



Agenda Item #: _____

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Ward and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Neil Miller, Director of Public Works
Dana Greenwood, City Engineer

DATE: June 6, 2006

SUBJECT: Consideration of Proposed Capital Improvement Projects for the 2006/2007 Capital Improvement Fund Budget

RECOMMENDATION:

Staff recommends that City Council consider the list of proposed projects eligible for funding from the Capital Improvement Fund and provide direction as to which projects are approved for funding.

FISCAL IMPACT:

Funds totaling \$3,459,058 are available in the CIP fund for eligible projects.

BACKGROUND:

At the October 18, 2005 City Council meeting, the City Council received a presentation about unfunded and un-prioritized proposed Capital Improvement Program projects. At the meeting the City Council accepted public input, approved four projects to be included in the 2005/2006 CIP, and directed staff to return to the City Council with a recommended list of projects to be included in the 2005/2006 CIP. The City Council also concurred with the staff's recommendation to include certain unfunded projects on a list to be considered with the Public Facilities Strategic Plan. The four projects approved by the City Council at the October 18, 2005 meeting were:

- Facilities Strategic Plan - \$250,000
- City Hall Fire Alarm - \$150,000
- Council Chambers Remodel – \$240,000
- City Hall Interior Carpet and Paint - \$70,000

Since the October 18 meeting Staff reviewed the remaining projects on the Short Term Unfunded list and has developed a new prioritized list for the City Council's consideration. This list was presented to the City Council at its January 17, 2006 City Council meeting. At that meeting it was decided to postpone the prioritization and approval of any projects until the upcoming budget hearings in May.

Unfunded Short Term Projects			
Priority	Description	Cost Estimate	Running Total
1.	Building Modification Projects	\$450,000 *	\$450,000
2.	Strand Stairs (Phase I) w/ \$1.5 Fed Grant and 20% City Match	\$300,000	\$750,000
3.	Marine Avenue Park Play Equipment – two locations	\$450,000	\$1,200,000
4.	Manhattan Height Park Play Equipment	\$200,000	\$1,400,000
5.	Streetscape Improvements	\$200,000	\$1,600,000
6.	Manhattan Heights Park Protective Netting for MBB	\$65,000	\$1,665,000
7.	Creative Art Center Sound Baffling	\$40,000	\$1,705,000
8.	Public Trees and Sidewalk Catch—up Program	\$500,000	\$2,205,000
9.	Polliwog Park (upper) Play Equipment	\$260,000	\$2,465,000
10.	Live Oak Park and Manhattan Heights Fence Replacement	\$280,000	\$2,745,000
11.	Polliwog Exercise Equipment and Mats	\$60,000	\$2,805,000
12.	Manhattan Village Play Equipment	\$175,000	\$2,980,000
13.	Live Oak Park Retaining Wall and Landscaping	\$75,000	\$3,055,000
14.	Begg Pool Renovation	\$500,000	\$3,555,000
15.	Manhattan Village Field Artificial Turf	\$750,000	\$4,305,000

* Plus \$20,000 from the Water Fund and \$10,000 from Wastewater Fund

Descriptions of the each of these projects are attached to this report.

NEW PROJECTS

Since the last City Council discussion of the unfunded CIP projects several new projects have been identified. Below is an explanation of these projects.

Building Modification Projects

This year’s budget preparation process resulted in eight building modification projects being identified for funding as follows:

1. Fire Station Garage Improvements - The Fire Department Garage Improvements are to improve space (Insulation, drywall and paint) for a garage area at Fire Station #2 used for an exercise area.	\$10,000
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<p>2. Move Metal Building to Public Works Yard – The Metal building is the former temporary apparatus bay used by the Fire Department while they were temporarily housed at Live Oak Park and the Joslyn Center. This project can be funded 50% with enterprise funds (Water Fund and Wastewater Fund).</p>	<p>\$75,000</p>
<p>3. Remodel Dial-a-ride Annex for Multi-purpose Use - The uses for the Dial-a-ride multipurpose space have yet to be finalized. Among the options are: (\$250,000)</p> <ol style="list-style-type: none"> 1. Conference room for Chamber of Commerce and other community organizations. 2. Office facilities for Parks and Recreation staff. 3. May be able to accommodate additional office in the space. 	<p>\$250,000</p>
<p>4. Interior Improvements to Lot M Annex – Add flooring, drywall, paint and heating.</p>	<p>\$30,000</p>
<p>5. City Hall Lower Level Computer Training and Conference Room - The lower level Computer Training/Conference Room will convert the former computer training room into two rooms for better utilization.</p>	<p>\$25,000</p>
<p>6. Remodel Public Works Engineering Office Space – New partitions for Civil Engineering are necessary to accommodate reorganization of space due to an additional staff engineer hired last fiscal year.</p>	<p>\$20,000</p>
<p>7. Improvements to South East Room of Joslyn Center for Senior Citizen Activities - Improvements to the Southeast Room of the Joslyn Center will provide furnishings and facilities for Senior Citizen activities and programs.</p>	<p>\$20,000</p>
<p>8. Public Works Facility Office Improvements - Public Works Facility Office Improvements will provide for improved office space for Maintenance Division Foremen and Supervisors.</p>	<p>\$20,000</p>
<p>Total</p>	<p>\$450,000</p>

Although these projects are currently lumped as one project each component should be approved on its merits.

Public Trees and Sidewalk Catch-up Program

As was discussed at the May 2, 2006 City Council meeting, staff is proposing doing a major City tree and sidewalk maintenance program in the amount of \$500,000. This project will provide the following services:

- Necessary trimming of trees in City right of way (approximately 8,000 trees)
- Repair of broken and displaced sidewalks through out the City
- Grinding of minor sidewalk displacements (1" or less)

This project will bring the backlog of the maintenance of the street trees and sidewalks to current status. This project will demonstrate to the residents the type of service they could expect if a City-wide assessment district for the maintenance of trees and sidewalks is passed by the voters. If approved, this project will be managed by the Maintenance Division of the Public Works Department.

Parking and Public Improvements Commission Comments

On Thursday, April 27, 2006, staff presented the proposed CIP to the Parking and Public Improvements Commission (PPIC). The PPIC provided the following comments to the City Council for their consideration.

- Remodel of the Joslyn Center should be a lower priority due to its high cost.
- Streetscape Improvements should be a lower priority as that area has received other City funds recently.
- Begg Pool Improvements should be much higher priority. The locker room is a disgrace.

DISCUSSION :

Also, at the October 18, 2005 City Council meeting two other lists of projects were presented for discussion. These lists were the Long Term Unfunded Projects (higher cost projects without an available funding source) and, projects designated to be included in the Facilities Strategic Plan. Both of these lists are attached to this report for reference.

Regarding the short term list staff has prioritized the list based on several factors including impact on residents using the facilities, the severity of the condition of the facility, and the ability to leverage City funds with grant funds (Strand Stairway, Phase 1 project).

2006/2011 CIP

In addition to the approval of projects to be funded from the CIP Fund, this report also recommends the approval of the balance of the 2006/2011 Capital Improvement Program. The list of projects for the 2006/2011 is attached. These projects are included in the 2006/2007 Operating and Capital Improvement Program on the agenda for public hearing and approval tonight.

CIP Fund	
<ul style="list-style-type: none"> • Payment to MBUSD for Mira Costa Track 	\$10,000
Storm Water Fund	
<ul style="list-style-type: none"> • Seed Money for Pervious Pavement for Low Flow Diversion and Pervious Pavement Prop 50 Grant 	\$260,000
Water Fund	
<ul style="list-style-type: none"> • Annual Water Line Replacement Program 	\$500,000
Wastewater Fund	
<ul style="list-style-type: none"> • Annual sewer line replacement program 	\$350,000
Gas Tax Fund	
<ul style="list-style-type: none"> • Annual Slurry Seal • Annual Street Resurfacing • Signal Devices for Emergency Response 	\$225,000 \$500,000 \$180,000
Federal Funds	
<ul style="list-style-type: none"> • Highland Avenue Overlay 	\$630,000
Grant Funds and Landowner Contribution	
<ul style="list-style-type: none"> • Widen Southside Rosecrans and Utility Undergrounding 	<u>\$1,550,000</u>
Total	<u>\$4,205,000</u>

CONCLUSION:

Staff recommends that City Council review the Unfunded CIP Projects List, identify any projects for funding, approve the other projects recommended for funding in 2006/2007, and direct staff to add these projects to the 2006/2011 Capital Improvement Plan.

