

PROPOSED FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2027 - 2031

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MAY 12, 2026



PROJECT FUNDING OVERVIEW

CIP

\$32.9 MILLION

37 PROJECTS

Buildings, Parks,
Facilities, Air Quality
Projects



RIGHT-OF-WAY

\$45.9 MILLION

27 PROJECTS

Streets, Sidewalks and
Other Rights-of-Way
Projects



PARKING

\$10.2 MILLION

10 PROJECTS

Parking Lot Projects



STATE PIER & LOT

\$2.2 MILLION

3 PROJECT

State Pier and Lot Projects

GRANTS & OUTSIDE

FUNDING

\$19.7 MILLION

9 PROJECTS

Grant Funded Projects

Note: This slide presents the number of projects under each funding category.



CITY OF
MANHATTAN BEACH

PROPOSED 5-YEAR CAPITAL IMPROVEMENT PROGRAM
MAY 12, 2026

PROJECT FUNDING OVERVIEW

MEASURE W

\$13.2 MILLION

2 PROJECTS

Infrastructure and Compliance Projects



STORM DRAIN

\$5.7 MILLION

10 PROJECTS

Storm Drain Infrastructure Projects



WATER

\$22.2 MILLION

10 PROJECTS

Water Infrastructure Projects



SEWER

\$25.1 MILLION

8 PROJECTS

Sewer Infrastructure Projects



STREET LIGHTING & LANDSCAPE

\$575,000

2 PROJECT

Street Lighting & Landscape Projects

Note: This slide presents the number of projects under each funding category.



AGENDA - RETURN ACTION ITEMS

1. Senior Scout House Cost Estimate Breakdown
2. Senior Scout House Finance Options
3. Project Prioritization Metrics
4. Review of Potential Project Impacts (CIP Fund Reductions)
5. Upper Pier Parking Lot Railings (Maintenance Repairs)



SENIOR AND SCOUT HOUSE – ESTIMATE

Construction:	\$ 9,745,275	(Class 2 Estimate 3/12/26)
15% Contingency:	\$ 1,461,792	(15% of Constr. Estimate)
Subtotal Construction:	\$ 11,207,067	
Permits:	\$ 59,477	(Actuals)
Edison Utility:	\$ 25,000	(Estimated)
Enviro. (CEQA Class 32):	\$ 83,814	(Paid/Actuals)
Subtotal Permit/SCE/CEQA:	\$ 168,291	
Estimate/Constructability	\$ 88,570	(Actuals)
Public Outreach	\$ 15,000	(Estimated)
Project Manager	\$ 992,000	(Estimated)
Construction Management	\$ 1,170,000	(12% of Constr. Estimate)
Construction Inspection	\$ 780,000	(8% of Constr. Estimate)
Construction Design Support	\$ 293,000	(3% of Constr. Estimate)
Subtotal Soft Costs:	\$ 3,338,570	
TOTAL:	\$ 14,713,928	(\$14.7M rounded)

Note: AACE Class 2 Estimate shown has a confidence range of -10% to +15%.



SENIOR AND SCOUT HOUSE FUNDING OPTIONS

Debt Service Option #1:

- Cash Contributions: \$2.1 million (Donations)
- Bond Proceeds: \$14.6 million
- 30-Year Maturity in 2056
- True Interest Cost (TIC): 4.47%
- Annual Debt Service: \$890,000

Debt Service Option #2:

- Cash Contributions: \$2.1 million (Donations) and \$4.0 (City)
 - Requires re-prioritization of funds from other projects/
funding sources
- Bond Proceeds: \$10.6 million
- 30-Year Maturity in 2056
- True Interest Cost (TIC): 4.47%
- Annual Debt Service: \$645,000

Note: Debt Service Options Shown at Current Market Rates



SENIOR AND SCOUT HOUSE ALTERNATIVE FUNDING FOR DEBT SERVICE

Potential Revenue Generating Opportunities:

Facility Rentals

- Joslyn - \$17K annual revenue
- Impact on neighbors
- MOU limitations
 - Friends and Older Adults use
 - No more than 30 days prior

Programming

- Community-based
- Free and low cost

Potential Revenue Enhancements Presented w/ Budget:

- 0.5% Sales Tax Measure



CIP FUND – Prioritization Metrics

Reduction Methodology

- Identify project schedule priorities to allow for:
 - a) Release of prior year appropriation.
 - b) Deferring funding to future fiscal years.
 - c) Deferring funding over multiple fiscal years.
- Identify project scopes to reduce overall project costs.
- Identify project costs that may fit outside funding (i.e. grants).

