RANCHO PALOS VERDES CITY COUNCIL **MEETING DATE:** 10/15/2019
AGENDA REPORT **AGENDA HEADING:** Regular Business

AGENDA DESCRIPTION:

Consideration and possible action to receive a presentation from the Civic Center Advisory Committee; approve the Civic Center programming document prepared by M. Arthur Gensler Jr. & Associates, Inc.; and authorize an environmental impact report for Point Vicente Park/Civic Center, authorize staff to develop a Request for Proposal with two phases for an architect to provide master plan design services and construction drawings, and hiring an experienced consultant to evaluate financing options

RECOMMENDED COUNCIL ACTION:

(1) Receive and file a presentation from the Civic Center Advisory Committee (CCAC);
(2) Approve the Civic Center programming document prepared by M. Arthur Gensler Jr. & Associates, Inc.;
(3) Authorize an environmental impact report for Point Vicente Park/Civic Center;
(4) Authorize staff to develop a Request for Proposal with two phases for an architect to provide master plan design services and construction drawings; and
(5) Authorize hiring a professional consultant to evaluate financing options.

FISCAL IMPACT: None.

Amount Budgeted:	$227,300
Additional Appropriation:	None
Account Number(s):	330-400-8503-8402
	(CIP Fund – Civic Center – Building Improvements)

ORIGINATED BY: Matt Waters, Senior Administrative Analyst
REVIEWED BY: Gabriella Yap, Deputy City Manager
APPROVED BY: Doug Willmore, City Manager

ATTACHED SUPPORTING DOCUMENTS:

A. Timeline of Civic Center and CCAC milestones (Page A-1)
B. Citywide survey and open house results (Page B-1)
C. CCAC-approved Civic Center draft program document (page C-1)
D. September 3, 2019 City Council land use update staff report (page D-1)
E. Civic Center project schedule (page E-1)

BACKGROUND AND DISCUSSION:

The City Council approved a Parks Master Plan Update on October 6, 2015, which included a recommendation for a separate Master Plan process for the Point Vicente Park/Civic Center property. Following a citywide survey conducted in late 2016/early 2017, the City began recruitment for a Civic Center Advisory Committee (CCAC) on March 7, 2017. A seven-person committee was selected on August 15, 2017 and the CCAC met for the first time on September 28, 2017. The CCAC's primary goal was to develop a Master Plan for City Council review. A summary of the Civic Center Master Plan process and the activities of the CCAC is attached (Attachment A).

This report addresses the following items:

- Program document
- Projected schedule

<u>Programming Document</u>

The CCAC began the process of preparing a program document for the Civic Center site on May 24, 2018, when it directed Staff to request authorization from the City Council to proceed with the preparation of a request for proposals (RFP) to find a qualified firm. Before the RFP was distributed, M. Arthur Gensler Jr. & Associates, Inc. (Gensler), one of the largest and most esteemed architectural and design firms in the United States, offered to perform *pro bono* services for the City for civic center programming work. The CCAC voted to recommend Gensler's offer on June 28, 2018 and the City Council approved it on July 17, 2018. Since that approval, Gensler has worked with Staff and the CCAC to refine the program document and develop draft conceptual designs.

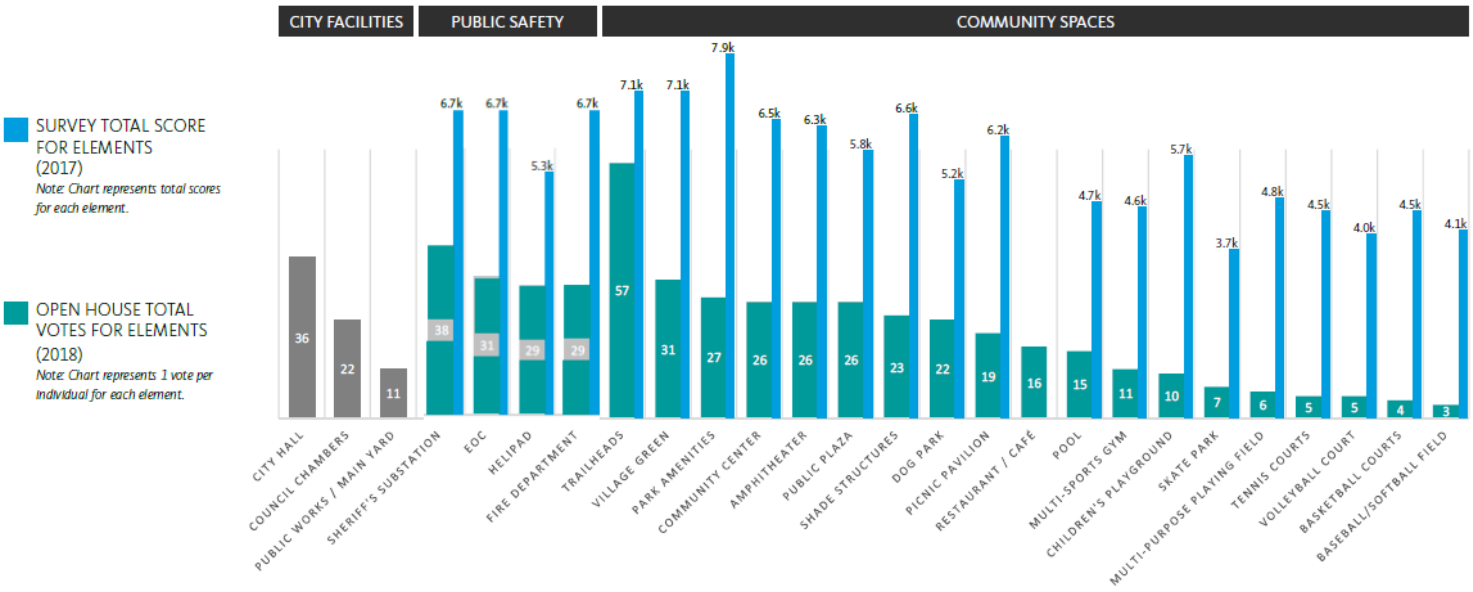
A program document numerically and statistically depicts the size, relationships, connections, and barriers between and among the various uses, functions and activities within a site or building. It is created to have a specific and measurable plan for a project against which to measure the multiple phases of design and to determine compliance with these original specific goals. It depicts the relationships between the functional areas within a site or building, rather than a specific arrangement of rooms, corridors, buildings, and open areas. It also establishes the same criteria and relationships for all outdoor spaces on a site.

