

DATE ISSUED: _____ October 25, 2002 _____ REPORT NO. 02-253

ATTENTION: Public Safety and Neighborhood Services Committee
Agenda of

SUBJECT: _____ Lifeguard Facility Improvements

REFERENCE: City Manager Report 02-063, dated March 27, 2002
City Manager Report 01-171, dated July 27, 2001
City Manager Report 01-088, dated May 10, 2001
City Manager Report 01-031, dated February 22, 2001
City Manager Report 00-189, dated September 20, 2000
City Manager Report 00-166, dated August 7, 2000

SUMMARY:

THIS IS AN INFORMATION ITEM ONLY. NO ACTION IS REQUIRED ON THE PART OF THE COMMITTEE OR CITY COUNCIL

BACKGROUND

At the October 4, 2000 meeting of the Public Safety and Neighborhood Services Committee, Council Member Wear requested that additional improvements to lifeguard facilities be addressed. The committee directed the City Manager to return to the City Council with a list of prioritized lifeguard facility improvements and funding alternatives in order to address the costs associated with these improvements. On February 27, 2001, the City Council directed the City Manager to return to Council with a proposed financing plan related to funding the improvements to the lifeguard facilities. On June 11, 2001, the City Council authorized the addition of the lifeguard facilities capital improvement projects, and referred the issue of a complete financing plan to the NR&C Committee in an effort to develop a comprehensive approach to lifeguard facility financing. On June 29, 2001, the City Manager presented a prioritized list of Lifeguard facility improvements and two possible funding options to the City Council. Although the City Council approved adding the list of projects to the Capital Improvements Program at this meeting, the overall program and financing options were referred to the Natural Resources and Culture Committee for further discussion. On August 1, 2001, the City Council approved the overall program for improvements to the outlined lifeguard facilities.

DISCUSSION

Fire and Life Safety Services - Lifeguard staff and the Municipal Employees Association (MEA) worked in conjunction to develop a prioritized list of lifeguard facility improvement needs.

Engineering and Lifeguard staff reviewed and refined the overall program, cost estimates, schedules (see Attachment 1) and cash flow associated with each of the projects, as follows:

South Pacific Beach Lifeguard Station & Restroom - The existing station was built in the 1960's. The facility is in very poor condition and is inadequate to accommodate staff or to provide adequate service to the public.

The proposed project will remove and replace the existing station. This project will include the design and construction of a new 4,341 square foot lifeguard station with an observation tower, ready room/kitchen, first aid room, reception area, flexible locker rooms, staff restrooms, office space for two, sleeping quarters, stairwell, corridor with washer/dryer area, equipment room, garage for four vehicles and two boats. The project will also design and build a separate 1,025 square foot comfort station and will create a plaza by improving 21,888 square feet of hard scape and landscape around the two buildings.

STATUS UPDATE:

Design is expected to be completed in Fiscal Year 2003 and construction in Fiscal Year 2003 and 2004. This project has been approved by the community and received an environmental exemption and Coastal Commission approval with conditions. The consultant is currently working on meeting the conditions of the Coastal Commission and finalizing the plans.

Estimated Cost: \$1,958,000

North Pacific Beach Lifeguard Station - Lifeguards began year round service at this beach in 1997. At that time a seasonal lifeguard station, placed on an elevated mound of sand, was located at the foot of Chalcedony Street. This seasonal tower has no running water and lockers and emergency supplies are kept in a rented storage container. The vehicle assigned to this station is currently parked at night in a local hotel parking lot.

This facility is staffed by six lifeguards daily during the summer with an expected staff increase from six to twelve daily. During the winter season there are two lifeguards assigned daily with a proposed staff increase to three daily.

The proposed project will provide a new lifeguard station. The project will remove the existing seasonal lifeguard station and the sand mound and will design and construct a new 3,213 square foot lifeguard station with an observation tower, ready room/kitchen, first aid room, reception area, flexible locker rooms, staff restrooms, office space for one, stairwell, corridor with washer/dryer area, workout room, equipment room, garage for two vehicles and one boat.

STATUS UPDATE:

Design is expected on this project in Fiscal Year 2003 and 2004 and construction in Fiscal Year 2005. This project will require environmental assessment, community approval and a Coastal Commission permit. Platt/Whitelaw Architects, Inc. has been

selected as the consultant for this project. A consultant agreement has been negotiated and a manager action is being processed for approval.