- Attachments:
1. List of Long Term Unfunded Projects
 2. List of Projects Proposed for the Facilities Master Plan
 3. Project Descriptions for Unfunded List
 4. List of CIP Projects Currently Approved and in Progress or Not Yet Started
 5. 2006/2011 Proposed CIP Budget (without unfunded CIP Fund projects)
 6. APPENDIX 1 – Description of Village Soccer Field artificial turf project
 7. APPENDIX 2 – Description of proposed Downtown Streetscape Improvements

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Exhibit 1
List of Long Term Unfunded Projects

	Long Term	Cost
1	Strand Stairs Phase II	\$2,200,000
2	Polliwog Park Improvements Ph. 2	\$3,800,000
3	Downtown Streetscape Improvements	\$2,500,000
4	Pier Plaza and Entrance	\$1,400,000
5	Sepulveda Blvd. Trees	\$1,600,000
6	Fire Station 2 Remodel	TBD
	Total	\$11,500,000+

Exhibit 2
List of Projects Proposed for the Facilities Master Plan

	Facilities Strategic Plan	Cost
1	Skateboard Park	\$550,000
2	Scout House Reconstruction	\$2,000,000
3	Scout House Modular (if not reconstructed)	\$250,000
4	MBUSD Maint. Facility Acquisition	TBD
5	Begg Pool Reconstruction	\$10,000,000
6	Joslyn Hall Reconstruction	TBD
7	Live Oak Park Hall Reconstruction	\$3,500,000
8	Manhattan Heights Comm. Center	TBD
9	Live Oak Park Basketball Courts	\$250,000
10	School Basket Ball Courts Lighted	\$900,000
11	Library Land and Building Purchase	TBD
12	City Yard Improvements	\$2,000,000
13	City Hall Replacement	TBD
	Total	\$19,450,000+

Exhibit 3

Unfunded Project Descriptions
FY 2005-06

		SHORT TERM PROJECTS	
	PROJECT TITLE	CURRENT DESCRIPTION	COST ESTIMATE
1	Building Modification Projects	Fire Station 2 Garage Improvements - \$10,000; Relocate metal building to City Yard - \$75,000; Remodel Dial-a-Ride Annex for Multi-purpose- \$250,000; Interior Improvements to Lot M Annex; Lower Level Computer Training/Conference Room	\$450,000 *
2	Strand stairways (Phase I)	Improvements to multiple stairwells along The Strand. The City's grant application (\$1.5 million) was approved in the latest Federal Transportation Act. There is a 20% local match requirement and the earliest the grant funds would be available is October 2006. This project will repair damaged stairs and bring them into ADA compliance. The project will be designed to be completed in phases as funds become available.	\$300,000 (City Match)
3	Marine Avenue Park Play Equipment	Replace existing Tot Lot & 6 to 12 year old play equipment to include new theme-related equipment (Aviation/Space Travel etc)..and landing surface material. Enlarge areas, new landscaping and signs. These improvements will bring the play equipment up to current code.	\$450,000
4	Manhattan Heights Tot Lot	Removal and replacement of play equipment. Creative Space Exploration Theme etc. This work will bring the play equipment to current code requirements.	\$200,000
5	Downtown Streetscape Improvements	This phase of improvements includes: replacing the three directories with vertical, kiosk style directories; further improvements to planter areas to remove older shrubs and replace with new colorful plantings; improve lighting; add colorful flags and banners to help draw attention to all areas of the streetscape commercial district.	\$200,000
6	Manhattan Heights Baseball Field Protective Netting	Install support poles and netting along the outfield fence at Manhattan Heights Baseball Field to prevent errant balls from Manhattan Beach Blvd. and the tennis courts.	\$65,000