In order to develop a thorough and thoughtful program document, the CCAC, staff and Gensler undertook the following steps:

- Conducted meetings with Staff and focus groups
- Met with all City departments
- Visited the site

- Studied historical documents, past Civic Center plans, the 2016-17 citywide survey, and other relevant documents
- Conducted an open house on August 8, 2019, which was attended by 93 people. Attendees were afforded the opportunity to learn about the project's history, physical dimensions and constraints, and potential components. Attendees indicated their preference for particular components and offered comments about the project (Attachment B).
- The program document was discussed and refined at multiple CCAC meetings.

Below is a correlation of public responses from the 2016-17 survey and August 2018 open house.



In both the survey and the open house results, active recreation components scored relatively low. Passive elements and public safety components scored consistently high. City facilities (City Hall, Council chambers, and maintenance yard) were only addressed at the open house. These results played a significant role in CCAC's decisions as to which components to recommend. A detailed review of the open house and survey results was presented to the CCAC on August 23, 2018 (Attachment B)

The CCAC approved a draft Civic Center program document on July 8, 2019 and directed Staff to present it to the City Council (Attachment C).

Below is the Civic Center Program Document Summary:

RPV: Civic Center Program Summary

City Hall		Count	GSF Total	Notes	
RPV.1	City Administration	17	5,062 GSF		
RPV.2	Finance	13	2,977 GSF		
RPV.3	Public Works	23	5,247 GSF		
RPV.4	Community Development	25	5,783 GSF		
RPV.5	Recreation and Parks	11	4,357 GSF		
6.0	Shared Building Support		9,465 GSF		
		89	32,891 GSF		.76 AC

Proposed New Program Elements		Count	GSF Total	Notes	
6.1	Public Counter, PVPLC Offices & Computer Training Room		6,353 GSF		
6.2	Council Chambers		9,680 GSF		
	Total		16,033 GSF		.37 AC

Site Areas		GSF Total	Notes	
7.0	Site Requirements	229,199 GSF		
7.1	Site Amenities	343,300 GSF		
	Total	572,499 GSF		13.14 AC

Other Facilities		GSF Total	Notes	
8.0	Sheriff Sub Station	12,323 GSF	Based on La Mirada Station Plan	
9.0	Medium Fire Station	12,885 GSF		
10.0	Emergency Ops. Center (EOC)	4,106 GSF		
11.0	Community Center Facilities	5,176 GSF		
12.0	Trailhead Facilities	1,200 GSF		
13.0	Café	5,000 GSF		
	Total	40,690 GSF		.93 AC

Civic Center Gross Total	662,113 GSF	15.2 AC

The program document includes detailed square footage based on office space, meeting and storage areas, and other needs for each City department: Administration, Finance, Public Works, Community Development, and Recreation and Parks. The recommended 32,891 gross square footage (GSF) for the existing City Hall buildings is smaller than its current footprint of 38,700 (GSF). The program document also includes common areas such as the lobby, conference rooms, production rooms (copiers/scanners/printers), server room, and record storage.

The document also includes details for the following components:

- City Council chambers
- Parking
- Overflow parking
- Potential Palos Verdes Peninsula Land Conservancy leasable office space

- Trailhead parking
- Service/loading area
- Trash/recycling component
- Emergency generator enclosure
- Helipad
- Monopole
- AT&T equipment enclosure
- Emergency communications antenna and yard
- Proposed Los Angeles Regional Interoperable Communications System monopole
- Public Works maintenance yard
- Village green open space
- Public plaza
- Park amenities/picnic pavilion
- Shade structures
- Children's play amenities
- Dog park
- Amphitheater
- Open space for future amenities
- Community center
- Trailhead facilities (restroom building(s)
- Café (5,000 est. gross square feet or GSF) (While the committee thought a café would be a good use of the property, a stand alone café would not be an allowable use given the approved uses of the property)

