



Hermosa Beach Civic Center
Council Study Session
November 29, 2023





Agenda

- 1) Introduction
- 2) Previous Studies
- 3) Project Need
- 4) Civic Development Options
- 5) Plan of Finance
- 6) Next Steps

Introduction



- 20 + years real estate development
 - *\$6.7 billion of Project Value*
 - *8.4 million SF of facilities*
 - *20 + projects*
- Multiple Public-Private-Partnerships
- Reference Projects
 - Long Beach Civic Center
 - Napa Civic Center



Previous Studies


2015 Facilities Condition Assessments

Hermosa Beach City Buildings Facility Condition Assessments

	FCI Report Date	TOTAL	TOTAL	FCI	
		2015 Dollars	2023 dollars		
City Hall	Jul-15	\$ 2,281,923	\$ 3,559,800	38%	Replace
Base 3	Jul-15	\$ 66,132	\$ 103,166	8%	<i>Repair</i>
City Yard	Jul-15	\$ 828,614	\$ 1,292,638	41%	Replace
Police	Jul-15	\$ 1,336,324	\$ 2,084,665	53%	Replace
<i>Civic Facilities Sub-total</i>		\$ 4,512,993	\$ 7,040,269		

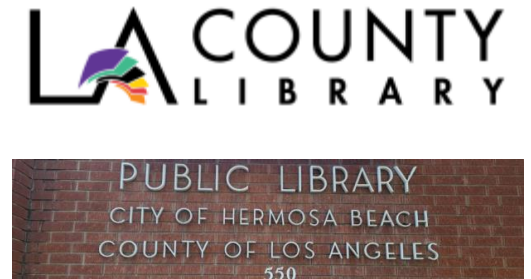
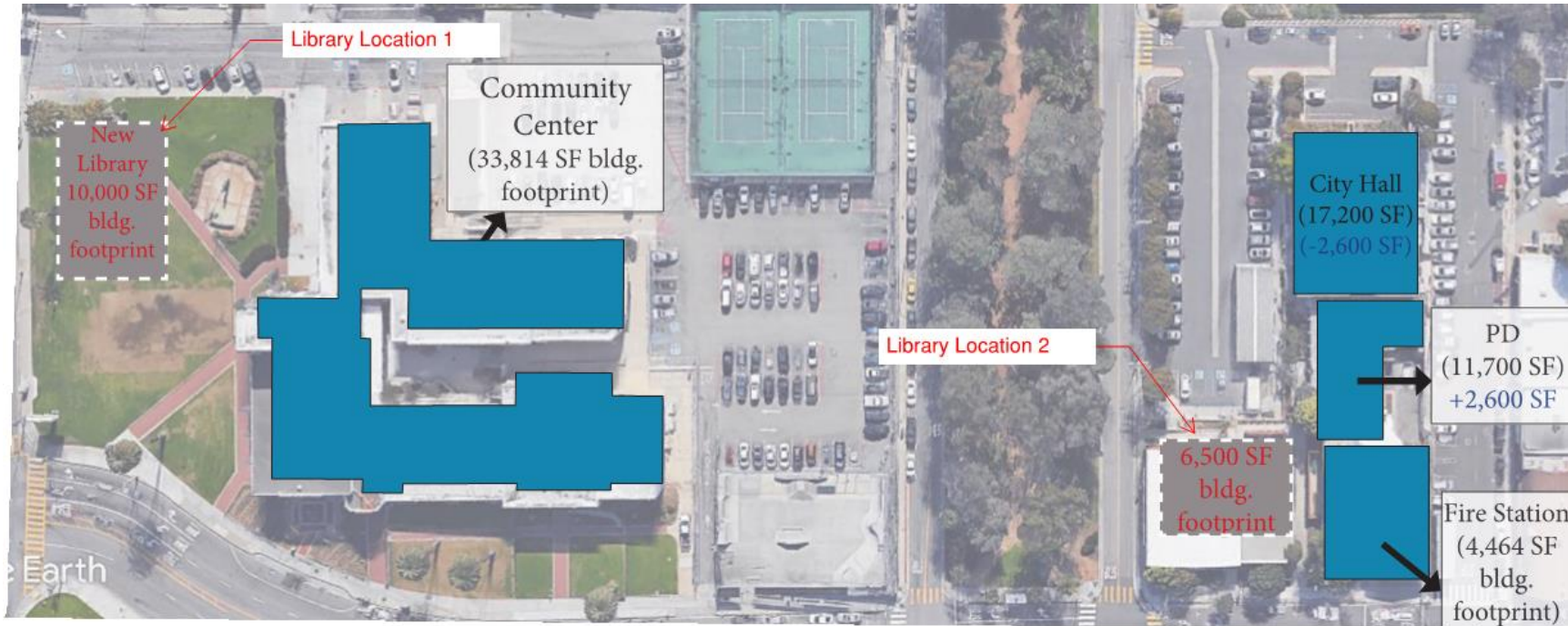
- FCI>30% = better to replace
- 8 yrs additional deferred maintenance => more repairs needed
- Costs are likely higher now

2016 City Needs Assessment


MARY MCGRATH ARCHITECTS
 Strategic Plan Draft Report
 June 2016
CITY OF HERMOSA BEACH
CIVIC FACILITIES STRATEGIC PLAN

Facility	Existing	2015 Study
City Hall	17,200	27,776
Police	20,760	38,193
Public Works Yard	13,388	19,300
Library	6,500	10,000
	57,848	95,269
Outdoor Space	Existing	2015 Study
City Hall	49,522	28,586
Police	30,000	32,386
Public Works Yard	31,000	28,000
	110,522	88,972

