



Board of Directors Meeting

June 17, 2020



**BOARD OF DIRECTORS
REGULAR MEETING**

**June 17, 2020
6:30 PM**

I. CALL TO ORDER - SALUTE TO THE FLAG

II. PUBLIC DISCUSSION

TO HAVE PUBLIC COMMENT READ INTO THE RECORD: Submit by EMAIL with the subject line WRITTEN PUBLIC COMMENT ITEM # (Insert Agenda Item Number) to communications@bchd.org during the meeting, prior to the close of public comment on an item, and it will be read into the record during public comment.

TO GIVE VERBAL PUBLIC COMMENT INTO THE RECORD: Submit by EMAIL with the subject line VERBAL PUBLIC COMMENT ITEM # (Insert Agenda Item Number) to communications@bchd.org during the meeting, prior to the close of public comment on an item, and it will be read into the record during public comment. If you will be participating via phone, please include the last 4 digits of the number you will be calling from

We want to be sure we place you in the correct order to speak, so if you are making a verbal comment, please make sure one of the following:

1. Video - Make sure your name is shown on the Zoom profile
2. Phone - In your email, please indicate the last 4 digits of the number you will be calling from

**III. COVID-19 UPDATE
(TOM BAKALY)**

District Operations Center Objectives

Work with partners to establish a South Bay COVID-19 testing site	In Progress
Identify at-risk older adults in the community	In Progress
Provide healthy adults an opportunity to be of use to the community (e.g. Errand Volunteers)	In Progress
Continue to disseminate timely and accurate information to the community	In Progress
Provide health and well-being tips and tools	In Progress
Provide health Recovery planning and implementation for BCHD operations and community	In Progress

State of COVID-19

- Currently, nearly half of confirmed cases in California come from L.A. County
- Leading cause of deaths among L.A. County residents

LA County Cases

63,844

Total Cases in LA County

LA County Deaths

2,959

Total Deaths in LA County

Cases by City in the Beach Cities

Beach Cities Total: **299**

Hermosa Beach: **45**

Manhattan Beach: **89**

Redondo Beach: **165**

Deaths by City in the Beach Cities

Beach Cities Total: **12**

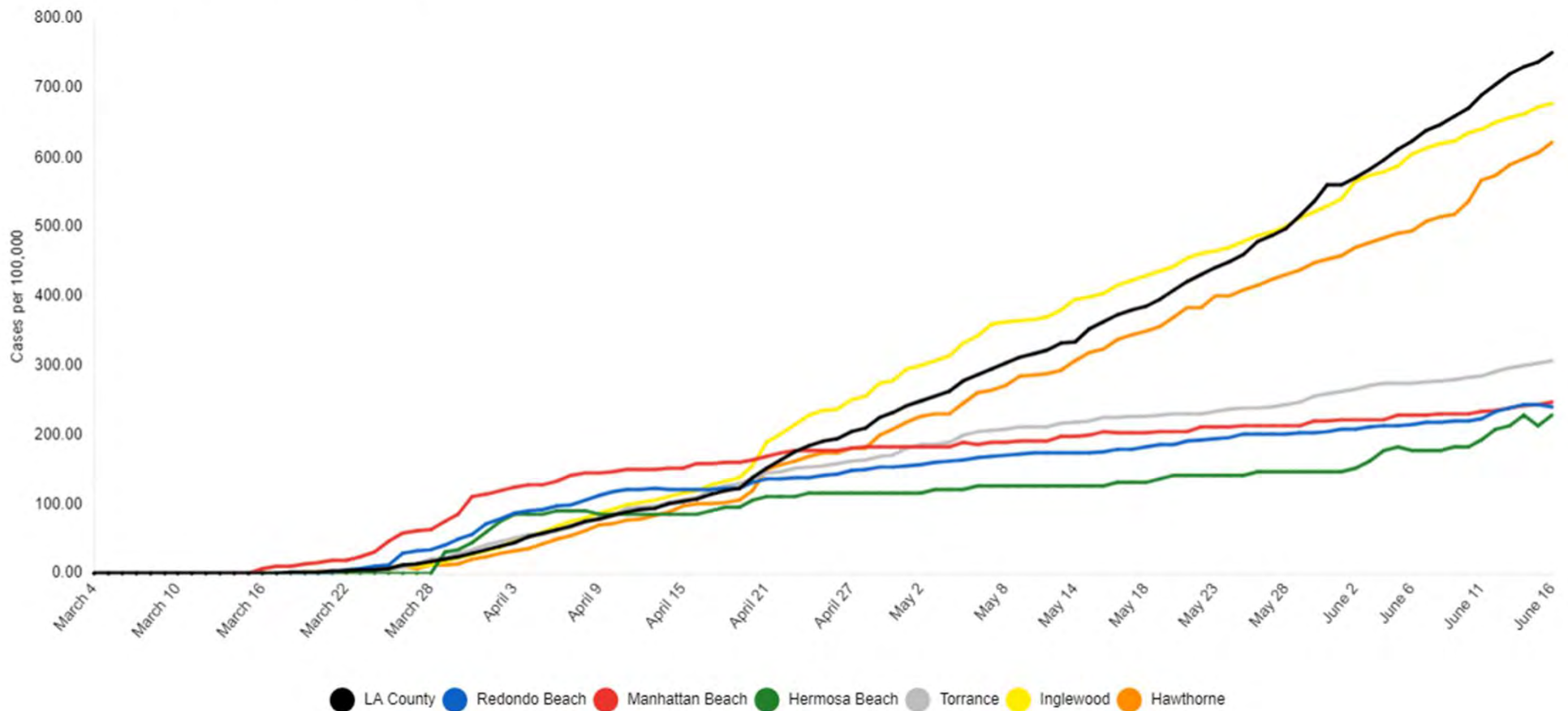
Hermosa Beach: **2**

Manhattan Beach: **3**

Redondo Beach: **7**

State of COVID-19

Cases per 100,000 in the South Bay



COVID-19 Testing

South Bay Galleria: 17,351

April 3 – June 5

Beach Cities Health District: 3,018

June 8 - Present

18% Beach Cities | 75% South Bay Cities



Assistance, Information & Referrals



During this time of heightened health concern, BCHD is available to offer help and support.

If you or someone you know in the Beach Cities needs assistance with errands, health-related information or referrals, please call our Assistance, Information & Referral line at **310-374-3426 ext. 256**, seven days a week, 8:30 a.m. – 5 p.m.

RESOURCES:

bchd.org/coronavirus
for information about COVID-19
or to sign up for email updates
from BCHD

bchd.org/resources
for information related to mental health
and social-emotional health for youth
and adults, support groups and
emergency services

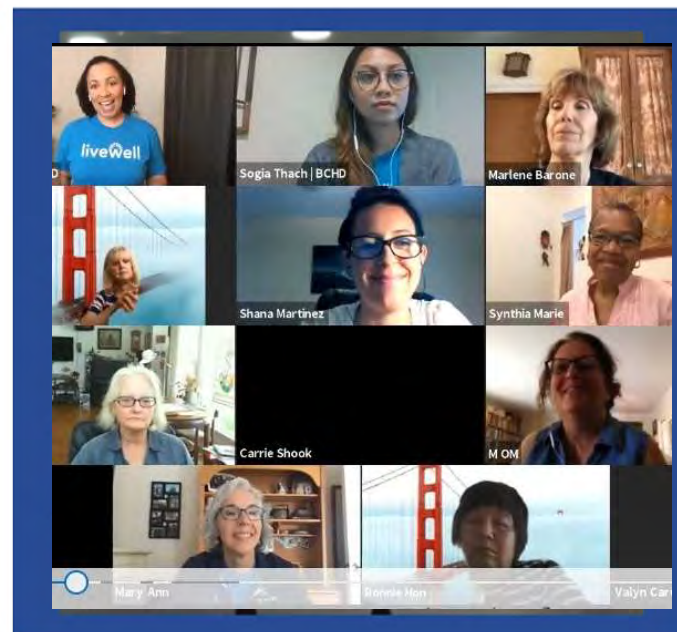
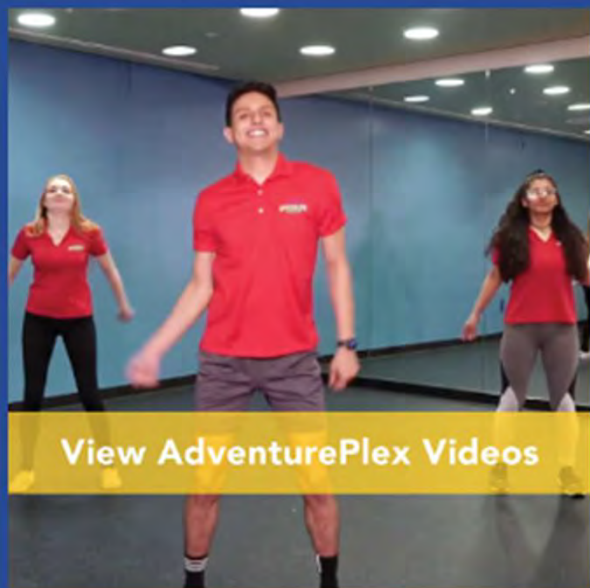
1,405

of Total Calls by Staff

767

of Errands & Meal
Delivery by Staff

By the Numbers



100+

Virtual Classes, Workshops &
Videos

36,992

Total Views

Health Promotion, Guidance & Communication During COVID-19

COVID-19: LATEST UPDATES

at least 6 ft. + face covering

As the Beach Cities reopen, the risk of COVID-19 remains high. Without a vaccine or cure, we urge residents to continue to follow the health guidance to help slow the spread and protect our most vulnerable.

If you must go out and will be around others, wearing cloth face covering **PLUS** physical distancing is required.

You are still encouraged to stay at home as much as possible, especially older adults and those with underlying health conditions.

With the state and county mixed up. Here's what's new:

Recreation

OPEN

- Parks (Playgrounds are closed)
- Public Trails (Walking and Hiking)
- Beaches (For Active Recreation)
- Pools in Multi-Unit Residential Buildings, Apartments, Condominiums, and Homeowner's Associations
- Golf Courses
- Pickleball and Tennis Courts
- Horse Riding/Equestrian
- Bike Parks
- Community Gardens
- Model Airplane Areas
- Shooting and Archery Ranges
- Vehicle Based Parades
- Drive-in Movie Theaters and Restaurants
- Libraries (For Curbside Pick-up)
- Outdoor Museums, Open Air Botanical Gardens, and other Exhibition Space

Shopping

OPEN FOR IN-STORE SHOPPING

Safer at Work and in the Community

Los Angeles County is moving swiftly through the stages of reopening and just announced an updated Safer at Work and in the Community Health Officer Order on May 26. [Read the Health Officer Order here.](#)

The Health Officer Order allows the following activities to resume or reopen:

- Faith-based services with capacity limited to less than 25% or maximum of 100 people (whichever is lower)
- Office worksites

Health starts here. And it starts with all of us.

As a public health agency, Beach Cities Health District's top priority is the health and well-being of our community, and we will continue to take extra precautions to protect our most vulnerable. This will be our compass to recovery.

As Governor Gavin Newsom and Los Angeles County Department of Public Health Dr. Barbara Ferrer cautiously outline a path forward for recovery – it is equally important to outline a path forward for healing.

While life as we knew it abruptly changed in mid-March and we continue to wear our masks, the Safer At Home order, recovery will be gradual. Without a vaccine or cure, we urge residents to follow guidance to help slow the spread and prevent an overwhelming surge in healthcare facilities.

So, where do we go from here? Here's a [roadmap](#).

WE CAN ALL BE HEALTH LEADERS AND HEROES

While the health directives continue to evolve, all the hygiene practices that we've learned to embrace – hand washing, wearing a face mask, not touching your face with unwashed hands, wearing a face mask, covering when you are in contact with anyone outside of your household, practicing physical distancing and maintaining 6-foot perimeters, staying home if you're sick – should continue to be part of our daily routines. We can all continue to do our part to protect our most vulnerable neighbors and support our collective well-being.

