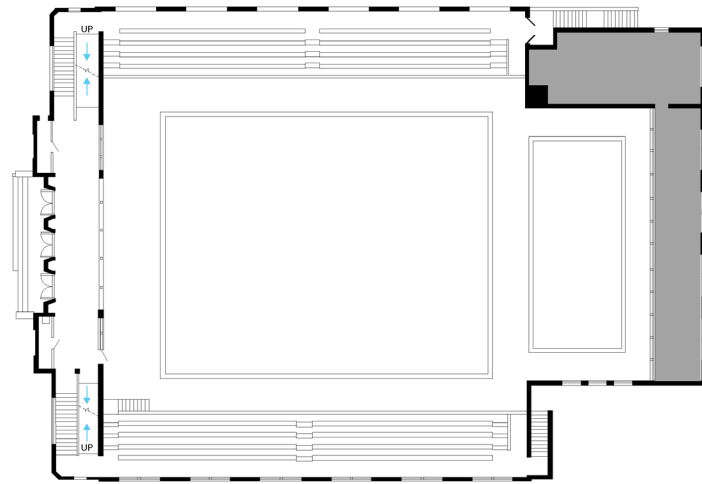
8.1 Observations

1. Junior pool is not deep enough for adult water aerobics classes
2. The Senior pool currently operates as a special use pool due to the shallow end depth exceeding the maximum allowable by code of 3'-6". The shallow end cannot be lowered to 3'-6" without significant demolition and reconstruction of the gutter system.
3. The Senior pool depth is adequate for the function of lap swimming, some recreation, and diving but is not currently deep enough for competitive water polo without raising the water level
4. Users overwhelmingly support more time for lap swimming and free swim which, according to the survey, is the primary reason for attending the plunge for most users.
5. With the Wiseburn pool serving the programming needs for a competitive swim environment, staff and users observed that The Plunge should serve as a facility for recreational swimming and a "fun, neighborhood vibe."
6. Both users and staff would like to see more variation in swim instruction at all age levels and abilities
7. The Plunge was designed to support large crowds for competitive water polo and swimming and is historically known for its connection to the coach Urho Saari

8.2 Opportunities

1. Raise the gutters and surrounding pool deck in the Junior pool area to provide a multi-function pool that can support water aerobics classes, junior swim lessons, and recreational swimming and wading for children
2. Adjust water level in Senior pool to support lap swimming, water polo, and diving, as originally designed





9.1 Observations

1. The filter tanks are rusting and have been repaired numerous times and should be replaced
2. The existing pump strainer is a cast iron strainer that cannot be readily serviced
3. A review of the staff chemical logs indicates the staff is hand feeding sodium bicarbonate to raise total alkalinity.
4. Pump, filtration, heating and chemical systems are currently manually operated
5. There is no fixed access to the roof for maintenance of rooftop equipment and gutters



9.2 Opportunities

1. Install new strainer system of corrosion resistant fiberglass with clear lids so maintenance staff can observe when the system needs to be cleaned
2. Replace corroding metallic piping to reduce deferred maintenance
3. Upgrade electrical panels to avoid ongoing maintenance
4. Install automated CO2 system in conjunction with acid feed
5. Install total system controller for both pools to allow remote access to the systems by city staff to reduce labor

The following chart is a summary of potential improvements for the facility. These items, referenced as opportunities in the prior needs assessment detail, have been identified through a combination of user, staff and stakeholder input and the design expertise of Mithun and their consultants.

These proposed improvements present the most significant and necessary upgrades that the design team will consider for in-depth studies, which will include the creation of alternative concepts and associated cost estimates to be present to the Parks & Recreation Commission.