2016 Library Needs Assessment – phase 1



- Identified two potential library locations
- Sizes 6,500 to 10,000 SF
- Recommended a full needs analysis (phase 2) be conducted
- LA County staff currently recommending major renovations

2014 Downtown Core Revitalization Study



HERMOSA BEACH

Downtown Core Revitalization Strategy

Prepared for the City of Hermosa Beach by ROMA Design Group and Economic & Planning Systems

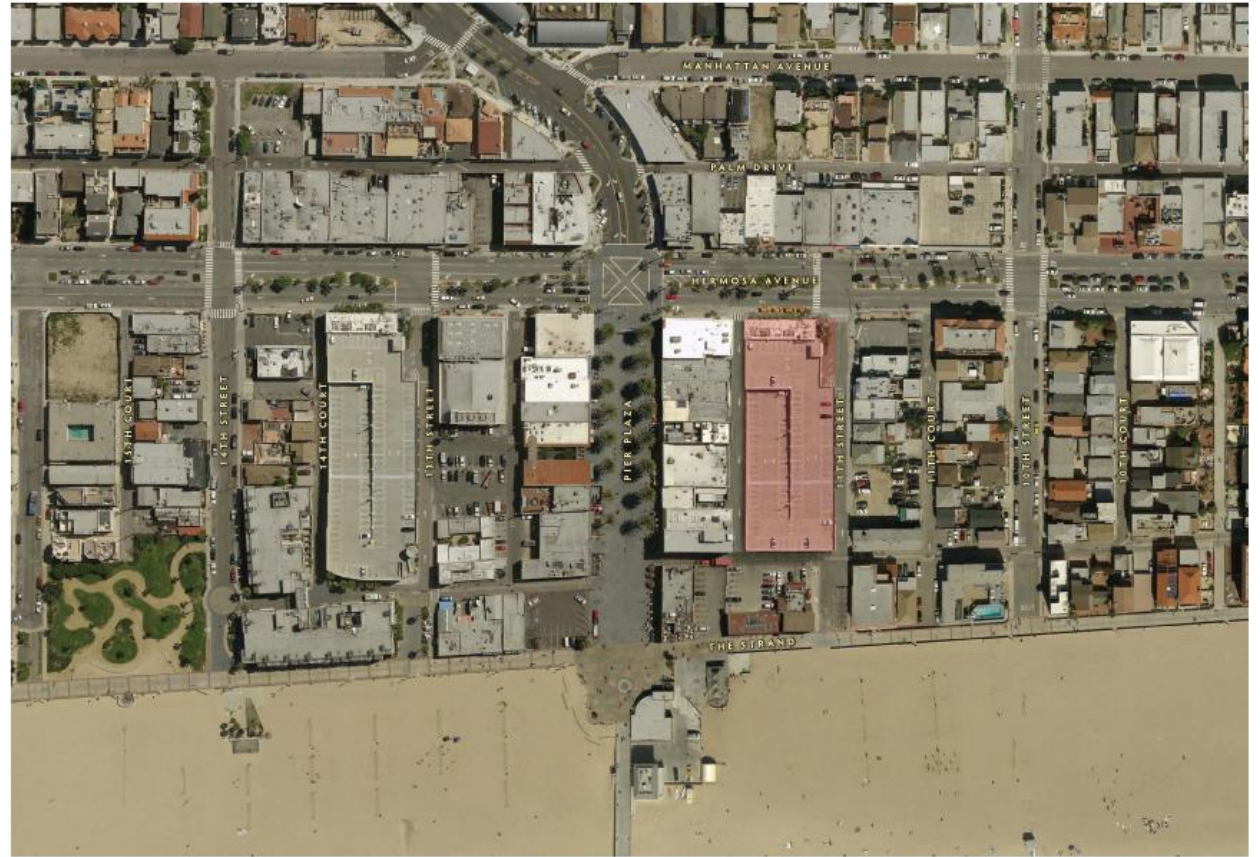
JANUARY 2014

Accepted by Hermosa Beach
City Council on February 24, 2015



Downtown Context

2014 Downtown Core Revitalization Study



A Public Parking Garage is needed to the south of Pier Plaza, similar to the one previously built to the north side

- Identified need for another hotel
- Suggested city-built parking structure on lot A.
- Recommended parking intercept at city hall location.

