

MEMORANDUM

TO: Board of Directors
FROM: Tom Bakaly, Chief Executive Officer
DATE: September 22, 2023
SUBJECT: CEO Report

CEO HIGHLIGHTS

Healthy Living Campus (HLC): In conjunction with our development partner, we are working on due diligence items that were identified in the ground lease that was executed in December 2022. We hope to bring any required amendments, as a result of the due diligence, to the Board within the next few months. We reviewed plans for the allcove portion of the Healthy Living Campus with the Properties Committee in September. It is important to note that under our plans, the developer will not be owning any of the land. They will be leasing a portion of the land for Residential Care for the Elderly (RCFE) and potentially 20,000 -30,000 square feet of other space. The campus already has RCFE units on site (Silverado) and other space with a ground lease (510 and 520 Prospect). The development partner will also be paying for and constructing 2 acres of open space and will not own or lease any of that land. This is taking longer than planned because we are trying to address feedback we have heard from the community and due diligence issues. Any City application will be at the very least consistent with impacts discussed in the certified Environmental Impact Report. Attached to the CEO report is a report that tracks progress of the Healthy Living Campus and shows schedules, financial information, and the status of mitigating impacts as requested by the Board.

Redondo Beach Phase of the Diamond Street and Flagler Lane Bike and Pedestrian Path Project: Please see the detailed project summary of this project in your packet. This project is funded by a \$1.83 million grant from Metro. We have begun construction of the Redondo portion of the project and plan to have that completed in October. The South Bay Cities Council of Governments has approved the reduced scope of the project to only include the Redondo portion of the project.

BOARD COMMITTEE UPDATES

Updated information on committee meetings can be found at: <https://www.bchd.org/board-directors-meetings>

Community Health Committee: The Community Health Committee has not met. The committee will next meet on November 7th, 2023 @ 6:30pm.

Finance Committee: The Finance Committee has not met. The committee is meeting on Thursday, September 28th @ 6pm.

Strategic Planning Committee: The Strategic Planning Committee met on September 6th, 2023.

The committee received a report out form the Strategic Development Half-Day from May 2023. Some committee feedback included looking at technology for medical 2.0 or 3.0, awareness as potential for marketing, networking with neighborhood watch groups, focusing on 25–40-year-olds, and utilizing Back to School Nights.

The committee also discussed the Fall 2023 Strategic Development Half-Day Draft Agenda. From the robust discussion, some feedback included leveraging the brainpower of the audience to brainstorm focusing on the reach of 25-40-year-olds, surveying the group of where they get their information, use concept of purpose cards the District once used to capture what is needed to spark ideas for the mission and vision and to incorporate explaining what a mission and vision is and include the process and next steps.

Policy Committee: The Policy Committee has not met. The committee will meet on October 17th, 2023 at 11am.

Properties Committee: The Properties Committee met on September 20th, 2023.

Staff presented an update to the committee on allcove beach Cities Construction and Sustainability. The same presentation will be presented to the board at the September 27th meeting. Some feedback from the robust discussion included clarifying the timeline schedule from quarterly to monthly so there is no overlapping, be able to see architectural design examples for both Modular and Conventional construction, ideas about sustainability funding opportunities, clarity on the single source risk section and inclusion of Board and Committee Advisors to future site tours.

The committee approved to recommend to the District Board of Directors to approve and authorize at the Board meeting the District CEO to execute a Project Management Services Agreement extension for Turner & Townsend Heery (formerly named CBRE, now a division of CBRE) not to exceed \$201,000 based on time and materials incurred in connection with the building of a new “allcove” youth wellness center on the BCHD Beryl Lot site.

July 15 – September 15, 2023 Virtual Public Attendance numbers can be found below.

	Participants
PUBLIC MEETING ATTENDANCE –	
Regular Board Meeting –7/26/23	6
Strategic Planning Committee – 9/6/23	1

**The participants # shows how many people viewed the webinar on their computer. It does not include panelists or attendees who only listened by phone. Viewers who joined the meeting multiple times or from multiple devices are counted only once*

CHIEF MEDICAL ADVISOR UPDATE

We are entering that time of year when there is a traditional increase in respiratory viral illnesses as well as a peak in the mosquito-borne West Nile Virus.

Covid-19 is now endemic and the circulating variants, although quite infectious, are not as virulent as their original precursors. The new variants are mostly subvariants of Omicron which became widespread in late 2021. These include XBB.1.5, BA.4 and

BA.5 and more recently BA.2.86, EG.5 and FL.1.5.1. The FDA has approved the new Pfizer and Moderna boosters which were developed to target the XBB.1.5 lineage. These vaccines have been shown to protect against the variants mentioned above, including the highly mutated BA.2.86 variant. Anyone over the age of 6 months is expected to be eligible. Novavax has a new booster which is also effective against these variants and was developed using traditional vaccine technologies. This vaccine is under review by the FDA and is expected to be approved.

This year's Influenza boosters are available and developed to protect against 4 lineages, 2 influenza A (H1N1 and H3N2) and 2 influenza B (Victoria and Yamagata). FluMist, a nasal spray, is available for persons age 2 to 49. Fluzone is available for children and adults 6 months and older and there is a high dose version for those who are 65 and older. Most vaccines are thimerosal free and egg-free vaccines are available as well. Natural rubber latex is not used in these vaccines for those who may be concerned about latex allergies. For more information, please refer to our website and visit the Flu Watch page which has comprehensive updated information and helpful links.

Respiratory syncytial virus (RSV) causes an acute respiratory illness in persons of all ages but has increased morbidity in older adults and immunocompromised adults. In hospitalized adults over the age of 50 there is a 6 to 8 percent mortality. There are seasonal outbreaks and in the northern hemisphere these are usually October or November to April or May with a peak in January or February. The FDA has approved Abrysvo for adults 60 and older and pregnant individuals at 32 to 36 weeks of gestation to protect their babies for the first 6 months of their lives. Arexvy is another RSV vaccine and has shown a 94.6% efficacy in reducing risk of serious pneumonia and an overall efficacy of 82.6%

A quick reminder that it is West Nile season and as of September 9th there have been 98 human cases in 23 counties with 5 deaths. Please check for standing water and mosquitos as we have no vaccines.

With respect to treating the symptoms of upper respiratory illnesses, the U.S Food and Drug Administration has determined that the ingredient in many over the counter cold medications is ineffective. Phenylephrine has been used in medical preparations since 1938. It has been used as a decongestant as a result of studies done in the 1960's and 1970's. The data supporting its use was found to not be up to modern standards. As a result, the FDA has reviewed large more recently conducted studies which all conclude that oral phenylephrine failed to outperform a placebo in patients with symptoms of congestion. The drug has been shown to be metabolized very quickly so only trace amounts reach the nasal mucosa. Topical preparations appear to be more effective but those products were not formally studied.

LIFESPANS PROGRAM – YOUTH SERVICES

Back to School Reengagement

As part of the Youth Services department priority of engaging our school community, we supported 21 in-person back-to-school events across the three Beach Cities districts with informational resources and materials and engaged over 1,600 students, families and staff transitioning from summer vacation to the start of the new 2023-24 academic year.

Preparing for a new School Year of LiveWell Kids Program

On August 9th, more than 120 volunteers and 9 organizations participated in the summer garden clean up and preparations in support of the 2023-24 LiveWell Kids Program at our eight Redondo Beach elementary schools and the three school sites in Hermosa Beach City School District. This year the program is expanding to a total of eleven locations with the additions of Hermosa Vista School (grade 2-4) and Hermosa Valley (grade 5). Planning is underway for the first of three volunteer trainings that is scheduled for October 10th at our LiveWell Kids demonstration garden at 514 N. Prospect Avenue. This training opportunity will cover the topics of both harvesting and mindful eating within Lesson 1 as well as planting and MyPlate/food groups within Lesson 2. The addition of supplemental activities and games have been incorporated into the curriculum to reinforce the learning experience content and cultivate engagement among the student participants.

	Number of events	Participants
YOUTH SERVICES – July 2023		
Youth Engagement	3 (YAC Summer Workgroup)	18
Parent Engagement and Outreach	0	0
LiveWell Kids Lessons	0	0
School Wellness Council Meetings and Events	4	n/a
Special Events:	1	
	(Beryl Elementary School Garden Rebuild)	44

	Number of events	Participants
YOUTH SERVICES – August 2023		
Youth Engagement	4 (3 YAC Summer Workgroup + 1 Mira Costa Beginning of the Year Assembly)	518
Parent Engagement and Outreach	17 (Back to School Events)	583
LiveWell Kids Lessons	0	0
School Wellness Council Meetings and Events	0	n/a
Special Events:	1 (Volunteer Day)	120

LIFESPANS PROGRAM – WELL-BEING SERVICES

Gallup Well-Being Index: Gallup is currently conducting its 2023 oversample of the Well-Being Index (WBI) for the Beach Cities. In July, the Board approved the contract with Gallup to conduct the WBI in 2023, 2025 and 2027 to track well-being in our community. Since the start of Blue Zones Project in the Beach Cities in 2010, BCHD has partnered with Gallup to collect WBI measurements, and the survey has been an invaluable tool in gathering zip code-level data to establish our health priorities and adjust our programming to meet community needs. It measures five domains of well-being including purpose, social, financial, community and physical health.

Surveys were randomly mailed to 6,850 Beach Cities households on September 11, 2023, and residents who have been selected to participate will have until October 23, 2023, to mail back or complete the surveys online. The Board will receive an update on the outcomes of the data collection at their January 2024 meeting.

Naloxone Distribution: BCHD has partnered with the California Department of Health Care Services to procure over 750 units of naloxone, at no cost, through the state’s Naloxone Distribution Project. Naloxone is a medication that can rapidly reverse an overdose caused by an opioid drug. When administered during an overdose, naloxone blocks the effects of opioids on receptors and restores normal breathing. Naloxone training and distribution is a powerful community harm reduction strategy given the growing number of drug overdoses across the country and the risk of illicitly manufactured fentanyl.

BCHD has developed a distribution plan to distribute naloxone to the community through allcove Beach Cities and the Youth Services and Well-Being Services Departments:

- Youth Services and the Beach Cities Partnership for Youth Coalition continues to support the three school districts on fentanyl harm reduction and continues to coordinate with school districts to ensure that they have adequate naloxone supplies and training. Naloxone is currently available at all middle and high school sites throughout the Beach Cities and BCHD is hosting trainings by request. Youth Services will be hosting film screenings and panel discussions to educate parents and students on illicitly manufactured fentanyl and opioid use and will be providing naloxone kits to adult attendees at these events throughout the year.
- Well-Being Services will be providing naloxone trainings as part of Mental Health First Aid and QPR Suicide Prevention trainings and will provide interested participants with naloxone kits.
- allcove Beach Cities will host naloxone trainings on how to recognize signs of an opioid overdose and how to administer naloxone and will provide Naloxone kits at the training, as well as to allcove clients, as requested.

