

The Scout House

Manhattan Beach Senior & Scout Community Center

The Scout House

circa 1955



Today





**Manhattan Beach Senior & Scout
Community Center**

Everyone
who thinks
Scouts
and Seniors
deserve a
first-class
facility,
raise your hand.

Who are we ...

Friends of the Senior and Scout Community Center (FoS&SCC)

- 501 (c) 3 – Non-Profit Organization
- Board of Directors

Impetus

- City's “**Facilities and Open Space Master Plan**” (FMP) effort (2006-2008)
 - ‘Like-minded’ Coalition of Scouts and Seniors
 - Adopted FMP direction regarding Seniors & Scouts
 - FMP (relatively) “dormant” – funding challenges

Who are we ...

Girl Scouts: Over 1,000 registered members and their families



Who are we ...

Cub and Boy Scouts: 500 plus members and their families



Who are we ...

Seniors (55+): Estimated between 6,875 -10,750 in Manhattan Beach (30% of total population)



Brief history ...

Scout House – built by Boy Scouts, families & friends (1952)

- Subsequently, it & underlying land donated to the City for continued Scouting activities
- Later began & continues in use by City's "Older Adults Program" (Seniors) & others



Brief history ...

City's "Facilities and Open Space Master Plan" (FMP) effort (2006-2008)

- 'Scout House' & (additional) Seniors' activities to be relegated to (former) MBUSD 'Intermediate' School site
- 2009+ - Recession & realization that funding FMP's implementation not fully feasible

Determination that the (current) Scout House had 'outlived' its "useful life"

- Diminished structural integrity
- Functionality
 - Meeting demands exceeded available space
 - No 'breakout' rooms, etc.

Brief history ...

Began looking for other sites with City staffs (2009-11)

- Elsewhere in the Live Oak/Dorsey Field complex
- Other City parks, et al

Determined, with City staff, (current) Scout House location was ‘optimal’

- Generally conform to existing building footprint
 - Expand beyond as able and affordable
- Redevelop with second story
 - Expand and divisible spaces up to ~ 6,000 sq. ft.
 - Well below residential neighbors (immediately west)
 - Accommodate continued use of Live Oak Park/Field and Joslyn Center

Brief history ...

Conceptual Site Plan and building design (2010-12)

- Met with ‘interest’/user groups re. “new” building functionality
- Met with City staff re. building layout & site placement
- Provided City Council with progress reports & ‘conceptual’ Site Plans (2011 & 2013)
 - Received Council concurrence with process & progress
 - Determination that – IF funded ‘privately’ ... City will provide (current) site for and (then) maintain “new” Senior and Scout Community Center (aka, The Scout House)

Brief history ...

FoS&SCC non-profit entity organized & Board of Directors established (2011-12)

- Began fundraising planning ... (*more later*)
- Memorandum of Understanding (MoU) – with FoS&SCC and City – drafted
 - City Council presentation and concurrence (February 2014)
 - Executed by both parties (May 2014)