We have associated a priority level to each of the potential improvements based upon a weighted evaluation of the following factors:

- Improvement to functionality and habitability
- Code requirement or potential health and safety concern
- Affect on operations and maintenance
- Expanded programming opportunity

ITEM	DESCRIPTION	EXISTING	CODE	PRIORITY
		CONDITION	ISSUE	
		G = Good		1 = High
		A = Adequate		2 = Medium
		P = Poor		3 = Low
1 POOL & MECHANICAL SYSTEMS				
1.1	Upgrade perimeter gutters to meet code (See Section 8.0 Programming for options)		CBC, Chapter 31B Section 3136B	3
1.2	Adjust water height to meet programming needs by way of altering gutters and pool curb		CBC, Chapter 31B Section 3109B	3
1.3	Replace main drain under pool piping		CA AB1020	1
1.4	Install floor inlets to evenly distribute chlorinated water throughout the pool		CBC, Chapter 31B Section 3137B	3
1.5	Install rope anchors and floor markings per code		CBC, Chapter 31B Section 3110B	2
1.6	Install code required safety signage throughout pool and mechanical rooms		C.F.C.	3
1.7	Demolish pool curb and replace with modified gutter system to provide code required access to pools		CBC, Chapter 31B Section 3114B	3
1.8	Install permanent access stairs and/or ramps to both pools		CBC, Chapter 31B Section 3108B.4	3
1.9	Install permanent ADA access lift to pools		ADA	1
1.1	Provide separate water filtration and heating systems for both pools		CBC, Chapter 31B Section 3123B.1	3
1.11	Install code required depth markers and "No Diving" signs per code		CBC, Chapter 31B Section 3110B.4.4	3

B. NEEDS ASSESSMENT MATRIX

ITEM	DESCRIPTION	EXISTING	CODE	PRIORITY
		CONDITION	ISSUE	
		G = Good		1 = High
		A = Adequate		2 = Medium
	P = Poor		3 = Low	
2 BUILDING SYSTEMS				
2.1	Lighting: replace LED lighting throughout natatorium	P		1
2.2	New ventilation system with pool level intake	P		2
2.3	New Heating/Cooling Conditioning for Natatorium	A		1
2.4	New split-system heating/cooling for locker rooms	P		2
2.5	Replace rotting acoustic tiles above auxiliary pool and add acoustic attenuation in Natatorium	P		2
2.6	Improve ventilation and add mini-split system to staff offices	A		3
2.7	Update plumbing in locker rooms to provide on-demand water heating	A		3
3 POOL DECK & SEATING AREAS				
3.1	Raise pool deck to align with curb to create level access to pool	A	X	2
3.2	Create code compliant stair access to both grandstands	A	X	2
3.3	Provide ADA compliant seating areas at the pool deck level	N/A	X	1
3.4	New terrace seating adjacent to the auxiliary pool	N/A		3
3.5	Renovate grandstand and provide alternate seating options	A		3
4 RESTROOMS & AMENITY SPACES				
4.1	Provide additional lavatories and toilets in existing locker rooms and upgrade existing fixtures and stalls to be ADA compliant	P	X	1
4.2	Add family restrooms at pool deck level	N/A	X	2
4.3	Privacy screens for shower facilities	N/A		3
4.4	Private changing stations and lockers	A		3
4.5	Update flooring throughout locker room and access ramps	A	X	2
4.6	Replace existing lighting with energy efficient LED fixtures	P		2
5 LOBBY				
5.1	Expand lobby to increase queue area and create permanent reception desk	A		2