Beach Cities Health District

WHAT WE DO GET INVOLVED RESOURCES WHO WE ARE

Health Update: COVID-19

BCHD's AdventurePlex and Center for Health & Fitness facilities will remain temporarily closed until further notice & Postpones or Cancels BCHD Events due to the Status of Covid-19. [LEARN MORE](#)

NEED HELP?

call the BCHD Assistance, Information & Referrals line at 310.374.3426 ext. 256 (available every day, 8:30 a.m. – 5 p.m.)

Page	Pageviews
1. /covidtesting	67.32% 40,017 vs 23,917
May 1, 2020 - Jun 16, 2020	7,137 (17.83%)
May 1, 2019 - Jun 16, 2019	0 (0.00%)
% Change	∞%
2. /	
May 1, 2020 - Jun 16, 2020	4,940 (12.34%)
May 1, 2019 - Jun 16, 2019	3,762 (15.73%)
% Change	31.31%
3. /coronavirus	
May 1, 2020 - Jun 16, 2020	2,982 (7.45%)
May 1, 2019 - Jun 16, 2019	0 (0.00%)
% Change	∞%
4. /schools-and-parents/daily-morning-activities	
May 1, 2020 - Jun 16, 2020	1,679 (4.20%)
May 1, 2019 - Jun 16, 2019	91 (0.38%)
% Change	1,745.05%
5. /covidnumbers	
May 1, 2020 - Jun 16, 2020	806 (2.01%)
May 1, 2019 - Jun 16, 2019	0 (0.00%)

27,774

COVID Pageviews
(Jan. 29 – present)

Programs, Volunteering & Community Engagement During COVID-19

BEACH CITIES HEALTH DISTRICT FREE VIRTUAL EVENTS

Families Connected Parent Chat

Free parent support group
Mondays, 9:50 – 10:50 a.m.
southbayfamiliesconnected.org

Powerful Tools for Caregivers Workshop

Free course for family caregivers
Tuesdays, starting June 2, 1 – 2:30 p.m.
bchd.org/classes-workshops

Happiness Chat

Support your well-being with casual discussions focused on connection and resilience. Attend one or all chats!
Tuesdays, starting June 2, 12:30 - 1:30 p.m.
bchd.org/series

Talk About It.

Talk About It Parent Workshops

BCHD, in partnership with our Student Mental Health Provider Task Force, is hosting the virtual "Talk About It" Small-Group Parent Workshop Series in June. This series will support families at home as they navigate distance learning and help create balance for students and parents.

All workshops are on Thursdays from 1 – 2 p.m.
bchd.org/talk

June 4

Youth Substance Use & Vaping with Clear Recovery Center

June 11

Tips for Helping Your Teen Cope with Missing Milestone Life Events

Mental Health & Happiness Series

Join BCHD for the new Mental Health & Happiness Series! Learn how to boost your well-being through evidence-based practices to build resilience, feel more connected and be happier. Attend one or all four workshops. Register online at bchd.org/series.

All workshops are on Saturdays from 11 a.m. - 12:30 p.m.

Maximize Gratitude:

Express appreciation and savor kindness

June 6

Boost Empathy:

Support connection and shift perspective

June 13

Cultivate Bravery:

Embrace opportunities and manage change

June 20

Reaffirm Purpose:

Navigate transitions and focus on meaning

June 27



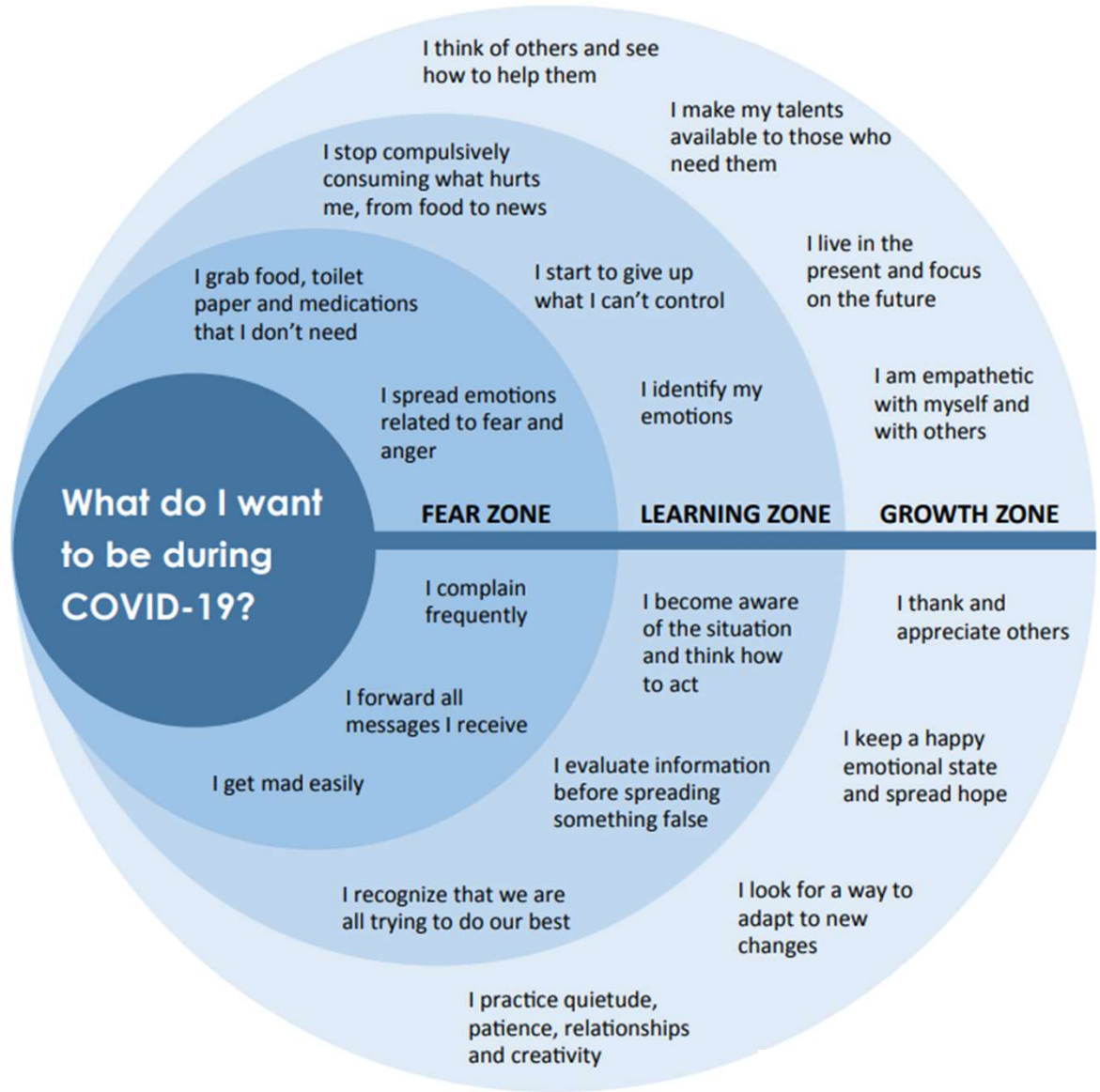
Mental Health & Personal Responsibility

Who do I want to be?

Calming Fear

Moving from Fear to Growth

Facilitating Community



IV. DISCUSSION AND POSSIBLE DIRECTION/ACTION ITEM:

IV.A. PRESENTATION OF REFINED HEALTHY LIVING CAMPUS MASTER PLAN LOCATED AT 514 N. PROSPECT AVE, REDONDO BEACH TO REFLECT A TWO-PHASE PROJECT THAT INCLUDES 220 RESIDENTIAL CARE FOR THE ELDERLY UNITS, PROGRAM FOR THE ALL-INCLUSIVE CARE FOR THE ELDERLY (PACE) CLINIC, CENTER FOR HEALTH AND FITNESS WITH ENHANCED AQUATICS FACILITIES AND THE WELLNESS PAVILION.

[Staff Report HLC_Final.pdf](#)

V. ACTIVITY BREAK/MINDFULNESS
(LAUREN NAKANO)

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ANNOUNCEMENTS/QUESTIONS AND REFERRALS TO STAFF

IX. ADJOURNMENT

IX.A. IN THE MEMORY OF VRAMORI CHATTERJI

[Vramori Chatterji Memorial.docx](#)

IX.B. IN THE MEMORY OF EVERY BEACH CITIES RESIDENT THAT HAS LOST THEIR LIFE TO COVID-19

For information regarding how, to whom, and when a request for disability-related modification or accommodation, including auxiliary aids or services, may be made by a person with a disability who requires a modification or accommodation to participate in the public meeting, please contact Charlie Velasquez at (310) 374-3426 ext 213.

Any materials required by law to be made available to the public prior to a meeting of the Board of Directors can be inspected at the following address during normal business hours: 1200 Del Amo Street, Redondo Beach, California 90277.

THE NEXT MEETING OF THE BOARD OF DIRECTORS REGULAR MEETING IS SCHEDULED FOR JUNE 24, 2020 IN THE BEACH CITIES ROOM AT THE BEACH CITIES HEALTH DISTRICT.

Healthy Living Campus

Community Outreach

Postponed March 19 Study Session and rescheduled for a dedicated Healthy Living Campus Board of Directors Meeting June 17

- Announcement of June 17 meeting at May 27 Board of Directors Meeting
- Community Working Group & Finance Committee Announcements
- June 11 and June 15 community e-newsletters (30,000 list)
- Social Media
- bchdcampus.org and bchd.org
- Press Release
- Daily Breeze Article
- Beach Reporter Article
- Easy Reader

HEALTHY LIVING CAMPUS COMMUNITY UPDATE

HEALTHY LIVING CAMPUS VISION

The Healthy Living Campus project is a unique opportunity for our community to chart the future of health by purposefully building an intergenerational, vibrant, research-driven campus where people can learn and engage in healthy behaviors, form meaningful connections and be well... for many generations to come.

Beach Cities Health District (BCHD) has refined the Master Plan for its proposed Healthy Living Campus in Redondo Beach and will present the updated blueprint to the BCHD Board of Directors on Wednesday, June 17.

The pared-down project includes:

- **Fewer Units:** Reducing Residential Care for the Elderly (RCFE) units from 420 to 220;
- **Smaller Building Sizes:** Reducing the square foot of the new buildings from 423,000 sf to 253,700 sf; plans to shift them farther from adjacent homes;
- **Less Construction Time:** Active construction time shortened from nine to four years in two phases (instead of three)

View Project Materials:
Refined Master Plan Concept
Board of Directors June 17 Staff Report
Community Working Group Presentation

The virtual June 17 BCHD Board of Directors meeting will be held at 6:30 p.m. The public can participate by visiting www.bchd.org/board-directors-meetings.

Beach Cities Health
23 hrs · 🌐

BCHD has refined the Master Plan for its proposed Healthy Living Campus in Redondo Beach and will present the updated concept to the BCHD Board of Directors on Wednesday, June 17.

The pared-down project includes fewer units, smaller building sizes, re-positioned buildings and less construction time. To learn more, visit <https://conta.cc/37Cu05V>

Healthy Living Campus Community Update

HEALTHY LIVING CAMPUS VISION

The Healthy Living Campus project is a unique opportunity for our community to chart the future of health by purposefully building an intergenerational, vibrant, research-driven campus where people can learn and engage in healthy behaviors, form meaningful connections and be well... for many generations to come.