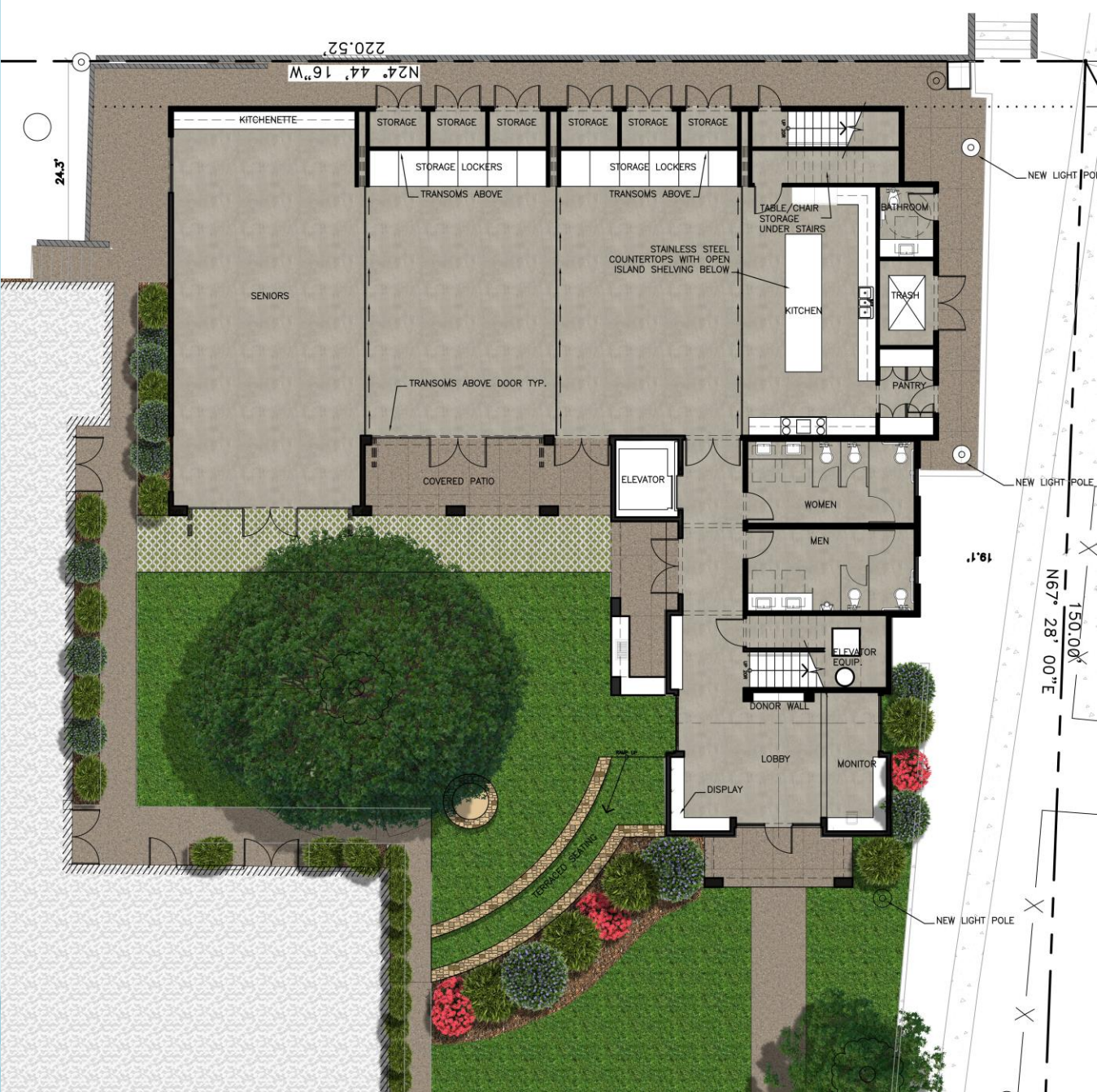
Preliminary Site Plan and Building Design

- Met with City staffs (2014, continuing)
 - Now includes (beyond ‘original’ purposing) – City staff office and entrance lobby and ‘exterior’ accessible public restroom (service Live Oak Park, et al) = +/- 500 sq. ft.
- Engaged local Architect - **Louie Tomaro, AIA** (2015, continuing)