WELL-BEING SERVICES	July 15 – September 15, 2023	YTD FY 2022-2023
Number of FY Event Participants	225	225
Number of FY Events	10	10
Number of Events to Facilitate Social Connections	3	3
Number of People Trained in Mental Health Trainings (Mental Health First Aid, QPR, etc)	56	56

LIFESPANS PROGRAM – COMMUNITY SERVICES

New social work interns start: The Community Services team welcomes our 4 social work interns for the academic year:

- Roberto Balderas-Fowler, MSW student at UCLA
- Mary Barrera, MSW student at CSULB
- Sabrina Deulofeu, MSW student at CSUDH and GSWEC intern
- Meghan Kennedy, BASW student at CSULB

The interns will work under the supervision of our social work Care Manager and will support all facets of the department, including Care Management, Information and Referrals, and community classes and programs. They will be interning through April 2024.

Redondo Beach Health Fair: The City of Redondo Beach held its annual Community Services Health Fair, for Older Adults on September 7th. This event offered a variety of resources, health screenings, Redondo Beach Fire Department’s vital check, and Covid booster shots, with more than 25 community medical and health partners in attendance. Dozens of members of the community stopped by the Beach Cities Health District booth, where they were met by a team of friendly Care Managers, interns, and Americorps members from Community Services.

Manhattan Beach Rotary Cares assistance to clients: Steve Debaets in partnership with the Manhattan Beach Rotary Cares program assisted two low-income Care Management clients in need of essential repairs and upkeep to their homes. One client received a new tankless water heater for his mobile home when his old water heater began to topple over. Another client received assistance in cutting down branches of an overgrown tree that was blocking the stop sign next to his property. Both clients were very appreciative of the assistance. Our department is grateful for the ongoing support offered by the Manhattan Beach Rotary Club to our Care Management clients and their efforts to help them age safely in their homes.

COMMUNITY SERVICES	July 2023	August 2023	YTD FY 2023-2024
Information and Referral requests	124	118	242
Insurance and Benefit Enrollments	1	7	8
New Care Management Clients	19	9	28
Closed Care Management Clients	19	11	30
YTD Unduplicated Care Management Clients	291	300	300
Care Management Visits with Clients	134	132	266
Care Management Calls with Clients	524	671	1195
Volunteer Visits with Clients	33	22	55
Volunteer Calls with Clients	58	97	155
Errands Run by Volunteers	52	99	151

ALLCOVE BEACH CITIES

allcove Beach Cities hosted another allcove grantee, Peninsula Health Care District's leadership team, for a two-day site visit from July 25 – July 26 including a tour, allcove model implementation, facilities overview, service provider meet and greet, Youth Advisory Group meet and greet, staffing overviews and financial sustainability discussions. On July 21 allcove hosted the first of four quarterly service provider meetings to create collaborative relationships between the providers to enhance service integration, provide data updates, review center procedures and discuss upcoming opportunities for service provider engagement. More than 50 attendees participated in a never-been-seen interactive creative arts experience where the audience and emerging youth musicians create original songs together in a fun contest setting co-hosted with Indivisible Arts. The winning musician will play at next year's BeachLife music festival and an audience member won tickets September's BeachLife Ranch, donated by the BeachLife Festival. allcove Youth Advisory Group members also hosted a table at the BeachLife Ranch event alongside Indivisible Arts. New programming was launched in September including a 12-week Virtual Family Coaching Group and Music Made Easy for Everyone to introduce young people to music as a coping skill and a creative outlet. On September 11, allcove Beach Cities hosted a second Way of the Warrior event for 6 young people at Torrance's West High School who participated in a day of restorative justice workshops, therapy sessions and coping skill development. allcove Beach Cities continues to expand outreach and engagement in the community by supporting Concerts and movies on the beach, Back to school night events and presentations for Peninsula High School counselors to increase access and awareness to services offered.

allcove Beach Cities	July 2023	August 2023	YTD Nov 2022-Present
Visits	311	457	3,505
Enrolled	48	35	388
Safety Plan	4	6	34

CENTER FOR HEALTH & FITNESS (CHF)

CHF Summer Success and Fall Activities: CHF achieved the highest participation in August 2023 for classes, gym visits, personal training and small group training since reopening the facility in April 2021. In fact, CHF's most popular classes are at full capacity with a waitlist. As a result, CHF is adding 12 new classes beginning the week of September 11, 2023.

CHF management is actively completing requirements for recertification with the Medical Fitness Association, which will occur in January 2024. We will be meeting with our Medical Advisory Committee on September 18, 2023 at 6pm for our quarterly virtual meeting.

We will also be hosting Active Aging Week the first week of October 2023, which will include a wide variety of free workshops presented by CHF staff and local health care providers. The Active Aging Week programming is listed on our CHF website.

	July 2023	YTD FY 23-24
Fee Paying Members	2,653	2,653
New Members - CHF	100	100
Total Member Visits (virtual classes, SGT, PT)	4,504 virtual and indoor participants. 9,313 gym visits.	4,504 virtual and indoor participants. 9,313 gym visits.

	August 2023	YTD FY 23-24
Fee Paying Members	2,740	2,740
New Members - CHF	86	186
Total Member Visits (virtual classes, SGT, PT)	5,079 virtual and indoor participants. 10,144 gym visits.	9,583 virtual and indoor participants. 19,457 gym visits.

2,740 people activated their accounts since reopening in April 2021 – September 20, 2023. (435 Basic members, 2,008 Silver members, 56 Unlimited members, 4 Well-Being members, 237 guests). 558 people have reviewed CHF in the new reservation system and 539 rated CHF 5 out of 5 stars! (97%)

ADVENTUREPLEX

AdventurePlex Voted South Bay's Best – Kids Camp and Kids Entertainment! We believe that every child deserves the opportunity to reach their full potential, and to do that they need to be in an environment that is both safe and welcoming. We strive to ensure that our programs are engaging and educational, so that children can learn and grow, while also having fun. Your support allows us to continue providing such an amazing experience for kids in the South Bay. We are very proud to announce these awards with you!

AdventurePlex completed the 2023 summer camp at 121% of projected campers (7,248/6002). The camps were very popular and attracted both returning and new clients. A summer camp survey will be sent out in September in order to gauge participant feedback.

Launching in September will be our Flex Kids Club memberships for unlimited drop-in play. Cost will be \$49 per child and \$39 per sibling. Drop-in play will also be available at \$17 per visit.

Birthday parties are selling out very quickly for the fall, with September at 21 parties (1 left), October at 18 parties (sold out), November at 15 parties (3 left) and December at 7 parties (6 left). Rocks and Ropes, as well as special drop-off events, will also run by reservation on the weekends.

	July 2023	YTD FY 23-24
Kids Club Members	0	0
New Kids Club Members	0	0
Drop-in or Single Day Visits	0	0
Toddler Town Visits	0	0
Class Participants	0	0
Birthday Parties	10	10
Camp	3,208	3,208
Camp Extended Care	446	446

	August 2023	YTD FY 23-24
Kids Club Members	0	0
New Kids Club Members	0	0
Drop-in or Single Day Visits		0
Toddler Town Visits	0	0
Class Participants	0	0
Birthday Parties	8	18
Camp	2,522	5,730
Camp Extended Care	519	965

Aplex is now offering membership opportunities starting September 2023. Also in September, Drop-in and Toddler Town visits will resume to Sunday – Friday on staggered schedules. Birthday parties still run every Saturday. Camp numbers are based on July and August summer camps. Extended care is bundled into camp registration at a higher fee.

HUMAN RESOURCES

Beach Cities Volunteer Day



The annual Beach Cities Volunteer Day, which took place on August 9, was a tremendous success in bolstering the LiveWell Kids Garden Program at Redondo and Hermosa Beach elementary schools. With the enthusiastic participation of over 120 volunteers including nine organizations, school gardens are now well prepared for the new academic year. Volunteer support from this event will allow students to learn where food comes from through farm-to-table lessons and develop a sense of pride by participating in growing and harvesting fruits and

vegetables.

SAVE THE DATE: Hands-On CPR Class

The Safety Committee in collaboration with the Medical Reserve Corps (MRC) of Los Angeles will be conducting a live presentation for in-person Hands-Only CPR training in the Beach Cities Room on Thursday, October 12th, 2023. The training is approximately 30 minutes and includes a video presentation, mannequin demonstration and testing. Following the BCHD training times, the MRC will be conducting “open session” training for any volunteers and visitors at the building who would like to attend. The Open Session is from 2:15 PM to 3:15 PM on October 12th.

SAVE THE DATE: The Great California Shake Out

The annual Great Shake Out and building evacuation drill is scheduled for Thursday, October 19th at 10:19 am at all BCHD facilities. BCHD has participated in earthquake drill every year since October 2017.

Total Volunteer Count and Hours FY 22-23

TOTAL HEAD COUNT

FY21-22	FY22-23	% Change
487	810	+66.32%

TOTAL HOURS

FY21-22	FY22-23	% Change
20,669.75	23,588.07	+14.12%

TOTAL VALUE

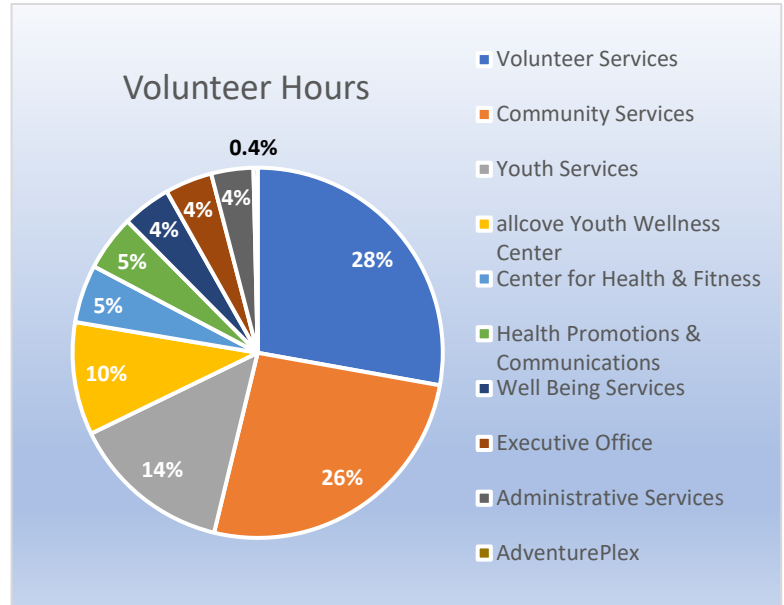
Monetary Value
\$880,306.77 **

Note: Volunteer and hour counts do not include LiveWell Kids docents

Volunteer Statistics:

- 60% of volunteers provided direct service to the community, and 40% provided support (e.g., admin, committees)

- Of the programmatic departments, Community Services accounted for the greatest number of volunteer hours (6,126) followed by Youth Services (3,308) and the allcove Youth Wellness Center (2,324).
- Of the support departments, Volunteer Services accounted for the greatest number of volunteer hours largely due to the CAPS crochet program (6,560).
- The greatest number of individuals volunteered with BCHD Health Promotions & Communications which was largely due to events (29%), Community Service (27%) and Youth Services (21%).
- 86 volunteers participated in more than one volunteer role (with 31 participating in three or more roles)
- 52 volunteers donated more than 100 hours of service, deriving the most health benefits to achieve through volunteering.
- This year's volunteer service represents the full-time equivalent (FTE) of 11 full-time employees



Category	July 2023	August 2023	YTD 23-24	\$ Value**
Volunteer Hours	2,333	2,284.10	4,617.10	\$172,310.17
# of Active Volunteers	484	540	593	

** NOTE: Cost of volunteer time (in California) = \$37.32 per hour (updated in April 2023) Based on Independent Sector's monetary value for California average volunteer value http://independentsector.org/volunteer_time

HEALTH PROMOTIONS/COMMUNICATIONS

Diamond Street Bike & Pedestrian Path Project

Health Promotions & Communications created signage for the Diamond Street Bike Path project worksite and sent letters and doorhangers to neighbors informing them of the work being done. Similar letters were written and sent to elected officials, school personnel and BCHD tenants informing them of the project. A webpage (<https://www.bchd.org/bikepath>) was created with information about the project, including updates as work progresses.