7	Creative Arts Center Sound Baffling	Install sound attenuators in air ducts, on condenser fans, and exhaust fan discharge air. Insulate inside walls and ceiling of Mechanical fan room. These improvements will correct uncomfortable background noise present since the system was installed.	\$40,000
8	Public Trees and Sidewalk Catch-up Program	One time trimming of all Trees in Street Right of Way and repair of damaged sidewalks throughout the City. This is in preparation for City-wide Proposition 218 ballot to create a City-wide landscape assessment district	\$500,000
10	Polliwog Park East Tot Lot	Removal of existing east play equipment and replace with new equipment complementary to use by visitors to the Park (Water Play Theme, etc.) to meet current code.	\$260,000
11	Park Fence Replacements (Manhattan Heights and Live Oak South)	Replace fencing with new heavy-duty vinyl covered fabric at Manhattan Heights Park and Live Oak South Backstop/Bull Pens. The current fencing is rusted, sagging and requires frequent maintenance	\$280,000
12	Polliwog Park Exercise Equipment & Matting	Removal and replacement of exercise area equipment and matting. This will include weather-suitable material for equipment and surface such as stainless steel columns and wood chips to replace rubberized surface. The current equipment is weather beaten and worn.	\$60,000
13	Manhattan Village Play Equipment	Removal and replacement of play equipment to bring the equipment up to current code requirements	\$175,000
14	Live Oak Park Retaining Wall	Raise existing wall 1-2 feet along the west and north sides of tennis court #4 and stairway. Landscape hillside of the same area with plants that will help reduce erosion.	\$75,000
15	Begg Pool Renovation	. Will include cosmetic and hardware replacement (i.e. locker replacements, new showers, flooring, restrooms).	\$500,000
16	Manhattan Village Soccer Field Artificial Turf	Removal and replacement of field surface with synthetic material and drainage system to allow for year round play. Parks and Rec estimates a 9-10 year payback based on additional revenue from adult soccer groups.	\$750,000
Total Cost Estimate for Short Term Unfunded Projects			\$4,305,000

*Plus \$20,000 from Water Fund and \$10,000 from Wastewater Fund

LONG TERM PROJECTS			
	PROJECT TITLE	CURRENT DESCRIPTION	COST ESTIMATE
1	Strand stairways (Phase II)	Improvements to multiple stairwells along The Strand. The City's grant application (\$1.5 million) was approved in the latest Federal Transportation Act. There is a 20% local match requirement and the earliest the grant funds would be available is October 2006. This project will repair damaged stairs and bring them into ADA compliance. The project will be designed to be completed in phases as funds become available.	\$2,200,000
2	Polliwog Park Improvements - Unfunded Portion	Phase II of Masterplan which includes the Southeast portion of the park's picnic pads, play equipment, sidewalks, irrigation and signage. The Masterplan identified infrastructure needs for the successful operation of the park.	\$3,800,000
3	Downtown Streetscape Improvements	Replace all of the blue tile sidewalks in the downtown area with stamped concrete; replace existing directories with kiosk style; and complete landscaping enhancements.	\$2,500,000
4	Pier Plaza and Entrance	The base of the pier, including the pier parking lot area is an underutilized area that could be modified to create an inviting community space that would create an anchor for the downtown. Options include moving the lower pier parking lots under the upper pier parking lots (creating a two-level structure) and perhaps relocating the bike path/Strand in that area. Hardscape, landscape and art could work together to create an enhanced environment for the community.	\$1,400,000
5	Sepulveda Blvd. Trees	Plant trees and install irrigation system for uniform tree scape on Sepulveda Blvd. from Rosecrans Avenue to Artesia Blvd.	\$1,600,000
6	Fire Station 2 Remodel	Remodel and enlargement of apparatus bays and living quarters at Fire Station 2 (1400 Manhattan Beach Blvd.). Fire Station 2 is over 50 years old. Our Fire Engines, which are equipped with aerial ladders, are unable to fit into the apparatus bays. Also, there are no living facilities for female firefighters. Expansion of the bays and living quarters is also needed for an ambulance or rescue unit to be placed in service at Fire Station 2.	\$TBD
Total Cost Estimate for Long Term Projects			\$11,500,000+

