

# Ole Hanson Beach Club Rehabilitation

February-March



Site ADA Accessibility Improvements Underway



New Sewer Connection Installed



New Water Line Installed





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## Pool Systems Improvements Underway



## First Floor Interior Preparation Prior to New Slab



## Second Floor Elevator Location Being Prepared



The rehabilitation is in full swing. To date, the following tasks have been completed:

- First floor demolition completed
  - Ole Hanson paver entrance to the building demolished to make way for new ADA compliant entrance ramp (ADA compliant ramp will be constructed using Ole Hanson pavers)
  - Pool deck demolition completed
  - Existing pool equipment and piping demolished and removed
  - Pool plaster removed from both pools
  - New 8" main drain and floor return piping installed for the large pool
  - New main drain and scupper piping installed at the small pool
  - New ADA compliant sidewalk and curbs installed at existing handicap parking area (upper parking lot North Beach)
  - 8" sewer line run to property line on Boca De La Playa
  - 4" water line for new fire sprinkler system run to property line on West Avenida Pico.
- **There have been some challenges due to some unforeseen conditions including:**
- Existing slab on grade discovered to be two slabs, one on top of the other (not suitable for new construction)
  - Approximately 3,000 square feet of existing slab demolished and removed
  - Native material found under existing slab on grade found to have a lower bearing capacity than originally thought (1000psf vs. 1500psf used for design)
  - Redesign needed of structural footings and new slab on grade as a result of subgrade investigation and geotechnical recommendations
  - Existing pools built on top of the original pool
  - Unknown slurry and rubble backfill between the two pools
  - Unforeseen structural support issues in several locations of the first floor
  - Steel tank buried in the southwest corner of the front lawn in the proposed alignment of the new 8" sewer line.

Unfortunately, these challenges have delayed the project. Construction completion is now anticipated by February 2016. Staff will also need time to get the facility ready for the public, so the new projected opening is by March 2016.