*Preliminary
Design ...
Louie Tomaro, AIA
Site Plan*



*Preliminary
Design ...
Louie Tomaro, AIA
First Floor Plan*



*Preliminary
Design ...
Louie Tomaro, AIA
Second Floor Plan*



Preliminary Design ...
Louie Tomaro, AIA
3d Model



Preliminary Design ...
Louie Tomaro, AIA
3d Model



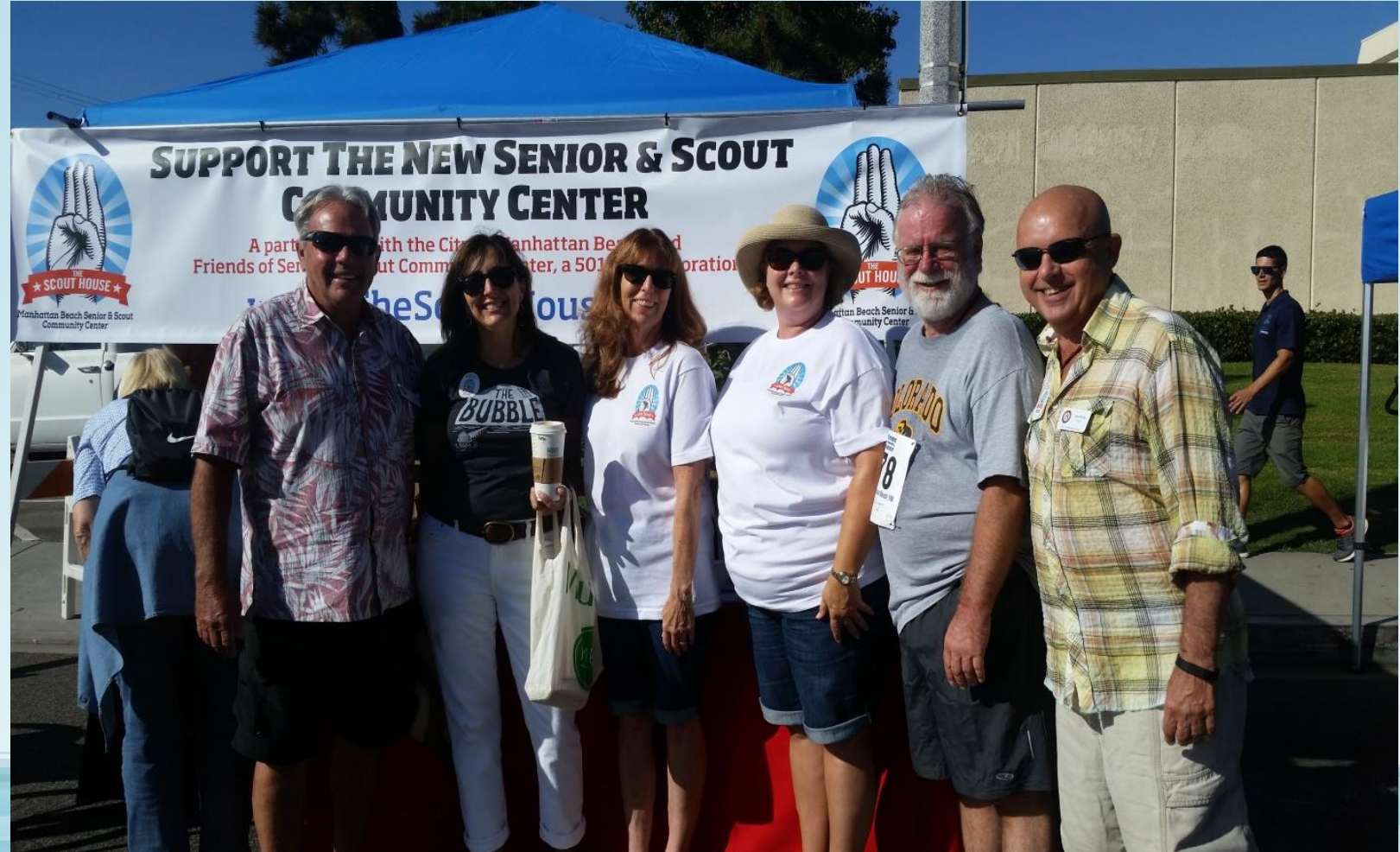
Fundraising efforts ...

Private campaign - donors identified and donations sought (2014, continuing)

‘Seed’ donation by Manhattan Beach Property Owners Association (MBPOA) - \$500,000 (2014)

Public campaign

- ‘Soft’ roll-out:
Manhattan Beach
Hometown Fair
(October 2016)



Fundraising efforts ...

Public campaign (continued ...)

- Formal roll-out – near future ... *(more later)*
- Engaged Capital Campaign Consultant (2017)
 - Assist with continuing after private donors
 - Design and assist with public and private outreach

Fundraising efforts ...

‘Original’ Senior and Scout Community Center (Scout House) redevelopment cost estimate = \$2.5 million

Revised (current) cost estimate = \$3.5 million

- Includes: building construction (\$2.52 million); courtyard improvements – seating, landscaping, et al (\$90,000); City purposed spaces (\$7,500) & “prevailing wages” factor (\$432,000)

Donations to present (including MBPOA monies) = \$1.315 million

“Anticipated” fundraising completed – **June 2018**

Seek (continuing) assistance with ...

Pursuant to the MoU

- Staff collaboration
- Project review and processing
- Construction oversight

Offset additional (subsequent City requested) purposing – City staff office and entrance lobby, and ‘exterior’ accessible public restroom

Increasing Program Awareness

- City website, newsletters, brochures’ availability, inserts, ‘signage’, etc.

Who are we ...

We are all of you ...

The young, senior and in-between of **Manhattan Beach**

The Pearl of the South Bay



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Community Center**

Everyone
who thinks
Scouts
and Seniors
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Website:

www.TheScoutHouse.org

E-mail:

Info@TheScoutHouse.org

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City Council

Questions

Input, Direction, et al

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THANK YOU