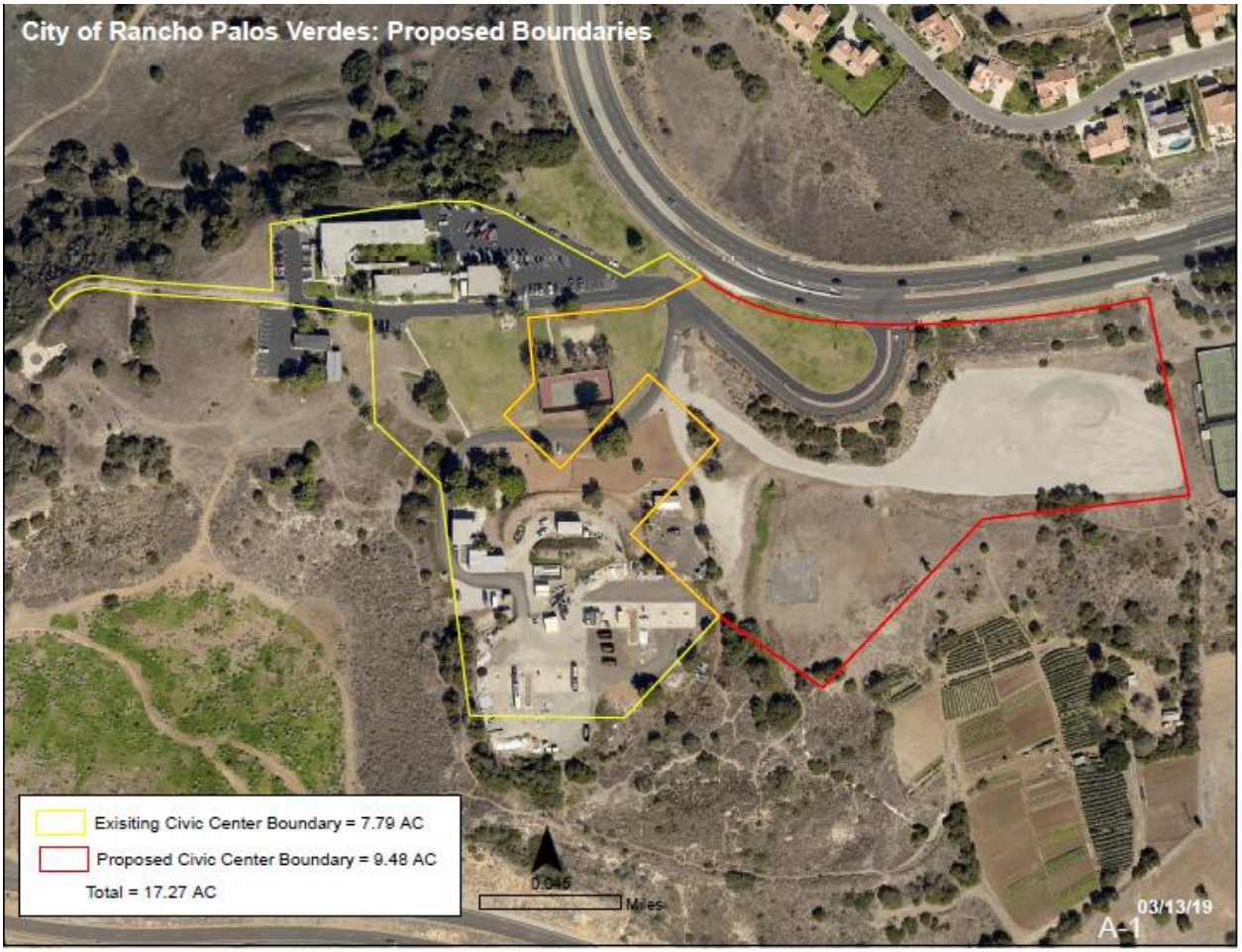
The document also includes analysis and square footage estimates for a Los Angeles County Sheriff's Department substation (12,323 est. GSF), a medium fire station (12,885 est. GSF), and an emergency operations center (4,106 est. GSF). Staff has held ongoing discussions with the Sheriff's Department and the L.A. County Fire Department about the possibility of locating stations at the Civic Center site. Both agencies have expressed interest in being part of the project. Representatives from both agencies have met with the CCAC.

The report appendix includes an inventory of existing buildings on site as well as other considered uses (pool, gym, skate park, ball fields) that were not recommended by the CCAC. These components received low levels of support in the citywide survey and at the public workshop.

Gensler has also produced draft conceptual design studies and a model of the site that were presented to the CCAC. These designs were done to graphically demonstrate how the potential components could be laid out on the site in a functional and aesthetically pleasing manner. They were done for illustrative purposes only; they were not intended as final or recommended options. These conceptual designs also assumed a "blank-slate" site with no land use constraints. The current status on land use constraints is discussed below.

Land Use Update and Constraints

Significant progress has been made recently to address the site's land use constraints. The City Council was updated on these developments on September 3, 2019 (Attachment D). Since the Civic Center property was acquired from the federal government as part of the National Park Service's (NPS) Federal Lands to Parks Program, it has been overseen by the NPS. Significant conservation easements have been in place on part of the property, thus limiting uses. The area outlined in yellow below shows the portion of the property restricted to "general government use." The area outlined in red has been restricted to "passive recreational use."



The City worked unsuccessfully with the NPS for 25 years to lift deed restrictions on the red outlined area, most recently to allow the placement of public safety facilities such as a fire station, Sheriff's Department substation, updated helipad, and emergency operations center. Recently, the City received formal approval to transfer oversight of the property from the NPS to the Department of Justice (DOJ) and the Federal Emergency Management Agency (FEMA). This transfer changes the allowed use of the red outlined section from passive recreation to public safety use.

While the shift to FEMA and DOJ oversight is a positive and long-awaited development, broad constraints are still in place. The permitted uses in the red section are still limited to public safety components. Permitted uses in the yellow zone are still limited to general government use. The City is looking into the possibility of receiving permission to exchange or “swap” equivalent sections of the yellow and red sections of the property to allow for maximum flexibility in placing components. This would allow a “general government use” component, such as City Council chambers, to be located in the red zone, while a public safety component, such as a helipad, could be located in the yellow zone.

Projected Schedule

The CCAC directed Staff to put together a projected committee schedule, showing both past and potential future CCAC/Civic Center Master Plan milestones at its July 8, 2019 meeting. The schedule was approved to be sent to the Council by the CCAC at its September 17, 2019 meeting, pending a final review by the CCAC subcommittee consisting of Chair Carolynn Petru and member Lisa Jankovich (Attachment E).

The draft proposed schedule took a very conservative approach in terms of time and spans five years, beginning on October 15, 2019 with City Council review of the program document and continues through construction completion in March 2025. Certain phases could be shortened.

The project is divided into four main stages:

- Planning/environmental review
- Architecture and design
- Financing
- Construction

The proposed planning/environmental review stage consists of two main elements: a) an environmental impact report; and b) coordination with the L.A. County Sheriff’s and Fire departments to formalize their participation. Extensive public outreach with the community, including homeowners associations, interested parties, and public workshops would be a part of this stage.