ITEM	DESCRIPTION	EXISTING	CODE	PRIORITY
		CONDITION	ISSUE	
		G = Good		1 = High
		A = Adequate		2 = Medium
	P = Poor		3 = Low	
5.2	Create new accessible staff office adjacent to reception area	N/A	X	2
5.3	Permanent data and power to reception desk	A		3
5.4	Create single point of access to facility			
5.5	Restore murals and add new display capacity			
5.6	Install wayfinding and other graphic signage			
6 BACK-OF-HOUSE				
6.1	Consolidate storage areas in new location adjacent to auxiliary pool	P	X	2
6.2	Relocate guard office to a position with direct sight lines and access to pool deck			
7 BUILDING ENVELOPE				
7.1	Replace exterior lighting with new, energy efficient LED fixtures	A		3
7.2	Patch exterior plaster and paint	A		3
7.3	New ADA compliant handrails and guardrails	A	X	1
7.4	Site furnishings and landscape	P		3
8 PROGRAMMING				
8.1	Raise the gutters and surrounding pool deck in the Junior pool area to provide a multi-function pool that can support water aerobics classes, junior swim lessons, and recreational swimming and wading for children			
8.2	Adjust water level in Senior pool to support lap swimming, water polo, and diving, as originally designed			
9 MAINTENANCE & OPERATIONS				
9.1	Install new strainer system of corrosion resistant fiberglass with clear lids so maintenance staff can observe when the system needs to be cleaned			
9.2	Replace corroding metallic piping to reduce deferred maintenance			
9.3	Upgrade electrical panels to avoid ongoing maintenance			
9.4	Install automated CO2 system in conjunction with acid feed			
9.5	Install total system controller for both pools to allow remote access to the systems by city staff to reduce labor			

Community & Stakeholder Outreach

Maintenance & Operations

How are guests welcomed at the entry to the facility? Is there a check-in process?

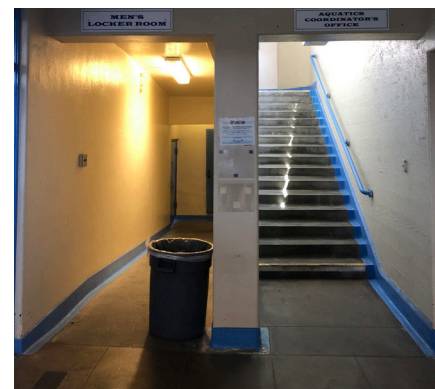
- Guests currently enter through the main front doors and are greeted by the front desk person. Here they are scanned in, or verbally checked in with COVID protocols.
- One issue with this form of check-in is the fact that people can bunch up easily due to there being little space around the front desk. There is no good flow of traffic especially when it comes to being able to form a line
- Athletics have issue of closing building, card system & cash

Do you want to maintain public access to the stairs leading to the staff offices?

- Because the stairs, which lead to the staff offices, also lead to both areas of stadium seating, I do not see a reason that the public should not be able to access these. As it is, there is no real issue with these stairs being shared for office access and bleacher access.

Are you open to relocating staff offices to address accessibility issues? How often are the staff offices occupied on a given day?

- The coordinator office (located on south east side of building) is conveniently located. It looks out over the pool deck so you can see the staff and if there are any issues. The only thing you cannot see is the south west tower. It is also placed in a position that lets you easily access both the deck and the front desk in case assistance is needed.
- The guard room (located on the south west side of the building) can absolutely be relocated. It is small, oddly shaped, and difficult to access the deck if needed. It also lacks a window which means it has no view of the pool deck. Ideally, the guard room should be in an area that has view of the pool/deck, as well access the pool deck. If these things can be accommodated with the office being moved to address accessibility issues that would be great.



STAKEHOLDER ASSESSMENT

Is the communication system adequate?

- No. It would be great to have a built in PA system to the pool. Uses for this would include announcements, music, and events.
- An entire AV system would be the most ideal. The ability to easily show video from any device as well as easily play sound.

What should govern our approach to amenities and privacy in the changing room?

- The largest benefit of the locker rooms at the plunge would be the size. There is an abundance of space for changing, storing belongings, and showering.
- The biggest downside is the level of comfort. The materials used (Marble, concrete, tile) makes the space feel cold and dirty. The lighting is also an issue as there are many spots in the locker rooms that are dark from poorly placed lights. The showers also take up to 6 minutes to warm up wasting water
- Moving forward site is not geared for competition
- Check room no longer used and no attendant on duty

How are deliveries received at the facility? What are specific storage needs for pool chemicals?

- Pool chemicals are rolled directly across the pool deck to the chemical room.

Does the current storage capacity meet the facility's needs? Should some items for storage be grouped separately?