DB

LOCAL NEWS · News

Beach Cities Health District to cut Healthy Living Campus revamp by \$160 million

was released by the Beach Cities Health District on [Beach Cities Health District's Wednesday June 17 meeting.] [minorship or close association; "the experience has brought us

1

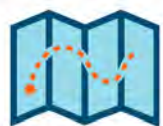
Like

Most Relevant

Write a comment...

Mark Nelson BCHD's hig

State of Current BCHD Campus



11 acres

514 N. Prospect: 11 acres extending from Diamond to Beryl and Prospect to Flagler



60 year-old building

60-year-old former hospital building does not currently meet tenant needs and, is in need of a seismic upgrade



1-3 years

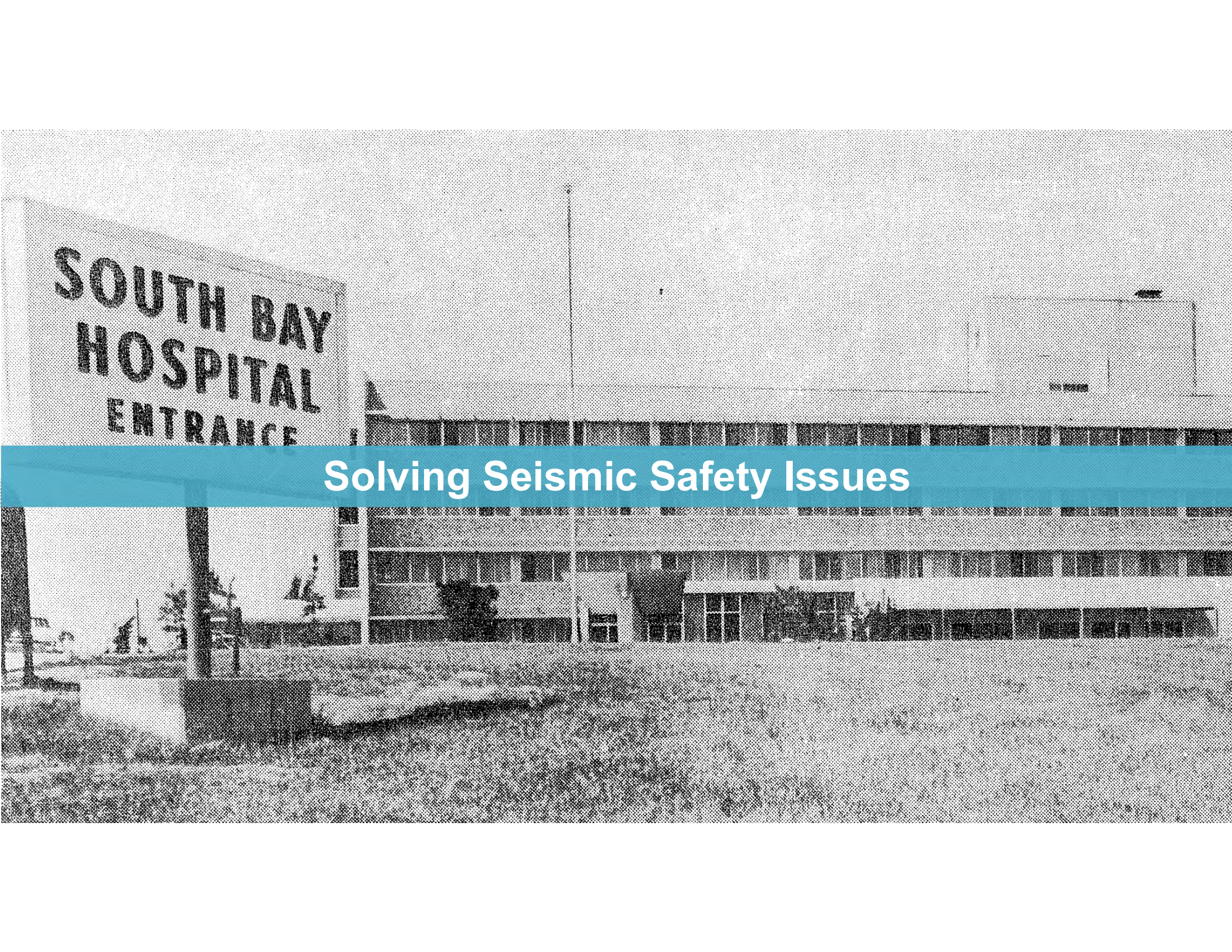
Due to escalating building maintenance costs, the next 1-3 years is our financial “Window of Opportunity to address campus challenges and necessities



Beach Cities
Health District
A Public Agency



Why the Project Matters:

A black and white photograph of a large, multi-story hospital building. In the foreground on the left, a large sign reads "SOUTH BAY HOSPITAL ENTRANCE". A teal horizontal banner is superimposed across the middle of the image, containing the text "Solving Seismic Safety Issues". The building has many windows and a flat roof. The foreground is a grassy area with some trees and a fence.

**SOUTH BAY
HOSPITAL
ENTRANCE**

Solving Seismic Safety Issues



Establishing a Center of Excellence for Community Health





Help Fund our 40+ Programs & Services



Healthy Living Campus: Project Pillars



Health

- Build a center of excellence focusing on wellness, prevention & research
- Leverage the campus to expand community health programs & services



Livability

- Focus on emerging technologies, innovation & accessibility
- Create an intergenerational hub of well-being, using Blue Zones Project principles



Community

- Actively engage the community & pursue partnerships
- Grow a continuum of programs, services & facilities to help older adults age in their community



HEALTHY LIVING CAMPUS VISION

The Healthy Living Campus project is a unique opportunity for our community to chart the future of health by purposefully building an intergenerational, vibrant, research-driven campus where people can learn and engage in healthy behaviors, form meaningful connections and be well... for many generations to come.



Project Development Process

1. Identify need for project
2. Identify programmatic needs
3. Develop preliminary master plan
4. Obtain public input on preliminary master plan
5. Modify master plan in response to public input
6. Obtain authorization from board to proceed with project-level planning & CEQA process
7. Develop project-level design plans for CEQA analysis
8. Conduct EIR scoping process; begin EIR assessment of existing conditions
- 9. Adjust plans in response to opportunities & constraints identified during project-level design**
- 10. Update BCHD Community Working Group & Board of Directors on refined plan**
11. Begin EIR analysis of project impacts based on refined plan

Project Objectives

1. Eliminate seismic safety and other hazards of the former hospital building (514 Building).
2. Generate sufficient revenue through mission-derived services to replace revenues that will be lost from discontinued use of the former hospital building and support the current level of programs and services.
3. Provide sufficient public open space to accommodate programs that meet community health needs.
4. Address the growing need for assisted living with onsite facilities designed to be integrated with the broader community through intergenerational programs and shared gathering spaces.
5. Redevelop the site to create a modern Healthy Living Campus with public open space and facilities designed to meet the future health needs of residents, including a Community Wellness Pavilion with meeting spaces for public gatherings and interactive education.
6. Generate sufficient revenue through mission-derived services and facilities to address growing future community health needs.

Seismic – Jan. 2018 Nabih Youssef Associates Presentation

BCHD ASSESSMENT

General Scope of Strengthening for North and South Towers

- Strengthen foundations
- Add new exterior steel braced frames (south tower)
- Add new and/or strengthen existing concrete walls (north tower)
- Slot cut perimeter spandrel beams
- FRP wrap interior columns (approximately 50% of columns)

Intrusive – impacts all floors

Challenging to maintain occupancy during construction

Scope of Strengthening for Central Plant

- Add straps and blocking to roof

COMMON DEFICIENCIES

Captive Columns



Seismic –
Jan. 2018
Nabih Youssef
Associates
Presentation

BCHD ASSESSMENT

Summary of Recommendations

Building	Seismic Upgrade
North Tower (Orig.)	Extensive
South Tower (Add.)	Extensive
Elevator Tower	None
Low-rise	None
Central Plant	Limited



Constraints

- Inability to buy out 510
- Seismic
- PCE
- Assuming project impacts related to construction and length of project
- Assuming project impacts on Beryl and Flagler
- Community response to density vs. sprawl

New Opportunities

- Expanded Aquatics
- Sg2 Innovation Study - MOB (medical office building) Recommendation
- 25% - Ownership
- 10% - Below Market Rate Units of 160 Assisted Living (16 units)
- PACE - Program for All-Inclusive Care for the Elderly
- Usable Open Space
- Flagler Access: Drop off and Service Vehicles Only and Street Closed at Towers

Healthy Living Campus:

Master Plan Based on Feedback & Analysis

2017 Initial Site Plan

What We Heard:

- Reduce building heights
- Concerns about density
- Minimize impacts (traffic)
- Add more green space
- Integrate with community
- Create gathering spaces
- Increase accessibility
- Intergenerational uses



2019 Master Plan

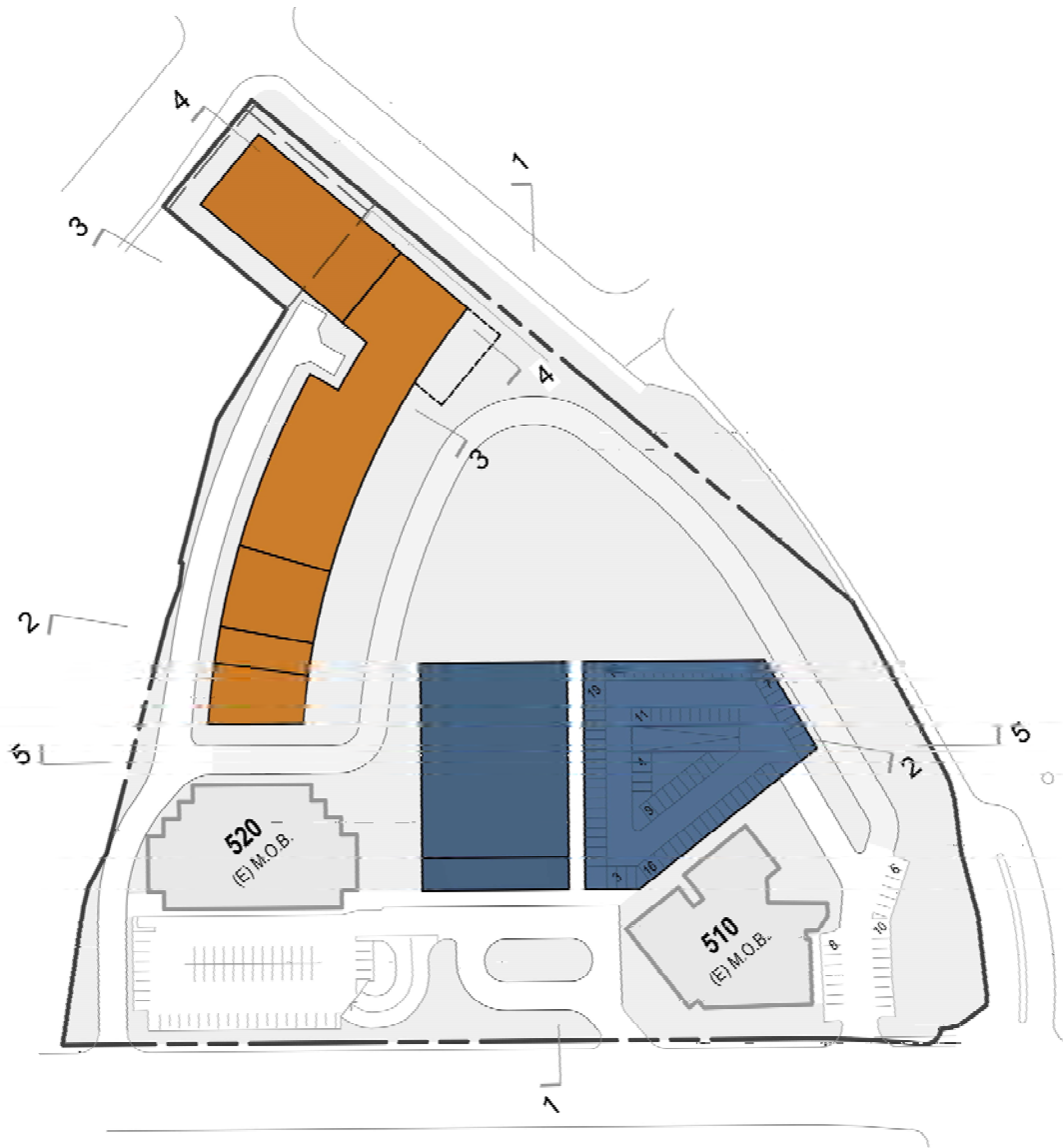
What We Heard:

- Concerns about density and number of units
- Minimize impacts to neighbors
- Long construction time
- Concerns about access on Flagler Ln.
- Community benefit



Current Campus





Phase 1

RCFE – Residential Care for the Elderly

AL – Assisted Living

MC – Memory Care

PACE – Medical Service Space

CS – Community Services

SV – Back of House

BP – Bike and walking path

PK - Parking

Phase 2

WP – Wellness Pavilion

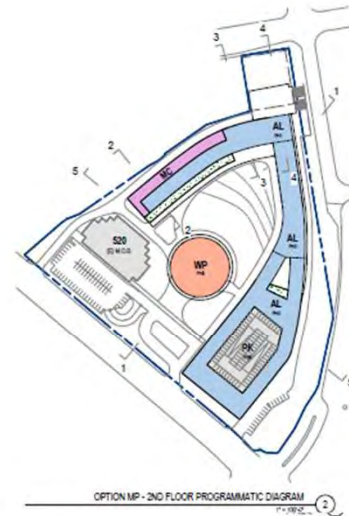
AQ – Aquatics

CHF – Center for Health & Fitness

OPEN AREA

PK - Parking

2019 Master Plan



BUILDING PROGRAM PHASE #1

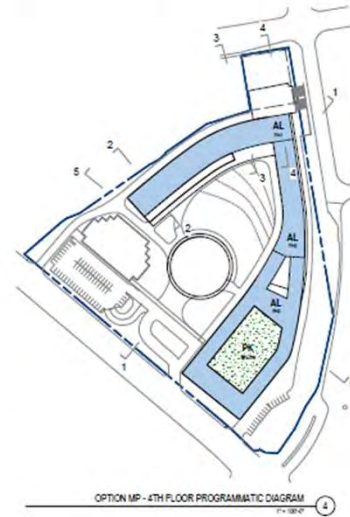
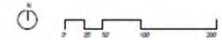
- AL - ASSISTED LIVING
- MC - MEMORY CARE
- CHF - CENTER FOR HEALTH + FITNESS
- CDC - CHILD DEVELOPMENT CENTER
- PK - PARKING

BUILDING PROGRAM PHASE #2

- AL - ASSISTED LIVING
- PK - PARKING

BUILDING PROGRAM PHASE #3

- AL - ASSISTED LIVING
- WP - WELLNESS PAVILION
- PK - PARKING



2020 Master Plan



BUILDING PROGRAM PHASE #1

AL - ASSISTED LIVING

-1 FLOOR	10,000 SF
1ST FLOOR	23,000 SF
2ND FLOOR	16,200 SF
3RD FLOOR	23,400 SF
4TH FLOOR	43,700 SF
5TH FLOOR	43,700 SF
6TH FLOOR	43,700 SF

TOTAL 253,700 SF

253,700 SF

MC - MEMORY CARE

1ST FLOOR	2,750 SF
2ND FLOOR	27,450 SF
3RD FLOOR	19,850 SF

TOTAL 50,050 SF

PACE - MEDICAL SERVICE SPACE

1ST FLOOR	14,000 SF
-----------	-----------

CS - COMMUNITY SERVICES

1ST FLOOR	6,270 SF
-----------	----------

PK - PARKING

SURFACE LOT	44,100 SF	135 SPACES
-------------	-----------	------------

OPEN AREA 99,100 SF



2020 Master Plan



OPTION A-PH2 - 1st FLOOR PROGRAMMATIC DIAGRAM
T = 180'-0"



OPTION A-PH2 - 1st FLOOR PROGRAMMATIC DIAGRAM
T = 180'-0"



OPTION A-PH2 - 2nd FLOOR PROGRAMMATIC DIAGRAM
T = 180'-0"



OPTION A-PH2 - 3rd FLOOR PROGRAMMATIC DIAGRAM
T = 180'-0"



OPTION A-PH2 - 4th FLOOR PROGRAMMATIC DIAGRAM
T = 180'-0"



OPTION A-PH2 - 5th FLOOR PROGRAMMATIC DIAGRAM
T = 180'-0"



OPTION A-PH2 - 6th FLOOR PROGRAMMATIC DIAGRAM
T = 180'-0"

BUILDING PROGRAM PHASE #2

WP - WELLNESS PAVILION

1ST FLOOR	4,000 SF
2ND FLOOR	8,000 SF
3RD FLOOR	20,500 SF
4TH FLOOR	13,700 SF
TOTAL	46,200 SF

AQ - AQUATIC CENTER

1ST FLOOR	24,000 SF
-----------	-----------

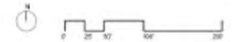
CHF - CENTER FOR HEALTH + FITNESS

2ND FLOOR	20,000 SF
-----------	-----------

PK - PARKING

-1 FLOOR	32,500 SF	88 SPACES
1ST FLOOR	32,500 SF	108 SPACES
2ND FLOOR	32,500 SF	88 SPACES
3RD FLOOR	32,500 SF	88 SPACES
4TH FLOOR	32,500 SF	88 SPACES
5TH FLOOR	32,500 SF	88 SPACES
6TH FLOOR	32,500 SF	88 SPACES
7TH FLOOR	32,500 SF	88 SPACES
ROOF	32,500 SF	88 SPACES
TOTAL	292,500 SF	812 SPACES

OPEN AREA 196,800 SF



2019 Master Plan

2019 Master Plan

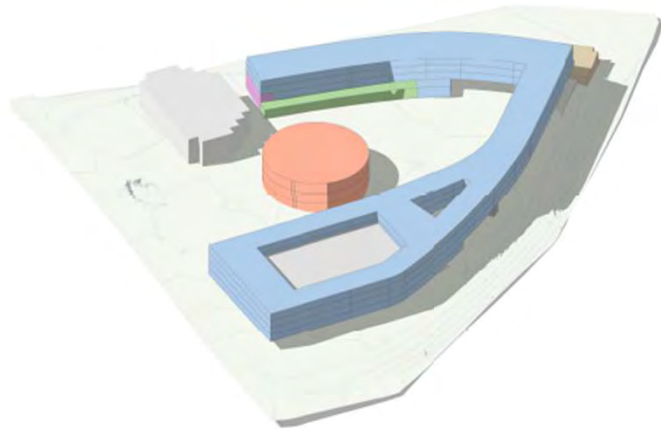
AL – Assisted Living

MC – Memory Care

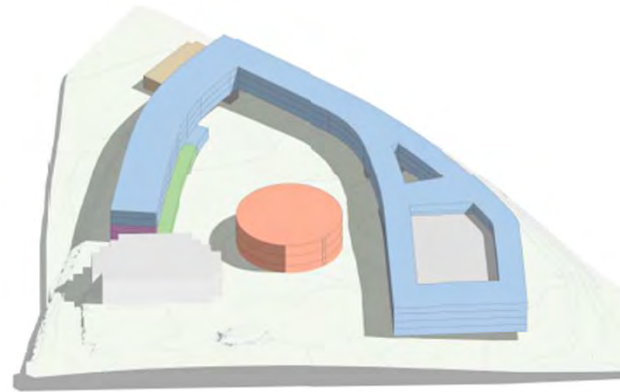
CS – Community Services

WP – Wellness Pavilion

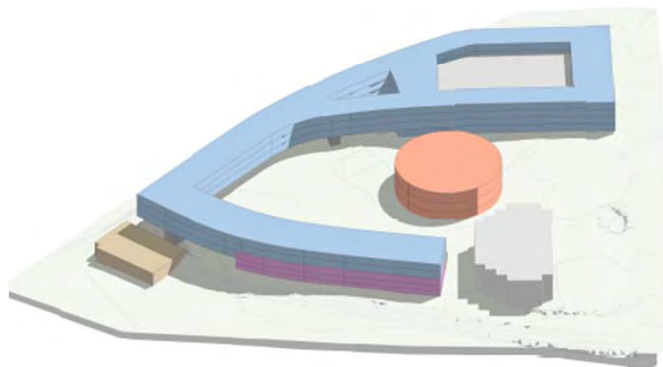
CHF – Center for Health & Fitness



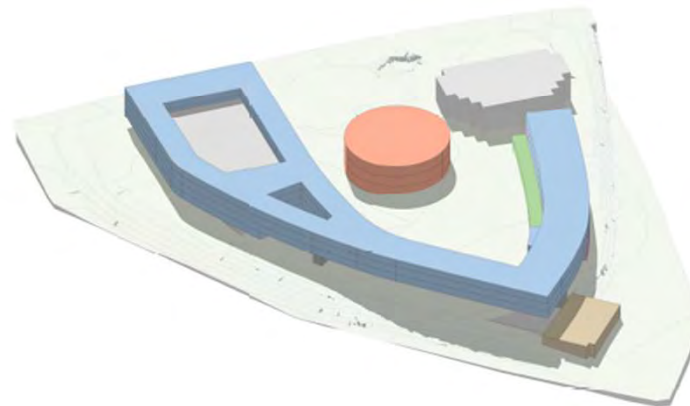
OPTION MP - 3D-02 ②



OPTION MP - 3D-01 ①

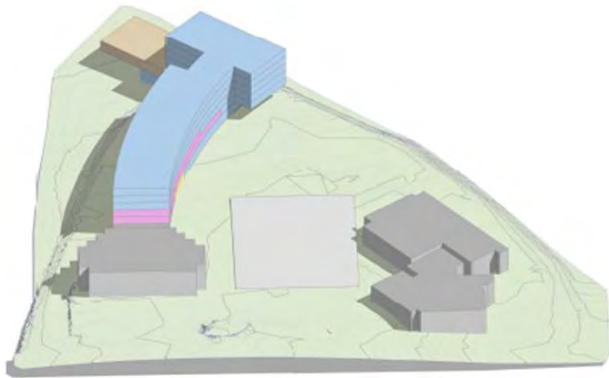
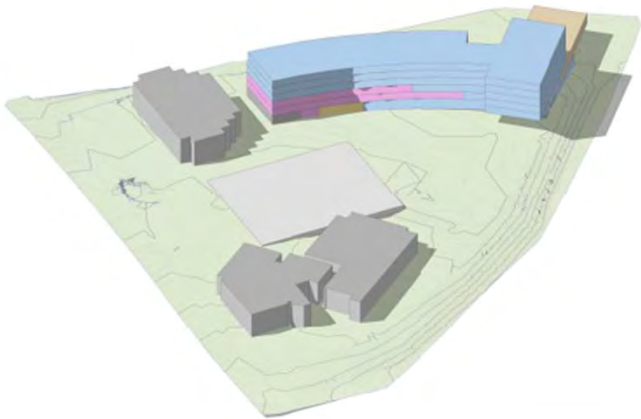


