

# **SENIOR & SCOUT HOUSE DESIGN UPDATES, COST ESTIMATES, NAMING OF THE SENIOR AND SCOUT COMMUNITY CENTER AND RENEGOTIATING THE MOU**

MARCH 7, 2023



# SENIOR AND SCOUT HOUSE

\*Note: This PowerPoint presentation is intended solely as a visual aid to an oral staff presentation of an agenda report topic. In the event of any differences between the presentation and the agenda report, the information in the agenda report prevails.\*

City Council approved MOU with Friends

- May 17, 2022

Directed staff to provide:

- Updated designs
- Cost estimates

New considerations:

- Naming of the building
- Renegotiating MOU to expedite project



# TOMARO ARCHITECTURE OVERVIEW

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The updated design includes the following changes:

- Building size reduced (for cost savings)
- Reduced the programmable space upstairs by one meeting room
- Reduced the number of restroom stalls needed
- Reduced the size of the lobby and office/storage in the lobby

Items added to the project include:

- Solar panels
- Upgraded elevator
- Funding for abatement during demolition
- More sustainable and lower maintenance exterior finishes (porcelain tile vs. wood)



# PROJECT COSTS

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CONSTRUCTION AND PERMITTING COSTS - SCOUT/SENIOR COMMUNITY CENTER PROJECT				
	5/17/2022 CC*	1/25/2023 DELTA		
SQUARE FOOTAGE	7,051	6,986	(65)	
\$/SF*	\$ 615.10	\$ 690.36	\$	75.26
Construction*	\$ 4,337,098	\$ 4,822,857	\$	485,759
Right of Way Permits	\$ 627	\$ 627	\$	-
Fire Permit	\$ 1,500	\$ 1,500	\$	-
Demo Permit	\$ 1,500	\$ 1,500	\$	-
Water Meter / Sewer Connection Fees	\$ 4,250	\$ 4,250	\$	-
Public Art Fee	\$ 16,000	\$ 16,000	\$	-
Plan Check / Permit Fee	\$ 25,000	\$ 35,000	\$	10,000
Solar (w/Battery)	\$ -	\$ 600	\$	600
CEQA (range)	\$ 153,000	\$ 156,754	\$	3,754
Construction Contingency (15%)	\$ 650,565	\$ 724,000	\$	73,435
<b>TOTAL (Category per CC Mtg)</b>	<b>\$ 5,189,540</b>	<b>\$ 5,763,088</b>	<b>\$</b>	<b>573,548</b>
ADA Path of Travel (1%) plus 15% contingency**	\$ -	\$ 56,000	\$	56,000
Construction Management (12%)	\$ -	\$ 579,000	\$	579,000
Inspection (8%)	\$ -	\$ 386,000	\$	386,000
Design Support during Construction (2%)*	\$ -	\$ 97,000	\$	97,000
<b>SUBTOTAL (Added Categories)</b>	<b>\$ -</b>	<b>\$ 1,118,000</b>	<b>\$</b>	<b>1,118,000</b>
<b>NEW GRAND TOTAL</b>	<b>\$ 5,189,540</b>	<b>\$ 6,881,088</b>	<b>\$</b>	<b>1,691,548</b>



# FUNDING COMMITMENTS

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## City Funding Commitment

- \$1,000,000 FY 2019-2020
- \$1,900,000 FY 2022-2023
- Total Commitment \$2,900,00

## Friends Funding Commitment

- Friends have transferred \$2,000,000 to the City
- An additional \$290,000 will be transferred to the City;
  - \$150,000 from Beach Cities Health District, prior to initiating requests for bids
  - \$140,000 from Friends cash on hand by March 31, 2023
- Friends obligations for design and project consultants
- Friends will continue to fundraise



# FUNDING OPTIONS

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## Option 1:

- \$691,548 transfer from Unreserved General Fund balance in FY 2022-2023
- \$1,000,000 by reducing Pension Policy transfer to the Pension Stabilization Fund in FY 2023-2024
- Total of \$1,691,548 transferred to CIP Fund to cover delta

## Option 2:

- Issue Certificates of Participation (COPs).
- Approximately \$5.0 million in COPs would cost the City about \$210,000 for cost of issuance
- Annual debt service on the COPs would be approximately \$290,000 for 30 years



# RENAMING OF THE BUILDING

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Friends suggest naming the project:

- Live Oak Community Center
- Branded as “a hub for all generations”

This recommendation has concurrence with:

- Friends
- Manhattan Beach Property Owners Association
- Staff



# RENEGOTIATING MOU

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The MOU between the City and the Friends currently governs the partnership arrangement between the parties and details the responsibilities of each organization.

City could explore assuming more responsibility for this project than is currently allowed for under the MOU.

- Renegotiating MOU will provide streamlined decision making
- Ensure the project tasks stay on schedule
- Could include direct work with Tomaro Design Group
- More interaction with other contracted firms
- City to assume a larger role in remaining planning, design and ultimate construction of this project





# RECOMMENDATION

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Staff recommends that the City Council discuss and provide direction on:

- Design updates
- Funding options
- Naming of the Senior and Scout Community Center
- Renegotiation of the MOU