Free Fitness

Beach Cities Health District held its 8-week Summer Free Fitness Series on Mondays from July 10 – August 28. With a focus on building community connection and physical health, the Health Promotions & Communications department coordinated the series with the cities of Manhattan Beach and Redondo Beach. The public workouts were held each Monday from 6:30 – 7:30 p.m., starting with Mindful Yoga on the Beach just south of the pier in Manhattan Beach July 10 – 31, followed by four weeks of Zumba in the Park August 7 – 28 at Julia Field at Alta Vista Park in Redondo Beach. Due to field conditions after the rain from Tropical Storm Hilary, the event was canceled August 21.

Promotional efforts for Free Fitness included e-newsletters, posters, flyers, social media, website, online and print ads, and direct mail. The Center for Health and Fitness made arrangements for the instructors. Each week, there were a minimum of 100 participants, many of whom were repeat and longtime Free Fitness participants. A post-event survey was sent to all registrants.

Clips

- 7/20/23 [PCHD Tours allcove Beach Cities](#) (Peninsula Health Care District Newsletter)
- 7/21/23 [Mindful Yoga on the Beach](#) (MBNews)
- 7/27/23 [Torrance Opts Out: Work begins on BCHD bike path](#) (Easy Reader News)/
- 8/9/23 [Redondo Beach Elementary School Gardens Getting Ready for Students](#) (KCBS-TV)
- 8/10/23 [Obesity in Redondo Beach K-5 students lower than 16 years ago](#) (Daily Breeze)
- 8/20/23 [Obesity rate in Redondo kids drops to lowest since 2007](#) (Easy Reader)
- 8/23/23 [Youth musicians at “emerge & see” songwriting contest could perform at BeachLife](#) (Daily Breeze)
- 8/24/23 [Winner of South Bay Youth Competition to Perform At BeachLife 2024](#) (Patch Online)
- 8/25/23 [About Town Redondo](#) (Easy Reader)
- 9/01/23 [Hermosa requires bike safety class to ride -bikes to school](#) (Easy Reader News)
- 9/01/23 [BeachLife Ranch to Support Veterans & Local Community](#) (PressParty.com)
- 9/02/23 [Beachlife Ranch Counry and Americana Festival](#) (Revolt in Style)

Metrics

WEB USERS	July 2023	August 2023	YTD FY 2023-2024
Beach Cities Health District	6,637	6,938	13,575
AdventurePlex	6,248	5,779	12,027
Center for Health & Fitness	2,343	2,212	4,555
Healthy Living Campus	303	278	581

	July 2023	August 2023	YTD FY 2023-2024
Social Engagement	12,816	14,162	26,978
Community Events	12	12	24
Media Clips	3	6	9
Work Requests	46	66	112

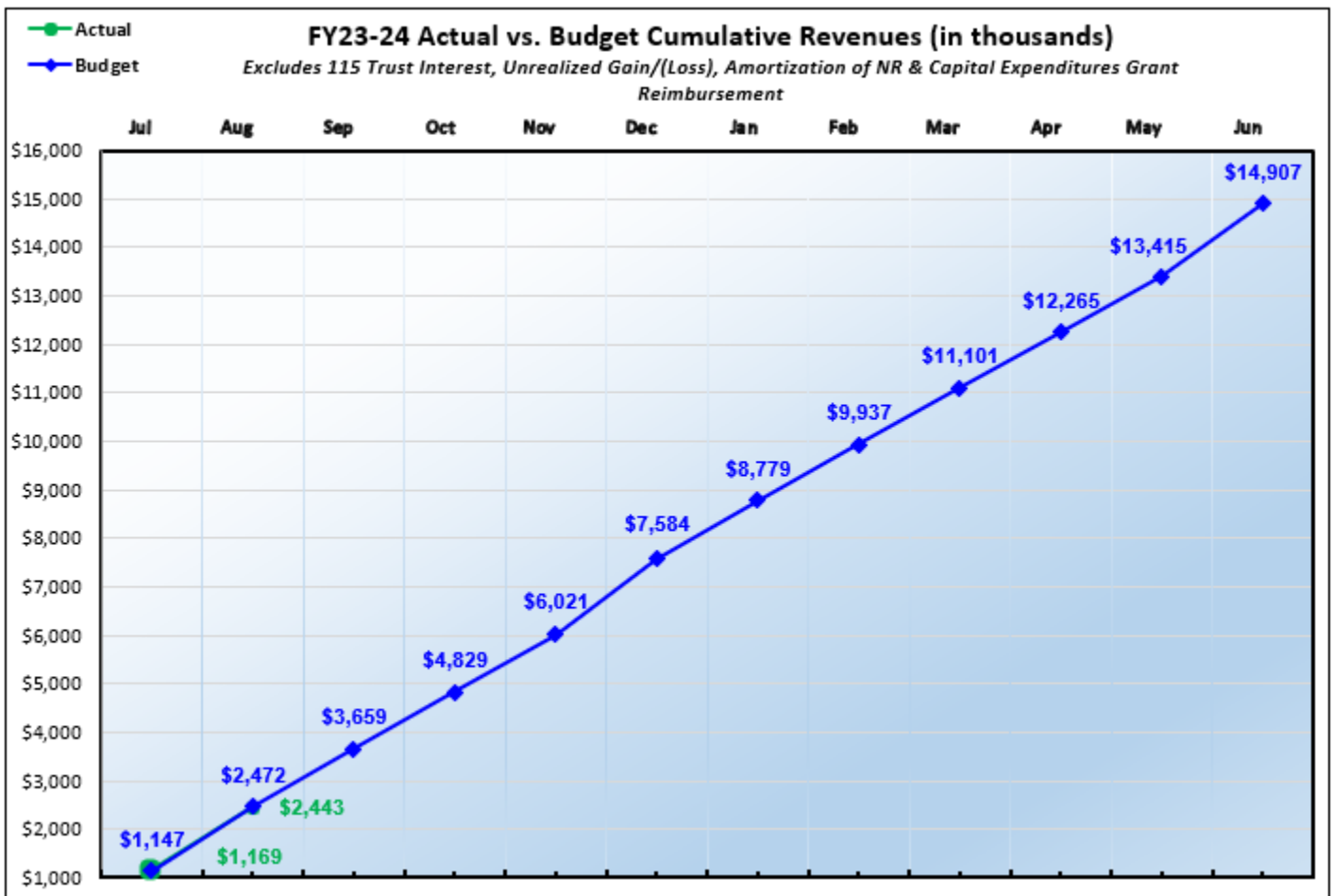
August 2023 FINANCE CEO REPORT

Financial Reporting. The District Finance report presents YTD Fiscal year actual expenditures against the total annual budget by Service Delivery Area, and total Revenues by month as reviewed and illustrated below.

YTD through the month of August, expenditures have exceeded revenues by (\$549,346) due to of the timing of operating expenses at the beginning of a new fiscal year when the District processes annual payments for the liability and property insurance, unfunded pension liability, software subscriptions, etc. While monthly variances will occur, the District is monitoring both expenditures and revenues closely and makes all necessary adjustments to expenses not to exceed revenues at the fiscal year end to have a balanced budget.

Total Revenues Summary Fiscal Year-To-Date:

For the first two months of FY23-24, the District collected 16% of the total annual budgeted revenues which is behind spending by 3.7% for the reasons mentioned above. The actual revenues are trending very close to the budget with a minimal <\$29,000> unfavorable difference primarily due to <\$40,343> of realized portfolio losses that the District has incurred by selling investments to cover current liquidity needs. The losses were offset by the revenues from other sources that will be discussed later in the report.



Total Expenditures Summary Fiscal Year-to-Date:

For the same period, total expenses are trending closely with the revenues at 80% of the total budgeted expenses having higher than expected utility expenses in Property operations primarily in electricity. The District has increased the utilities budget over FY22-23 but the cost of energy is continuing to grow.

Financial Reporting by Service Delivery Area:

The table below illustrates the financial results by each operating unit YTD through August of this fiscal year including the percentage to YTD total revenues and expenses and comparing it to the total annual budget for FY23-24. Net sub-totals are compared to fiscal year-end net sub-total budget.

Beach Cities Health District CEO Summary Report August 31, 2023						
	YTD FY23-24 Actual	% of Total Actual	Annual FY23-24 Budget	% of Total Budget	Remaining Budget \$	Remaining Budget %
District Health Programming						
Revenues						
allcove and DFC - Grants	148,309	6%	874,800	6%	726,491	83%
Community Services	0	0%	47,315	0%	47,315	100%
Life Span Revenue - Total	148,309	6%	922,115	6%	773,806	47%
Expenses						
Community Services	236,057	8%	1,415,455	9%	1,179,398	83%
allcove, DFC - Expenditures	249,234	8%	1,296,062	9%	1,046,828	81%
Health Grants, Well Being, Youth, etc.	296,359	10%	2,271,045	15%	1,974,686	87%
Direct Life Span Expenses	781,649	26%	4,982,562	33%	4,200,913	84%
Other Programs & Services						
Com, IT, Volunteer, Partnerships	441,482	15%	2,225,301	15%	1,783,819	80%
Support Services	469,573	16%	2,212,307	15%	1,742,734	79%
Net Program Costs	(1,544,395)	18%	(8,498,054)	100%	(6,953,659)	82%
Health & Fitness Operations						
Revenues - CHF	181,140	7%	1,008,894	7%	827,754	82%
Revenues - APLEX	348,201	14%	780,575	5%	432,374	55%
Health & Fitness Operations Revenues	529,341	22%	1,789,468	12%	1,260,127	70%
Expenses - CHF	245,129	8%	1,271,973	9%	1,026,844	81%
Expenses - APLEX	284,631	10%	831,994	6%	547,363	66%
Health & Fitness Operations Expenses	529,760	18%	2,103,967	14%	1,574,207	75%
Expenses - Fitness Administration	25,374	1%	160,201	1%	134,827	84%
Net Health & Fitness Operations	(25,793)	100%	(474,700)	100%	(448,907)	0%
Total Net District Programming	(1,570,188)	17%	(8,972,754)	100%	(7,402,566)	83%
Other Revenue Sources						
Property Tax	833,800	34%	5,002,800	34%	4,169,000	83%
Interest	20,171	1%	344,930	2%	324,759	94%
Limited Partnership	136,928	6%	1,735,000	12%	1,598,072	92%
Federal and State Agencies	0	0%	80,000	1%	80,000	100%
Donations and Other	1,706	0%	9,000	0%	7,294	0%
Total Other Fund Income	992,606	41%	7,171,730	48%	6,179,124	86%
Real Property Operations						
Campus Revenues	651,488	27%	4,295,751	29%	3,644,263	85%
Campus Expenses	679,073	23%	3,013,437	20%	2,334,365	77%
Net Income - Campus	(27,585)	-2%	1,282,313	100%	1,309,898	102%
Off-Campus Revenues	121,295	5%	728,512	5%	607,217	83%
Off-Campus Expenses	65,474	2%	209,802	1%	144,328	69%
Net Income - Off-Campus Properties	55,821	11%	518,710	100%	462,889	89%
Property Net Funds	28,236	2%	1,801,023	100%	1,772,788	98%
TOTAL REVENUES	2,443,039	100%	14,907,577	100%	12,464,538	84%
TOTAL EXPENSES	2,992,385	100%	14,907,577	100%	11,915,192	80%
OPERATING INCOME (LOSS)	(549,346)	0%	(0)	0%	549,346	3.7%

