

# Huntington Beach Senior Center in Central Park

City Council Study Session  
May 5, 2014



# Background

- Council approved contract with design consultants to complete plans and specifications – July 1, 2013
- Identified as Strategic Objective at August 2 Strategic Planning Retreat to provide updated cost estimates and financing options at December 16, 2013 Study Session

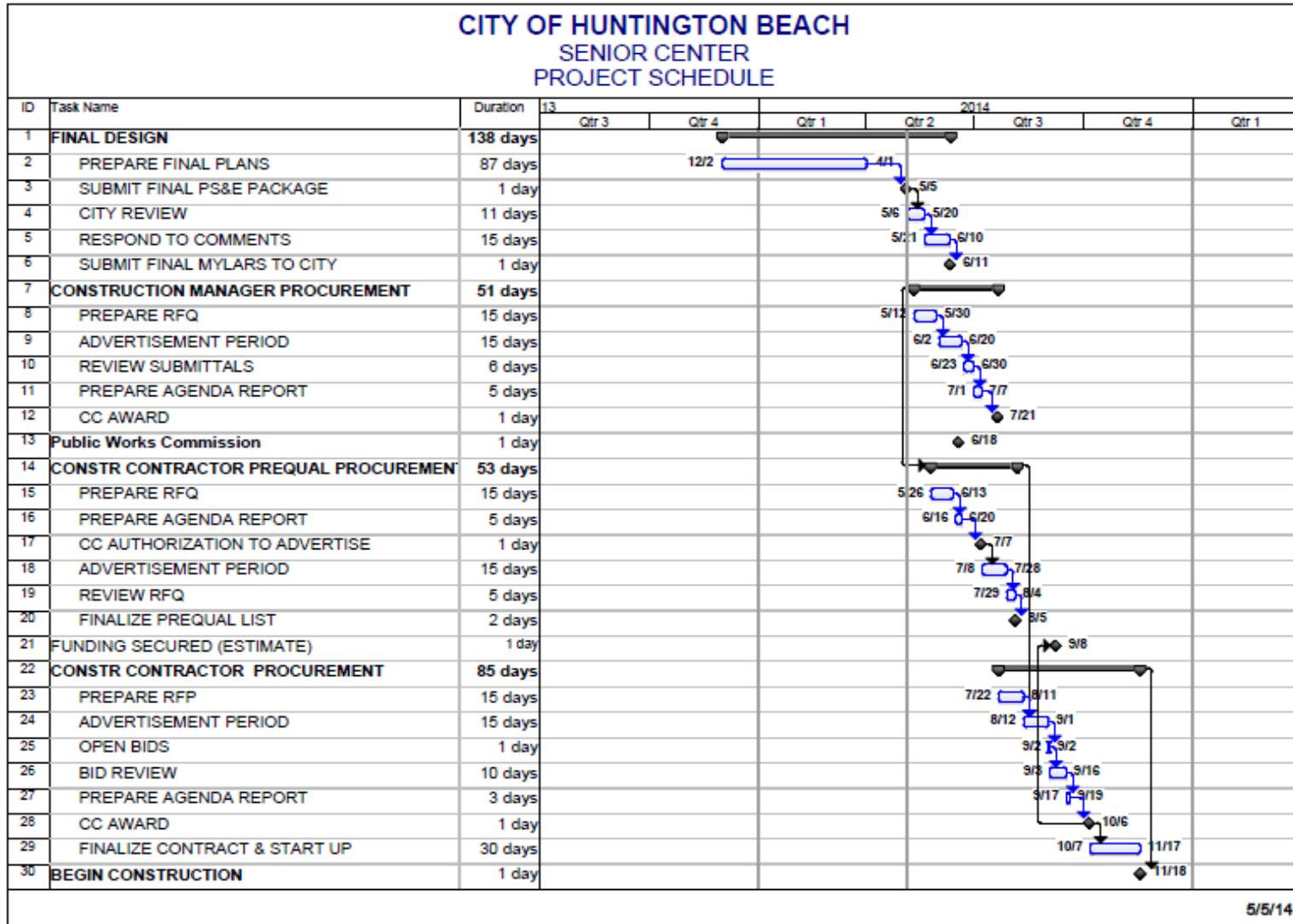
# Current Status

- **Entitlement Approval Complete**
  - **Completion of Construction Documents in process**
  - **Constructability Review**
  - **Construction Cost Estimate Updated**

