



*Live Well. Health Matters.*

January 17<sup>th</sup>, 2018

**TO:** Beach Cities Health District Board of Directors  
**FROM:** Dr. Michelle Bholat, President  
**SUBJECT:** Call to Meeting

A Study Session regarding the Healthy Living Campus Project is scheduled as follows:

**DATE:** January 24<sup>th</sup>, 2018  
**TIME:** 5:00 P.M.  
**PLACE:** Beach Cities Health District  
Beach Cities Room, Lower Level  
514 N. Prospect Avenue  
Redondo Beach, CA 90277



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**BOARD OF DIRECTORS  
SPECIAL MEETING**

**JANUARY 24<sup>th</sup>, 2018  
5:00 P.M.**

**Beach Cities Room  
Beach Cities Health District  
514 North Prospect Avenue  
Redondo Beach, CA 90277**

I. CALL TO ORDER

DR. MICHELLE BHOLAT

II. UPDATE ON HEALTHY LIVING CAMPUS LOCATED  
AT 514 N. PROSPECT AVE, REDONDO BEACH, CA 90277

III. PRESENTATION: STRUCTURAL ENGINEER

IV. PUBLIC DISCUSSION

V. DISCUSSION: GUIDING PRINCIPLES & NEXT STEPS

VI. ADJOURNMENT



## Memorandum

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**To:** Board of Directors

**From:** Tom Bakaly, Chief Executive Officer

**Date:** JANUARY 17, 2018

**Subject:** **HEALTHY LIVING CAMPUS UPDATE AND RECOMMENDATIONS FOR MINDFULLY MOVING FORWARD**

When staff last updated the Board of Directors on the Healthy Living Campus project in November 2017, the tentative plan was to further refine the concept plan based on community feedback and bring an updated draft to the board meeting in January 2018 – at which time the board would decide whether to initiate the formal application process with the City of Redondo Beach.

Since that time, BCHD enlisted the services of several experts in a variety of key areas, including structural engineering, cost estimating and long-term financial planning, to further analyze the current concept and present their findings, which include more detailed cost estimates as well as updated technical information on the 514 building and the opportunity to make structural improvements to it earlier than the law requires.

Simultaneously, staff has continued to proactively solicit community feedback on the initial concept plan, notably from neighboring residents and those potentially impacted by the project. Input shows that the southern portion of the campus still needs to be refined to better mitigate impacts to the surrounding neighborhood.

Additionally, the Board has consistently communicated to staff that the project needs to be fully integrated with the existing structures onsite and the community as a whole, and not be a “hodgepodge.” And to ensure the project lives up to these standards, the Board outlined the Guiding Principles early in the process to steer the planning and design phase.

Based on the latest information and findings, it is recommended that the board direct staff to adapt the current plan to optimally implement the guiding principles, better address community concerns, and further mitigate potential risks and impacts. To achieve this, staff are recommending that the Board:

- Consider whether any new guiding principles should be added based on emerging information.
- Consider making structural upgrades to the 514 building sooner than the law requires.

- Extend the project timeline by 6-9 months, allowing staff to synthesize and analyze all new input and findings as well as build the financial model ... and revise the Healthy Living Campus project plan accordingly.
- Delay initiating the EIR process after all experts have completed reports, our plans have been revised and vetted by the community, and we've developed our optimal business case.

Staff will bring updated concept plans and financial information back to the Board in a timely manner that properly aligns with the yearly budgeting process.

These recommendations are supported by BCHD's Healthy Living Campus Community Working Group, which convened on January 16 to review and consider this new information and help determine the optimal path forward.

### **RECOMMENDATIONS**

- Update the guiding principles
- Proactively make structural upgrades to the 514 building
- Extend the Healthy Living Campus project timeline by 6-9 months
- Delay the EIR process until all experts have completed reports, plans have been revised and vetted by the community, and the business case has been developed