District Health Programming:

Most of allcove and DFC program expenses are covered by respective grants. For the allcove grant, monthly revenues are allocated per the State budget of Year 2 to cover the qualified expenditures for that month. For the DFC grant, monthly revenues are matched the qualified expenditures for that month not to extend the annual grant amount. For the first two months of this fiscal year, spending on both grants is at budget.

Health & Fitness Operations:

The Health & Fitness operations combined have collected a total revenue of \$529,341 through August of FY23-24.

The CHF facility The total revenues for CHF facility are better than the budget by \$15,930 YTD. CHF has been steadily recovering after COVID-19. At the end of last fiscal year CHF increased fees for the memberships, visits, and consultation fees and has been emphasizing strategies to recruit new members. Their efforts paid off. Classes & Groups exceeded the budget by 48% and One-time Visits & Consultation by 13% as shown on the table below. The expenses have been trending very close to the budget through the month of August with a slight unfavorable difference of <\$3,979> primarily due to an increase in outside services to accommodate new members. The increase in expenses is correlated with the increase in revenues. In total, net income is 16% better than the budget. CHF continues to closely monitor expenses and make adjustments timely and accordingly.

	CHF - YTD through August 2023			
	ACTUAL	BUDGET	VARIANCE	
REVENUE				
Classes & Group	11,320	7,651	3,669	48%
CHF Membership	81,895	80,298	1,597	2%
One-time Visits & Consults	87,810	77,721	10,089	13%
Retail	32	0	32	
Balances Due on Account	83	(460)	543	
TOTAL REVENUES	181,140	165,210	15,930	10%
TOTAL EXPENSES				
	245,129	241,150	(3,979)	-2%
General Fund OPERATING Income	(63,989)	(75,940)	11,951	16%

The Adventure Plex facility from H&F operations has been very successful in running Summer camps this fiscal year. YTD, through the month of August, camp revenues are \$19,155 over the budgeted. The Toddler Town reopens in September and expects to collect revenues as budgeted including the sponsorship revenues.

Day visits have recovered after COVID-19 and are trending very close to the budget as shown in the table below.

The expenses are less than the budget due to payroll expenses from additional staffing to run Summer Camps at full capacity and higher than expected electricity cost. The total variance to the budget in The Adventure Plex facility to date is unfavorable <\$24,911> but expected to recover by adjusting expenses based on the business needs.

AdventurePlex - YTD through May 2023			
	ACTUAL	BUDGET	VARIANCE
REVENUE			
Toddler Town Membership	(17)	0	(17)
One-time Visits & Consults	10,433	9,638	795
Toddler Town Revenues	0	1,250	(1,250)
Camp Revenue	335,505	316,350	19,155
Facility Rental	2,280	0	2,280
TOTAL REVENUES	348,201	327,238	20,963
TOTAL EXPENSES	284,631	238,757	(45,874)
General Fund OPERATING Income	63,570	88,481	(24,911)

As of August, the cost for Fitness Administration is slightly better than the budget. The combined total of Health & Fitness resulting in <25,793> loss with <\$7,257> unfavorable variance to August YTD Budget.

Other Revenue Sources:

Other revenues sources are at budget with the exception of interest as described in the Revenues section of the report. The Sunrise revenues are slightly below the budget due to the timing but expected to stay close to the budget in this FY.

Property Operations Service:

Year-to-date, for the first two months of this fiscal year, Property Operations services have a net income of \$28,236. All lease revenues in Property Operations are at budget with an additional \$1,500 in revenues from Cardiac Imaging that continues to rent 514 parking lot for its visits on as needed basis. The cost of electricity has continued to grow, keeping utility expenses over the budget. The unfavorable variance in utilities, in turn, is offset with savings in property insurance and Prospect one for the first two months of this fiscal year having.

Despite a favorable variance in total property operations, the revenues for Campus properties are not covering the increased utility costs but still have a potential to recover before the fiscal year end.

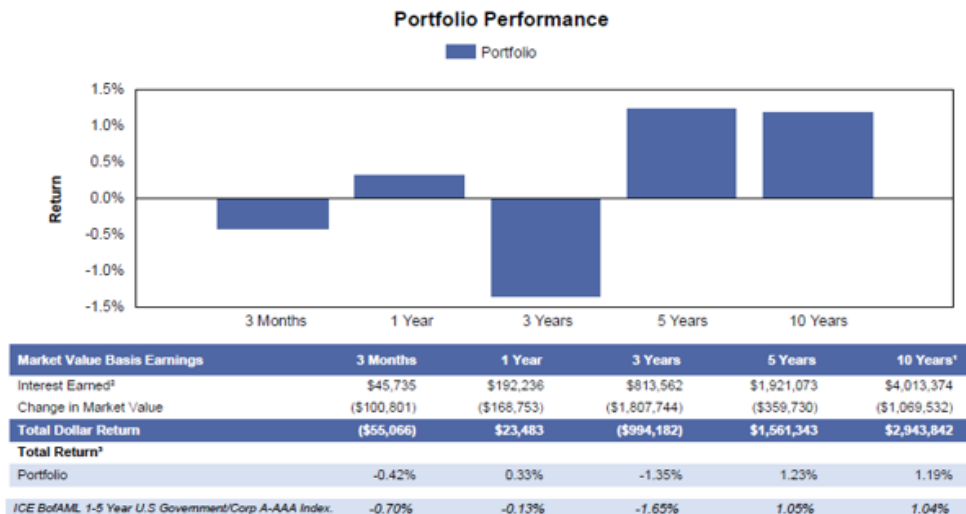
Beach Cities Investment Portfolio Performance:

In FY23-24, value of the *Total Portfolio @ Market* is \$11,348,264, a decrease of <\$1,913,425> from last FY due to operating liquidity needs derived from beginning of the year cash outflow for Healthy School and Community Grants, operating expenses, continued investments in long-term capital assets and unfavorable Cost to Market Valuation due to unstable market conditions.

BCHD Investment Portfolio Performance			
Fiscal Year - Actual	FY21-22	FY22-23	FY23-24 (August)
Portfolio - @ Cost	\$ 16,007,371	\$ 13,939,358	\$ 11,957,545
Cost to Market Valuation	(762,131)	(866,427)	(776,412)
Portfolio - @ Market *	15,245,241	13,072,931	11,181,133
US Bank Money Market	163,264	119,227	97,009
Managed Portfolio - @ Market	\$ 15,408,505	\$ 13,192,158	\$ 11,278,142
CAMP & LAIF *	1,615,466	69,531	70,123
Total Value - @ Market	\$ 17,023,970	\$ 13,261,689	\$ 11,348,264
Yield to Maturity @ Cost	1.39%	1.63%	1.33%
Yield to Maturity @ Market	3.00%	4.83%	4.91%
Duration to Maturity (Years)	2.49	2.14	1.92
Portfolio Interest Income	242,480	193,687	36,711
Realized Gain / (Loss)	69,908	(64,457)	(40,434)
Net Portfolio Gain / (Loss)	\$ 312,387	\$ 129,230	\$ (3,723)
Notes Receivable (NR) Interest	267,288	190,659	23,894
Interest Income Realized	\$ 579,675	\$ 319,889	\$ 20,171
Pension 115 Trust Earnings	(419,967)	212,569	13,520
Unrealized Gain/(Loss)	(1,058,854)	(103,239)	93,122
Deduct - NR Discount Amortization	(543,566)	(618,528)	(110,802)
Total BCHD Interest Income	\$ (1,442,712)	\$ (189,309)	\$ 16,011

*The District has transferred \$2.85M in FY20-21, \$2.425M in FY21-22, 3.79M in FY22-23 and 2M in FY23-24 from the Portfolio to cover operating liquidity needs for fiscal-year expenditures including Capital investments disbursements.

Portfolio Total Returns as of Q2 2023



1. The lesser of 10 years or since inception is shown. Since inception returns for periods one year or less are not shown. Performance inception date is March 31, 2010.
2. Interest earned calculated as the ending accrued interest less beginning accrued interest, plus net interest activity.
3. Returns for periods one year or less are presented on a periodic basis. Returns for periods greater than one year are presented on an annualized basis.
4. ICE BofAML 1-5 Year U.S. Government/Corp A-AAA Index. Source: Bloomberg. The Index is provided for reference only.

COVID-19 Funding summary:

Direct emergency response expenditures from testing, vaccinations, public health outreach, etc. for all residents during COVID-19 are eligible for FEMA reimbursement. At the time of a national emergency, government entities at all levels provide a unified, national response that required the District to disseminate its emergency response equitably to the local community, including people who work or live in the District and others who needed emergency assistance coming to the District facilities, not limited to residents of the Health District.

To date, the District has received a total of \$2,889,106 in reimbursements for COVID's response as shown in the table below. The final funding request in FY23-24 is estimated to be an additional \$80,000 for Administrative expenses and a 10% retention remaining from FEMA reimbursements for the vaccine totaling \$117,650.

	FY20-21	FY21-22	FY22-23	Total Received	FY23-24 Est.	Total Projected
DOC/Admin	232,678	63,507	101,531	397,717	80,000	477,717
Meals	16,340	154,382	-	170,722		170,722
Testing		566,683	88,195	654,877	-	654,877
Vaccinations	59,500	-	279,353	338,853	37,650	376,503
Total FEMA	308,518	784,572	469,079	1,562,169	117,650	1,679,819
Schools		176,000		176,000		176,000
ACHD		1,130,937		1,130,937		1,130,937
CalVax		20,000		20,000		20,000
Total		1,326,937	-	1,326,937	-	1,326,937
				-		-
Grand Total	308,518	2,111,509	469,079	2,889,106	117,650	3,006,756

As of December 31, 2022, the District has not recognized anymore expenditures as emergency expenditures in nature.