OPTION MP - 3D-04 ④



OPTION MP - 3D-03 ③

2020 Master Plan



Phase 1

AL – Assisted Living

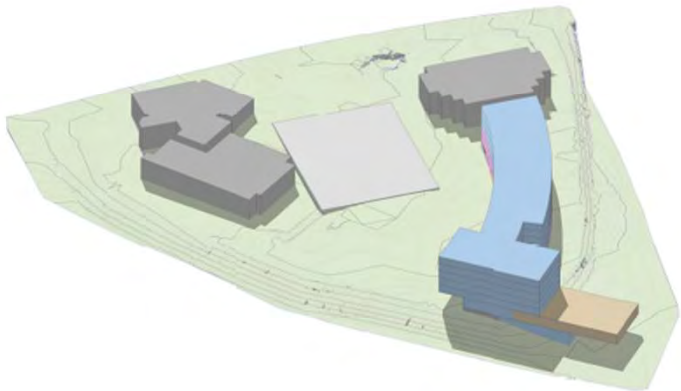
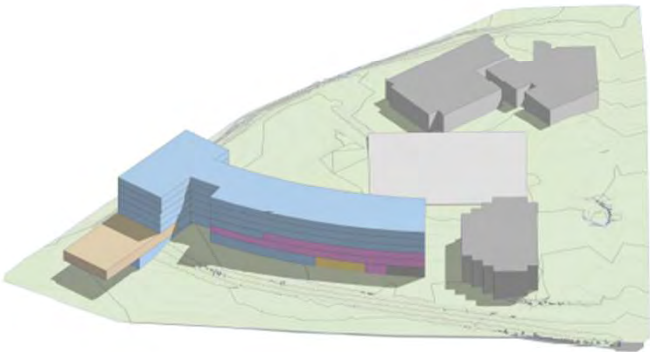
MC – Memory Care

PACE – Medical Service Space

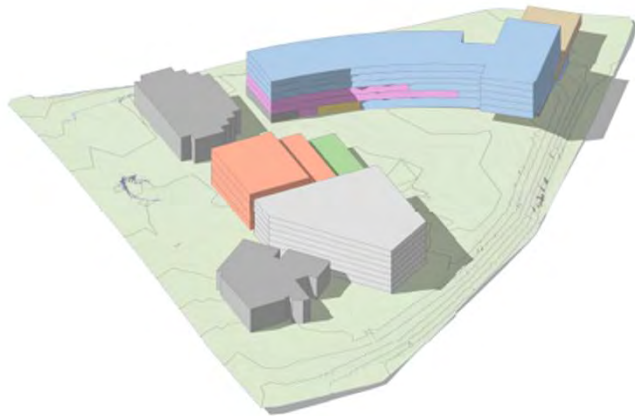
CS – Community Services

SV – Back of House

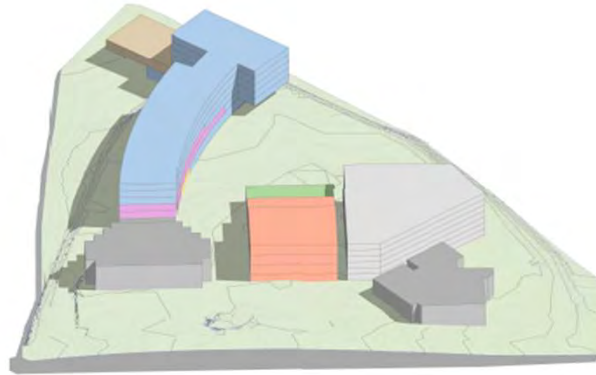
PK - Parking



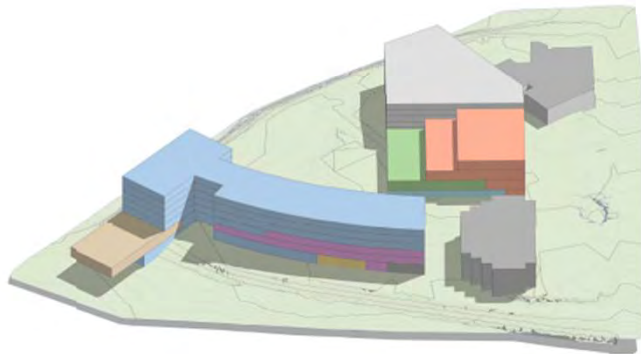
2020 Master Plan



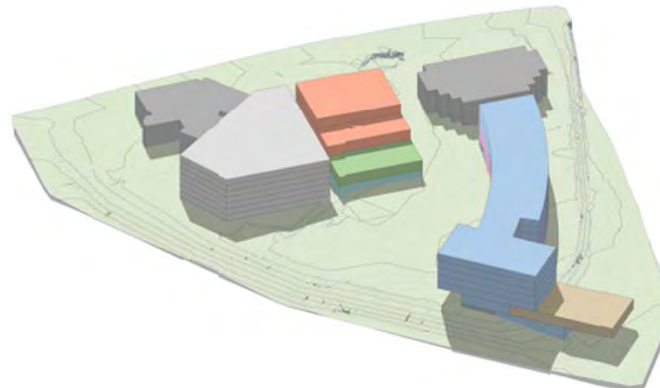
OPTION A-PH2-3D-02 2



OPTION A-PH2-3D-01 1



OPTION A-PH2-3D-04 4



OPTION A-PH2-3D-03 3

Phase 1

AL – Assisted Living

MC – Memory Care

PACE – Medical Service Space

CS – Community Services

SV – Back of House

PK - Parking

Phase 2

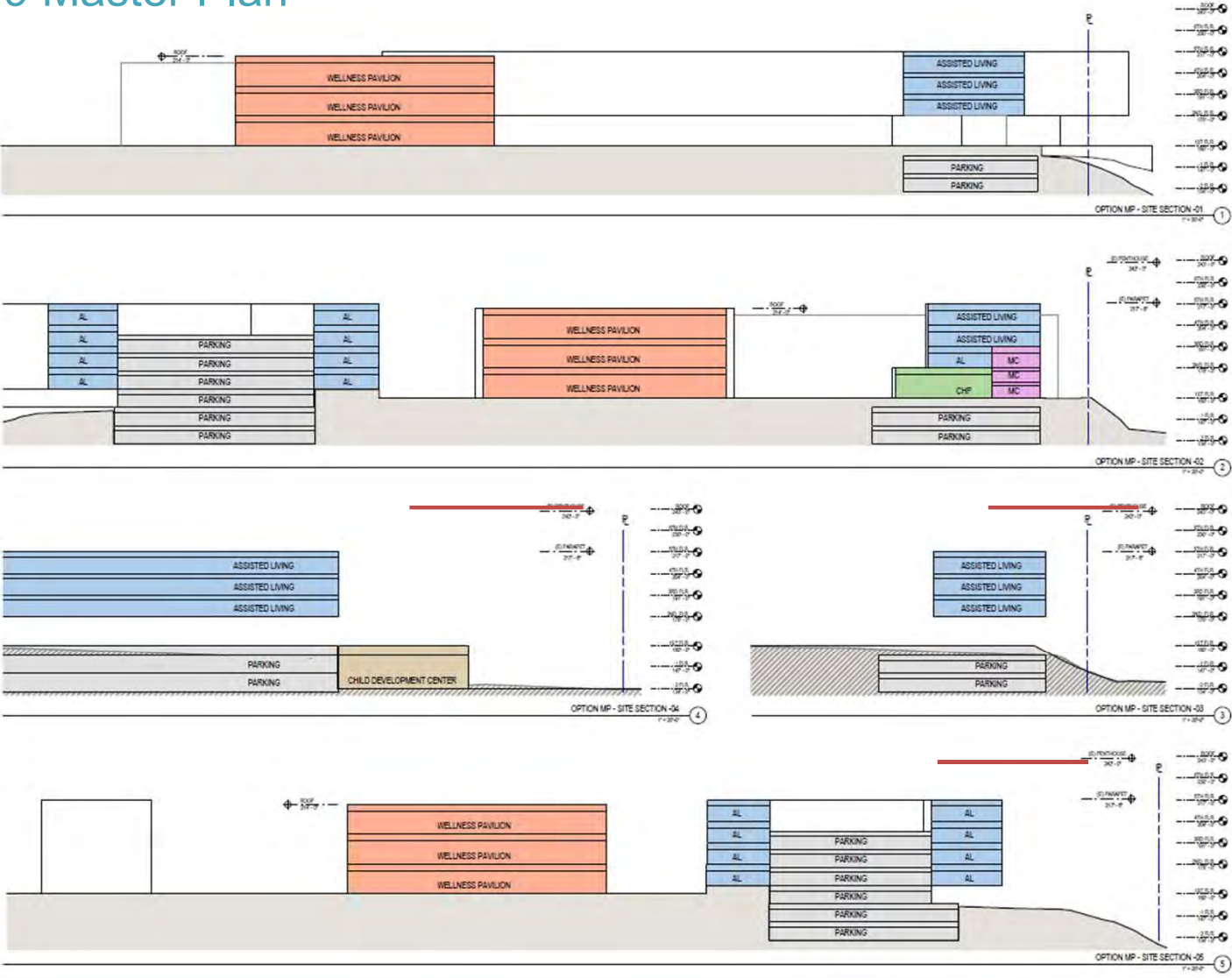
WP – Wellness Pavilion

AQ – Aquatic Center

CHF – Center for Health & Fitness

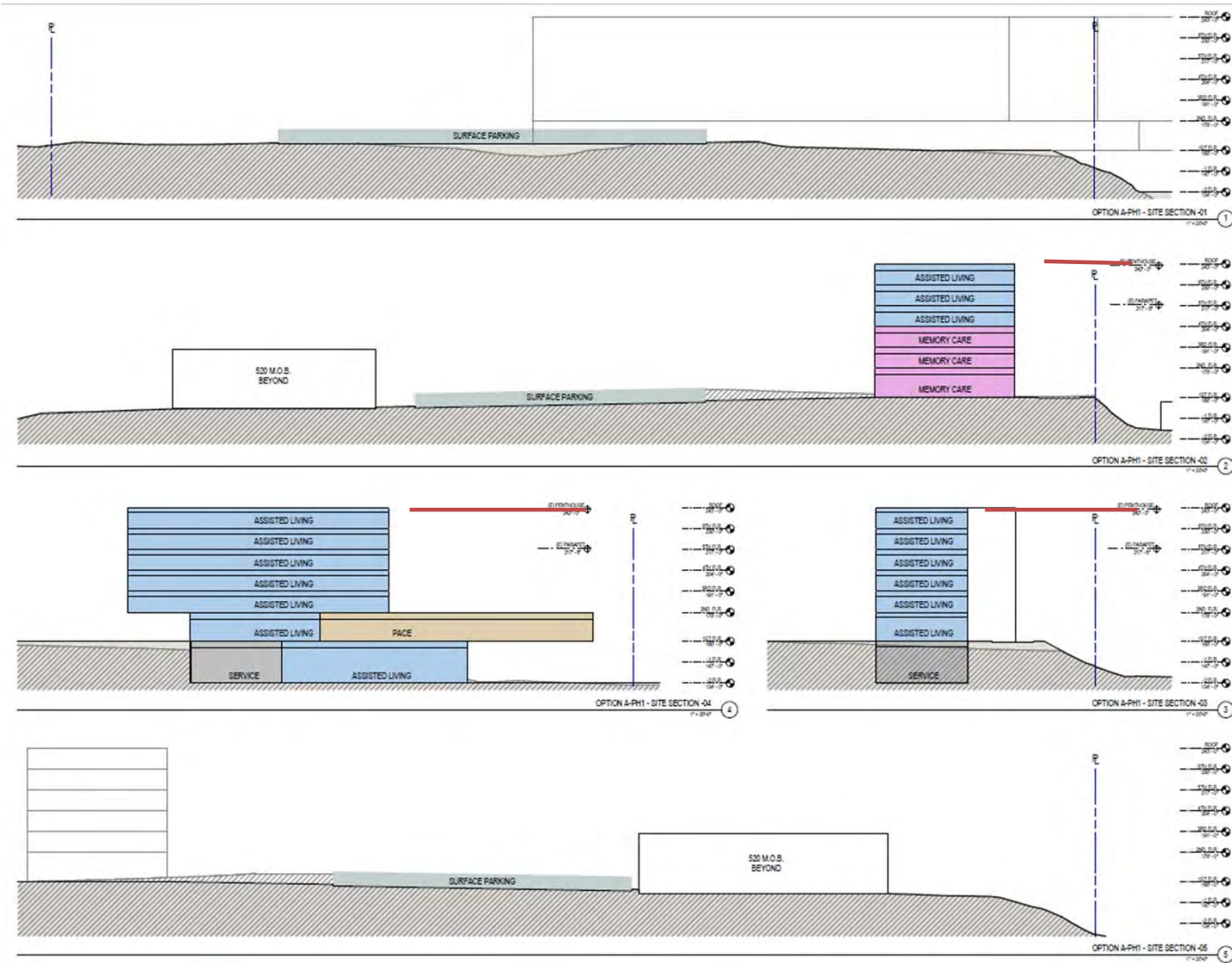
PK - Parking

2019 Master Plan



2019 Master Plan
AL – Assisted Living
MC – Memory Care
CS – Community Services
WP – Wellness Pavilion
CHF – Center for Health & Fitness