- The storage capacity at the pool has always been extremely limited.
- The way items are currently grouped are as follows:
 - » South West upstairs closet: Staff uniforms and special event supplies. Small space for what it is storing
 - » South West downstairs closet - Asbestos ridden room. Holds old training equipment and trophies
 - » Storage in lobby - cleaning closet - needs better ventilation, more space, and better shelving
 - » Storage in lobby 1 - Asbestos ridden. Unused and permanently locked.
 - » South East downstairs closet: - Asbestos ridden, currently holds paint and other chemicals. Poor ventilation.
 - » West deck storage in women's locker room - User group storage
 - » East deck storage in men's locker room - User group storage and pool equipment
- Overall, storage needs to be seriously considered and updated



Facility & Building Systems

How often are the grandstands used for competitions? Are there ever crowds large enough to necessitate both stands?

- The grandstands are used frequently. They are heavily occupied during swim meets, water polo games, swim lessons, and special events. Basically, all our programming besides basic lap swimming has patrons in the stands.
- Crowds could most likely be combined into one stand except for water polo games and swim meets. It is nice to have the two separate stands for opposing teams to occupy.
- Parents, teams, organizing in stands. More than adequate. Think about max capacity for single event.



When do you find the acoustics in the pool hall problematic?

- Acoustics are difficult during several activities. The natural echo of the building causes difficulty hearing coaches and lifeguards as they attempt to yell to swimmers. It is also extremely difficult to make announcements on speakers, or even play music.
- The noise from the boiler room is also quite loud.
- ACOUSTICS – Focus on safety of communication from lifeguards. VERY CRITICAL FROM SAFETY STANDPOINT.



Is lighting adequate in the pool hall? Is there enough natural light to operate during the daytime without artificial lighting?

- The lighting is adequate at the plunge. The lights do however frequently burn out.
- There is not enough natural light to operate during the daytime without light. Although the building does get bright, the lights still need to be on.
- LIGHTS – Safety issue with glare & quite dim inside. Better natural light solutions.



How often does the temperature in the building exceed normal comfort levels? Is it often too hot or too cold? What areas of the building are most susceptible to temperature extremes?

- All areas of the plunge can experience temperature extremes during both the summer and the winter. In order to get adequate ventilation, all windows must be opened.

STAKEHOLDER ASSESSMENT (contd)

- Lobby: Adequate heating with lamps above front desk. When it gets too hot the doors can be opened for air. Only bad on extremely hot days
- Offices: Little ventilation so will get unbearably hot during the summer and extremely cold during the winter.
- Locker rooms – Heaters work at about 10%. Need to fix this issue as it can get very cold. Never gets too hot.
- Pool deck: Can get far too cold and far too hot. Breeze comes in from west windows but on hot days does not help much. Deck heaters operate at about 10% and do a poor job at heating the hall.

Does the facility support two separate programs occurring simultaneously in the two pool areas?

- The facility does support separate programs occurring simultaneously. The small pool can run parent and me classes while running lap swim or other activities in the competition pool.

Please elaborate on the current programming constraints due to the pool configurations

- Currently for water polo games to be ran the pool must be raised 13 inches to make it deep enough. This is an issue that stems from the shallow area of the competition pool being only 4 feet deep.
- Another issue is that it is difficult to see the instructional pool from the stands. Parents are required to stay in the stands for their children's class, so they sometimes complain about being unable to see their kids.

Is there a desire to create a uniform specification for pool equipment and filtration systems between the two aquatic facilities?

- FILTRATION: Don't follow pattern @ Wiseburn

Vision

Does the city have any long-term sustainability goals that should be considered by the design team for The Plunge renovation?

- E/V or green building would be nice but not if it has to forfeit ANY functionality
- EXTREMELY important is ease of running the facility. The Aquatics Center has many moving parts (bulkheads, pool tarps, flag poles etc) that constantly are needed to be moved and put strain on time and staff. Facility MUST be staff friendly.

Is it important to continue to connect the identity of the facility with Urho Saari? Is it important to display the murals, trophies and ephemera in a prominent location?