Public Records Request

The District continues to engage and encourage communications with the public, as such, since January 2020, the District has received a high volume of public records requests (1,431 unique requests and/or questions, less 60 withdrawn net 1,371). While the District is committed to transparency and public input, it is making necessary adjustments as allowed by law to ensure the District's primary functions and the resident's programs and services, are not affected in the diversion of resources to respond to the Public Records Requests.

As of March 1, 2022, the District gave notice to one resident that until their open public records requests have been responded to and closed, no new requests from that resident will be accepted. On April 13, 2023, the resident withdrew the remaining 26 open requests of the 1,087 submitted during a 2 year and 3 months period. Because the District has completed the collection, review, and analysis of the remaining open 26 requests that contained a voluminous amount of separate and distinct records and has committed significant Public resources and time to resolve the remaining open requests, the District will respond with those records from the 26 remaining requests that meet the defined term of a Public Record.

On the last reporting date, July 17, 2023, the District had 2 (two) open requests. Since that date, the District has received 27 (twenty-seven) new unique requests, closed 12 (twelve) requests and 3 (three) requests were withdrawn, combined resulting in 14 (fourteen) requests remaining open as of September 20, 2023.

Below is an overview of Public Records Requests received as of September 20, 2023.

PRR's by Year		%
2017	1	0%
2018	10	1%
2019	66	4%
2020	482	31%
2021	770	50%
2022	126	8%
2023	94	6%
TOTAL	1,549	100%

** Individual requests received in emails*

PRR Summary Progress since July 2020																								
	2020		2021		2022										2023							Chg. from 07/17 to 09/20		
	07/13	12/09	01/19	11/10	01/19	2/16	3/15	4/20	5/11	6/9	7/21	9/19	10/20	11/10	12/22	01/18	2/14	3/14	4/20	5/11	6/22		7/17	9/19
Total Open	150	102	70	79	154	159	148	85	60	53	43	26	30	27	27	38	48	44	5	3	0	2	14	12
Total Closed	64	438	472	1107	1178	1210	1223	1295	1320	1327	1339	1360	1361	1368	1379	1387	1391	1403	1424	1438	1449	1460	1472	12
Total Withdrawn	-	-	28	29	29	29	29	29	29	29	30	30	30	30	30	31	31	31	57	57	60	60	63	3
Total	214	540	570	1215	1361	1398	1400	1409	1409	1409	1412	1416	1421	1425	1436	1456	1470	1478	1486	1498	1509	1522	1549	27

BCHD Capital Expenditures Investments

August 31, 2023

Current Year		Budget Approved	FY23-24 YTD Actual	Remaining
MIS Expenditures				
	Department			
Multi-Year PRR SW - Metrics & Data Mgt.	IT	25,000	-	25,000
Workstations (Desktop, Laptops) Refresh	IT	35,000	-	35,000
		\$ 60,000	\$ -	\$ 60,000
		\$ -	\$ -	\$ -
Building Investments				
	Department			
CDRE 514 Projects-Building Contingency	514 Prospect	150,000	5,741	144,259
Off-Campus Building Improvements	All District Properties	25,000		25,000
Health & Fitness Building Improvements	H&F (CHF & Aplex)	50,000	1,622	48,378
School Sheds for LiveWell Kids	BCHD	30,000		30,000
		\$ 255,000	\$ 7,364	\$ 247,636
Property - New Construction				
allcove Youth Wellness Center	Property	7,369,200	\$ 72,044	7,297,156
Grant Revenue - YWC offset	Property	(6,836,702)	\$ (72,044)	(6,764,658)
Healthy Living Campus	Property	800,000		800,000
		\$ 1,332,498	\$ -	\$ 1,332,498
		\$ 1,647,498	\$ 7,364	\$ 1,640,134
Prior Years Carry-Over				
Center for Health and Fitness Relocation	514 Prospect/DelAmo	1,000,000		1,000,000
Senior & Scout House Community Center	MB	150,000		150,000
BCHD Cloud Based Project	IT	43,250	20,001	23,249
Server upgrade (firewall, Meraki: Switches Break-fixes)	IT	23,173		23,173
	Total PY	\$ 1,216,423	\$ 20,001	\$ 1,196,422
HLC Other & 514 Building - 15	Property	1,463,818	112,460	1,351,359
Healthy Living Campus	Total HLC	\$ 1,463,818	\$ 112,460	\$ 1,351,359
Bike Path	Property	1,044,567	670,644	\$ 373,923
Bike Path - Measure M Grant	Property	(1,033,051)	-	(1,033,051)
5% Bike Path Retention (Accrued)		\$ (11,516)	670,644	\$ (682,160)
Grand Total		\$ 4,327,739	\$ 810,468	\$ 3,517,271

Contract Management

The contracts noted below are newly issued contracts or changed within the CEO authority and within the Board approved budgetary limits. Unless otherwise noted all contracts are issued for one year or less, and the appropriate period, like annual, monthly, or total contract amount is included when applicable.

Contracts: There were twenty-three (23) contracts or agreements executed in July and August 2023

JULY & AUGUST 2023				
DEPARTMENT	NAME	TYPE	RATE	NOTES
allcove Beach Cities	Regents of the University of California (UCLA)	Facility Use Agreement	n/a	Occasional Office Space Use
allcove Beach Cities	Advocates for Human Potential, Inc	Funding Agreement	\$ 6,336,702	Mental Health in the Workplace
allcove Beach Cities	Taking Time	Service Agreement	\$ 20,000	Mental Health - Bereavement Support
allcove Beach Cities	Richstone Family Center	Service Agreement	\$ 24,000	Mental Health - Counseling and Support Groups
allcove Beach Cities	South Bay Children's Health Center	Service Agreement	\$ 90,000	Mental Health - Counseling and Support Groups
allcove Beach Cities	NAMI South Bay	Service Agreement	n/a	Mental Health - Peer and Family Support Groups
Community Services	Redondo Beach Rotary	Grant Contract Service Agreement	\$ 4,000	Vision To Learn Services
Community Services	Homewatch Caregivers	Service Agreement	Hourly Rates	Homemaker/Companion Respite Care/Shopping Assistance, etc.
Community Services	Always Best Care	Service Agreement	Hourly Rates	Homemaker/Companion Respite Care/Shopping Assistance, etc.
Community Services	Easter Seals	Service Agreement	Hourly Rates	Adult Day Services
Community Services	South Bay Home Health Care	Vendor Agreement	Price List	Medical Supplies
Community Services	Salus Homecare	Vendor Agreement	Hourly Rates	Homemaker/Companion Respite Care/Shopping Assistance, etc.
Community Services	Lifeline	Vendor Agreement	Monthly Rate	Emergency Mobile Assistance
District	WRC PMB Redondo Beach LLC	7th Ground Lease Amendment	n/a	HLC Ground Lease
District	Redondo Beach Chamber	Tenant Lease Agreement	Rental Income	514 N. Prospect Space Lease
District	Taking Time	Tenant Lease Agreement	Rental Income	514 N. Prospect Space Lease
District	Creative Life Mapping	Tenant Lease Agreement	Rental Income	514 N. Prospect Space Lease
Information Technology	RACE Communications	Vendor Agreement	\$1,000 / Monthly	Internet Services
Property	CBRE Heery (now "Town & Townsend HEERY)	Assignment Agreement	n/a	Name change
Well Being Services	Gallup, Inc.	Service Agreement	\$ 404,000	2023 - 2027 Bi-Annual Survey
Well Being Services	Redondo Beach USD	Service Collaboration Agreement	Rate Per Session (BCHD Income)	Worksite Wellness
Youth Services	Hermosa Beach USD	Service Agreement	\$ 94,091	Healthy Schools Programs
Youth Services	Manhattan Beach USD	Service Agreement	\$ 189,520	Healthy Schools Programs

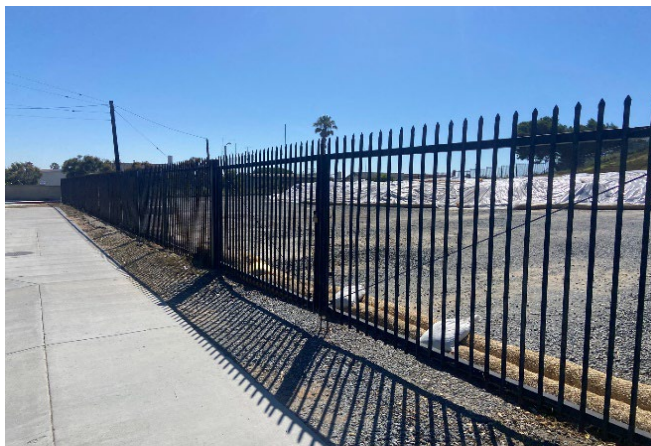
BCHD Property Update

514 & Central Plant Plumbing & HVAC Systems Work

- Chiller #1 cleaning and preventive maintenance performed by manufacturer. The technician added all new coolant, ran a complete diagnostic and provided needed repairs.
- 2 gate valves air handler #1 were replaced along some Type "L" copper piping.
- 6" water flow switch on basement system was also replaced
- (2) 4" water flow switches for fire sprinkler system on 1st and 4th floors in stair 4 were replaced.
- Exhaust fan bearings were replaced.
- Large Domestic Water Tank Repair / Replacement Alternatives are currently in review. 2 inoperable valves with calcium build up have been discovered in the tank. The water storage tank was installed in 1993 (23 years old). Further investigating is planned Proposed action plan to be presented to BCHD for review

Trash Cleaning at Perimeter of Beryl Lot

- Excessive amounts of trash and debris were noted along the fence at the Beryl Lot this past month. Maintenance crews were directed to clean this area up. This property is also in use as a storage /staging area for the bike path project.



Asset Management Plan

- BCHD has initiated preliminary work on a comprehensive asset management plan for all BCHD properties. This will involve detailed condition assessments for BCHD properties for long term planning and annual financial forecasting/ budgeting. Adventure Plex was selected as the first property to be evaluated.



Diamond Street Bike Path

- General contractor has completed work on the concrete retaining wall along the hillside. Next step will be backfilling at the hillside for new irrigation and landscaping.
- BCHD project team is also working with City of Redondo Beach and local utility agencies for water and power connections for irrigation and lighting at the street median / walkway areas.
- Additional Information on the Bike Path Project is provided in a separate monthly report.