The proposed architecture and design stage consists of conducting an RFP process prior to entering into a contract with an architecture design firm. The selected company would first develop a Master Plan/schematic design for City Council review and approval. Assuming the master plan is approved, this would be followed by the second phase of its contract, the development of detailed construction drawings and cost estimates for Council review. This stage would also include extensive, ongoing public outreach.

On the schedule, it shows the proposed financing stage running concurrently with the last few months of the architecture and design stage when there is a more accurate cost estimate. However, various financing options and approaches could be analyzed sooner to assist the City in understanding each option and the costs and benefits. It is recommended that the Council hire an experienced consultant versed in construction financing to perform this analysis, including working with the County on potential financing scenarios. The consultant would prepare a report to be presented to the CCAC and the Finance Advisory Committee, and ultimately to the Council. The expected cost of this analysis would be $25,000 or less.

The proposed construction stage consists of an RFP process prior to entering into a contract with a qualified construction company. Construction is estimated at 500 working days or approximately two calendar years. The schedule includes regular Council updates on construction progress. It is anticipated that the CCAC's involvement with the project would cease after the architecture and design/financing stage.

ALTERNATIVES:

In addition to the Staff recommendation, the following alternative actions are available for the City Council's consideration:

1. Direct Staff not to proceed with an environmental impact report for the Point Vicente Park/Civic Center site.
2. Do not approve the Civic Center program document.
3. Provide alternative direction to the CCAC.

CCAC Timeline (Excerpt from July 25, 2019 CCAC Staff report/August and September 2019 items added)

DATE	Milestone Event
Oct. 6, 2015	City Council approves Park Master Plan Update. Recommends separate Master Plan process for Civic Center.
Nov. 15, 2016	City Council approves Civic Center Master Plan Survey.
Dec. 2016/Jan. 2017	Community survey for Civic Center Master Plan project mailed to all RPV residences. 2,300 returned: 17% return rate. The highest-rated components identified in the survey included picnic facilities, trailheads, public safety first responder facilities/heliport, village green/public plaza, shade structures, community center, amphitheater, playground and permanent dog park.
March 7, 2017	City Council receives Staff report summarizing survey results. Adopts resolution to form the CCAC.
April-July 2017	Recruitment and Interviews of Committee Candidates
June 20, 2017	City Council receives a report summarizing the status of the Civic Center Master Plan Project.
August 15, 2017	Council selects seven (7) candidates to serve on the Committee
Sept. 28, 2017	Council selects Bill Gerstner as Chair and Noel Park /Committee holds its first meeting September 28. Received overview of survey results and Master Plan process to date. Reviewed draft work plan.
Oct. 25, 2017	CCAC Mtg. Received Civic Center Site Timeline and analysis of survey results.
Nov. 30, 2017	CCAC Mtg. Reviewed and approved report on existing and needed Civic Center services and amenities.
Jan. 25, 2018	CCAC Mtg. Discussion of US Coast Guard acquisition process. Report presented on ALTA survey status; Report on survey of recent Civic Center projects
Feb. 22, 2018	CCAC Mtg. Update on land-use restrictions, review of existing uses/additional needs matrix and proposed outreach plan. Early discussion of program document.
March 22, 2018	CCAC Mtg. Presentation by LACO Fire Dept. Chief John Mancha. Discussion of program document/securing firm to produce the document. Presentation of Current usage levels at park facilities.
May 24, 2018	CCAC Mtg. Discussion of Phase II Environmental Site Assessment-Staff directed to proceed with RFP. Staff directed to proceed with RFP for development of programming document.
June 28, 2018	CCAC Mtg. Presentation by PVPLC, Update on administrative/legislative remedies to land-use restrictions/review of Phase 1//2 ESA/discussion of M. Arthur Gensler Jr. and Associates, Inc. (Gensler) providing pro bono work on programming document
July 17, 2018	City Council approves pro bono services from Gensler

July 26, 2018	CCAC Mtg. Approved RFP for Phase 1/2 ESA. Review of Gensler' involvement in Programming document and upcoming community outreach meeting.
August 8, 2018	Community Outreach meeting at PVIC. Facilitated by Gensler with support from Staff and Committee members. 93 attendees.
August 23, 2018	CCAC Mtg. Update on development of preliminary program document by Gensler. Review of workshop results. Provided direction to Gensler.
Oct. 4, 2018	CCAC Mtg. Presentation/discussion with LA County Sheriff's Department Commander, Keith Swensson, provided direction
Nov. 1, 2018	CCAC Mtg. Update on development of program document. Received design presentation from Gensler. Discussion of corporation yard alternate locations, fire risk, and fire station. Committee approved program components.
Dec. 6, 2018	CCAC Mtg. Received update on Civic Center Master Plan Conceptual Design. Received analysis of possible inclusion of LA County Fire Station in program document main section. Recommendation for inclusion of fire station not accepted.
Feb. 7, 2019	CCAC Mtg. Land Use Update-NPS plans to turn over control of site to General Services Administration (GSA). Discussion of programming document components-no action taken.
Feb-March 2019	Phase 1 and 2 Environmental Site Assessments performed by AEI
April 16, 2019	City Council Mtg. Received update on CCAC progress.
April 25, 2019	CCAC Mtg. Discussion of status and future direction of Committee
May 7, 2019	City Council Mtg. Council appoint Carolynn Petru as new CCAC Chair. Directs all advisory boards and the Planning Commission to report on activities at a Council Meeting bi-annually.
May 21, 2019	City Council Mtg. City Council assigns City Council liaisons to City Committees and Commissions. Mayor Jerry Duhovic and Councilmember Susan Brooks to serve as CCAC liaisons.
May 23, 2019	CCAC Mtg. Presentation on land use restrictions. Committee directed Gensler to move fire station and corporation yard into regular section of programming document. Received report on Phase 1/2 investigations.
July 8, 2019	CCAC Mtg. Approved revised programming document and directed Staff to present to Council at future meeting date. Received presentation from Gensler on programming document and revised conceptual design.
July 25, 2019	CCAC Mtg. Scheduled meeting to discuss CCAC timeline
August 21, 2019	CCAC Mtg. Review/refinement of Civic Center Master Plan schedule
Sept. 3, 2019	Update on Land-use restrictions presented to City Council. Shift from NPS to FEMA and DOJ. Passive recreation constrained section of property shifted to Public Safety.
Sept. 17, 2019	Review of presentation materials and format that will be presented to Council in October, including program document, schedule, and Gensler presentation.