2016 Cost Benefit Study

CITY OF HERMOSA BEACH
DOWNTOWN COST BENEFIT ANALYSIS

*****DRAFT*****

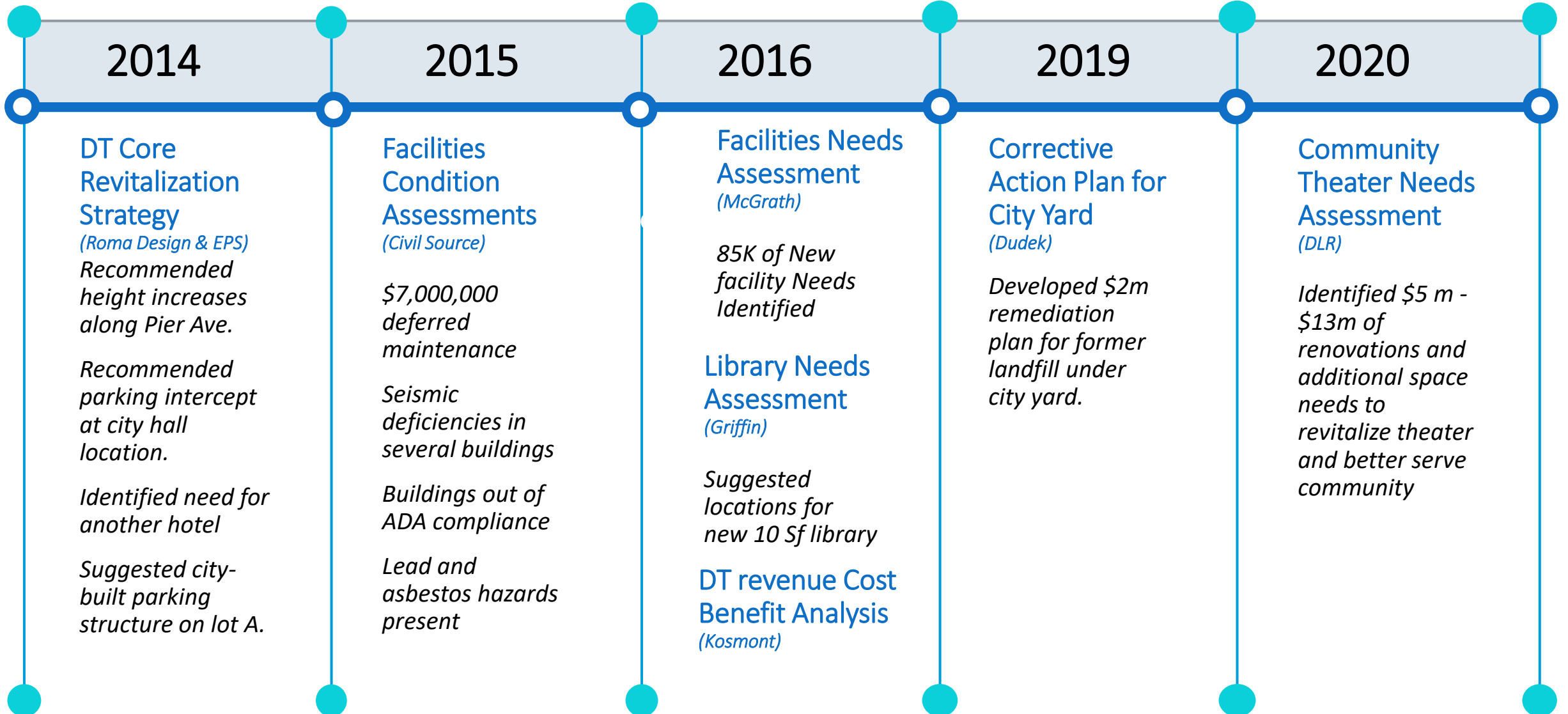
- Recommended hotel to provide more diverse revenue and more daytime visitors to support downtown businesses.



FEBRUARY 2016



Years of Studies to support need for new facilities and downtown revitalization strategy



Project Need

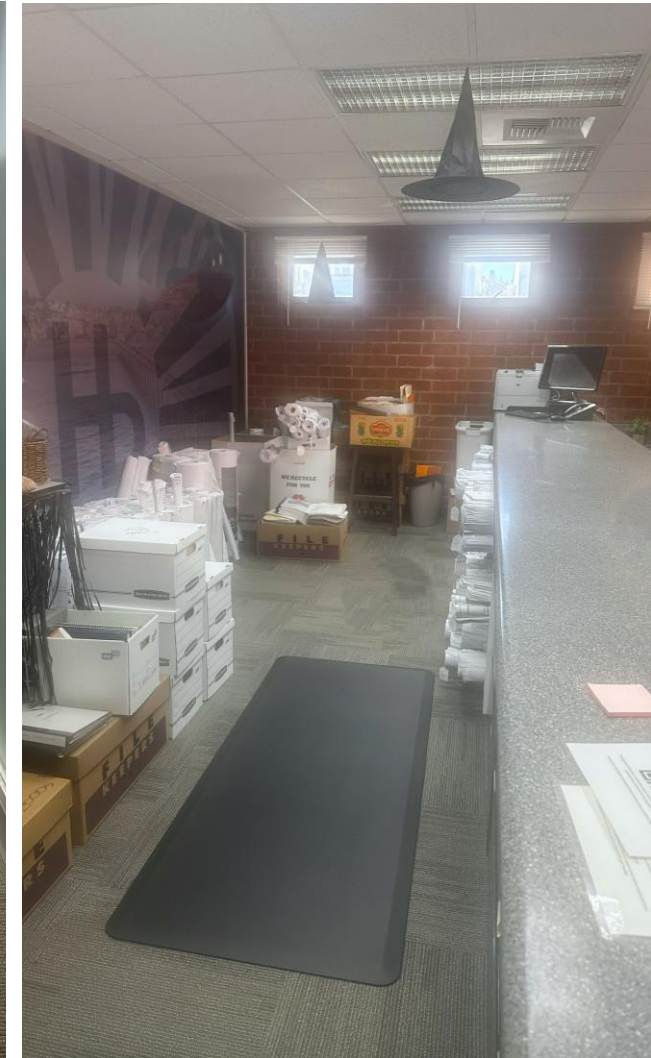
1) Current Facilities Do Not Meet Operational Needs

- Lack of space in current Facilities.
 - Current space is 63% of space needed per 2016 study
 - 16% staff growth since 2016 (25 FTE)
- Holding cells not to current standards.
- File storage insufficient.
- Inefficient space utilization.
- No room for new staff.

At least 30% more space (18,000 SF) needed.