Prioritization Metrics

- Public Health and Safety and/or Legal Mandates?
- Is project on City Council Workplan?
- Is there a contract encumbrance (i.e. active contract)?
- Is project in construction FY2027?
- Is there a regulation element (i.e. ADA)?
- Is the project schedule constrained by outside agency (i.e. grant)?
- Is the project multi-funded?



PROJECTS IN CONSTRUCTION - FY 2027

PROJECTS FUNDED BY CIP FUND

1. Mariposa (Veterans Parkway) Fitness Station Project
2. Manhattan Village Field Lighting Replacement Project
3. Marine Ave Park Soccer Field Fence Replacement Project
4. Demolition of the Pay N Play Racquetball Building
5. Police Department Flooring Replacement Project
6. Joslyn Community Center Exterior ADA Improvement Project
7. City Hall Elevator Replacement Project
8. Metlox Escalators Replacement Project
9. Annual Street Resurfacing Project – Cycle 3 Various Residential Streets in Area 4
10. Biennial Slurry Seal Project - Cycle 3 in Area 6



CIP FUND – Recommended Reductions

1. **Begg Pool Upgrades (\$700K):**

- Reduce prior appropriations from \$700K to \$0.

2. **City Facility Renovation (\$2M):**

- Reduce prior appropriations from \$2.83M to \$825K.

3. **Sand Dune Park Improvements (\$1M):**

- Reduce FY2027 from \$1.5M to \$500K.

4. **Project at 400 MBB (\$1M):**

- Reduce FY2027 from \$1M to \$0.

TOTAL CIP FUND REDUCTION = \$4.7M

Note: Listed in Order of Recommended Reductions



CIP FUND – Alternative Reductions

- 1. Annual Citywide Security Cameras (\$700K):**
 - Reduce prior appropriations from \$873K to \$173K.
- 2. Renovation of City Hall Employee Lounge (\$200K):**
 - Reduce prior appropriations from \$100K to \$0.
 - Reduce FY2027 from \$100K to \$0.
- 3. City Hall HVAC Replacement Phase 2 (\$350K):**
 - Rebalance by moving \$350K from FY2027 to FY2028.
- 4. Deferred Parks Maintenance (\$625K):**
 - Reduce prior appropriations from \$625K to \$0.
- 5. School District (\$250K):**
 - Reduce FY2027 from \$250K to \$0. (Requested Allocation of Funds)
- 6. Annual Street Resurfacing (\$600K):**
 - Reduce prior appropriations from \$600K to \$0.



Upper Pier Parking Lot Railings

State Pier & Lot Fund Modifications:

1. Add \$80,000 in FY2027 and FY2028 in core expenditures for requested Roundhouse maintenance.
2. Pier Improvements Project :
 - Reduce FY2029 from \$350K to \$0.
 - Reduce FY2030 from \$325K to \$25K.
 - Increase FY2031 from \$350K to \$400K.
3. Upper Pier Parking Lots Railings Replacement Project:
 - Increase FY 2027 from \$0 to \$200K.
 - Increase FY2028 from \$200K to \$275K.
 - Decrease FY2029 from \$400K to \$375K
 - Decrease FY2030 from \$400K to \$350K
4. Upper Pier Parking Lot Railings Maintenance Repairs
 - City forces (in-house) or contracted out.



DIRECTION NEEDED

1. Provide direction on Senior and Scout House Project including funding options and CIP Fund reductions; and
2. Provide direction on the Upper Pier Parking Lots Railings Replacement Project; and
3. Direct staff to revise the Five-Year CIP Plan based on any changes or modifications requested by City Council.



