



Agenda Item #: _____

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Tell and Members of the City Council

THROUGH: David N. Carmany, City Manager

FROM: Jim Arndt, Director of Public Works
Steve Finton, City Engineer

DATE: November 1, 2011

SUBJECT: Consideration to Coordinate the Joslyn Center Renovation Project with Scout House Reconstruction or, Alternatively, Approve Plans and Specification for the Joslyn Center Renovation Project and Authorize the City Manager to Solicit Construction Bids.

RECOMMENDATION:

Staff recommends that City Council:

1. Discuss and provide direction regarding the possible change in scope and delay of the Joslyn Center Renovation Project to coordinate with the proposed future Scout House reconstruction; or alternatively,
2. Pass a motion to approve the plans and specification for the Joslyn Center Renovation Project and authorize the City Manager to solicit construction bids by including with the bid solicitation for the Manhattan Heights Community Center and Begg Pool Locker Room renovation projects.

FISCAL IMPLICATION:

Fiscal Implication - Combined Facility, Joslyn Center and Scout House

Funding for reconstruction of the Scout House in the amount of \$2,000,000 is proposed from donations from the Manhattan Beach Home Owners Association (MBHOA) and fund raising efforts by the Scouting groups. Funding for additional work at the Joslyn Center to accommodate the Scout House has not been identified. A cost estimate for a new combined structure to house the Joslyn Center and Scout House activities will be developed if the City Council gives direction to pursue this option and defines all elements of the project. The architect has been authorized to prepare a concept drawing of the combined Joslyn Center/Scout House facility and Post Office/Chamber building (Facilities Strategic Plan concept) which is attached as Attachment 2. The cost of the new facility could vary from \$350 to \$1,000 per square foot depending on design elements selected. The cost of a combined Joslyn/Scout House could range from \$7 million to \$19 million. **It is very important to note that this figure is**

preliminary and will ultimately depend upon the final programming, design and amenities identified through the public process. It will also depend greatly on the economic conditions and bidding environment at time of construction.

Table 1 – Combined Facility		
Joslyn Center Renovation Budget	CIP 11841E	\$718,000
MBHOA/Scout Contribution – Proposed Contribution		\$2,000,000
Total Funding		\$2,718,000
	Est. Cost Low \$350/SF	Est. Cost High \$1,000/SF
Cost of Combined	<i>Joslyn/Scout House 19,000 SF</i>	\$7,000,000
		19,000,000
Total Additional Funding Needed Combined Joslyn/Scout House		\$4,282,000
		\$16,282,000

Fiscal Implication - Joslyn Center Renovations Only

Funding for improvements to Joslyn Center, Manhattan Heights Community Center and Begg Pool were appropriated by City Council on March 1, 2011 in the amounts indicated in Table 2 below. Estimated costs provided in Table 2 are for alternative recommendation number 2 above which would direct staff to proceed with Joslyn Center Renovations in conjunction with renovations approved on October 18, 2011 for the Manhattan Heights Community Center and Begg Pool Locker Rooms.

Table 2 - Joslyn Center Renovation		Budget	Est. Cost
Joslyn Center Renovation	CIP 11841E	\$718,000	\$927,000
Manhattan Heights Renovation	CIP 11842E	\$508,000	\$820,000
Begg Pool Renovation (maintenance items only)	CIP 11843E	\$706,000	\$182,000
Total		\$1,932,000	\$1,929,000

Estimated costs for the projects indicated in Table 2 vary from budget amounts. An explanation of the changes is provided later in this report.

BACKGROUND:

On August 2, 2011, City Council awarded a contract to Andresen Architects, Inc. in the amount of \$128,900 to prepare plans and specifications for the Joslyn Center, Manhattan Heights Community Center and Begg Pool Renovation Projects. The architect has completed the plans and specifications for the three facilities.

On October 18, 2011, staff recommended that City Council approve plans and specifications for the Joslyn Center, Manhattan Heights Community Center and Begg Pool Locker Room Renovation Projects. At that meeting, City Council approved moving ahead with the Manhattan Heights and Begg Pool projects and delayed Joslyn Center Renovations pending City Council consideration of possible coordination with adjacent Scout House reconstruction.