Diamond Street Bike Path Project 75% complete

Beach Cities Health District Healthy Living Campus Master Plan EIR Monthly Monitoring Report -AUGUST 2023

Task Number and Name	Budget	Budget Amendment	Total Budget	Actual Paid To date	Schedule
NTP 1 - Scoping - \$58,902.58					
Task No. 1A - Kick-off Meeting	3,586		3,586	2,575	
BCHD Staff Authorizes EIR Consultant to Proceed					28-May-19
Task No. 1B - Project Description Completion	12,404		12,404	10,010	
Project Information Ready for EIR					7-Jun-19
Task No. 1C and 1D - Initial Study	19,672	2,529	22,201	19,989	
EIR Consultant Completes Draft Initial Study and NOP					14-Jun-19
BCHD Staff Reviews Draft Initial Study and NOP					17-Jun-19
Initial Study and NOP Revised and Complete					20-Jun-19
CWG Meeting to Announce Imminent Release of NOP and Share a Tentative EIR Schedule with Public (Major Milestones)					17-20 Jun 19
NOP Released and 30-day Comment Period Begins					24-Jun-19
NOP Comment Period Ends					24-Jul-19
Task No. 1E - Project Management	4,312		4,312	3,059	
Task No. 1F - Team Meetings (3 Meetings)	9,702		9,702	4,070	
Task No. 1G - Scoping Hearing	9,227.00	17,685.00	26,912.00	26,912	
Public Agency Scoping Meeting and Public Scoping Meeting in Redondo Beach					15-Jul-19
Public Scoping Meeting in Manhattan Beach					17-Jul-19
Public Scoping Meeting in Torrance					18-Jul-19
Public Scoping Meeting in Hermosa Beach	-	-	-	-	22-Jul-19
NTP 1 Total Budget					
	58,903	20,214	79,117	66,614	
NTP 2 - Draft EIR - \$272,771.84					
Task No. 2A - 2F Technical Studies and Administrative Draft EIR	226,051	194,885	420,936	399,706	
BCHD Authorizes Consultant to Proceed with Refined SOW and Budget for EIR					25-Jun-19
Consultant Prepares Preliminary Draft EIR (Regular Meetings with BCHD Staff and Redondo Beach Staff continue, as needed)					25 Jun - 17 Jun 20
BCHD Board of Directors Directs BCHD Staff to Proceed with Two-Phase Project					17-Jun-20
Contulant Prepares Revisions to the Preliminary Draft EIR (Describing the Two-Phase Project)					17 Jun - 16 Dec 20
BCHD Board of Directors Directs BCHD Staff to Proceed with Programmatic Phase 2					16-Dec-20
Contulant Prepares Revisions to the Preliminary Draft EIR (Revising Programmatic Phase 2)					16 Dec 20 - 23 Feb 21
Task No. 2G - Revise, Finalize, and Circulate Draft EIR	28,428		28,428	41,620	
BCHD Staff Reviews Revised Preliminary Draft EIR					16 Dec 20 - 15 Feb 21
Consultant Prepares Public Draft EIR for Release					15 Feb - 23 Feb 21
Public Draft EIR Released					10-Mar-21
90-day Public Review Period					10 Mar - 10 June 21
Task No. 2H - Public Outreach Elements/Meetings	14,509		14,509	7,787	
Draft EIR Presentations to Cities (RB, MB, HB & Torrance)					Mar-Apr 21
EIR Team Presents Public Open House with EIR Preparers					Mar-Apr 21
Draft EIR Presentation to BCHD Board					Mar-Apr 21
BCHD Board Public Hearing to Receive Comments on Draft EIR					Mar-Apr 21
Task No. 2I - Project Management	3,784	6,716	10,500	7,086	
NTP 2 Total Budget					
	272,772	201,601	474,373	456,198	
NTP 3 - Final EIR - \$71,325.58					
Task Nos. 3A - 3C - Final EIR (Including Response to Comments, Statement of Overriding Considerations, and MMRP)	56,448		56,448	102,344	
Consultant Prepares Response to Comments					7 June - 9 Aug 21
BCHD Staff Reviews Draft Response to Comments					9 Aug - 27 Aug 21
Response to Comments Revised; Final EIR Assembled					31 Aug - 17 Sep 21
Final EIR Released to Public; Responses Sent to Public Agencies at least 10 Days Prior to Certification Hearing)					17-Sep 21
Task No. 3D - Meeting	9,108		9,108	14,430	
BCHD Board Certifies Final EIR, Adopts Master Plan, and Authorizes Staff to File Formal Application to City					22-Sep 21
BCHD Files Application for DR and CUP to City					Oct 21
Task No. 3E - Project Management	5,769	21,685	27,454	5,500	
NTP 3 Total Budget					
	71,325	21,685	93,010	122,273	
Grand Total & Remaining Budget					
	\$ 403,000	\$ 243,500	\$ 646,500	645,085	\$ 1,415



Monthly Status Report

SEPTEMBER 2023

CBRE



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V. APPENDIX

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I.

Project Progress

IN THIS SECTION:

- Project Overview
- Executive Summary



PROJECT OVERVIEW

This monthly report outlines project activities, critical issues, required actions, schedule status, and financial components of the Beach Cities Health District, Healthy Living Campus, Phase I project.

PROJECT OBJECTIVES

Project objectives include improvement to seismic and life safety for occupants in comparison to existing 514 Building. Generate sufficient revenue through mission-derived services to support the current level of programs and services. In addition, to redevelop the site to create a modern Healthy Living Campus with public open space through mission-derived services and facilities to address growing future community health needs.

PHASE 1 PROJECT SCOPE

- Construct a “State of the art” building with intergenerational programming and creates 2+ acres of open space that replaces the existing 514 N. Prospect Ave building.
- New building will include a RCFE licensed building with a mix of Assisted Living and Memory Care Residential Units.
- The new building will also include space for other BCHD Programs/Tenants (Pace, Youth Wellness Center & Community Services)
- New building will also include common areas and amenities to be defined during final programming.
- Scope will include site infrastructure, driveways, site finishes at building perimeters.
- When new building reaches approved occupancy, the existing 514 Building and Central Plant will be vacated and demolished.
- Phase 1 scope will also include the construction of new 2+ acre common area open space and surface parking lot with-in the old footprint of the 514 Building.

PROJECT VISION/CHARTER

- *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.*

EXECUTIVE SUMMARY

GENERAL ACTIVITIES – September 2023

Developer & Design-Builder

- PMB & BCHD together are resolving the Ground Lease remaining due diligence items including Legal Exhibits, CUP Submittal timeframe, construction sequencing, on-site parking, and sustainability goals.
- PMB, Design-Build Contractor, and BCHD are working on project sequencing details that could benefit all project stakeholders.
- PMB & construction team are also exploring other cost savings opportunities to provide added project contingency.

Master Plan Update

- Final project approval from the City of Redondo Beach is planned for 2Q 2024.

Other BCHD Programs

- **Bike Path at Diamond Street** – BCHD Board of Directors has approved the construction contract to Cornerstone Construction Group. City of Redondo Beach has issued the construction permit for the project. Project is about 85% complete including the new concrete retaining wall along the hillside. Final completion date for bike path is set for early October.
- **PACE** - Planning and lease negotiations also still underway for PACE program space.
- **Allcove / Youth Wellness** – Preliminary design phase is concluding.
- Feasibility of various design alternates with an emphasis on modular construction, energy savings and environmental sustainability are under evaluation for new allcove building at the Beryl Lot.
- Alternates for final design will be presented to Properties Committee and Board.

Project Management

- BCHD is working with a consulting group who has provided a strategic plan to engage partnership opportunities that could provide alternative funding to help in making the Healthy Living Campus a state-of-the-art sustainable facility.
- The next BCHD Board meeting will be held on 9/27/23 at 6:30, in person and live broadcast on Zoom.

UPCOMING KEY DECISIONS & MILESTONES

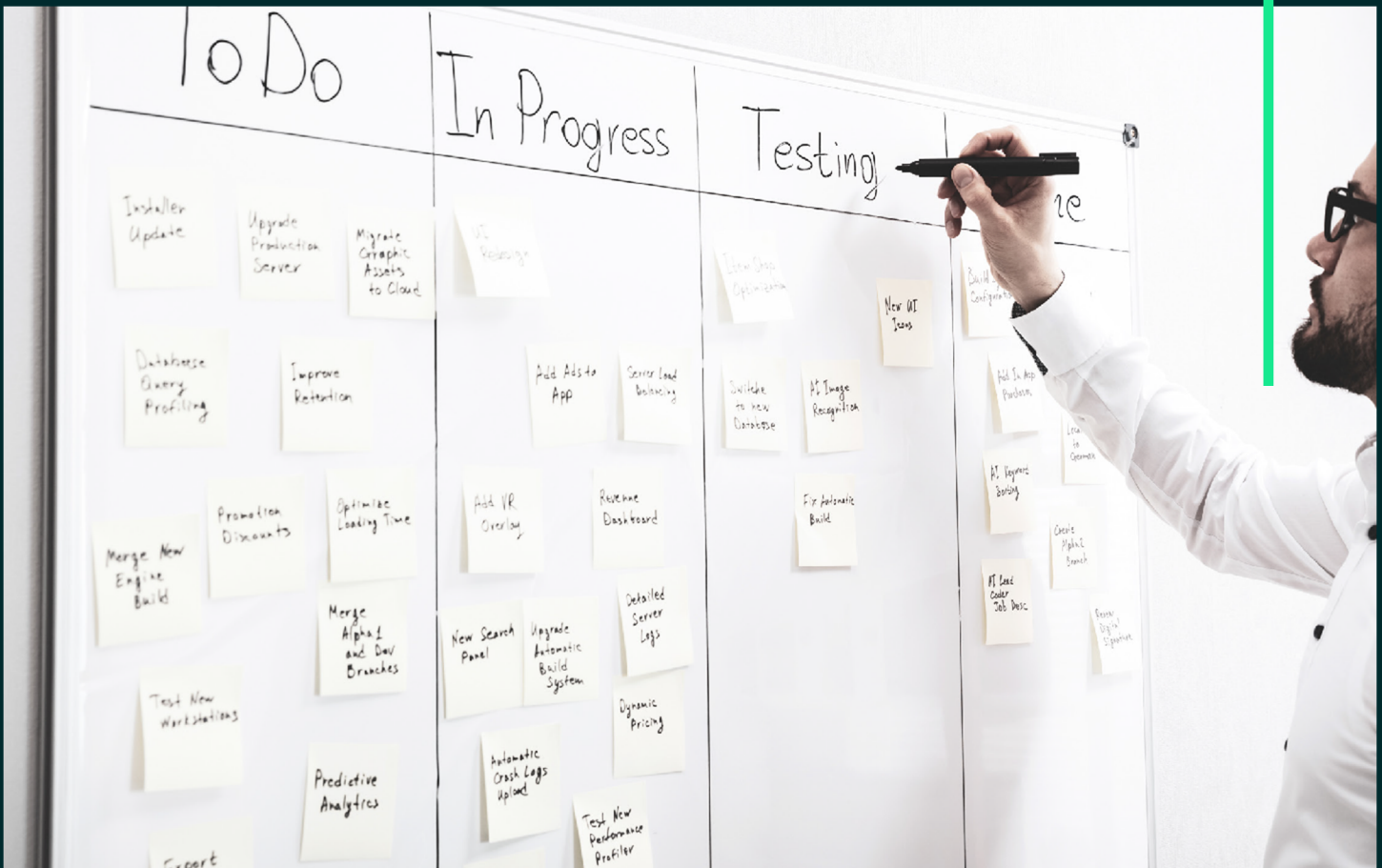
- ❖ 4Q 2023 - Completion of Diligence Period for the Ground Lease
- ❖ 1Q 2024 – Design Documents for CUP Submittal to City.
- ❖ 2Q 2024 - City Approvals

II.