Estimated Cost: \$1,172,000

La Jolla Shores Lifeguard Station - The present facility was built in 1981. The facility is approximately 500 square feet and is inadequate to accommodate staff or to provide adequate service to the public. Four lifeguards work at this station each day of the year, and an additional thirteen are assigned during the summer.

The proposed project will remodel and add more space to the existing facility. The project will remove the interior improvements of the existing station and will design and construct a new 3,317 square feet addition to the lifeguard station. The total building size will be approximately 3,872 square feet with an observation tower, ready room/kitchen, first aide room, reception area, flexible locker rooms, staff restrooms, office space for two, sleeping quarters, stairwell, corridor with washer/dryer area, workout room, equipment room, garage for three vehicles and one boat.

STATUS UPDATE:

Design is expected on this project in Fiscal Year 2003 and construction in Fiscal Year 2004. This project will require environmental assessment, community approval and a Coastal Commission permit. The proposed schedule allows time for these requirements, however due to the location of this project, the requirements may be more extensive than expected. The schedule may need to be adjusted as we progress on this station as a result. Roseling Nakamura Architects, Inc. has been selected as the consultant for this project. A consultant agreement has been negotiated and a manager action is being processed for approval.

Estimated Cost: \$1,252,000

South Mission Beach Lifeguard Station - This current facility was built in 1974. There is no kitchen or garage. The locker room is inadequate and not separated by gender. The wood facility is termite infested.

The proposed project will remove and replace the existing station. The project will design and construct a new 3,258 square feet lifeguard station. The new station will have an observation tower, ready room/kitchen, first aide room, reception area, flexible locker rooms, staff restrooms, office space for one, stairwell, corridor with washer/dryer area, workout room, equipment room, and a garage for two vehicles and one boat.

STATUS UPDATE:

Design is expected to begin on this project in Fiscal Year 2003 and 2004, and construction in Fiscal Year 2005. This project will require environmental assessment, community approval and a Coastal Commission permit. The proposed schedule allows time for these requirements, however due to the location of this project, the requirements

may be more extensive than expected. The schedule may need to be adjusted as we progress on this station as a result.

Estimated Cost: \$1,140,000

La Jolla Cove Lifeguard Station - The original facility was built in the 1950's. An observation tower was added in 1980. The observation tower, which is approximately four foot square, is too small and there are wooden obstructions in the corners which limit the view. The lower area has a sink which is used for both food preparation and medical aids. There is only one locker room built into a cave and only one restroom and shower which is adjacent and unseparated from the first aid area. There is no area for a patient to lie down. This entire facility is built into the side of the cliff so it is always damp and moldy.

The proposed project will remove and replace the existing station. The project will design and construct a new 826 square feet lifeguard station. The new station will be staffed with two lifeguards and have an observation tower, ready room/kitchen, first aid room, reception area, flexible locker rooms, staff restrooms (unisex), stairwell, and an equipment room.

STATUS UPDATE:

Design is expected to begin on this project in Fiscal Year 2003, and construction in Fiscal Year 2004. This project will require environmental assessment, community approval and a Coastal Commission permit. The proposed schedule allows time for these requirements, however due to the location of this project, the requirements may be more extensive than expected. The schedule may need to be adjusted as we progress on this station as a result. Roseling Nakamura Architects, Inc. has been selected as the consultant for this project. A consultant agreement has been negotiated and a manager action is being processed for approval.

Estimated Cost: \$507,000

Children's Pool Lifeguard Station - The lifeguard station at Children's pool was built in 1968 and is inadequate to accommodate staff or to provide adequate service to the public. It was constructed facing north, which makes it necessary for the lifeguard assigned to observation to sit in the corner of the building to see the water to the south. It needs a separate medical aid room, ready room, appropriate locker rooms to accommodate six lifeguards, and office space for the Northern Area lieutenant and sergeant.

The proposed project will remove and replace the existing station. The project will design and construct a new 1,526 square feet lifeguard station. The new station will have an observation tower, ready room/kitchen, first aid room, small reception area, flexible locker rooms, office space for two, sleeping quarters, stairwell, and an equipment room.