1) Current Facilities Do Not Meet Operational Needs



2) Facilities are in a state of disrepair

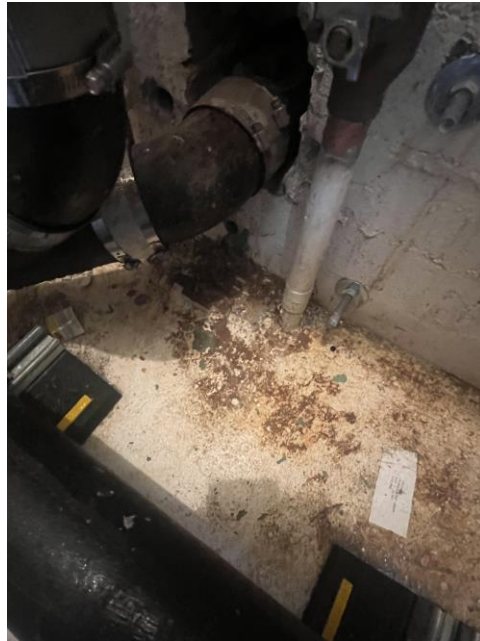
Current facilities are 50-70 years old

- Do not meet current building codes.
- Repair and operational costs are growing
- Mechanical systems beyond useful life and not energy efficient



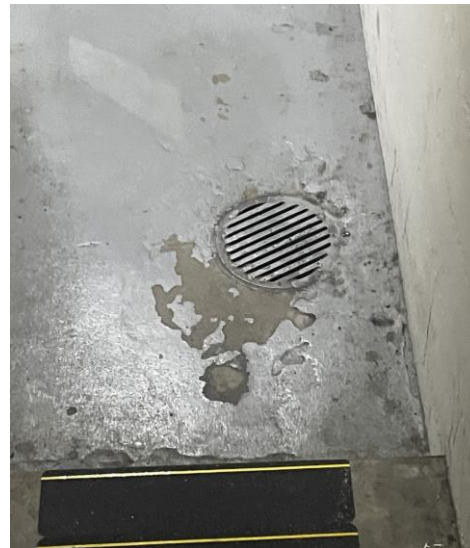
2) Facilities are in a state of disrepair

- Roof replacements needed
- Interior damage from 2023 storms
- Lead and asbestos material present
- Mold



2) Facilities are in a state of disrepair

- City hall and public safety building do not meet FEMA essential services standards
- ADA issues



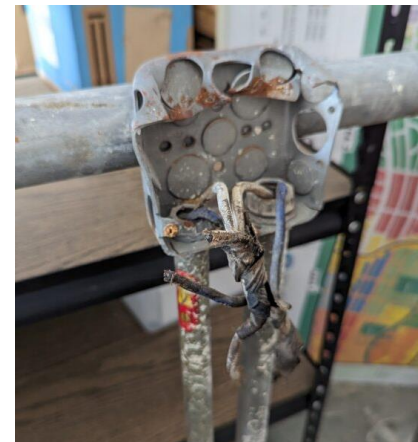
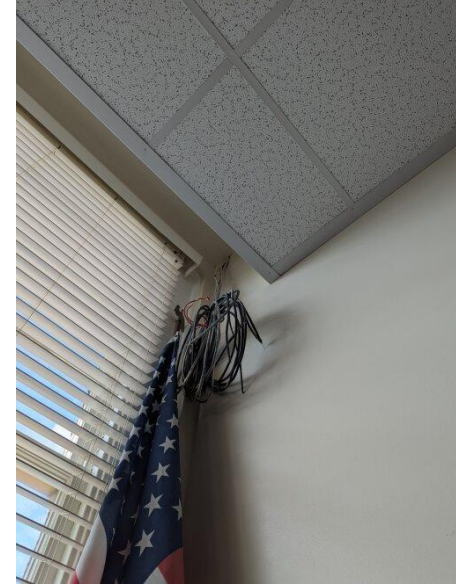
2) Facilities are in a state of disrepair

- Emergency operations center not prepared for disaster



2) Facilities are in a state of disrepair

- Emergency operations center not prepared for disaster



2) Facilities are in a state of disrepair

Facility Assessment – Police Department



Bathroom needs upgrades



All plumbing backing up constantly

Facility Assessment – Police Department



Electrical panels need to be upgraded



Facility Assessment – Police Department



Upgraded panel



Roof leaking



All plumbing backing up constantly



All plumbing backing up constantly



Electrical panels need to be upgraded



Electrical panels need to be upgraded



Roof leaking



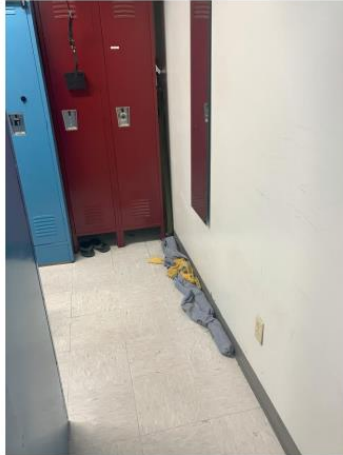
Old electrical panel

2) Facilities are in a state of disrepair

Facility Assessment – Police Department



Leaking into Men's Locker



Leaking into Men's locker room

Facility Assessment – Police Department



Gutters leak onto stairway

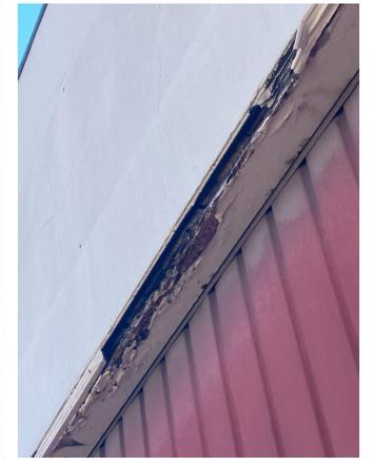


Gutters leak onto stairway

Facility Assessment – Police Department



Water damage and wood rot



Leaking roof in Fire Department



Leaking into Men's locker room



Leaking into Men's locker room

Page 10



Bathroom needs upgrades



Bathroom needs upgrades

Page 11

Additional Issues

- Locks in jail cells
- Old plumbing throughout building. Backing up constantly at various locations.
- Water damage
- New showers needed
- No water pressure
- Mold
- Light fixtures