— The Plunge is an extremely historical building. From Urho Saari being the first aquatics coordinator, to him coaching the Olympic team to it being named the Urho Saari Swim Stadium, I believe that the pool should be connected to Saari. It is important to update and renovate, however the history in this building is what makes it so special to so many people. I myself took swim lessons as a child, participated in youth swim team, played water polo throughout high school, and now work full time all at the Plunge. The history is what makes it special is why it should be preserved.

— I believe the murals and trophies have always been an important part of the pool, and the El Segundo community. Many people admire them when they enter the facility. That being said, the location is not as important, especially if it obstructs functionality.

Do you envision a relationship between the Richmond St. Field and the swim stadium?

— The only reason to form a relationship would be for restrooms, however I recommend this not be done. It is difficult enough to run an operation of this size, and not necessary to add in more regulation of patrons.

How can the plunge support broader community needs? What new events and programs would you like to see in the renovated facility?

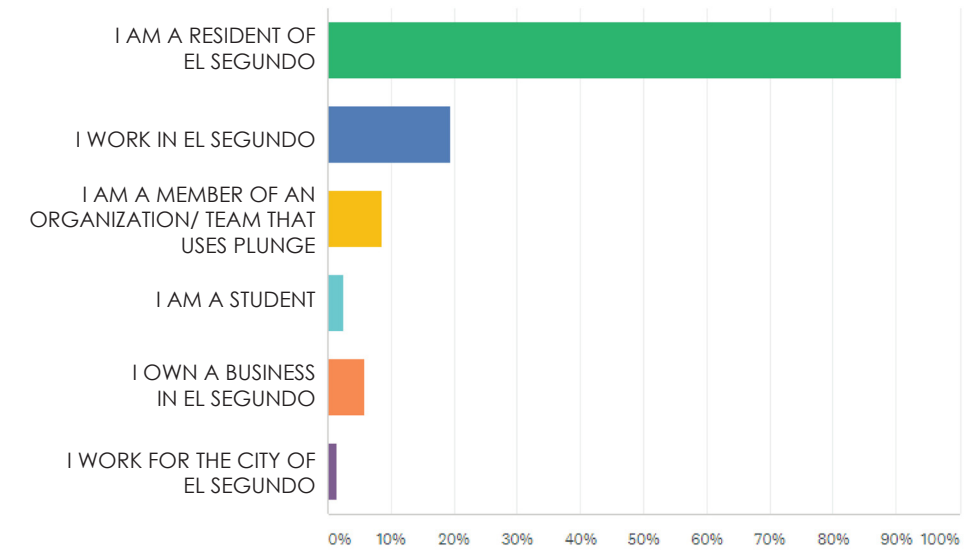
— The community loves the plunge and its attractions. They love the diving board, the obstacle course, and the special events there. Making this as much as a “fun community pool” as possible would be the most ideal. This means water attractions, slides, diving boards, etc. Anything to add to the fun and allow us to run better events.

— I would like to see more swim lessons, more recreation/family swims, and more special events at the plunge. I envision the Aquatics Center being a competitive facility, and the plunge being a community service pool for the needs of El Segundo.

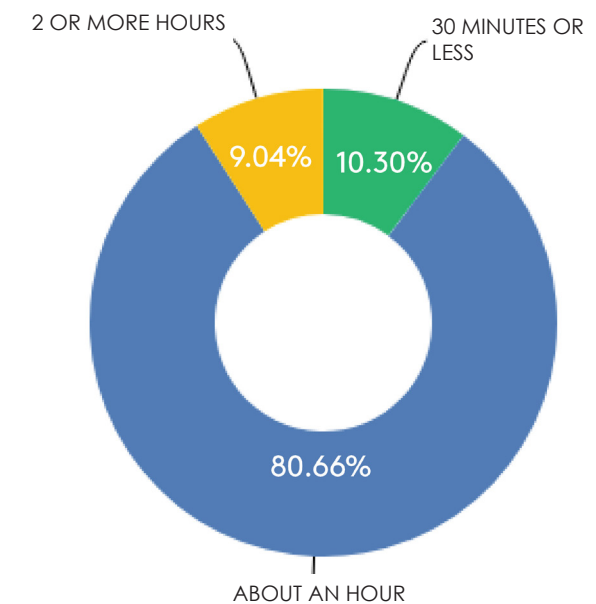
— Neighborhood recreation vibe.