FACILITIES PLANNING STUDY			
PROJECT TITLE	CURRENT DESCRIPTION	COST ESTIMATE	
1	Skateboard Park	Construction of a skate park at Marine Avenue Park or suitable location to meet the demand for a skateboard facility.	\$550,000
2	Scout House Reconstruction	Demolish and rebuild the existing scout house. This is included in the 1996 Joslyn Space Study Masterplan.	\$2,000,000 (recon)
3	Scout House Modular (if not reconstructed)		\$250,000 (modular)
4	School Maintenance Facility Acquisition	The school district maintenance yard is underutilized and in a prime location at the corner of Peck & Manhattan Beach Blvd. Options for utilization of that site include a recreation/community center, a performing arts center, or other use that would be synergistic with Polliwog Park and the Botanical Garden.	\$TBD
5	Begg Pool Reconstruction	Will provide a new state of the art aquatic facility with a 50 meter zero depth pool, teaching pool, play equipment and water features.	\$10,000,000
6	Joslyn Hall Reconstruction	Reconstruction of the Joslyn Community Center. This is based on the 1996 Space Study Masterplan. Facility needs have changed since then. This plan needs to be revised to reflect growth in needs for facilities.	\$TBD
7	Live Oak Park Hall Reconstruction	Demolish existing building and construct a larger two story structure. Proposed facility would include two (2) meeting rooms, restrooms, youth sports concession stand, storage areas, dance & martial arts studio with mirrored walls, and partitions to separate rooms. Small kitchen with sinks and all amenities, A/C , heating and sound equipment. To include storage cabinets for activity supplies; approximate size is 80 feet by 50 feet.	\$3,500,000
	Manhattan Heights	Reconstruction of the facility at the Manhattan Heights Community Center. The facility would include a full service	\$TBD

8	Community Center Improvements	kitchen, seven separate classrooms, a “Senior Club” area, a two room complex dedicated to teenage citizens, a large playground room, restrooms, a lobby and staff offices. New play area equipment, two volleyball and basketball outdoor lighted courts, climbing wall and rope course. This is based on the 1996 Space Study. Facility needs and new design concepts have changed. This plan would need to be updated.	
9	Live Oak Park Basketball Courts	Remove existing blacktop (asphalt) of entire basketball courts and replace with concrete. New basketball poles , rims and pads. These improvements will result in a more durable surface requiring less preventive maintenance.	\$250,000
10	School Basketball Courts Lighted	Complete renovation of existing Begg Basketball courts (4) and addition of canvas roof covering. With court and security lighting. Install court lighting and adjustable basketball hoops for outdoor basketball courts at the following school facilities: MBMS, Pennekamp and Robinson. Former Parks and Recreation Commission recommendation to address shortage of youth basketball courts.	\$900,000
11	Library Land and Building Purchase	Purchase the Library building and land from Los Angeles County. The exact cost is not known at this time, however, when the cost is known, excess library tax revenue will be used for the purchase. Once purchased, the City may want to renovate or completely rebuild the existing library.	\$TBD
12	City Yard Improvements	Design and rebuild administrative offices and computer center; improve remaining outdoor materials storage areas behind General Services and utilities buildings; create permanent location for disaster/emergency operations supplies; ensure compliance with all applicable environmental and safety regulations.	\$2,000,000
13	City Hall Replacement	Reconstruct City Hall to address space needs, new systems, and modern architecture.	\$TBD
Total Cost Estimate for Facilities Planning Study			\$19,450,000+

Exhibit 4
List of CIP Projects Currently Approved and in Progress or Not Yet Started
as of 5/16/06