2) Facilities are in a state of disrepair

Facility Assessment – City Hall



Light fixtures



Crack under courtyard leaks into basement and IT room

Facility Assessment – City Hall



Old electrical wires

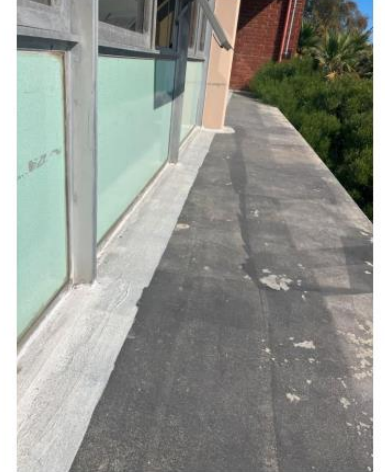


Old electrical wires

Facility Assessment – City Hall



Restroom doors need sound proofing



Second floor windows leak



Crack under courtyard leaks into basement and IT room



Windows (framing is old and damaged) Page 6



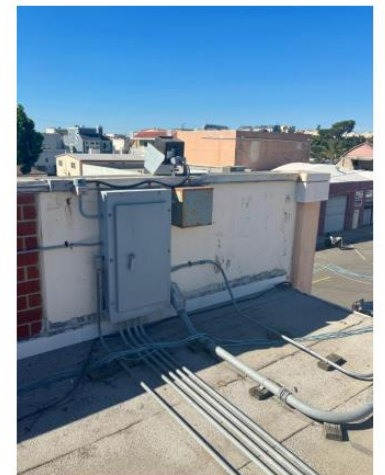
Old electrical panel needs to be upgraded



Old electrical panel needs to be upgraded Page 7



CAT 5



CAT 5

2) Facilities are in a state of disrepair

Facility Assessment – City Hall



A/C Units and roofing



A/C Units and roofing



Leaking



Leaking

Facility Assessment – Base 3



Mold on northeast wall (interior)



No hot water (water heater needed)



No hot water (water heater needed)

Facility Assessment – Base 3



No hot water (water heater needed)



No heating throughout building



Panel Upgrade/Overloaded



Panel Upgrade/Overloaded

2) Facilities are in a state of disrepair

Facility Assessment – Base 3



Electric Vehicle Charger (westside wall)



Electric Vehicle Charger (westside wall)



Plumbing upgrades



Air conditioning units



Termites on roof



Mold on northeast wall (exterior)



Page 1



Windows leaking and damaged



Windows leaking and damaged

Page 4

3) Staff in multiple locations

- Inefficient for staff
- Confusing for public
- With-in city hall public Works, Planning, Finance, City Manager all with separate reception
- Base 3 not designed for current purpose.
- Redundant space and staffing
- Not energy efficient
- Land use could be better utilized on tax rolls



Overall Conclusions

- 1. Current facilities do not meet the city's needs.***
- 2. Facilities are in a state of disrepair that is only getting worse.***
- 3. A new consolidated government center will be more efficient operationally and have a lower environmental footprint.***
- 4. A civic center project can advance the Downtown revitalization plan.***

Civic Development Options

Public Works Yard Same in All Options



- Meets needs of PW staff.
- Smaller project that can be accelerated.
- Site environmental issue.
- Conceptual plans developed already.
- Can be bid and financed with civic center.
- Not a lot of other good places for the yard function.

Option A

Consolidate on CRB site



- Consolidates city functions
- Civic presence at city entrance
- Civic Center Site can be re-developed to produce revenue for the city.
- Provides additional public parking at Pier Ave.

Option A

Consolidate on CRB site

Underground (open to Ardmore)



Level 1 & Level 2 (Police & City Hall)



Option B

Consolidate on self storage lot



- Easy to phase construction
- Efficient building footprint
- Potential for some redevelopment.

- *Hidden location*
- *Will have some phasing impacts*
- *Difficult to efficiently fit program*
- *No additional public parking*