# Cost Estimates to Date

<b>Soft Costs</b>	
■ Additional A&E; Testing/Inspection	\$475,000
■ Construction Management	\$650,000
	<b><u>Sub-Total</u></b>
	<b>\$1,125,000</b>
<b>Direct Costs</b>	
■ Building & On-Site Construction	\$16,000,000
■ Off-Site Construction	\$1,150,000
■ FF&E	\$500,000
	<b><u>Sub-Total</u></b>
	<b>\$17,150,000</b>
■ Contingencies	<b>\$2,725,000</b>
	<b>Project Total</b>
	<b>\$21,500,000</b>

# Project Schedule



# Project Schedule\*

➤ <b>Completion of Construction Documents</b>	<b>June 2014</b>
➤ <b>Public Works Commission Review</b>	<b>June 2014</b>
➤ <b>Bid Period – Construction Contract</b>	<b>August 2014</b>
➤ <b>Secure Financing – Estimate</b>	<b>September 2014</b>
➤ <b>Bid Opening/Review &amp; Contract Preparation</b>	<b>September 2014</b>
➤ <b>Council Award of Construction Contract</b>	<b>October 2014</b>
➤ <b>Construction Period</b>	<b>November 2014 – May 2016</b>

\*Based upon secured funding source

# Senior Center Financing Plan

## Available Funding Sources

Item	Fund	Cash	Appropriated
FY 2013/14 Capital Improvement Plan	Infrastructure Fund	\$1,500,000	Yes
FY 2012/13 GF Year End Transfer	Infrastructure Fund	\$1,000,000	FY 2014/15
General Fund Balance Set-Aside	General Fund	<u>\$2,000,000</u>	FY 2014/15
<b>Total In-Hand</b>		\$4,500,000	
Capital Campaign/Donations (Est.)*	TBD	<u>\$2,000,000</u>	No
<b>Total In-Hand &amp; Capital Campaign</b>		<b>\$6,500,000</b>	

\*The amount of potential donations and Capital Campaign receipts is estimated only. No final amounts received.

# Local Funding Opportunities

- **Private Donations/Capital Campaign:**
  - **HOAG Hospital – Supported the OASIS Senior Center in Newport Beach**
  - **Local Area Hospitals – HBCOA members have expressed their interest in supporting the project**
  - **Grass Roots Fundraising – Led by the HBCOA and other community partners**

# Senior Center Financing Plan Options

**\$15,000,000**

In light of existing litigation, there may be some challenges in securing financing. However, some options include:

## General Fund Bond Issue

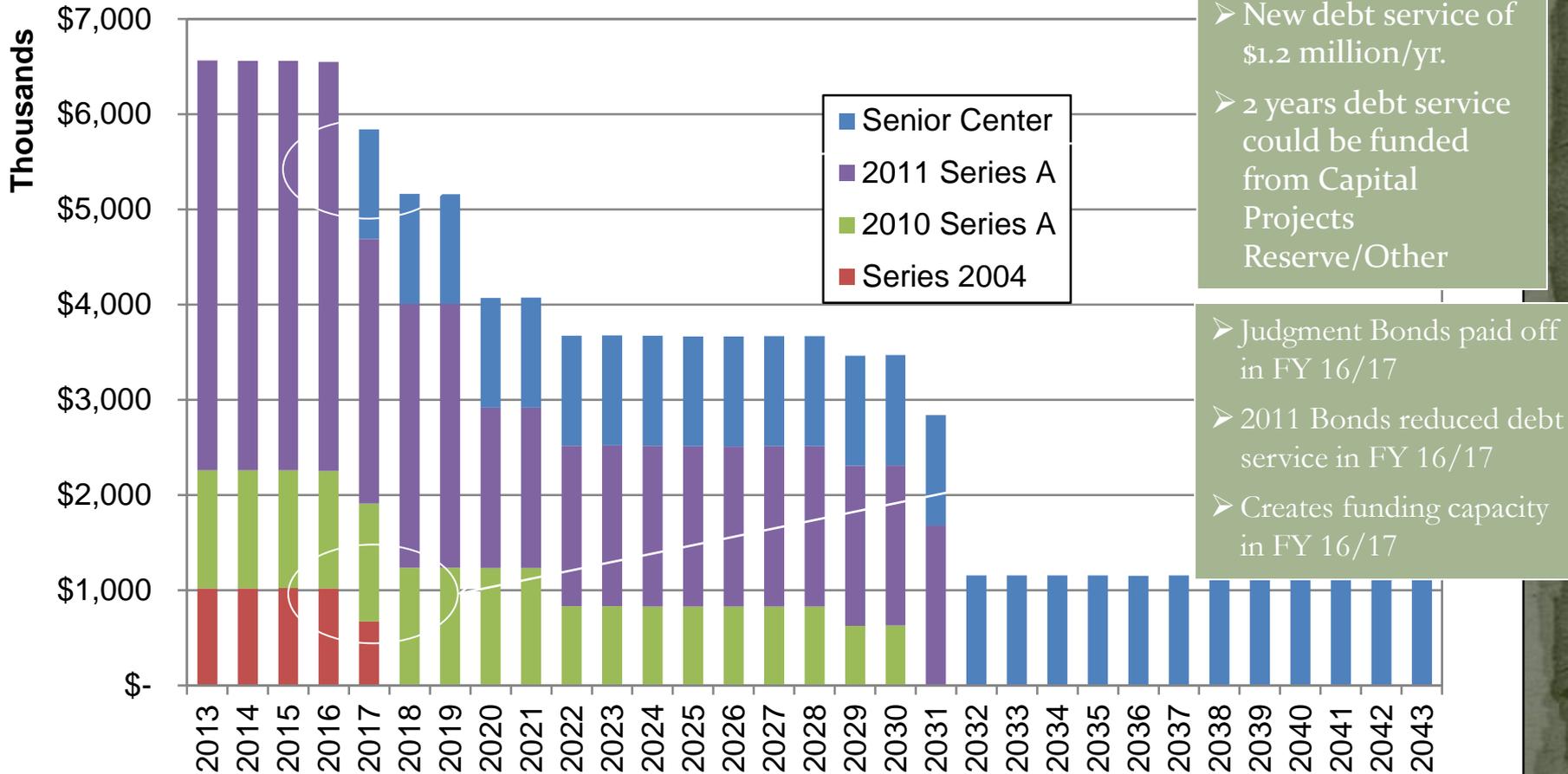
- Estimated annual interest rate of 0.25% to 4.10%\*
- Estimated annual debt service payment of \$1.2 million
- Total final principal and interest costs of \$29.0 million

## California I-Bank Loan

- Infrastructure Revolving Fund Loan may be an option
- Generally lower interest rates, estimated at about 4 to 10.5 basis points lower

# Existing 30-Year Debt Service Schedule

## City of Huntington Beach General Fund Supported Annual Debt Service



# Building Features



- **37,563 SF Building**
- **Large Multi-Purpose Room**
- **Exercise Room**
- **Classrooms**
- **Staff Offices**
- **Transportation Office**
- **Meals Program**
- **Computer Training Room**
- **Game Room**

# Green Elements

- Interior materials and finishes
  - Energy systems performance
  - Energy conservation in lighting and appliances
  - Indoor air quality
  - Drought tolerant landscaping and water efficient irrigation system
  - Recycled construction materials
  - Exterior paint and roofing material
  - Compliance w/ CalGreen building code
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# Next Steps:

- **Finalize Construction Documents**
- **Secure Permits**
- **Resolve Legal Issues**
- **Secure funding**
- **Council approval to advertize for bids**

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