— Wiseburn the competition center

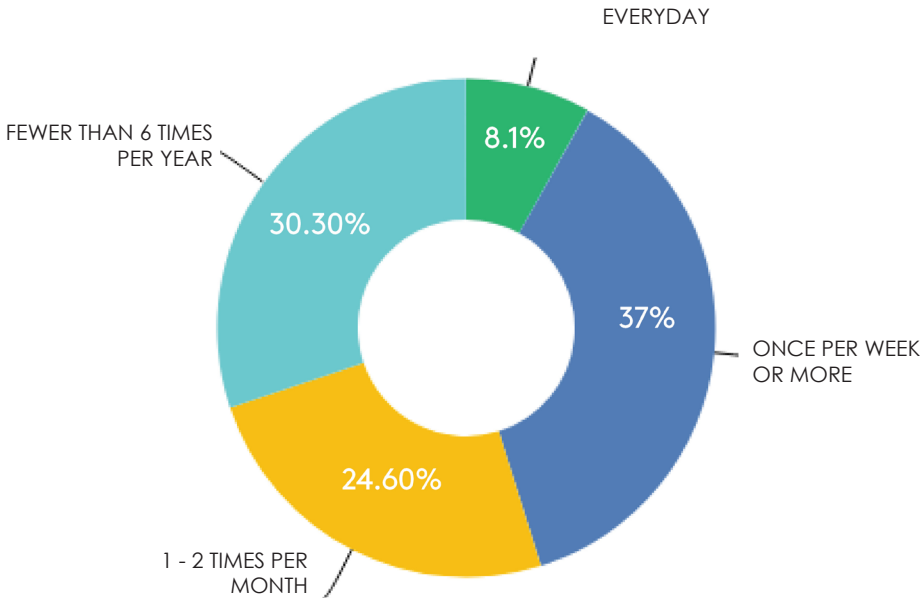
1. Please tell us about yourself. Select all that apply:



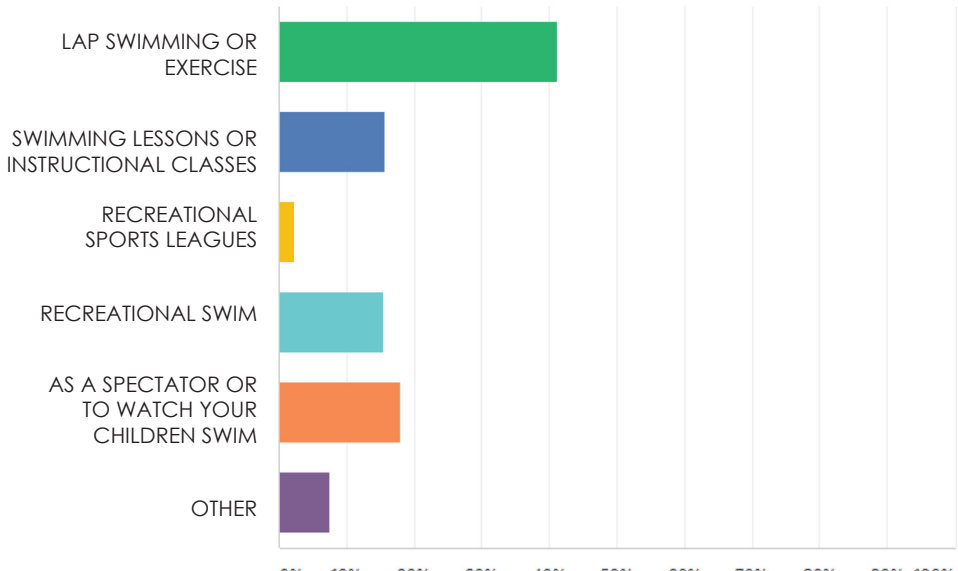
2. How long do you spend at The Plunge during your visit?