The Manhattan Heights Community Center and Begg Pool Locker Room Renovation projects have been advertised for construction bids with bid opening scheduled for November 17, 2011. Award of a contract to the successful bidder is scheduled for City Council consideration on December 6, 2011 with construction planned from late December 2011 to the end of March 2012. This construction period was vetted with stakeholders Parks and Recreation staff and is

considered the time period that presents the least impact to facility operations.

DISCUSSION:

Joslyn Center

Joslyn Center Improvements as presented to City Council on October 18, 2011 consist of the improvements to the front lobby, restrooms, kitchen, northeast room (new entrance and partition), stage (curtains and flooring), flooring, doors, windows, heating and air conditioning systems, wireless internet and audio-visual improvements. These items are consistent with items approved by City Council on February 1, 2011.

Scout House

The Scout House is a 3,000 square foot wood framed structure immediately adjacent to the Joslyn Center to the northwest. It was constructed in 1948 by local scout troops to house scouting activities. Recently, the scouts have proposed reconstruction of the structure with a two story 6,000 square foot structure on the same building footprint.

Combining Joslyn Center and Scout House Projects

On October 18, 2011, City Council indicated that it wanted to discuss joining the two projects together with the possibility of reconsidering the entire facility layout. City Council deferred approval of Joslyn Center plans pending that discussion. Combining the projects would require significant modification of the Joslyn Center structure with the addition of a Scout House component. This could require removal and reconstruction of all or part of the Joslyn Center and construction of a multi-story structure.

Schedule

If City Council elects to approve the plans and specifications and proceed with Joslyn Center Renovations now, without the Scout House, the work would be combined with the Manhattan Heights and Begg Pool work currently out to bid. Doing so would expedite the project and allow construction to begin in late December 2011. This would meet the target period identified by stakeholders and the Parks and Recreation Department as having the least impact to facility operations.

If City Council elects to combine the Joslyn Center work with Scout House reconstruction, work would be delayed pending public vetting, financial arrangements, and design of the combined facility. It is estimated that construction would be completed in four to five years, provided adequate funding is secured.

Summary of Pros and Cons related to Delaying Joslyn Center Renovation pending Coordination with Scout House reconstruction

Pros:

- Removal of new Joslyn Center renovations would be avoided if the Joslyn Center is removed completely to coordinate with Scout House reconstruction.
- Space at the site could be completely reconsidered if the Joslyn Center is reconstructed or significantly modified to coordinate with the Scout House.
- The facility would be new.

Cons:

- Architectural and permit expenses incurred to date for the Joslyn Center Renovation in the amount of \$50,000 could not be recovered.
- Funding for the Scout House is not yet certain and additional funding to design and construct the joint facility would need to be secured from City sources.
- Reconstruction would require greater facility down-time. Additionally, current arrangements to relocate Joslyn Center programs in January, February and March of 2012 would need to be cancelled or rescheduled.
- Completion of the project would be delayed four to five years pending public vetting, financing and design of the joint facility.

Explanation of Cost Variations Indicated in Table 1

Joslyn Center cost increases

- Additional handicap accessibility requirements are required for the stage area.
- Asbestos flooring abatement is required in the auditorium.
- Fire sprinklers are required for the entire building.

Manhattan Heights Community Center cost increases

- Handicap parking stalls and switchback access ramping from Creative Arts Center is required.
- Walls must be relocated to provide handicap accessible restrooms.
- Fire sprinklers are required for the entire building.
- New ducting is required to achieve enhanced zonal control of the air conditioning system.
- Kitchen must be upgraded to commercial standard.