Rancho Palos Verdes

Civic Center Advisory Committee

AUGUST 23, 2018

THE CITY OF
RANCHO PALOS VERDES

Gensler

Agenda

+ Open House Analysis & Key Findings
+ Preliminary Programming
+ Q + A
+ Next Steps

RPV Civic Center
Open House Summary

AUGUST 2018

THE CITY OF
RANCHO PALOS VERDES

DRAFT

Gensler

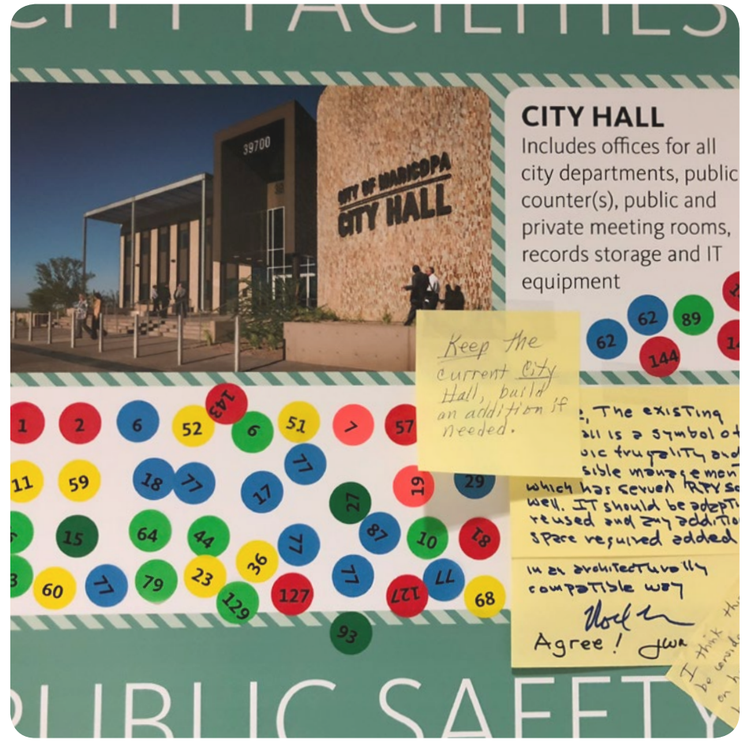
Open House Context

Methods

Assigned Stickers

Comments

Conversations



Attendance Summary

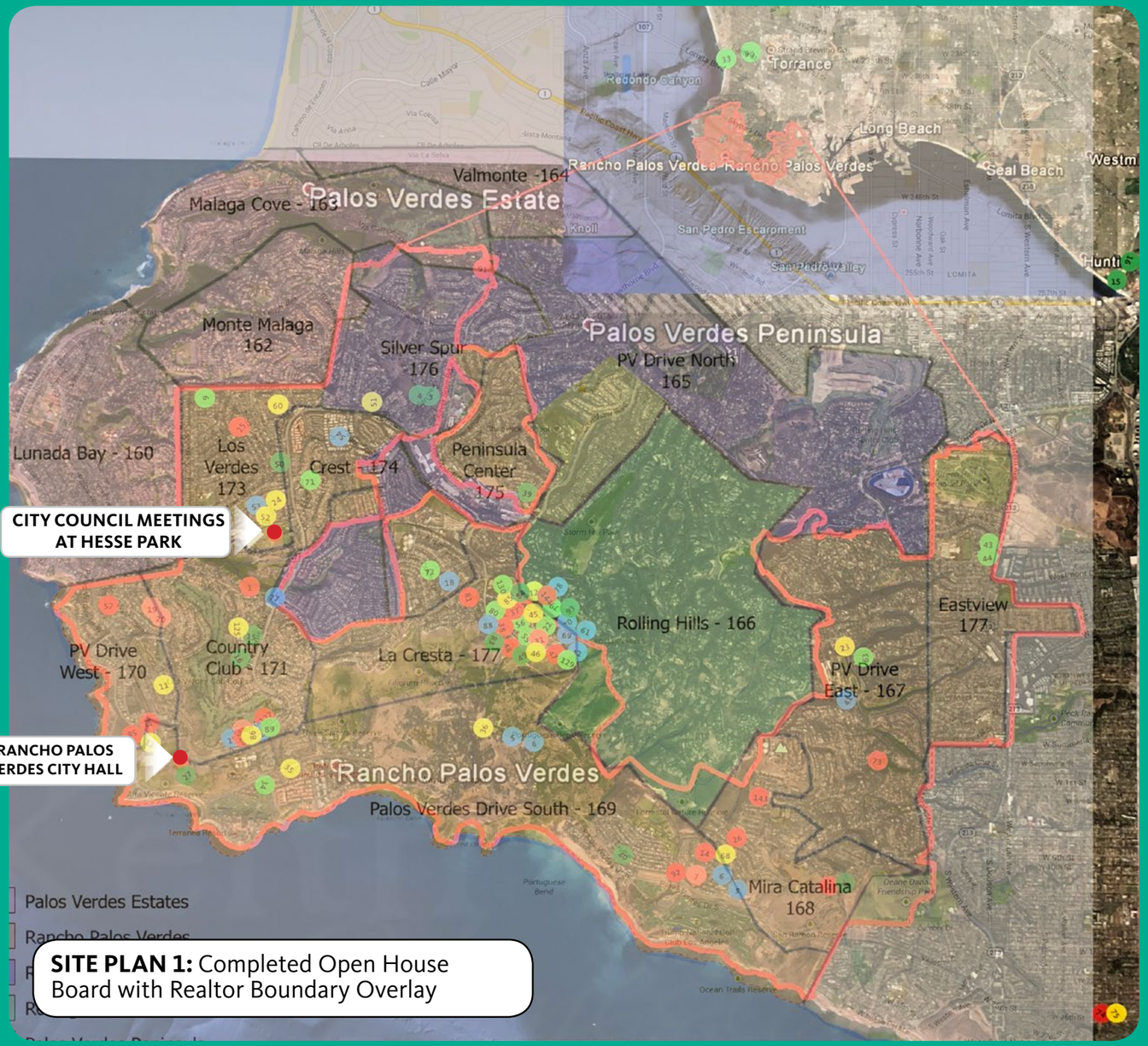
+93 RPV Sign-In Sheet 8-8-2018

+9 Completed Open House Comment Forms

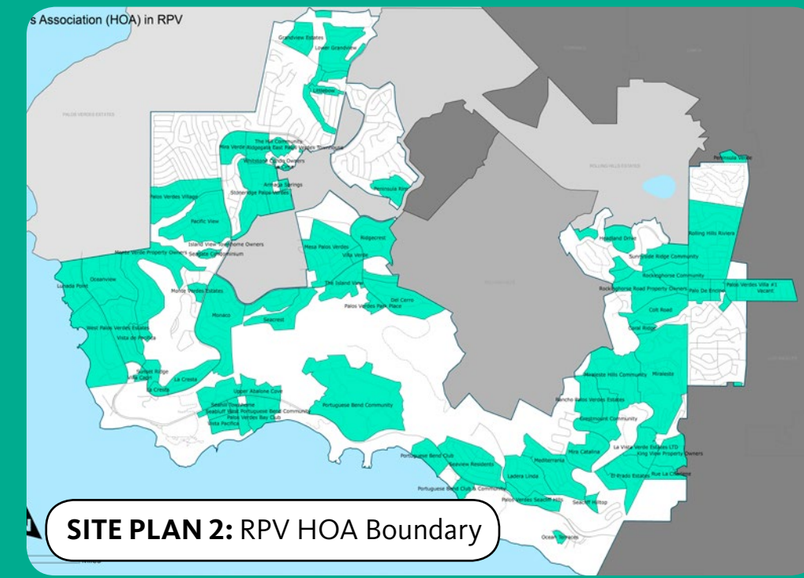
+106 Individual Stickers (Live / Work)

+842 Total Stickers Votes for Elements

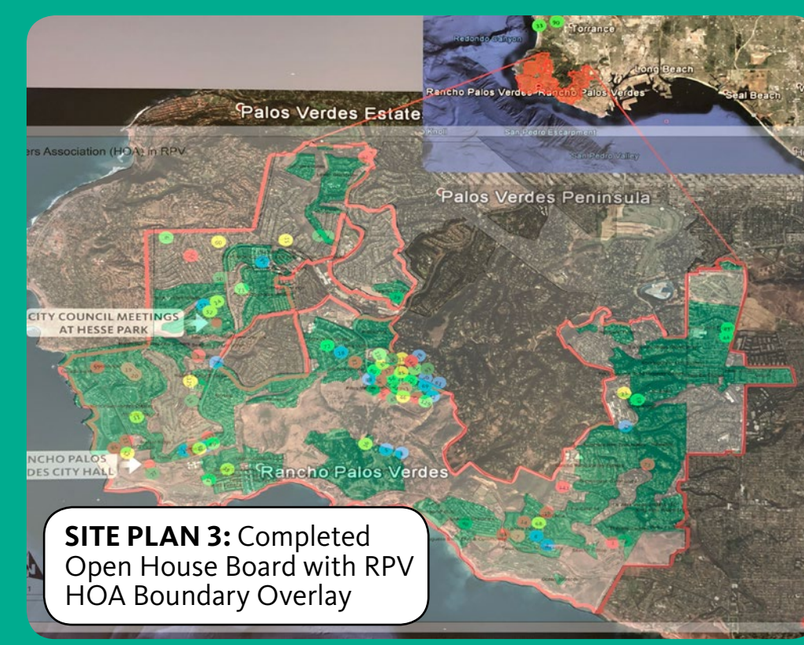
Where Do You Live / Work?



SITE PLAN 1: Completed Open House Board with Realtor Boundary Overlay



SITE PLAN 2: RPV HOA Boundary



SITE PLAN 3: Completed Open House Board with RPV HOA Boundary Overlay