3. How often do you use a pool as a form of exercise or recreation ?



4. What is your primary reason for attending The Plunge?



5. As a swimmer, what enhancements to the facility would make your visit more enjoyable?

Selected Responses

1. Improved locker room with better lighting.
2. Cleaner and consistent warm water
3. Improve gutters where they are on the deck for pool overflow and not under the deck.
4. Let's just get it fixed and cleaned up. Decades of planned deferred
5. maintenance have all but destroyed one of the true gems and communal assets we have in El Segundo.
6. More natural light and updated/ more modern look and facilities

Summary of Community Response

1. Modernize locker room facilities with improved lighting, thermal comfort, and privacy
2. New gutters in the pool for faster water and improved circulation
Consistent, warmer pool temperature
3. Improve the air quality and thermal comfort on the pool deck and in the locker rooms
4. Reduce glare on pool water and improve natural lighting
5. Improve access to swimming pool from deck: slip-resistant flooring, eliminate curbs, and additional ladders.

6. As a spectator, what enhancements to the facility would make your visit more enjoyable?

Selected Responses

- 1. More seating to relax. Lounge chairs
- 2. The ceiling needs to be opened up to allow more light into this building
- 3. Create family changing & toilet rooms so that fathers can accompany daughter
- 4. More comfortable seating, ventilation, fresh air, charging ports, sound improvement since there is a loud echo, water bottle fillers.
- 5. Be allowed to be with my kids when they swim not stuck in the bleachers.

Summary of Community Response

- 1. Improved seating options closer to small pool
- 2. Better ventilation and natural light
- 3. Family restrooms
- 4. Improved access to seating areas
- 5. Amenities such as wifi, charging stations, and sound system

7. What new programs would you like to see at the facility?

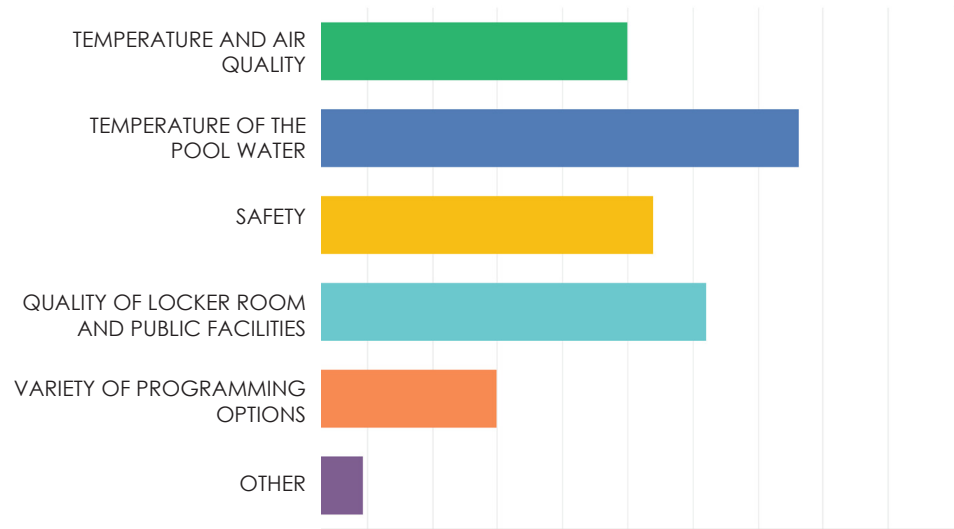
Selected Responses

- 1. Designated lanes for water walking/ slow lanes
- 2. Having it open consistently for rec and lap swim
- 3. Bring back diving. High dive and diving lessons.
- 4. Water walking in the shallow pools
- 5. Open 7 days per week