Begg Pool cost reduction

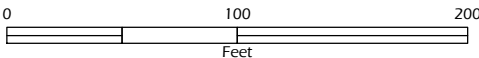
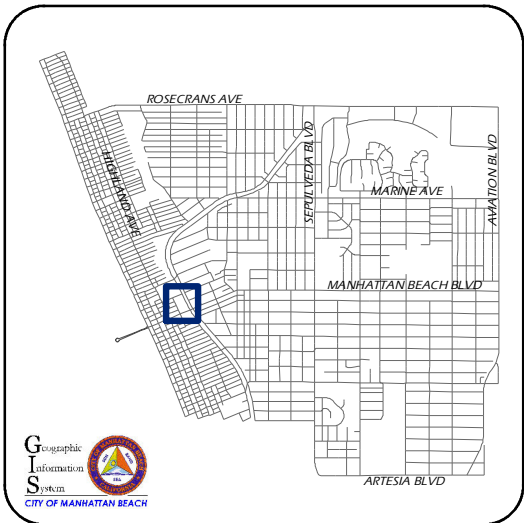
The State Architect regulates work on school properties such as Begg Pool. State Architect staff indicates that the full scope of work directed by City Council would trigger additional requirements at the facility which would increase the scope and cost of the project significantly. The following items have been removed from the current plan set to avoid the additional requirements.

- Remove existing shower system and install new shower system with privacy partitions.
- Update existing restrooms to ADA compliance.
- New lighting throughout facility.
- Create new storage area.
- Install new fans.
- Improve concrete flatwork around pool.
- Relocate existing fencing on north side of pool.

Attachments:

1. Map
2. Concept drawing

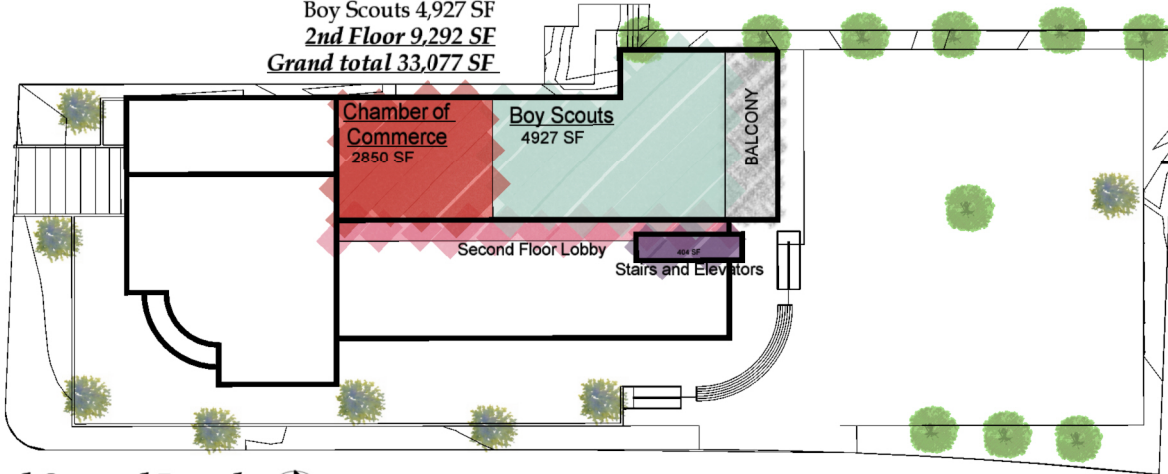
City of Manhattan Beach Joslyn Community Center, Scout House & Civic Center Annex