Where Do You Live / Work?

RPV Realtor / HOA Boundary	Individuals	Percentage %
La Cresta 177	**28**	**26.4%**
Del Cerro	27	25.5%
The Island View	1	0.9%
NA*	**16**	**15.1%**
NA*	16	15.1%
Palos Verdes Drive South 169	**13**	**12.3%**
Ladera Linda	5	4.7%
NA*	1	0.9%
Portuguese Bend Community	3	2.8%
Seabluff	2	1.9%
Seaview Residents	2	1.9%
Country Club 171	**10**	**9.4%**
La Cresta	5	4.7%
Monaco	1	0.9%
Monte Verde Property Owners	1	0.9%
Monte Verdes Estates	3	2.8%
Los Verdes 173	**7**	**6.6%**
NA*	4	3.8%
Pacific View	3	2.8%
PV Drive West 170	**7**	**6.6%**
Oceanview	3	2.8%
Vista de Pacifica	1	0.9%
West Palos Verdes Estates	3	2.8%
Crest 174	**4**	**3.8%**
Mesa Palos Verdes	2	1.9%
Ridgegate	1	0.9%
Stoneridge Palos Verdes	1	0.9%
Mira Catalina 168	**4**	**3.8%**
El Prado Estates	2	1.9%
Mediterrania	1	0.9%
NA*	1	0.9%
Silver Spur 176	**4**	**3.8%**
Littlebow	2	1.9%
Lower Grandview	1	0.9%
NA*	1	0.9%