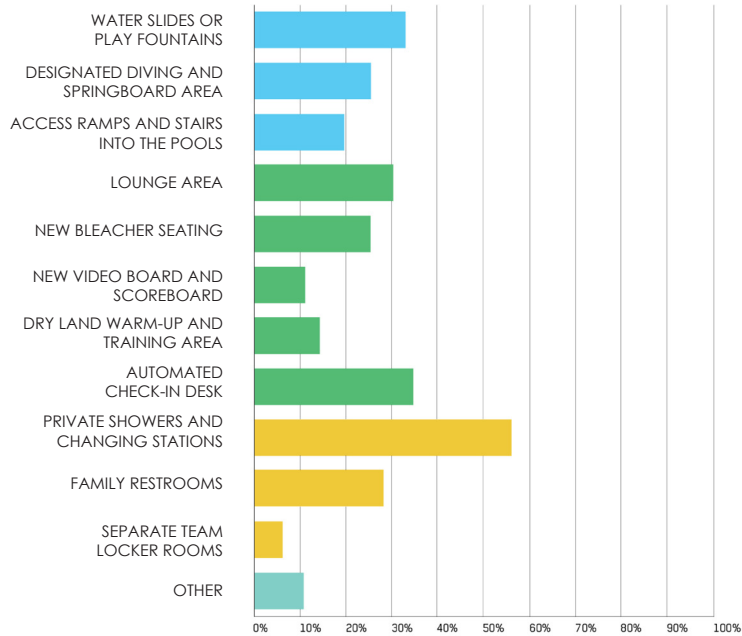
Summary of Community Response

- 1. Expand programs for kids and seniors
- 2. Swim lessons for all skill levels
- 3. Reserve lanes for lap swimming at all times
- 4. Expand diving program
- 5. Verify ramp width
- 6. Inefficient use of space in changing stalls and makeup stations

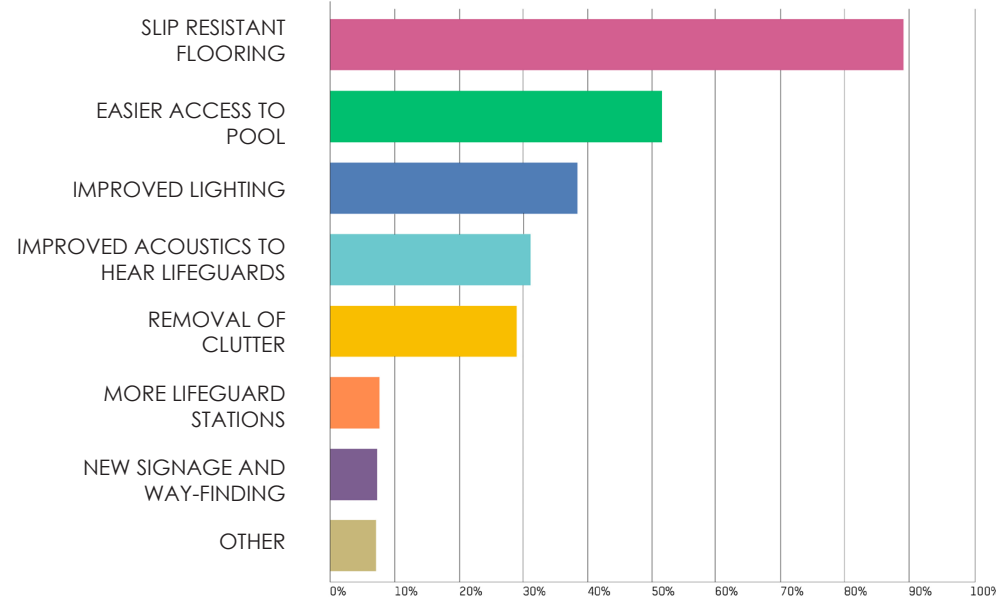
8. What elements or features of the facility are most important to you? Select 3:



9. What new features would you be most interested in seeing at the facility? Select 3:



10. What safety features would most improve the facility? Select 3:



11. How important is it to preserve the historical significance of The Plunge?