Projects in Construction

Expected Completion Timeframe

- | | |
|---|---------------|
| 1. Strand Improvement | December 2006 |
| 2. Utilities Undergrounding Districts 1,3,5 | February 2007 |
| 3. Utilities Undergrounding Districts 2, ,6 | Fall 2008 |
| 4. Sepulveda Undergrounding | June 2007 |
| 5. 2005/2006 Slurry Seal | June 2006 |

Projects In Design

1. Tree Section Street Improvements
2. 2003/04 Sewer Line Replacement
3. 2004/05 Water Main Replacement
4. Manhattan Beach Blvd Improvements
5. Highland Ave. Overlay Project
6. Water/Sewer System Controls
7. Peck Reservoir Blending Line
8. Peck Reservoir Joint Seal
9. Rosecrans Utility Undergrounding
10. Peck Reservoir Vault
11. 11th Place Resurfacing
12. City Yard Cover

Projects Not Yet Started

1. South Side Pier Utilities
2. 2005/06 Water Main Replacement
3. 2005/06 Sewer Line Replacement

APPENDIX 1

Village Soccer Field Artificial Turf Project

One of the larger projects on the list is the Manhattan Village Soccer Field Artificial Turf project. This project replaces the traditional natural grass turf with a synthetic grass material and mat composed of recycled rubber material. The project is estimated to cost \$750,000 to install. There are several operational benefits with this project. One, the project will require much less maintenance (mowing, fertilizing, irrigation maintenance) with a savings of approximately \$30,000 per year. Also, this field could be used year around as opposed to the nine months for grass fields. This is because the field would not need to be closed down for rehabilitation each year.

Parks and Recreation staff estimates that if the field were programmed for use the additional three months as the field typically is during the nine months of regular use, it would generate approximately \$36,000 of additional revenue per year. The \$30,000 savings in maintenance cost plus \$36,000 in additional revenue totals \$66,000 per year towards amortizing the cost of the field or about a 12 year payback. However, if the City were to program this field as a “premium use field” during these months when the field is usually down, staff believes we could generate at least an additional \$50,000 more than the \$36,000 for normal programming. This would result in an annual benefit of \$116,000 per year which reduces the payback to 7 years. Premium programming would require City Council approval of a rate structure and allocation of hours to the various groups who would be seeking to use this field. There is also the potential of off-setting a portion (up to \$100,000) of the capital cost with grants for use of recycled Tire Derived Product. The current warranty for the artificial turf is seven years. Therefore, without any grant funding, there is an approximate seven year payback of the project through operating cost savings and additional revenues received for use of the field if premium use rates are charged. If we assume the artificial surface will last several years more than the warranty, the City will have a financial advantage to move forward on this project. If the artificial turf material lasts only through the warranty period then the project will approximately breakeven.

There is also a benefit from user satisfaction of the artificial surface. Reports from other cities which have these installations are that soccer organizations prefer playing on the artificial surface fields. The reports are that these fields provide a consistent surface which is more comfortable than natural turf surfaces which many times have worn, bare dirt areas.

Staff recommends that the Village Soccer Field Artificial Turf Project remain on the list of projects for consideration. However, if the project is eventually approved, staff would not move forward on any aspect of the project until a complete revenue enhancement plan is approved by the City Council.

APPENDIX 2

Downtown Streetscape Improvements

During the past year, the City Council approved funding to make certain improvements to the Downtown Streetscape District. Specifically, \$78,000 of Gas Tax Funds was approved for slurry sealing of the downtown. In addition, \$60,000 was approved to paint traffic signal poles, install hanging flower baskets, and replant certain planters with new, colorful plantings. This work has been completed. The Downtown Business and Professional Association has recently submitted a new list (Phase II) for consideration by the City Council. This list includes: 1. Replacement of the current directories with vertical kiosk style directories including at least one directory to be located in the new Metlox area. 2. Improved lighting, especially on the north/south running streets in the District. 3. Improved plantings in the remainder of the planter areas including the removal of all older shrubbery (India Hawthorne). 4. Addition of colorful flags and banners to draw attention to all areas of the Streetscape shopping district. The cost estimate for these items is set at \$200,000. However, staff and the DBPA staff are currently researching more details of these options and will have better cost estimates available for the spring budget deliberations.