2020 Master Plan



Phase 1

AL – Assisted Living

MC – Memory Care

PACE – Medical Service Space

CS – Community Services

SV – Back of House

PK - Parking

Phase 2

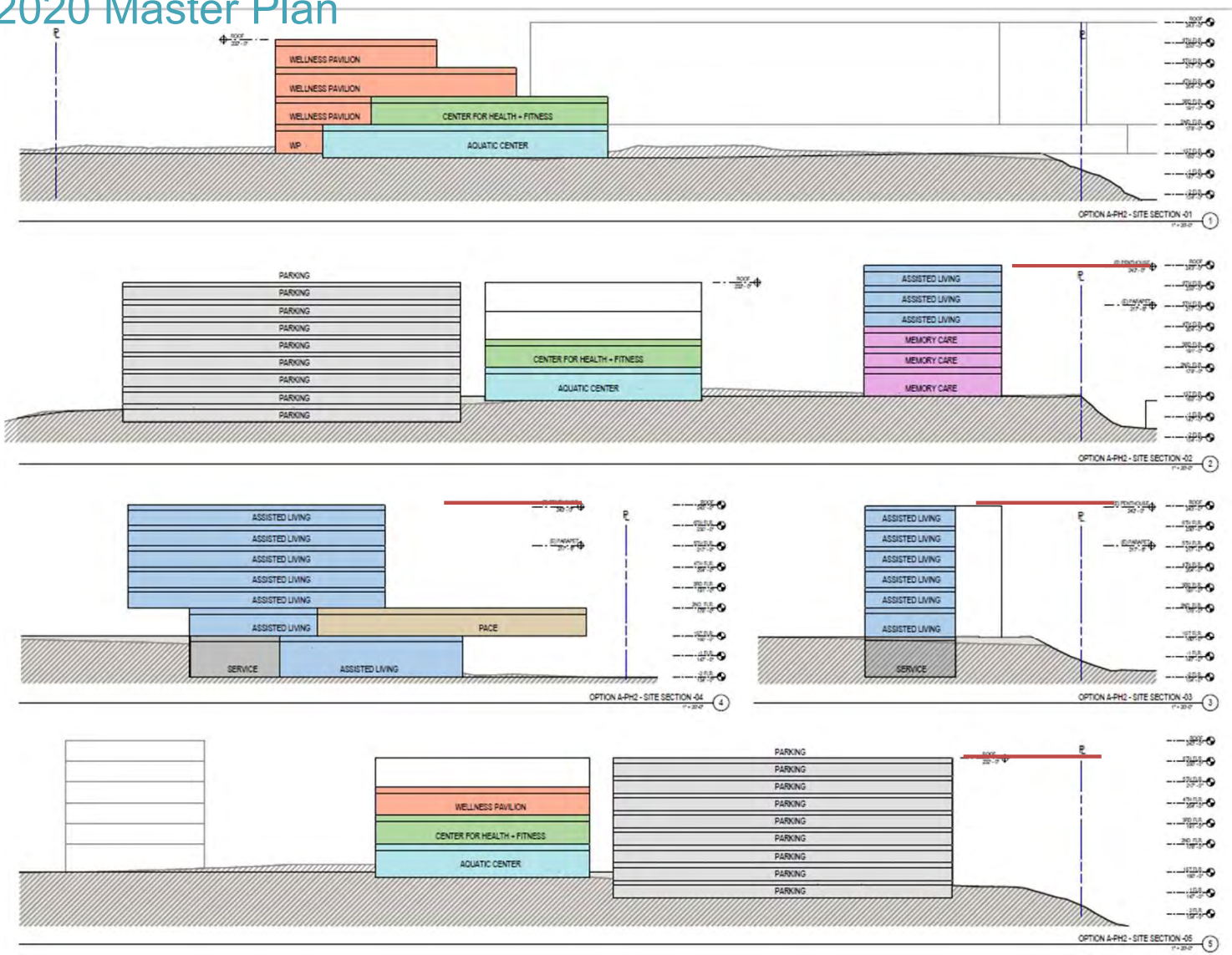
WP – Wellness Pavilion

AQ – Aquatic Center

CHF – Center for Health & Fitness

PK - Parking

2020 Master Plan



Phase 1

AL – Assisted Living

MC – Memory Care

PACE – Medical Service Space

CS – Community Services

SV – Back of House

PK - Parking

Phase 2

WP – Wellness Pavilion

AQ – Aquatic Center

CHF – Center for Health & Fitness

PK - Parking

TRADE-OFFS

Existing Campus

2019 Master Plan

2020 Master Plan

In need of seismic upgrade,
dominated by parking

Maximized Open Space,
360 net new RCFE units

Repositioned RCFE to the north,
160 net new RCFE units

Programs

RCFE (Silverado), Community
Services, MOB, Center for Health &
Fitness

RCFE, Community Services, Child
Development Center, Open Space,
Wellness Pavilion, Center for Health
& Fitness

RCFE, PACE, Community Services,
Open Space, Wellness Pavilion,
Center for Health & Fitness,
Aquatics

of Residential Care
for the Elderly Units



Units: 60
Residents: 120

Units: 420
Residents: 450 - 545

Units: 220
Residents: 325

Total Occupied
Building Area (SF)



Includes 510 & 520: 260,400

Includes 510 & 520: 592,700
RCFE: 423,000

Includes 510 & 520: 484,900
RCFE: 253,700

Active Construction
Time



3 Phases / 9 Years

2 Phases / 4 Years

of Stories



4

4

Phase 1: 6
Phase 2: 5 / 7 PKG

Active Open
Green Space



0.3 acres

3.6 acres

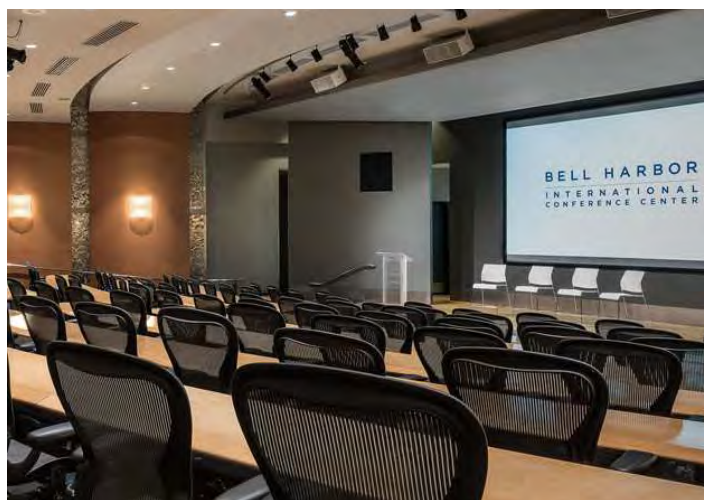
2.45 acres

Cost



\$537M

Phase 1: \$235M
Phase 2: \$139M



**Learning Center, Presentation Hall, Demonstration Kitchen, Blue Zones Café,
Active Green Space, Rooftop Gathering Spaces, Flexible Community Meeting &
Research Spaces, Medically Certified Fitness Center, Aquatics**





Aquatics – 24,000 SF

- **Issue RFQ for Aquatics Consulting Company** – analysis and community input for aquatics concurrent with EIR

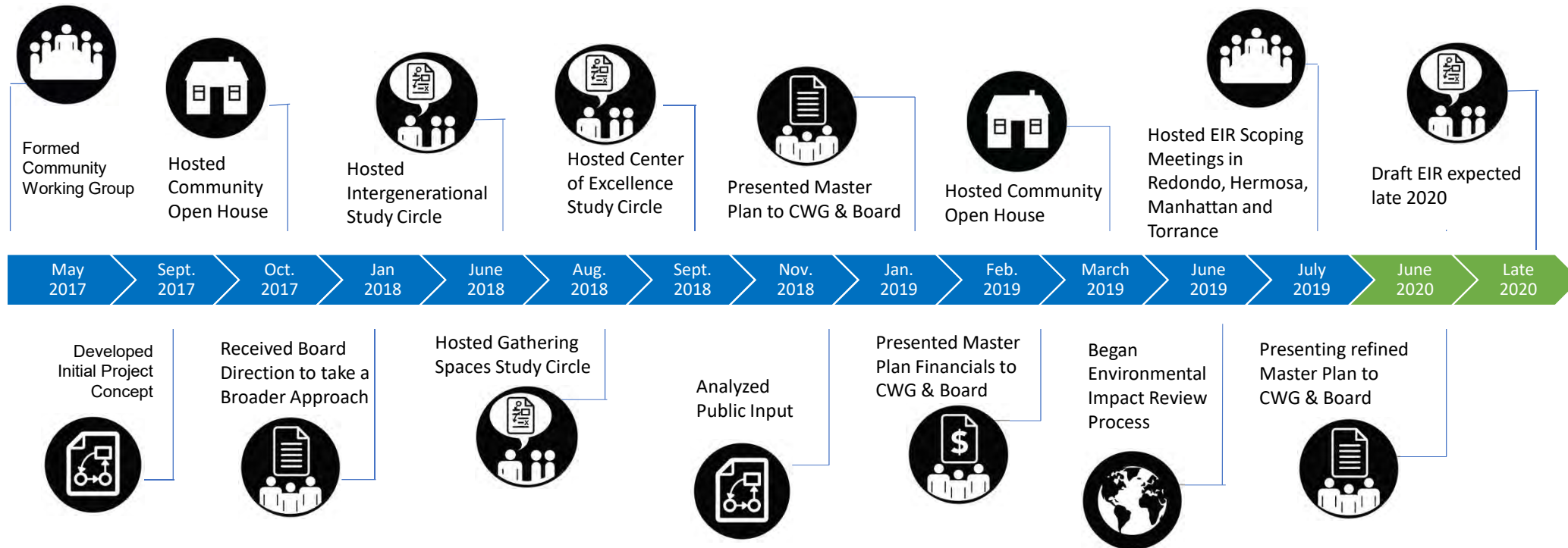
A Continuum of Care Approach

Residential Care for the Elderly		
Skilled Nursing	Memory Care	Assisted Living
Offers high level medical care that must be provided by licensed health professionals Skilled Nursing is not included in the Healthy Living Campus Master Plan	60 units on BCHD Campus today (Silverado) Specialized care for people living with Alzheimer's and other forms of dementia	Continuum of long term care services that provides a combination of housing, personal care services and health care specific to the individual who need assistance with normal daily activities (bathing, meals, etc.)