Project Scheduling

IN THIS SECTION:

- Schedule Narrative
- Schedule Update



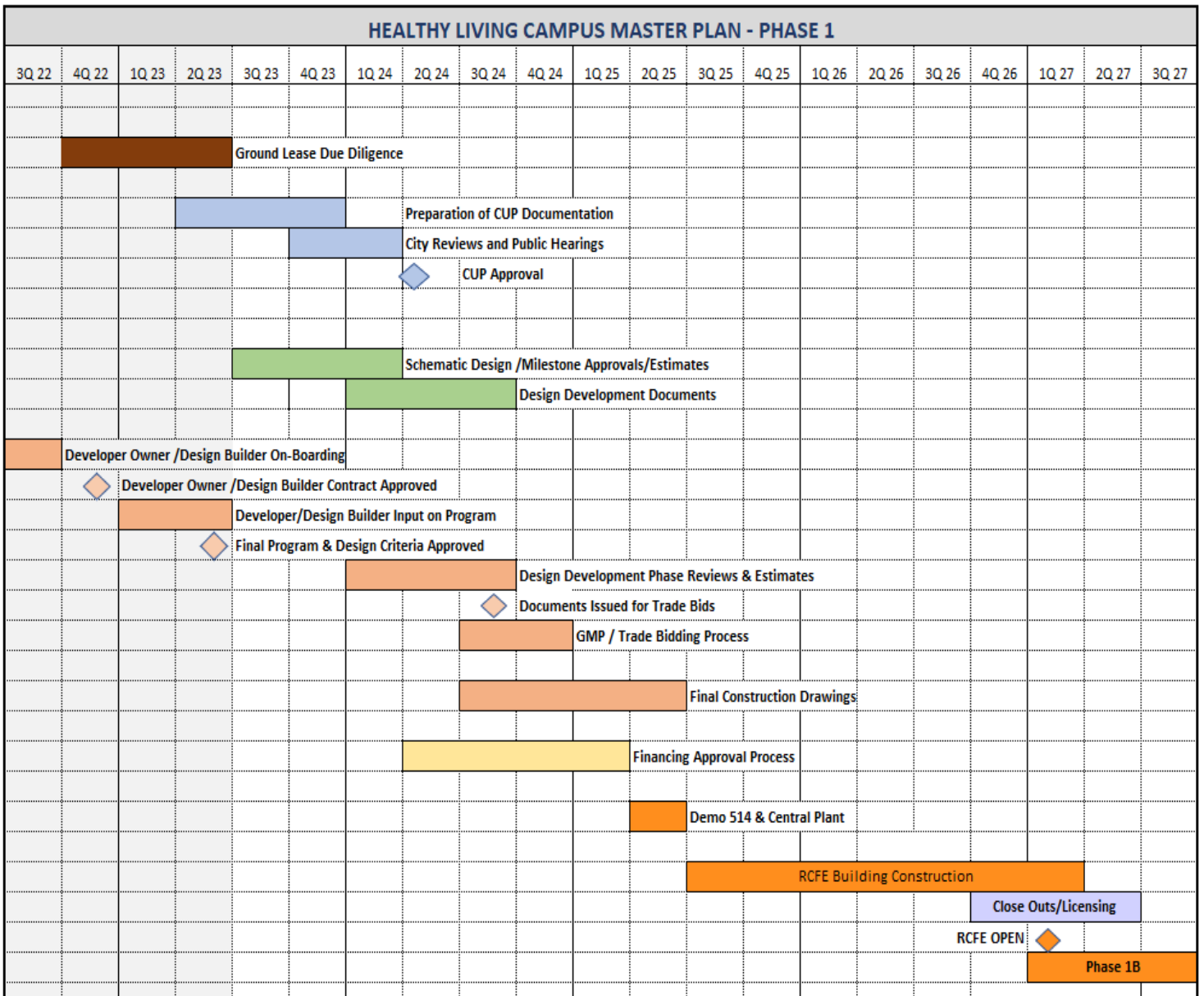
SCHEDULE SUMMARY

Preconstruction activities over the next 6 months will focus on finalizing Due Diligence with Developer and starting the City approval process. Design-Build Team to also begin early design activities and construction planning.

KEY SCHEDULE MILESTONES – SEPTEMBER 2023

Summary Level Schedule Milestones and Activities include the following (Dates are Tentative)

- Ground Lease Due Diligence Period – In Process
- Design Documents Submitted for CUP 4Q 2023
- CUP Approval by City of Redondo Beach 2Q 2024
- Final Design Phases 1Q 2024 to 1Q 2025
- GMP (Cost) Finalization 4Q 2024
- Design-Builder to Begin Construction Phase 1Q 2025
- RCFE Construction Completion 4Q 2026
- Open Space Completion 1Q 2027



III.

Budget Analysis

IN THIS SECTION:

→ Project Budget Summary



PROJECT BUDGET SUMMARY

Overall Cost Summary - Period Ending July 31, 2023

- ❖ The BCHD Board of Directors approved a revised budget of \$14,200,000.
- ❖ Actual Paid to date now totals to \$12,048,643.
- ❖ Net Remaining Amount is \$2,151,358 (Encumbered + Future)

Beach Cities Health District
 Healthy Living Campus Master Plan
 Cost Control Report
 Period Ending 8/31/23

Budget Summary - Predevelopment Services

Code	HLC PREDEVELOPMENT PHASE	Original Budget	Actual Paid Cost To Date	Remaining Encumbered Contract Costs	Future Anticipated Costs	Projected Total Costs	Budget Variance
		A	B	C	D	E = B + C + D	F = A - E
	2100 DESIGN						
	2101 Architecture	\$1,899,000	\$1,866,970	\$34,380	\$0	\$1,901,349	(\$2,349)
	220 DIRECT OWNER						
	2201 Project Management	\$3,510,118	\$3,008,491	\$204,231	\$183,540	\$3,396,262	\$113,856
	2202 Financial Advisors	\$2,302,000	\$1,204,633	\$1,100,000	\$0	\$2,304,633	(\$2,633)
	2203 Feasibility Studies	\$1,936,154	\$2,058,201	\$0	\$0	\$2,058,201	(\$122,047)
	2204 Other Preconstruction Services	\$425,728	\$427,681	\$0	\$0	\$427,681	(\$1,953)
	2205 Legal	\$2,784,000	\$2,601,511	\$261,207	\$0	\$2,862,718	(\$78,718)
	2206 Communications	\$975,000	\$881,155	\$0	\$0	\$881,155	\$93,845
	2300 OTHER BUDGET ADJUSTMENTS						
	2301 Contingency	\$0	\$0	\$0	\$0	\$0	\$0
	2302 PACE Reserve	\$368,000	\$0	\$0	\$368,000	\$368,000	\$0
	TOTAL PROJECT COST	\$14,200,000	\$12,048,643	\$1,599,818	\$551,540	\$14,200,000	\$0

IV. EIR MITIGATION, MONITORING AND REPORTING



ENVIRONMENTAL IMPACT ANALYSIS AND MITIGATION MEASURES

Section 3 of the Environmental Impact Report (EIR) provided by Wood Environment & Infrastructure Solutions, Inc. describes the potential environmental impacts of the proposed Beach Cities Health District (BCHD) Healthy Living Campus Master Plan (Project). One key focus of the EIR report is the short-term impacts which occur during or for a short time after implementation of a project, such as during or immediately after construction. For example, noise impacts from construction activities, dust, poor air quality and traffic congestion would be considered short-term effects.

The approved EIR also lists the categories of environmental impacts and proposed avoidance and mitigations measures. The project team will provide monthly updates on these activities throughout the duration of the project

Main Categories include the following:

1. AESTHETICS AND SHADE/SHADOW EFFECTS
2. AIR QUALITY
3. BIOLOGICAL RESOURCES
4. CULTURAL RESOURCES
5. GEOLOGY AND SOILS
6. HAZARDS AND HAZARDOUS MATERIALS
7. NOISE
8. TRANSPORTATION

Mitigation Activities:

- Beach Cities Health District continues to work with the project technical team to achieve the transfer of Ownership of the abandoned oil well at the Beryl lot. This will allow for the permanent capping and decommissioning of the oil well. This capping process will also need to be coordinated with the design of the new buildings.
- Leighton Consulting has also submitted a draft Soils Management Plan to Los Angeles County Fire Department. This soils management plan addresses action needed if potential contaminated materials is discovered on site during the building process.
- HLC architects, engineers and advisors will continue to address all the above listed environmental categories from the approved EIR during the CUP and early design process.

V.

