



## Ole Hanson Beach Club Rehabilitation

January-February



### Community Outreach:

On January 10, 2015 staff held an on-site question and answer session for the community which was attended by approximately 40-50 people. Staff fielded questions pertaining to the schedule and more specific questions as they relate to the ten dressing rooms in the ladies locker room and why these were reduced to three. Residents also questioned why so many new plumbing fixtures were required (code compliance) and asked how the historic windows above the new lobby door could be removed. The State Historic Building code allows for adaptive reuse and the residents were informed that these windows would be retained and stored. Staff also gave an overview of the scope of the rehabilitation project, and the anticipation of a year-long construction period. *The Sun Post News* and *San Clemente Times* also published articles on this information.





At the same time the demolition was taking place inside the building, the pool deck demolition also began. Although there is significant machinery working on-site, we have had no complaints from the neighbors regarding noise. The only complaint the City has received so far was from an adjacent business which has lost its ocean view due to the required construction fencing, and has requested better communication from the City on projects that may impact businesses. Staff will continue to work with the North Beach Community Association, and endeavor to better advertise and notice project information.





**Award of Contract and Commencement of Rehabilitation Construction Contract:**

On January 12, 2015 Newman Midland Corporation began the site mobilization and interior demolition.



Over the course of 80 years many types of construction methods were discovered that are very different to today's current standards. For example, notice the original white supporting column that had been cut and is off-set on the photo on the left, and the removal of supporting members and unusual bracing that was used.



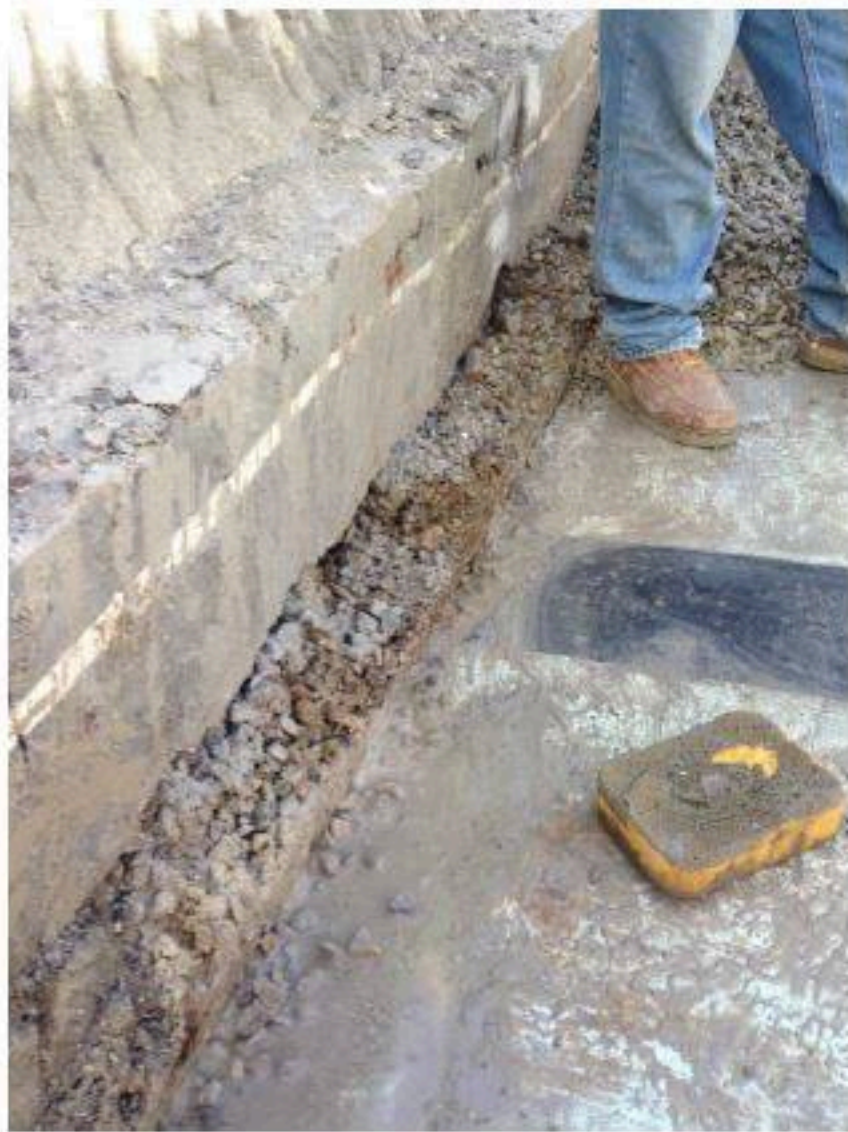
The historic windows have been removed and will be stored for potential reuse as recommended by the State Historic Building Code.





An unexpected find was discovered when the new plumbing for the pool was being excavated. The remnants of the original 1927 pool were found. Apparently the current pools were new pools poured on top of the original pool. The team had first thought the original pool was just divided to create the two pools; however, the original pool may have been much deeper given there was a high diving board at the time. This may have served as a cheaper or more rational option to place the two new pools atop the original.









At this time, mobilization is 100% complete. Demolition for the building and pool is 80% complete. The structural work on the pool, as well as the electrical, building structural stabilization, and the historic work is 10% complete.