Older Adult Services	
Community Services	PACE
Services to improve the quality of life and maintain the independence of older residents and residents with disabilities No cost, in-home visits and assessment along with recommended care plans to support independent living at home from a professional social worker	(Program for All-Inclusive Care for the Elderly) Provides medical and social services to older adults 55+ – one-stop access to whole-person care and socialization Comprehensive services enabling older adults to remain in their home/community rather than receive care in a RCFE Medicare and Medicaid eligible

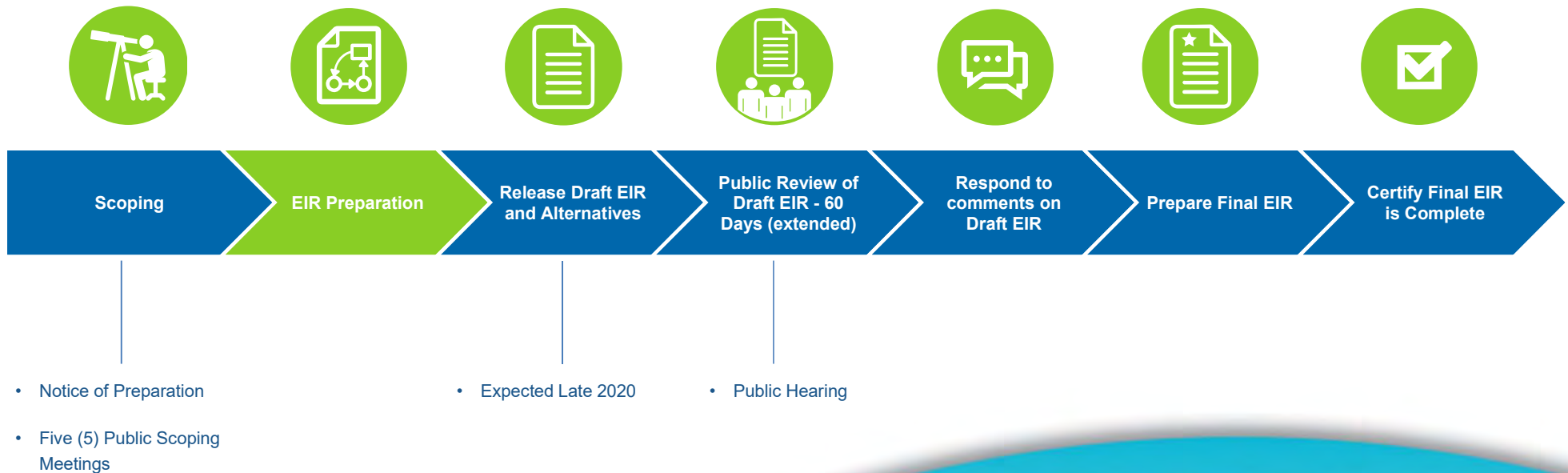
COVID-19 Considerations

Healthy Living Campus: Milestones



Environmental Impact Report (EIR) Process

Typically +/- 12 Months



Community Working Group

Community Working Group (CWG) met June 15. Discussion included:

- Support of the reduction of Residential Care for the Elderly (RCFE) units and construction time.
 - 420 RCFE units to 220 RCFE units, including 60 existing RCFE units on BCHD's campus today
 - 9 year construction timeline to 4 year construction timeline
- Appreciation for listening to community input and making refinements
- Expressed interest in PACE as a medical way to support residents in their home
- What happens if Phase 2 does not occur and the community benefits do not happen – should both phases be tied together through the approval process
- Neighbors close to the following expressed concerns about deliveries off Flagler Ln, size of Phase 2 parking structure, height of buildings along the north
- Mostly positive comments about aquatics, but more specifics recommended
- Robust trade-off chat about open space and whether there should be less open space to bring down the building heights
- Impacts and EIR questions (Impacts will be determined in the Draft EIR)
- Questions/Comments from members of the public: Whether there should be more specifics before moving forward with the EIR, will there be a no-build option

Finance Committee

Finance Committee met June 16. Discussion included:

- Received presentation from Cain Brothers
- General feedback of confidence in Cain Brothers' presentation and analysis
- PACE model and RCFE will help BCHD provide more services to the community
- Cain Brothers' addressed public comments
- Finance Committed recommended approval to the Board to authorize District CEO to execute an agreement with Cain Brothers as District's Financial Development Advisors to solicit, recommend selection of and negotiate with Residential Care for the Elderly (RCFE) and Program of All-Inclusive Care for the Elderly (PACE) partner and operator for the proposed Healthy Living Campus Phase 1

Overview

- The District plans to redevelop its 11-acre campus as the Healthy Living Campus. Plans for the Healthy Living Campus include a variety of senior living, post-acute care, and ancillary services to promote wellness and active living
- Earlier this year, the District engaged Cain Brothers to review and comment on the work that has been completed to support these efforts, specifically:
 - Analyze the Feasibility of a Seismic Retrofitting of the Old Hospital Structure
 - Review MDS Assisted Living and Memory Care Market Study
 - Evaluate the Financial Viability of the Proposed Assisted Living/Memory Care (“AL/MC”) Project
 - Identify Viable Senior Care Programs that Compliment the Proposed AL/MC Project
- Cain Brothers’ objective was to confirm the feasibility of the proposed AL/MC project and complimentary facility based senior programming for purposes of the EIR given preliminary development assumptions (construction budget and schedule, pricing and operating costs, financing terms and equity funding)

Observations

- **Analyze the Feasibility of a Seismic Retrofitting of the Old Hospital Structure**
 - *Cain Brothers independently analyzed the costs of considerations of retrofitting the 514 Building and came to the same conclusion as the District and that retrofitting the 514 Building is not financially feasible.*
 - > *Current lease rates: \$2.65/sf*
 - > *Minimum breakeven lease rates: \$6.11 - \$7.47/sf*

- **Review MDS Assisted Living and Memory Care Market Study**
 - *Based on this analysis, the MDS Market Study utilizes industry recognized methodology, reasonable assumptions and arrives at conclusions supported by the analysis, research and data presented in the report*

Observations

•Evaluate the Proposed AL/MC Project

- Cain Brothers used the CBRE project cost estimates of \$177,873,379 for the 5-Story and \$211,041,023 for the 6-Story in making their financial assessments.
- More recent cost revisions have been produced showing slightly lower costs, but have not yet been reviewed by Cain Brothers with District staff. Future revisions may impact cash flows and equity returns.
- ***Cain Brothers recommends pursuing the 6-Story option due to its:***
 - > *higher operating cash flow and internal rate of return for both the District and for a potential JV developer/operator;*
 - > *the greater number of affordable units that can be offered; and*
 - > *the richer depth of on-site activities and supportive programming that a larger on-site population supports*

AL / MC Unit Mix, Financing, and Operations Projections Summary



Unit Mix and Associated Construction Costs

The District provided 2 construction scenarios that are summarized below:

	5 Story	6 Story
Unit Assumptions		
Assisted Living Units	122	160
Assisted Living Cost/Sq. Ft.	\$660/SF	\$660/SF
Memory Care Units	60	60
Memory Care Cost/Sq. Ft.	\$666/SF	\$666/SF
Community Services Cost/Sq. Ft.	\$530/SF	\$530/SF
Per Unit Development Cost	\$977,326	\$959,277
Associated Construction Costs		
Assisted Living Units	\$111,183,901	\$144,351,545
Memory Care Units	48,078,976	48,078,976
Community Services	4,343,038	4,343,038
Phase I Site / Infrastructure	14,267,464	14,267,464
Total Construction Costs	\$177,873,379	\$211,041,023

AL / MC Unit Mix, Financing, and Operations Projections Summary



Preliminary Financial Results at Stabilization

Scenario: 6 Story

The table below provides unit mix, assumed occupancy, estimated monthly service fee pricing and projected annual revenue (in today's dollars) for the BCHD Assisted Living / Memory Care facility.

Revenue Stream	Available Units/Beds	Occupancy (%)	Occupancy (#)	Rate	Monthly Revenue	Annual Revenue
AL – “Premium” Units	30	95	28.5	\$12,500	\$356,250	\$4,275,000
AL – “Regular” Units	114	95	108.3	\$12,000	\$1,299,600	\$15,595,200
AL – “Affordable” Units	16	95	15.2	\$7,500	\$114,000	\$1,368,000
MC (60 Semi-Private Units)	120	95	114.0	\$10,000	\$1,140,000	\$13,680,000
Admission Fees ⁽¹⁾	N/A	N/A	~89 (Turnovers)	\$15,000	N/A	\$1,330,000
Second Persons ⁽²⁾	N/A	N/A	~30 (2 nd Persons)	\$1,500	\$45,600	\$547,200
Additional Personal Care Service ⁽³⁾	N/A	N/A	~99	\$1,500	\$148,290	\$1,778,400

Total Operating Revenues \$38,573,800

⁽¹⁾ 1/3 of All Occupied Units = Annual Turnover

⁽²⁾ 20% of Occupied AL Units are couples

⁽³⁾ 1/3 of all Residents require additional Personal Care Services

AL / MC Unit Mix, Financing, and Operations Projections Summary



Preliminary Financial Results at Stabilization

Scenario: 6 Story

The table below provides projected financial results at stabilization (in today's dollars) for the BCHD Assisted Living / Memory Care facility. After debt service, the facility is projected to produce an estimated \$4.8 million annually.

Annual Operating Results	
AL/MC Operating Revenues	\$38,573,800
Expenses (64% of Revenues)	<u>-24,687,232</u>
Net Operating Income	\$13,886,568
Debt Service	<u>-9,100,867</u>
Net Income	\$4,785,701

Assuming BCHD ownership of the AL/MC is 20 – 30%, est. distributions are projected to be \$1 – 1.4 million. Including PACE on the Campus would add \$1.3 - \$1.9 million per annum.

	BCHD JV Share		
	20%	25%	30%
AL/MC Revenues to BCHD	\$957,140	\$1,196,425	\$1,435,710
PACE Revenues to BCHD	\$1,296,845	\$1,591,365	\$1,885,886
Total BCHD Revenues	\$2,253,985	\$2,787,790	\$3,321,596

Observations

- **Identify Viable Alternative Senior Living Programs to Compliment or Replace Proposed AL/MC Project**

- Cain Brothers identified two additional programs for consideration in the development of the Healthy Living Campus:
 - A **Continuing Care Retirement Community (“CCRC”)**, now also known as a **Life Plan Community (“LPC”)** is comprised of multiple *licensed levels of care* and generous resident amenities including dining options, fitness and wellness spaces and programs and other lifestyle features with the majority of campus being residential apartments
 - **PACE – Program for All-Inclusive Care for the Elderly** is a program designed to maintain an individual’s ability to live in their home and minimize medical costs while increasing quality of life through active support of social determinants of health, activities of daily living and early medical intervention and wellness programs through adult day center and primary care clinic

Recommendation #1

Cain Brothers recommends that the District pursue the 6-Story AL/MC option for the following reasons:

1. Allows for the most affordable units
2. Provides the best financial return on JV equity
3. Serves more seniors in need
4. Carries the cost of new District Offices
5. More units allows expanded site programming and a greater activity variety
6. AL/MC demand is expected to grow post-Covid-19 as seniors seek residential alternatives to nursing homes
7. Provides internal infrastructure (kitchens, vans, security, etc..) that can be economically vended to the adjacent PACE

Recommendation #2

Cain Brothers recommends that the District pursue the PACE program for the following reasons:

1. Allows frail seniors to remain in their own homes until end of life
2. Provides a proven and more desirable, consumer friendly alternative to a skilled nursing facility
3. Is affordable for all seniors, specifically low and moderate income seniors
4. Provides positive cash-flow for the District to fund other activities
5. Provides daily respite relief for spouses/families caring for frail loved ones
6. Has proven to be a highly flexible service delivery model during the COVID 19 pandemic as it allows for service provision either in a senior's own home or day center
7. Extends and broadens the continuum of services and programs offered by the District that can be afforded by residents of all income levels

Finance Committee Meeting Questions

- How many District residents might have a need for the Proposed Assisted Living/Memory Care Facility (AL/MC)?
- How many seniors can afford the Proposed AL/MC Facility and how is AL/MC typically paid for by residents?
- How will Proposed Campus Programming help frail seniors remain in their own homes as they age?
- Will the COVID19 Pandemic negatively impact AL/MC resident demand?
- What long term financial obligations will the District be committing in order to fund construction of the AL/MC?