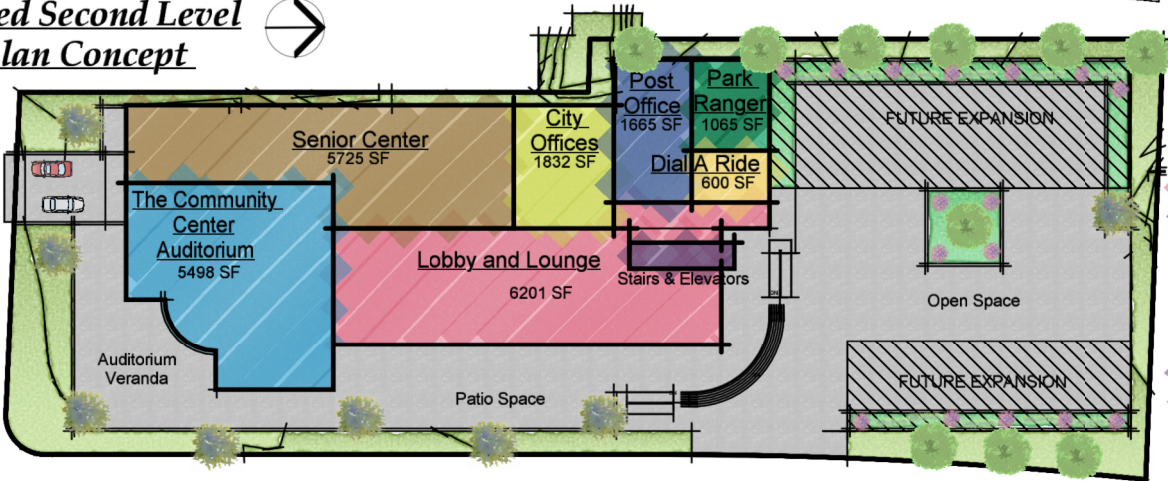
Area	Schedule
Stairs and Elevators	400 SF
Dial A Ride	600 SF
Side Lobby	795 SF
Park Ranger	1,065 SF
Post Office	1,665 SF
City Offices	1,832 SF
The Community Center Auditorium	5,498 SF
Senior Center	5,725 SF
Lobby and Lounge	6,201 SF
First Floor	23,784 SF
Stairs and Elevators	404 SF
Second Floor Lobby	1,111 SF
Chamber of Commerce	2,850 SF
Boy Scouts	4,927 SF
2nd Floor	9,292 SF
Grand total	33,077 SF