Option B

Consolidate on self storage lot

Underground



Level 1

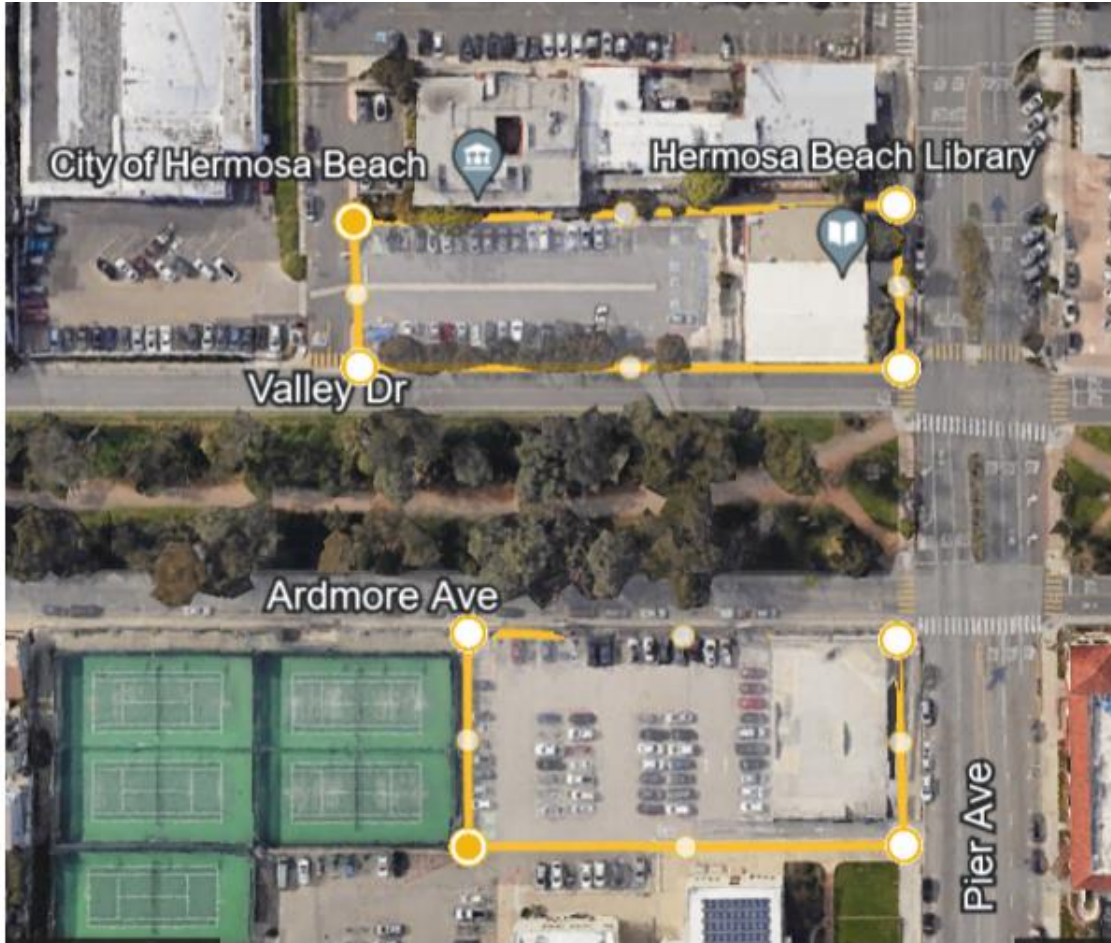


Level 2



Option C

New library and parking at CRB. New city functions on Library site



- Civic presence on Pier Avenue
- All on city land
- Opportunity for additional public parking at CRB

- *Phasing is more difficult*
- *Difficult to efficiently fit program*
- *Severely limits re-development options.*