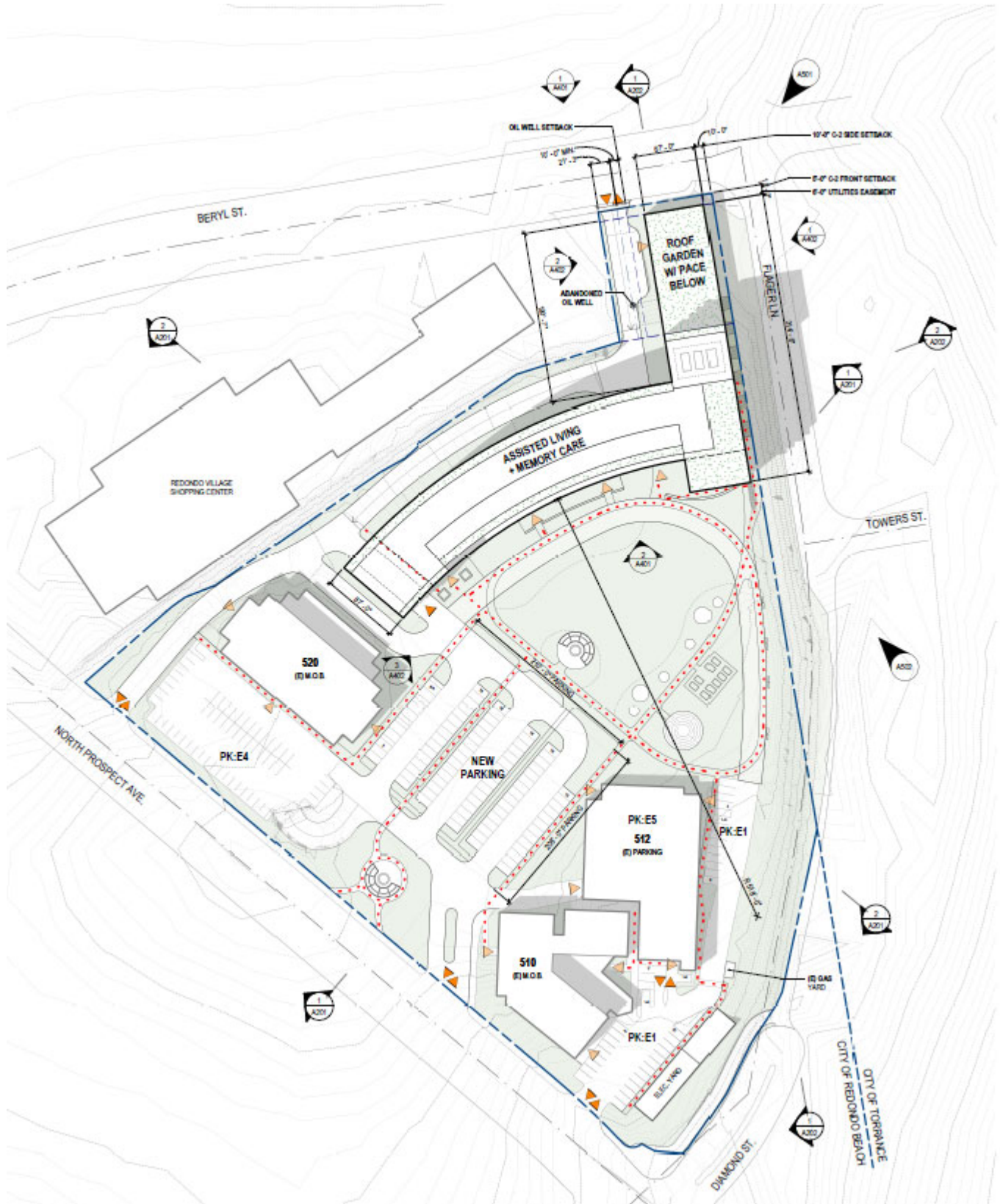
Appendix

IN THIS SECTION:

Current Master Plan – Phase 1



CURRENT MASTER PLAN - PHASE 1
(As Per CUP Pre-Application Drawings)
Paul Murdoch Architects



Thank you.



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Monthly Status Report

SEPTEMBER 2023



Turner & Townsend
Heery



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- Schedule Summary

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Project Progress

IN THIS SECTION:

- Project Status Overview
- Schedule Summary



PROJECT STATUS OVERVIEW

This monthly report outlines project activities, critical issues, required actions, schedule status, construction issues and financial components of the Diamond Street Bike Path project.

PROJECT OBJECTIVES

The project will add a bike path, pedestrian infrastructure, improve lighting and safety for the local community. The Project will also enhance accessibility, promote active transportation and enhance health & wellness. The project is under the Measure M MSP for South Bay Subregion for the Transportation Systems & Mobility Improvements Project (Metro). The construction work for this project will focus on efficiency, environmental sustainability and consistent outreach to the neighboring community.

PROJECT SCOPE

New *sharrows* (Class 3) Bike Path from Prospect/Diamond to the alley, and a Class 1 bike path in the Redondo Beach portion of the Alley.

- New retaining wall – 4 to 6 ft high at bottom of the hillside along the Alley.
- New pavement at Alley and Diamond Street.
- New Landscaping, including street trees at Alley and at Diamond Street median.
- New energy efficient street lighting along Alley.
- New traffic signage, graphics, and striping for bike rider safety.
- Traffic signalization enhancements to accommodate bike riders at Diamond St. and Prospect Ave.

GENERAL ACTIVITIES – September 2023

- BCHD received three General Contractor bids for the work.
- The bids were opened and read at the bid opening on June 15th.
- Recommendation for an award was presented to the Board which approved a construction contract with Cornerstone Construction Group.
- City of Redondo Beach has provided final approval of the drawings and scope of work for this project. A construction permit was also issued to the General Contractor.
- BCHD will continue to provide Metro with regular project updates on the progress and planned milestones for the work.
- BCHD communications team and the Contractor will be providing information on the project to neighbors and tenants.
- General contractor will also be following City of Redondo Beach requirements regarding traffic controls and neighborhood outreach.

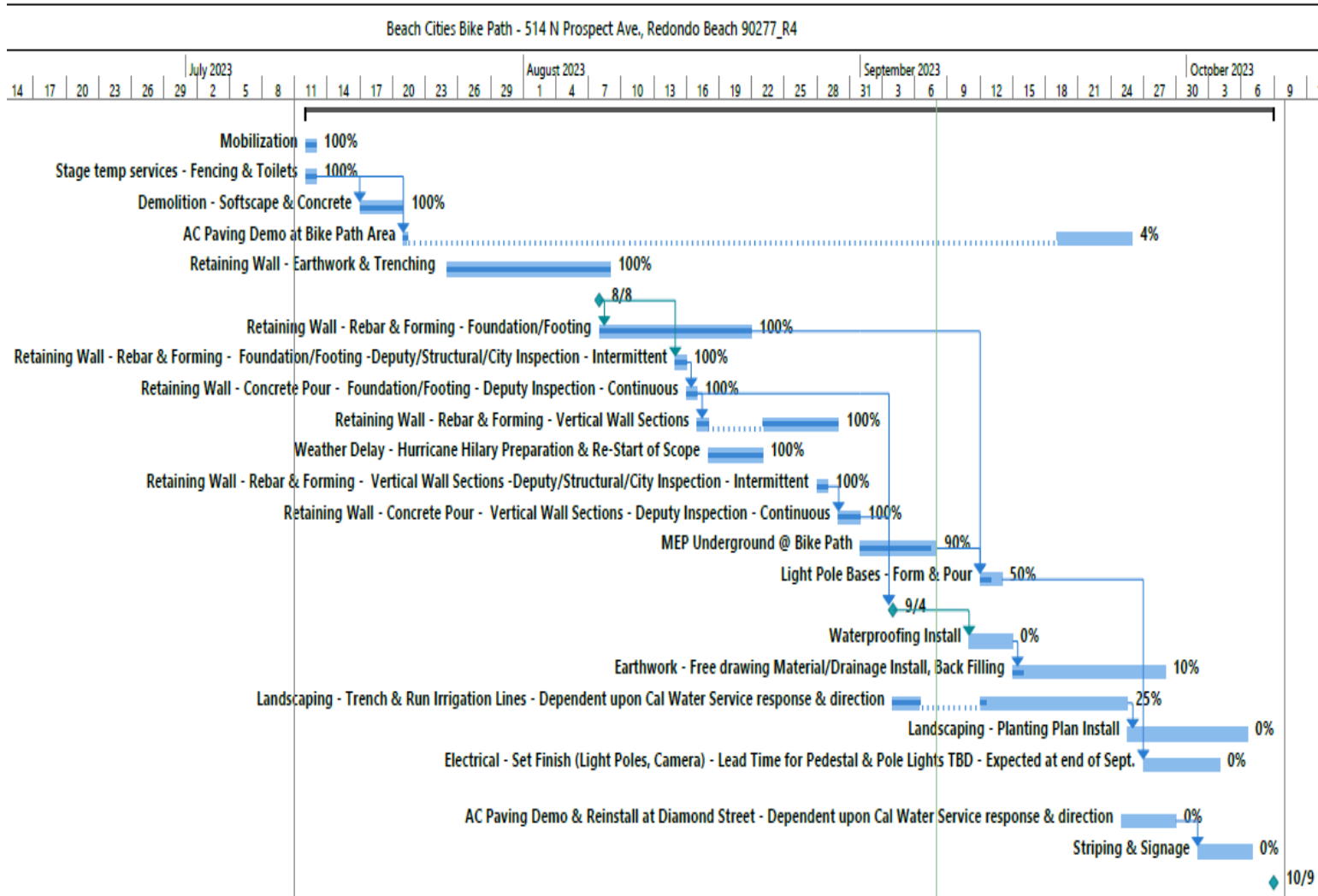
SCHEDULE SUMMARY

Project activities over the next month will focus on the bid process and general contractor on-boarding.

KEY SCHEDULE MILESTONES – SEPTEMBER 2023

Contractor’s Current Schedule Milestones and Activities include the following:

- Board Approval 6/28/23
- Contractor Notice to Proceed 7/7/23
- Construction Completion 10/9/23



II.

Budget Analysis

IN THIS SECTION:

→ Project Budget Summary



PROJECT BUDGET SUMMARY

Overall Cost Summary - Period Ending August 31, 2023

- ❖ The overall target cost for the Diamond Street Bike Path is \$ 1,734,974
- ❖ Actual Paid to date is \$1,185,343.
- ❖ Budget includes remaining contingency for the construction phase.

Beach Cities Health District

Cost Control Report

8/31/23

Budget Summary - Diamond Street Bike Path Project (Redondo Beach Scope)

Code	Bike Path Budget	Original Budget	* Board Approved Contracts Paid	Encumbered Contract Costs	Future Anticipated Costs	Projected Total Costs	Budget Variance
		A	B	D	E	F = B + C + D	G = A - F
2000	CONSTRUCTION	\$1,444,639	\$585,702	\$425,901	\$55,644	\$1,067,248	\$377,391
2001	Construction	\$1,112,048	\$585,702	\$425,901	\$7,000	\$1,018,604	\$93,444
2002	Diamond Street Improvements	\$0	\$0	\$0		\$0	\$0
2002	Bid Market Contingency	\$160,931	\$0	\$0		\$0	\$160,931
2003	Construction Contingency	\$171,660	\$0	\$0	\$48,644	\$48,644	\$123,016
2100	DESIGN	\$213,218	\$360,449	\$20,000	\$0	\$380,449	(\$167,231)
2101	Architecture & Engineering	\$213,218	\$360,449	\$20,000	\$0	\$380,449	
2220	DIRECT OWNER	\$176,020	\$239,193	\$0	\$48,086	\$287,279	(\$111,259)
2201	Project Management		\$108,761	\$0	\$41,586	\$150,347	
2202	BCHS Staff		\$8,589	\$0	\$0	\$8,589	
2203	Permits		\$9,529	\$0	\$3,500	\$13,029	
2204	Preconstruction Services		\$35,533	\$0	\$0	\$35,533	
2205	Legal		\$69,871	\$0	\$3,000	\$72,871	
2206	Measure M Grant Services		\$6,911	\$0	\$0	\$6,911	
	TOTAL PROJECT COST	\$1,833,877	\$1,185,343	\$445,901	\$103,730	\$1,734,975	\$98,901

III.
CONSTRUCTION
REPORTING

CONSTRUCTION REPORTING

This section will address the construction planning and progress on the site.

Recent Construction Activity:

- ❖ New Concrete Wall (Completed)
 - Reinforcement
 - Formwork
 - Concrete / Finish

- ❖ Edison Coordination - Power Connection for City Irrigation and Lighting

- ❖ Electrical Utilities - Trenching & Conduit

- ❖ Irrigation System Trenching and Piping

- ❖ Concrete Bases for new Light Poles

Progress Photos – New Concrete Wall



Progress Photos: Light Pole Bases, Waterproofing, Water and Electrical Utilities



IV.

Appendix

IN THIS SECTION:

- Current Plan



CURRENT PLAN
Paul Murdoch Architects



Thank you.