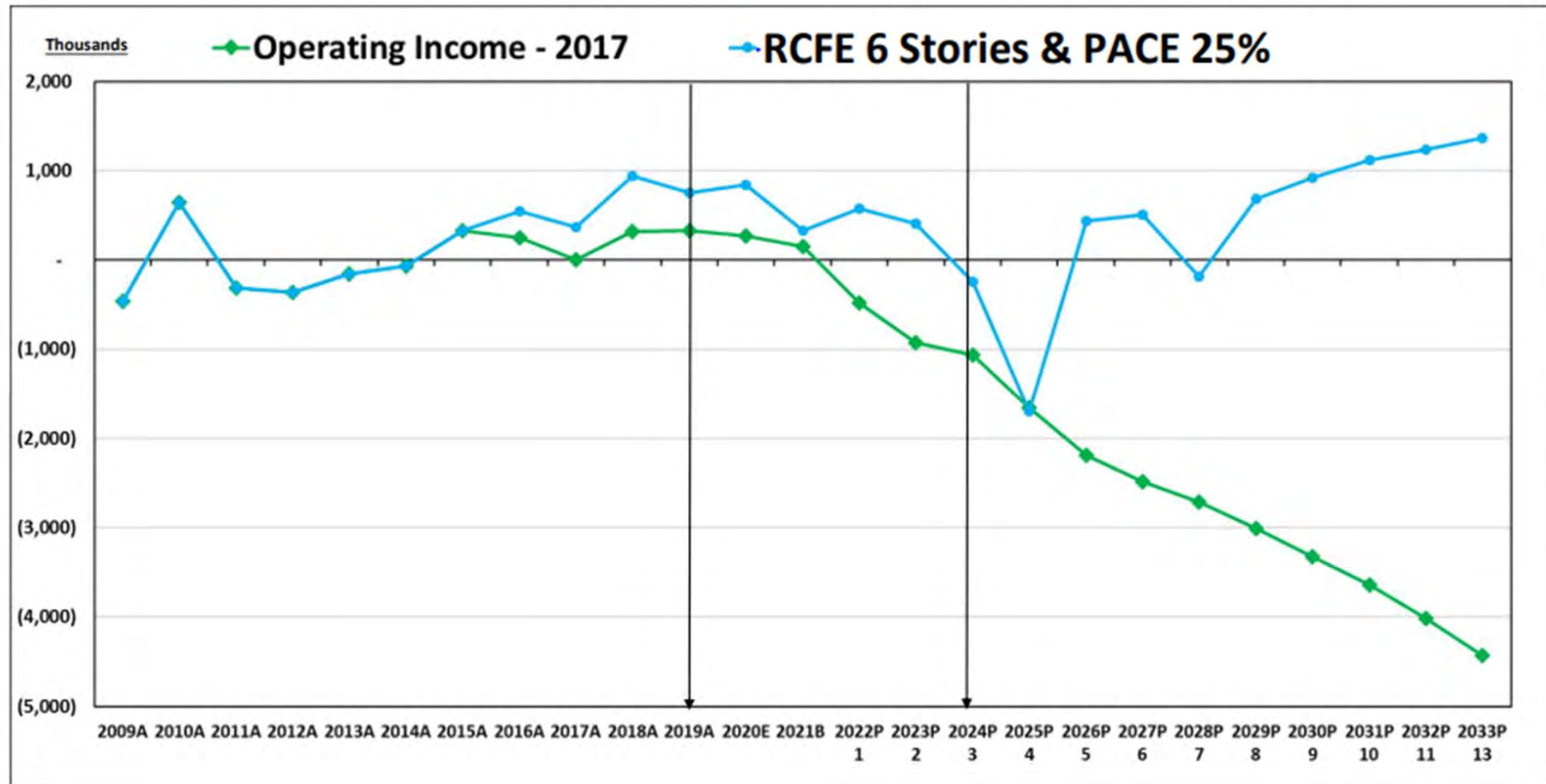
Anticipated Future Operating Income Gap

<\$2.0M> 514 N. Prospect Ave. Loss

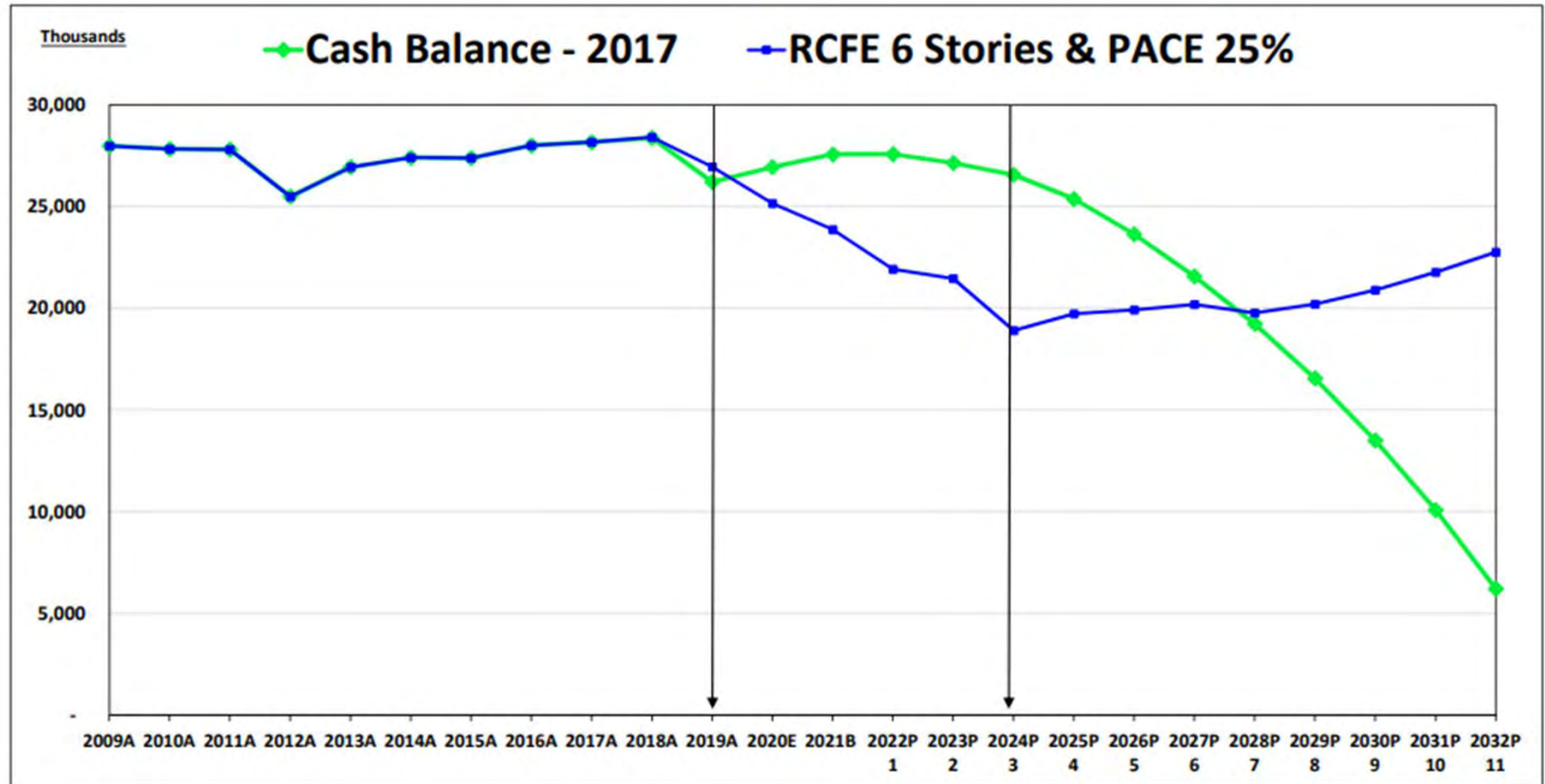
<0.5M> FY23-24 Notes Receivable Loss

<\$2.5M> BCHD Future Loss

Long-Term Financial Outlook



Long-Term Financial Outlook



Summary

- Buildings repositioned
- Fewer, Smaller, Less
 - Fewer units
 - Smaller square footage
 - Less construction time
- No through traffic on Flagler Ln., Service and Limited Drop-off Only
- New programs
 - Aquatics
 - PACE
- Information can be found on bchd.org and bchdcampus.org
- Concur with staff to consider the refined Master Plan as the basis for the project description for the Environmental Impact Review(EIR) and continue preparation of the draft EIR in compliance with the California Environmental Quality Act (CEQA).

TRADE-OFFS

Existing Campus

2019 Master Plan

2020 Master Plan

In need of seismic upgrade,
dominated by parking

Maximized Open Space,
360 net new RCFE units

Repositioned RCFE to the north,
160 net new RCFE units

Programs

RCFE (Silverado), Community
Services, MOB, Center for Health &
Fitness

RCFE, Community Services, Child
Development Center, Open Space,
Wellness Pavilion, Center for Health
& Fitness

RCFE, PACE, Community Services,
Open Space, Wellness Pavilion,
Center for Health & Fitness,
Aquatics

of Residential Care
for the Elderly Units



Units: 60
Residents: 120

Units: 420
Residents: 450 - 545

Units: 220
Residents: 325

Total Occupied
Building Area (SF)



Includes 510 & 520: 260,400

Includes 510 & 520: 592,700
RCFE: 423,000

Includes 510 & 520: 484,900
RCFE: 253,700

Active Construction
Time



3 Phases / 9 Years

2 Phases / 4 Years

of Stories



4

4

Phase 1: 6
Phase 2: 5 / 7 PKG

Active Open
Green Space



0.3 acres

3.6 acres

2.45 acres

Cost



\$537M

Phase 1: \$235M
Phase 2: \$139M

IV. DISCUSSION AND POSSIBLE DIRECTION/ACTION ITEM:

IV.A. PRESENTATION OF REFINED HEALTHY LIVING CAMPUS MASTER PLAN LOCATED AT 514 N. PROSPECT AVE, REDONDO BEACH TO REFLECT A TWO-PHASE PROJECT THAT INCLUDES 220 RESIDENTIAL CARE FOR THE ELDERLY UNITS, PROGRAM FOR THE ALL-INCLUSIVE CARE FOR THE ELDERLY (PACE) CLINIC, CENTER FOR HEALTH AND FITNESS WITH ENHANCED AQUATICS FACILITIES AND THE WELLNESS PAVILION.

[Staff Report HLC_Final.pdf](#)

V. ACTIVITY BREAK/MINDFULNESS
(LAUREN NAKANO)

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ANNOUNCEMENTS/QUESTIONS AND REFERRALS TO STAFF

IX. ADJOURNMENT

IX.A. IN THE MEMORY OF VRAMORI CHATTERJI

[Vramori Chatterji Memorial.docx](#)

IX.B. IN THE MEMORY OF EVERY BEACH CITIES RESIDENT THAT HAS LOST THEIR LIFE TO COVID-19

For information regarding how, to whom, and when a request for disability-related modification or accommodation, including auxiliary aids or services, may be made by a person with a disability who requires a modification or accommodation to participate in the public meeting, please contact Charlie Velasquez at (310) 374-3426 ext 213.

Any materials required by law to be made available to the public prior to a meeting of the Board of Directors can be inspected at the following address during normal business hours: 1200 Del Amo Street, Redondo Beach, California 90277.

THE NEXT MEETING OF THE BOARD OF DIRECTORS REGULAR MEETING IS SCHEDULED FOR JUNE 24, 2020 IN THE BEACH CITIES ROOM AT THE BEACH CITIES HEALTH DISTRICT.