



Legislation Text

File #: 18-0351, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Bruce Moe, City Manager

FROM:

Stephanie Katsouleas, Public Works Director

SUBJECT:

Consideration to Partner with the Friends of Senior and Scout Community Center to Construct a New Scout House and Fund a Portion of the Project (Public Works Director Katsouleas).

DISCUSS AND PROVIDE DIRECTION

RECOMMENDATION:

Staff recommends that City Council discuss and provide direction regarding participating with the Friends of Senior and Scout Community Center (Friends) to construct a new scout house and consider funding a portion of the project.

FISCAL IMPLICATIONS:

The fiscal implications are unknown pending City Council direction but may include financial support, staff time, waiver of permit fees, and/or other in-kind services. Staff will provide a financial analysis once Council direction is received.

BACKGROUND:

The Scout House, located adjacent to the Joslyn Center, was constructed in the 1950s by the Boy Scouts and later donated to the City of Manhattan Beach. It has effectively served as a gathering spot for generations of Boy and Girl Scout members and their families. The facility also provides space for seniors' recreational activities and is occasionally utilized as a meeting room for the community.

As conveyed to City Council on February 4, 2014 and again on August 1, 2017, the scouts and seniors believe that the building has outlived its useful life - both in terms of structural integrity and functionality (limited usable space, etc.). With prior City Council concurrence (see Attachment), the Friends began design and fundraising efforts for its replacement. A proposed schematic of a new 7,000 square feet facility was presented to City Council on August 1, 2017, and that evening Council conceptually approved the draft design showcased. The Friends also requested that the City contribute funding to help offset the total cost of construction given the facility's dual use for seniors and scouts, with an amount to be determined at a future date.

Since last August, City staff and representatives of the Friends have met several times to develop a framework for how the building could be most economically constructed on City property through a public-private partnership, while complying with all state and local regulations for construction and use. The framework proposed (Attachment) by the Friends, which was mailed to City Councilmembers by the Friends on May 18, 2018, summarizes partnership goals desired. Pending City Council direction, the Friends hope to be ready for construction sometime in 2019.

DISCUSSION:

Prior to construction of a new senior and scout house, both the City and Friends would like to formalize terms of a public-private partnership. The proposed framework of such an agreement is outlined in the letter submitted to City Council and generally includes the following concepts:

- An agreement (e.g., Disposition and Development Agreement) would be structured as a long-term lease once construction is completed.
- Funding for the entire construction project would be wholly provided by the Friends less any financial and/or in-kind contributions provided by the City as directed by City Council.
- Using those funds, the City would be responsible for constructing the shell building, and the Friends would be responsible for tenant improvements (e.g., interior work) per plans and specifications approved by the City.
- Primary use of the building would be for seniors and scouts followed by community groups, as availability and space allows.
- Responsible parties for maintenance and repair work would be defined in the agreement, with major maintenance/repairs expected to be the responsibility of the City.
- The agreement would specify insurance requirements to be maintained during construction and occupancy (to be determined).

Therefore, at this time staff recommends that City Council:

- 1) Direct staff to begin formally negotiating the terms of a construction and occupancy agreement, which will come back to City Council for review and final approval prior to execution; and
- 2) Determine what types and amounts of financial and/or in-kind services should be itemized in the draft agreement. Consideration may include:
 - a. A financial contribution toward demolition and/or construction
 - b. Permit fee waivers for tenant improvements
 - c. Construction inspection services
 - d. Other in-kind staff support such as plan reviews, inspection services and general administrative support.

PUBLIC OUTREACH/INTEREST:

Construction of a new senior and scout house has been discussed in a variety of public forums, including at least two previous City Council meetings and with senior groups, scout groups, and with City staff. Further outreach regarding the project will be conducted at the appropriate design and construction stages as the project progresses.

ENVIRONMENTAL REVIEW

In accordance with Council direction, staff will conduct the appropriate environmental review.

LEGAL REVIEW

The City Attorney has reviewed this report and determined that no additional legal analysis is necessary.

Attachments:

1. Memorandum Of Understanding (2014)
2. Letter to City Council - May 18, 2018