Proposed Joslyn Community Center

Manhattan Beach, Ca

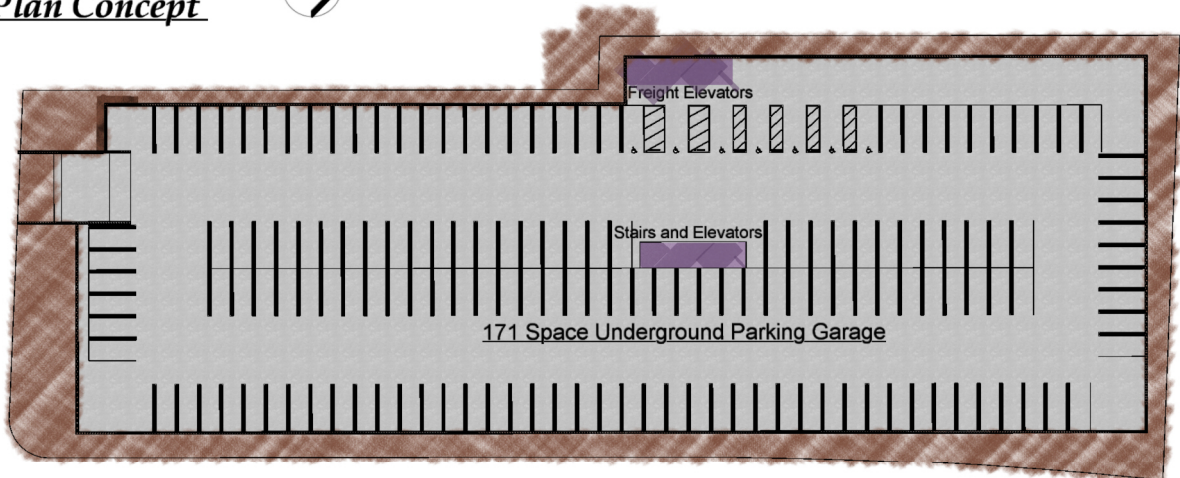


Proposed Second Level
Floor Plan Concept



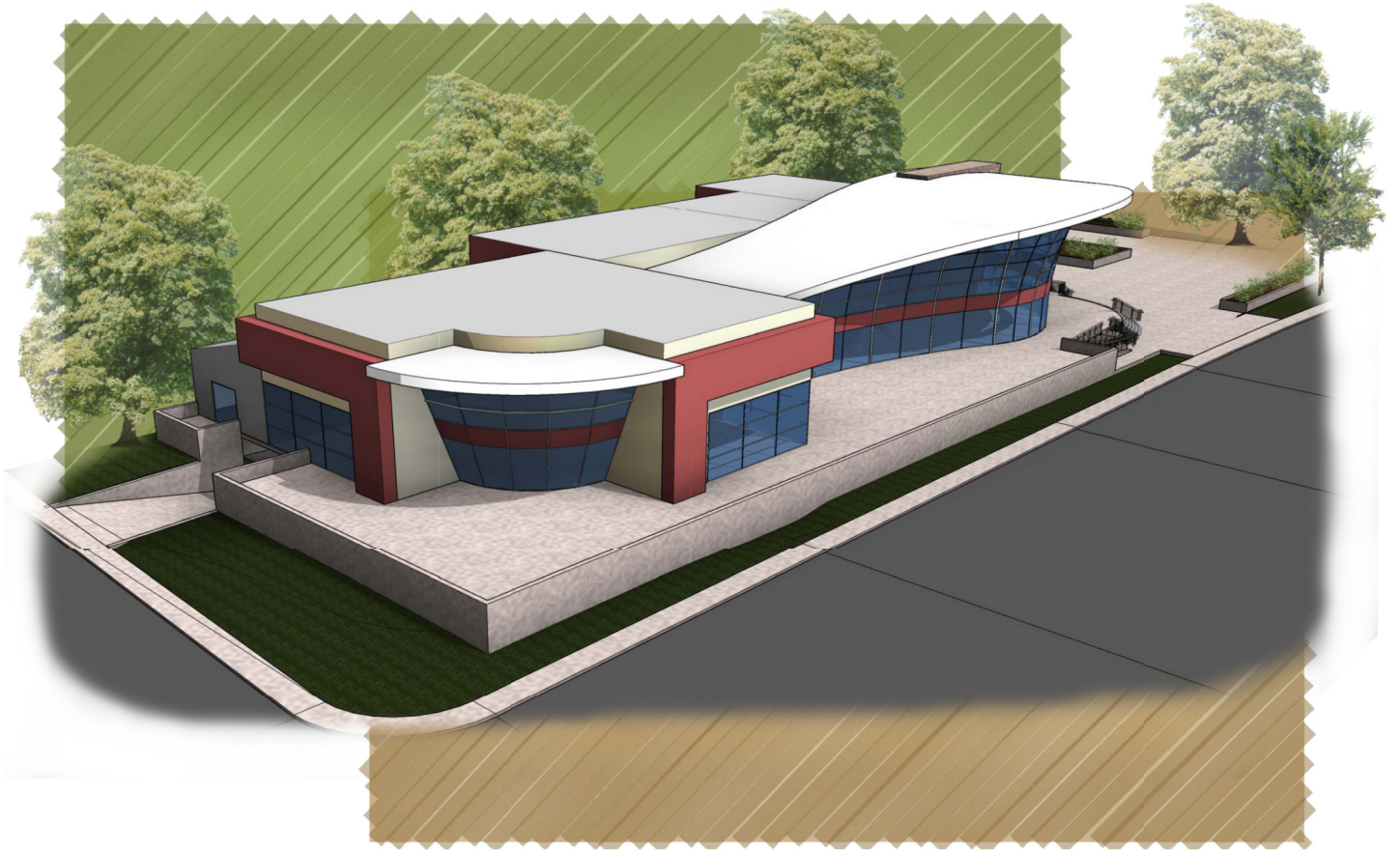
- Boy Scouts
- Chamber of Commerce
- City Offices
- Dial A Ride
- Lobby and Lounge
- Park Ranger
- Post Office
- Second Floor Lobby
- Senior Center
- Side Lobby
- Stairs and Elevators
- The Community Center Auditorium