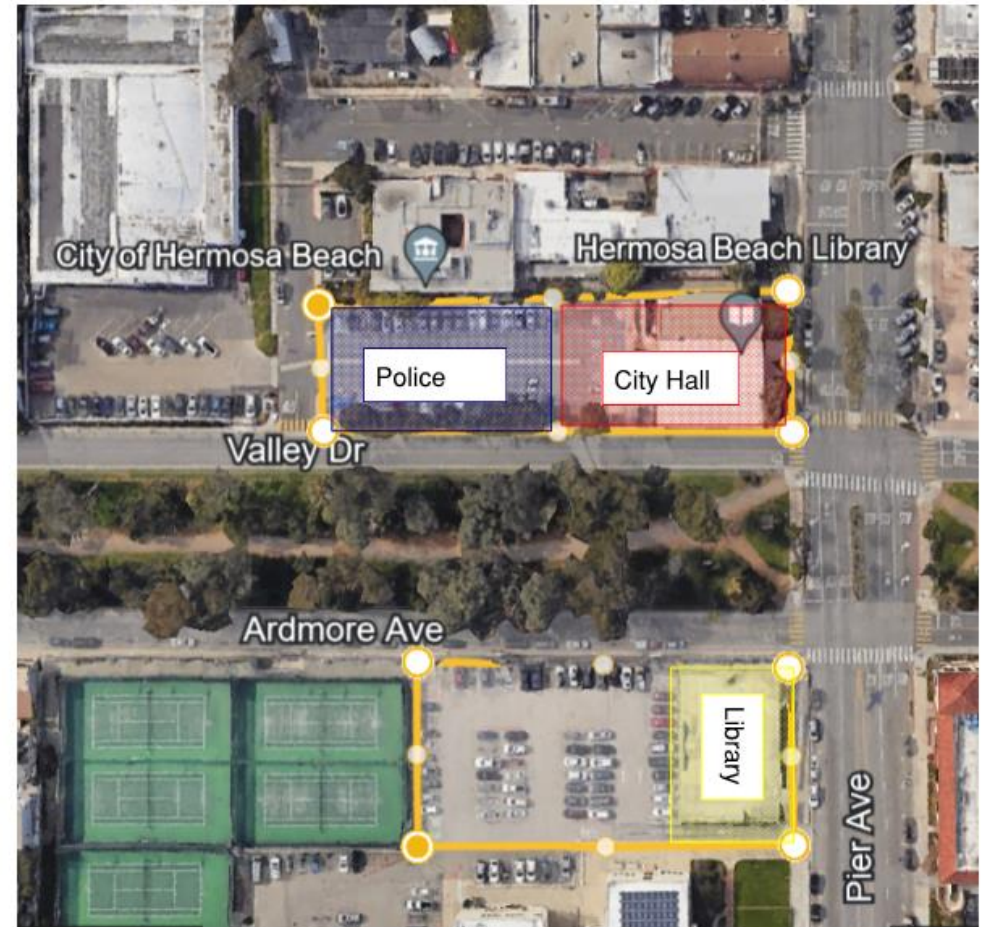
Option C

New library and parking at CRB. New city functions on Library site

Underground

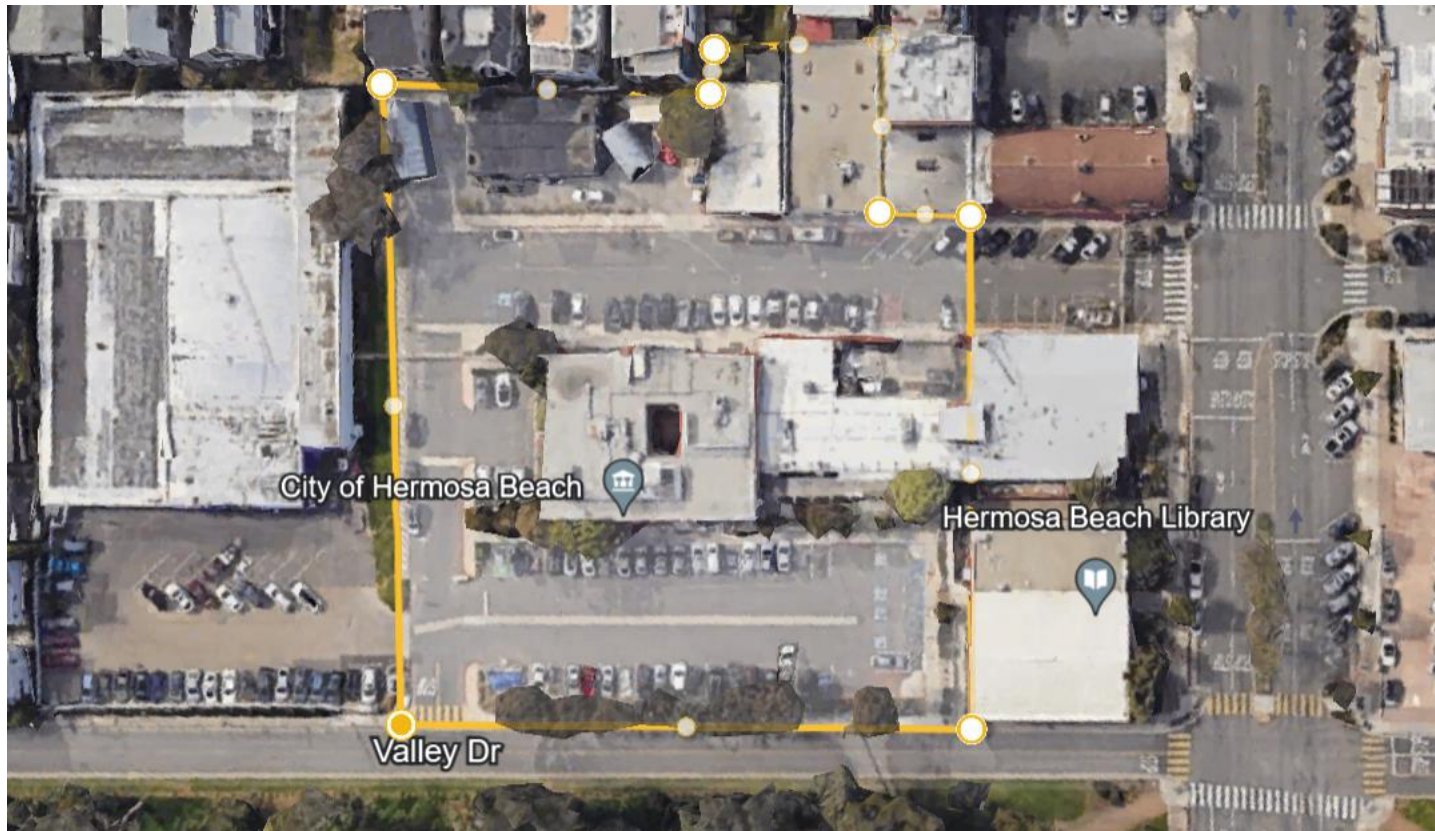


Level 1



Option D

Renovation and Expansion Option

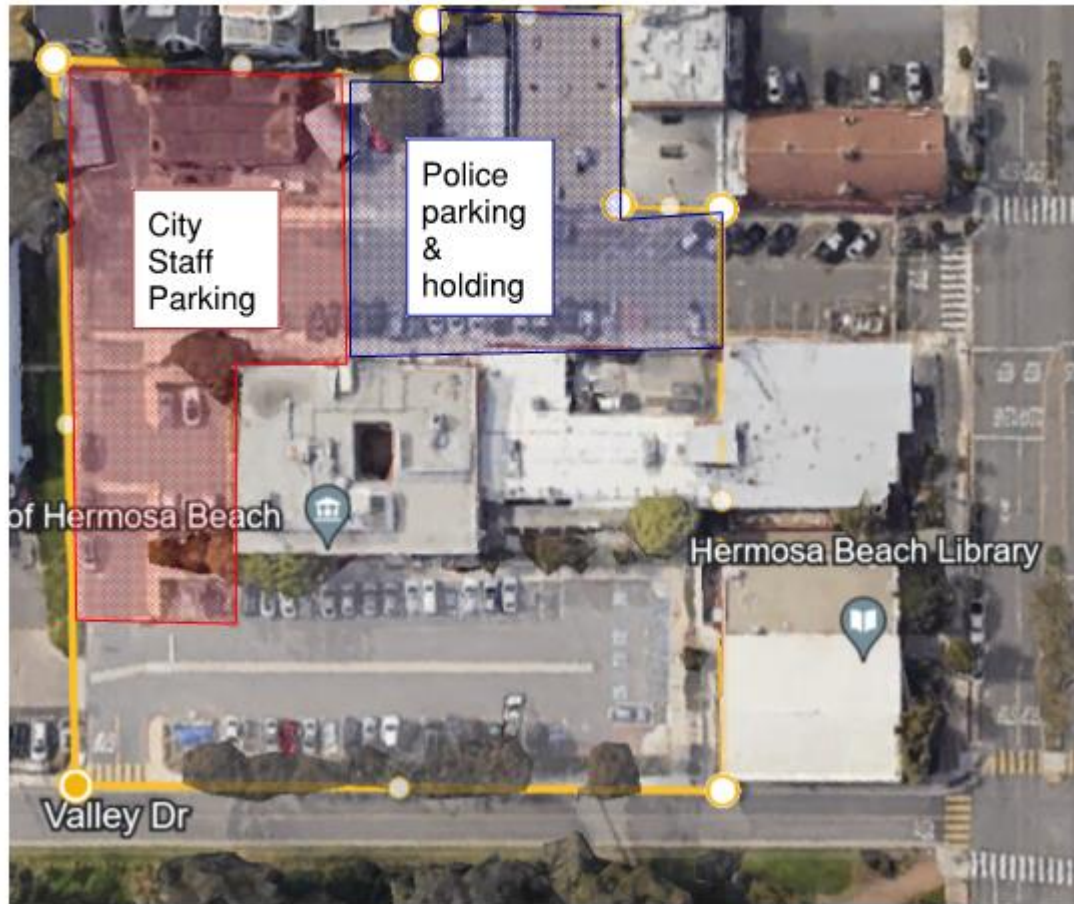


- Reuse & renovation of existing facilities
- *Greatest risk of unknowns*
- *Leaves library out of the project*
- *Construction during operations => long duration & phasing required*
- *Does not make best use of available land*
- *Requires swing space*
- *No additional public parking*

Option D

Renovation and Expansion Option

Underground



Level 1 & 2



Plan of Finance

Components of Plan

Financing Components:

- One-time funds reserved
- Land sale proceeds
- Borrowing

Path to cost neutral:

1. Cost savings from reduced maintenance costs for new facilities