RPV Realtor / HOA Boundary (Continued)	Individuals	Percentage %
PV Drive East 167	**4**	**3.8%**
Colt Road	2	1.9%
Miraleste	1	0.9%
Miraleste Hills Community	1	0.9%
Eastview 177	**2**	**1.9%**
Rolling Hills Reviera	2	1.9%
Redondo Beach / Torrance Area	**2**	**1.9%**
Redondo Beach / Torrance Area	2	1.9%
Huntington Beach Area	**2**	**1.9%**
Huntington Beach Area	2	1.9%
Coastal San Pedro Area	**2**	**1.9%**
Coastal San Pedro Area	2	1.9%
Peninsula Center 175	**1**	**0.9%**
Peninsula Rim	1	0.9%
Grand Total	**106**	**100%**

= Realtor Boundary

= RPV HOA Boundary

NOTE:
** The large amount of undefined groups "NA" were a result of either: individuals participating in the voting exercise but did not identify their location, identified location does not fit in any of the boundaries and/or the individual's designated number was obstructed/overlapped by others.*

Site Vision | Aspirations

Key Themes

Site Vision | Aspirations

WELCOMING + ACCOMMODATING

- Simple and welcoming!
- Renovate City Hall to receive visitors.
- A place where people can gather for contemplation and meditation.
- Safe and accessible.
- A city this beautiful should have a more welcoming City Hall.
- Cater towards youth, seniors and those with accessible needs.
- Passive use + public safety.
- Adequate parking for all activities and meetings.

NOTE:
Comments were taken directly from Open House documentation and transcribed for this summary.

FLEXIBILITY + FUNCTIONALITY

- Let's not duplicate facilities that are already available at parks in RPV.
- No bond/tax measures. Changing demographics. Youth consideration should be taken into account.
- Modern, low key and functional. Representative of quality and city.
- Efficient working environment for city employees. User friendly for public state-of-the-art facilities all in one location for proper management.
- Expand and improve facilities while maintaining the natural 'feel' of RPV.
- Quiet, hospitable, climate-appropriate and versatile.
- What are the real costs?

CONNECTION TO NATURE + VIEWS

- Entrance for trails at City Hall.
- Provide exhibits for interpreting the surrounding nature preserve.
- Landscape grounds for passive recreation with drought resistant nature plants and walking trails.
- Maintain as much of the views of the ocean as possible while making improvements.
- Provide picnic facilities with shade structures.
- Blend with the natural surroundings and energy efficient.
- Maximize opportunities for the public to enjoy the site as a coastal outdoor space with expansive views.