Proposed Ground Level
Floor Plan Concept

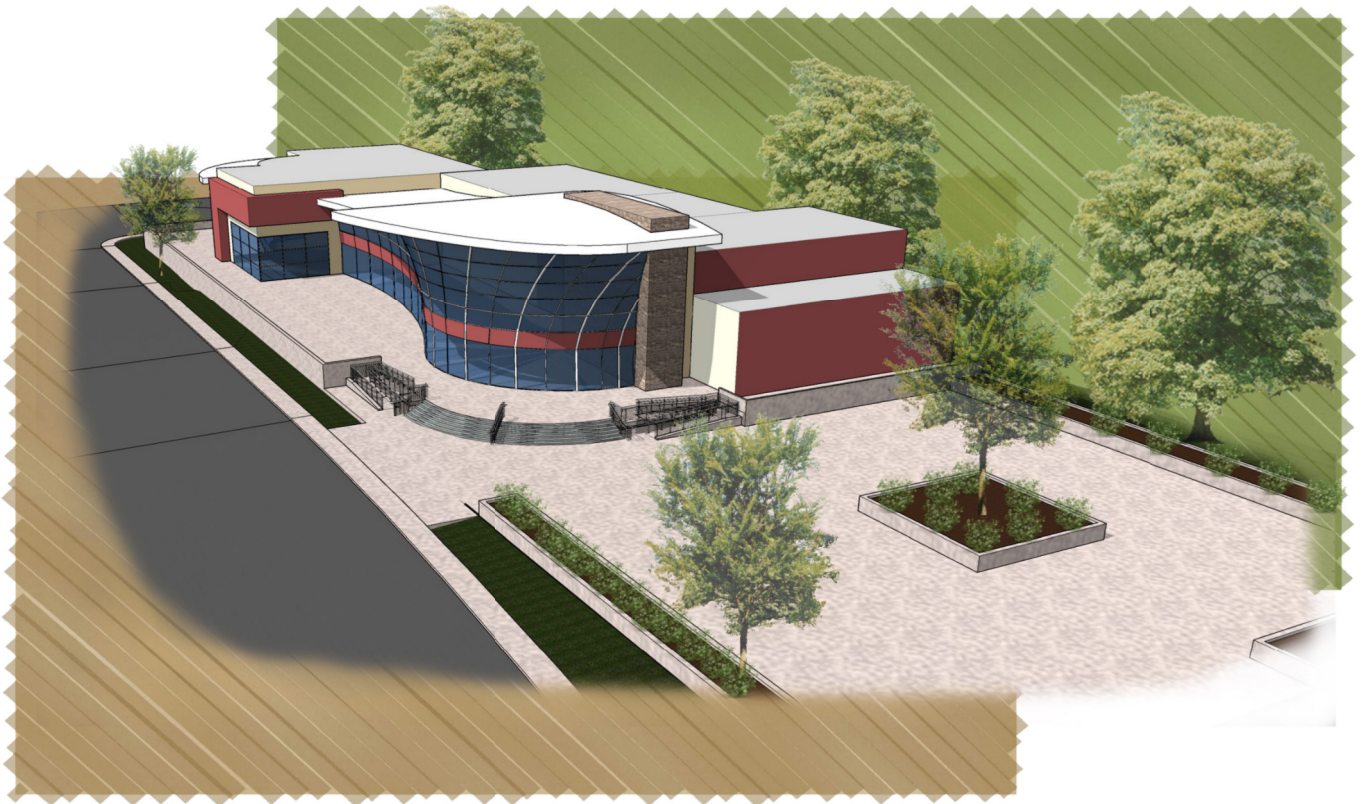


Proposed Basement Level
Floor Plan Concept





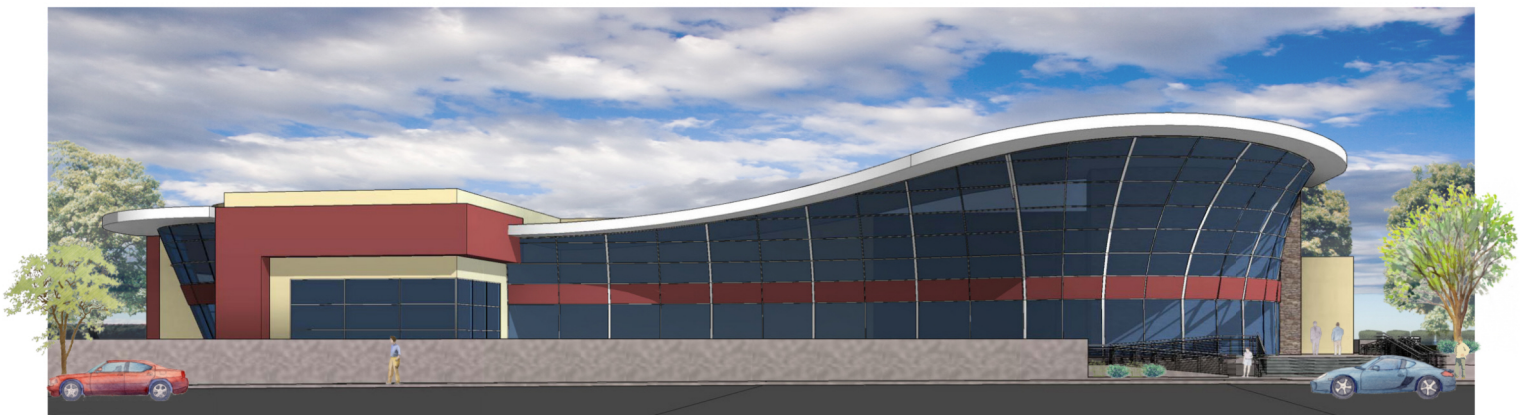