2. Tax increment and direct revenue from new developments

Navy Broadway Complex (San Diego)



- Navy traded 16 acre site for new 373,000 SF HQ building.
- Site redevelopment for 2.9m SF Manchester gateway project.
 - 1000 room hotel
 - 1.7M sf R&D office complex

- Plans approved in 1991.
- Procurement in 2006.
- New HQ opens 2020.

Long Beach Civic Center

New Civic Center building for no more than the cost of maintaining the old building

- Financed with private capital in public-private partnership
- Land sales
- Cost Savings



Newport Beach Civic Center

BEFORE

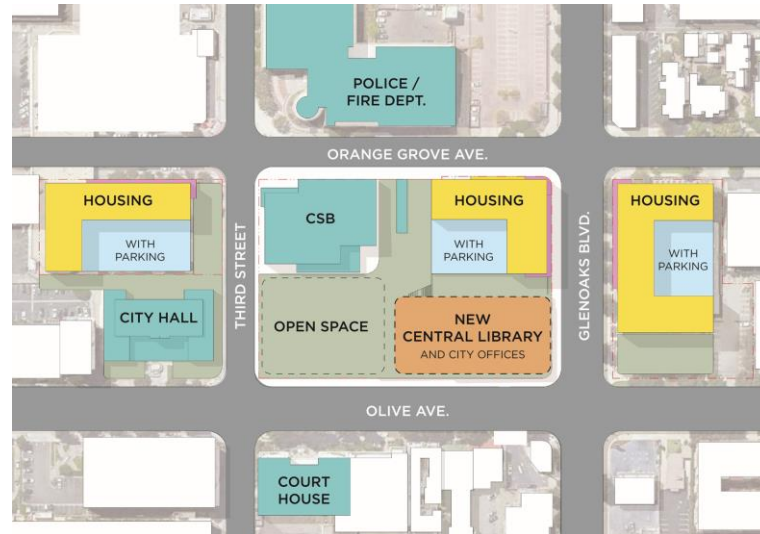
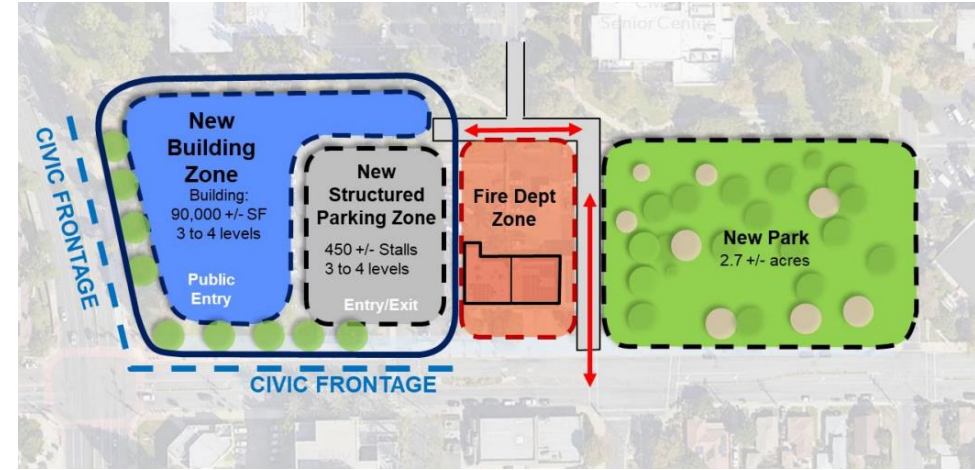


AFTER



City hall site re-developed as hotel.
New City hall and public park on separate site.
Tax increment and other revenues significantly offset costs.

Other local communities



Next Steps

