



CITY OF MANHATTAN BEACH CITY HALL

1400 Highland Avenue, Manhattan Beach, CA 90266

WEBSITE: www.manhattanbeach.gov • **PHONE:** (310) 802-5000

TO: Honorable Mayor and Members of the City Council

FROM: Mark Leyman, Parks and Recreation Director

MEETING: City Council Regular Meeting, May 17, 2022

SUBJECT: Agenda Item No. 22 - Consideration of the Senior and Scout Community Center Memorandum of Understanding.

DATE: May 13, 2022

SUPPLEMENTAL ATTACHMENT

- PowerPoint Presentation

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.

SCOUT HOUSE RECONSTRUCTION PROJECT MOU

MAY 17, 2022



PROJECT FLYOVER VIDEO

"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."



HISTORY & BACKGROUND

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.

- Current facility constructed in the 1950s by the Boy Scouts and donated to the City of Manhattan Beach
- 2013 - The Friends of the Senior and Scout Community Center formed
- 2014 - The City, Friends, and the Manhattan Beach Property Owners Association entered into an MOU



HISTORY & BACKGROUND

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.

- August, 2018 - City Council directed staff to begin negotiations for the construction of the new facility
- October, 2018 - City Council allocated \$1.0 million toward construction of the new facility
- The anticipated cost of construction, including both interior and exterior design elements, were estimated to range from \$3.1 to \$3.7 million for the approximately 7,000 square foot facility



MOU DETAILS

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.

- Building Design – 7,000 square feet of multi-use space
- Facility Use
 - Scouts
 - 3:00 p.m. weekdays (Wednesday 1:30 p.m.) until 10:00 p.m.
 - Weekends 24 hours (use permit required)
 - Older Adults
 - 9:00 a.m. – 2:30 p.m. weekdays (Wednesdays until 1:00 p.m.)
 - 1,000 sq. ft. dedicated for exclusive use
 - Community Reservations
 - 30 days in advance (no less than 10 days)
 - Facility fees and regulations apply (no alcohol)



MOU DETAILS

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.

- Project
 - Permits
 - Plan review – 35%, 65%, 95%, 100%
 - California Environmental Quality Act Review – Local Coastal Plan Compliance
- Timeline
 - Estimated completion 2025
- Public Outreach
 - City Council meetings
 - Community meetings
 - Noticing (1,000 ft.)
 - Participation/feedback



MOU DETAILS

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.

- Naming Rights
 - Subject to final City Council approval (except for bricks and plaques)
 - MBPOA for Older Adult space
 - BCHD for kitchen and community room
- Termination
 - Friends – 2 year construction commitment
 - City – funding deposit
- Contribution Agreements
 - Manhattan Beach Property Owners (MBPOA)
 - Beach Cities Health District (BCHD)
 - Sandpipers



FINANCIAL IMPLICATIONS

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.

- 2014 - MOU developed a path to a Senior and Scout Community Center
 - The City, Friends, and Manhattan Beach Property Owners
- 2018 - City commitment of \$1M
- 2019 - Development and Disposition Agreement (DDA)
 - Anticipated costs ranged from \$3.1 to \$3.7
 - City constructs shell, Friends interior
- 2020 - Decision for City to manage construction
 - MOU developed



FINANCIAL IMPLICATIONS

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.

- Project costs increased significantly
 - Market, COVID, supply chain
- Project costs - \$5,189,540
- Friends contributions - \$3,290,000 (includes \$1.0 Million)
 - Friends funds committed/expended to date \$290,000
- Additional funds needed - \$1,899,540
- 15% Contingency included
 - Balance returned to City if unused



RECOMMENDATIONS

"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 Discuss and Provide Direction on:

- Senior and Scout Community Center Memorandum of Understanding



TEAM AVAILABLE FOR QUESTIONS

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.

- Friends of the Senior and Scout Community Center Team
 - Beth Gessner, Vice Chair
 - Julie Justus McGinity, Board Member
 - Louie Tomaro, Architect
- City Team
 - Mark Leyman, Parks and Recreation Director
 - Erick Lee, Public Works Director
 - Carrie Tai, Community Development Director
 - Steve Charelian, Finance Director
 - Jan Buike, Recreation Services Manager
 - Quinn Barrow, City Attorney