View From Southeast



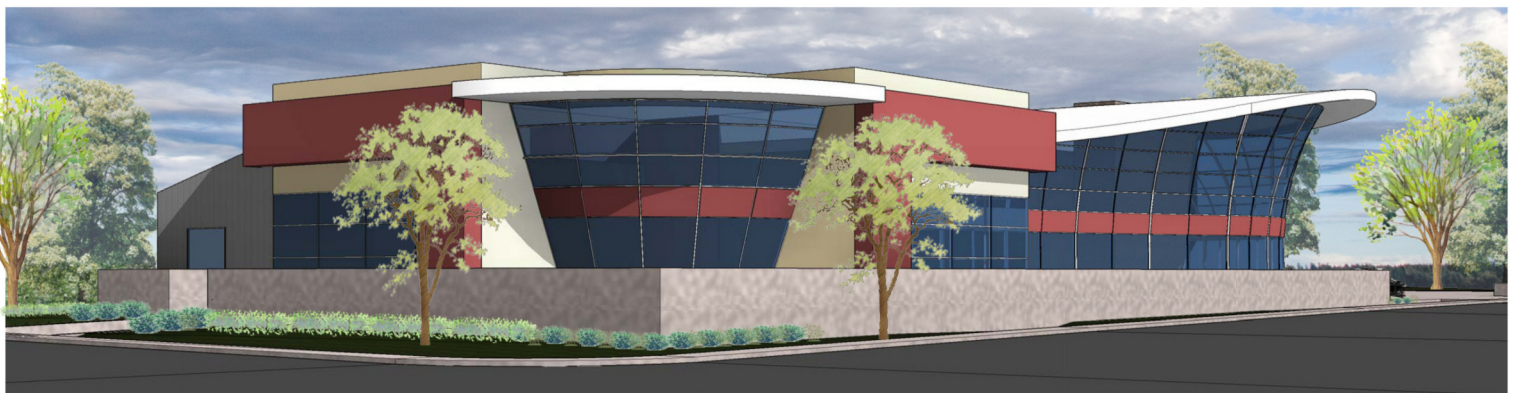
View From Northeast



View From Live Oak Park



View From Valley Drive



View From 15th Street