STATUS UPDATE:

Design has begun and is expected to finish on this project in Fiscal Year 2003 and construction is scheduled for Fiscal Year 2004. The proposed schedule allows time for these requirements, however due to the location of this project, the requirements may be more extensive than expected. The schedule may need to be adjusted as we progress on this station as a result. Robbins Jorgensen Christopher Architects has been selected as the consultant for this project. A conceptual plan has been presented to the Parks and Beaches Sub-committee of the La Jolla Town Council and the consultant is currently addressing their comments.

Estimated Cost: \$674,000

Ocean Beach Lifeguard Station - The Ocean Beach Station was built in 1980/81. Since then the lifeguard coverage at this station has increased. The current locker room and restroom facilities are inadequate for the number of personnel assigned to this station. A separate sleeping facility for night crew personnel is required. The existing kitchen has been converted to a supply room and the garage is too small.

The proposed project will remodel the existing facility. The modifications will include upgrades to the existing facility to better accommodate the needs of the lifeguards.

STATUS UPDATE:

Design is expected to begin on this project in Fiscal Year 2004 and 2005, and construction in Fiscal Year 2007. This project will require environmental assessment, which is not expected to impact the schedule.

Estimated Cost: \$449,000

Mission Beach Lifeguard Station - The current station was built around 1974. The facility has a summer staff of twenty-five lifeguards and a winter staff of seven with future staff increases expected. The locker room is inadequate. The storage room has to be used as a locker room. The kitchen needs new appliances and windows to allow greater beach and water observation. A meeting room is also needed.

The proposed project will remodel the existing facility. The modifications will include upgrades to the existing facility to better accommodate the needs of the lifeguards.

STATUS UPDATE:

Design is expected to begin on this project in Fiscal Year 2003 and 2004 and construction in Fiscal Year 2005. This project will require environmental assessment, which is not expected to impact the schedule.

Estimated Cost: \$451,000

Lifeguard Headquarters and Boating Safety Unit Dock - The existing facility, built in 1956, consists of the original building, which was designed to house seven lifeguard staff, a series of three trailers, and a garage. The proposed building would accommodate 36

lifeguards, including 24-hour staff, as well as administrative and training staff. An operations yard for mechanics to maintain rescue vehicles and trailers, and allow for storage of boating safety equipment, cliff rescue equipment, and river rescue equipment. In addition, replacement of the existing dock, which was also built in 1956, is needed to accommodate the Lifeguard Service's fleet of vessels. This project is part of the Mission Bay Headquarters Project, which includes construction of the Lifeguard, Police, and Park and Recreation Headquarters for a total cost of \$8.3 million. The Lifeguard portion of the project is estimated to be approximately \$5.3 million. The Police and Park and Recreation portion of the project is estimated to be approximately \$3 million.

STATUS UPDATE:

The schedule of this project is contingent upon the approval and coordination with the proposed private redevelopment of the area. Platt/Whitelaw Architects, Inc. has been selected as the consultant for this project. A conceptual plan has been prepared for the project. The project is currently on hold pending coordination with the proposed private redevelopment.

Old Mission Beach Station - Funding is available only for the acquisition of the land on which a permanent facility will eventually replace the existing seasonal station. The current station is inadequate to serve the area. While this process does not include the design or construction of a new facility at this time, there is an ongoing effort to acquire property for the future construction of a facility at this site. A future permanent facility would include an observation tower, first aid room, reception area, kitchen, locker room/restroom area for males and females, and a garage for rescue vehicles and equipment.

STATUS UPDATE:

Land purchase is expected to be completed in Fiscal Year 2003. Beyond the land acquisition the schedule has not been determined. The land purchase is not expected to require environmental assessment or Coastal Commission permits.

Estimated Cost: \$1,000,000 for the land acquisition only (approximately \$2.5 million in additional funds will be required in the future to construct a new lifeguard tower).

CONCLUSION

The Lifeguard facilities improvements are progressing and the initial bond proceeds have been received. Engineering will continue efforts to complete construction documents for the first four lifeguard projects which have design activities scheduled this fiscal year. It is also recommended that the City Council consider future critical needs funding that will be required to complete improvements for the Lifeguard Headquarters and Dock, CIP 33-508.0, and construction of Old Mission Beach Station, CIP 33-509.0.

Respectfully submitted,

Jeff Bowman
Fire Chief

Approved: P. Lamont Ewell
Assistant City Manger

BOWMAN/KH

Attachment: [Lifeguard Stations-Milestones](#)