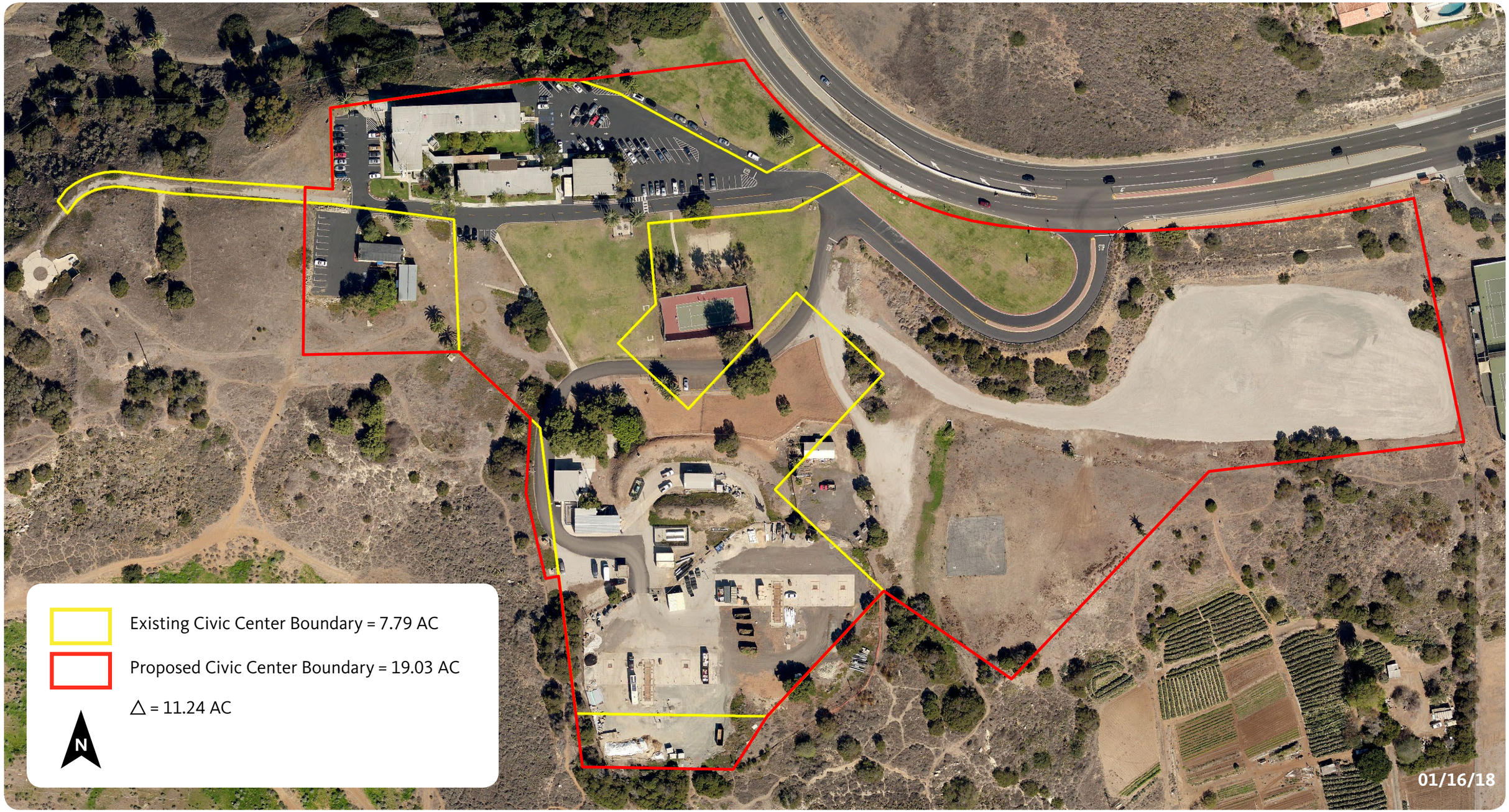
LEGACY

- Make a connection and celebrate the historical aspects of the site.
- Open up the missile silos for public education.
- Modify silos (there are plenty of retired engineers in PV that may have suggestions.

FOCUS ON COMMUNITY

- Consideration for nearby neighborhoods for parking, noise, trash and crime.
- Outdoor public art exhibit space.
- Access for emotional support groups.
- Drinking water station for people and dogs.
- Free for residents? Free for others?
- Space for community presentations.
- Rural feel, with safer walkways or paths – seniors hard to walk on uneven grass / dirt.
- Point Vicente is the last place in southern California left to feel like a small town instead of a mall. Let's keep it that way!

Civic Center Site | Boundaries



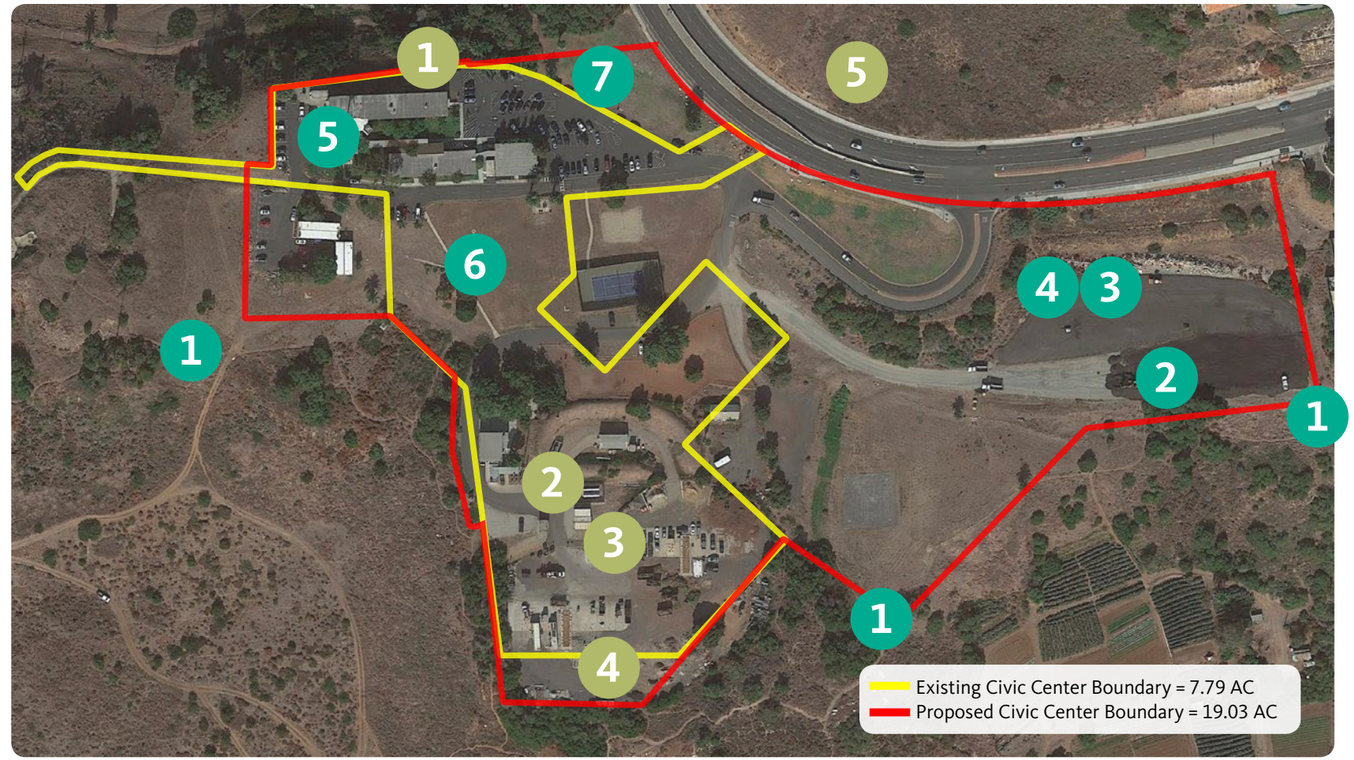
Civic Center Site | Issues, Constraints + Opportunities

Issues + Constraints

1. Any structures whether new or redeveloped should be low profile, blend with the natural surroundings and energy efficient.
2. The maintenance yard should be moved off site if possible. If it must stay it needs to be designed efficiently and screened.
3. Trim/remove foliage, get rid of maintenance yard and replace with benches, shade structures and tables.
4. Preserve the coastline view to the east for the public.
5. Views over the site must be preserved and vistas enhanced.

Opportunities

1. Trailhead.
2. Park area with some shade, grass or ground cover. Benches and picnic tables (not parked vehicles).
3. Picnic Area.
4. Native Center.
5. A city this beautiful should have a more welcoming City Hall (Welcome Center, AC, Heat!).
6. The community needs a civic focal point – a public gathering space to engage the residents and welcome visitors.
7. Cut down foliage to look towards Santa Monica with benches.

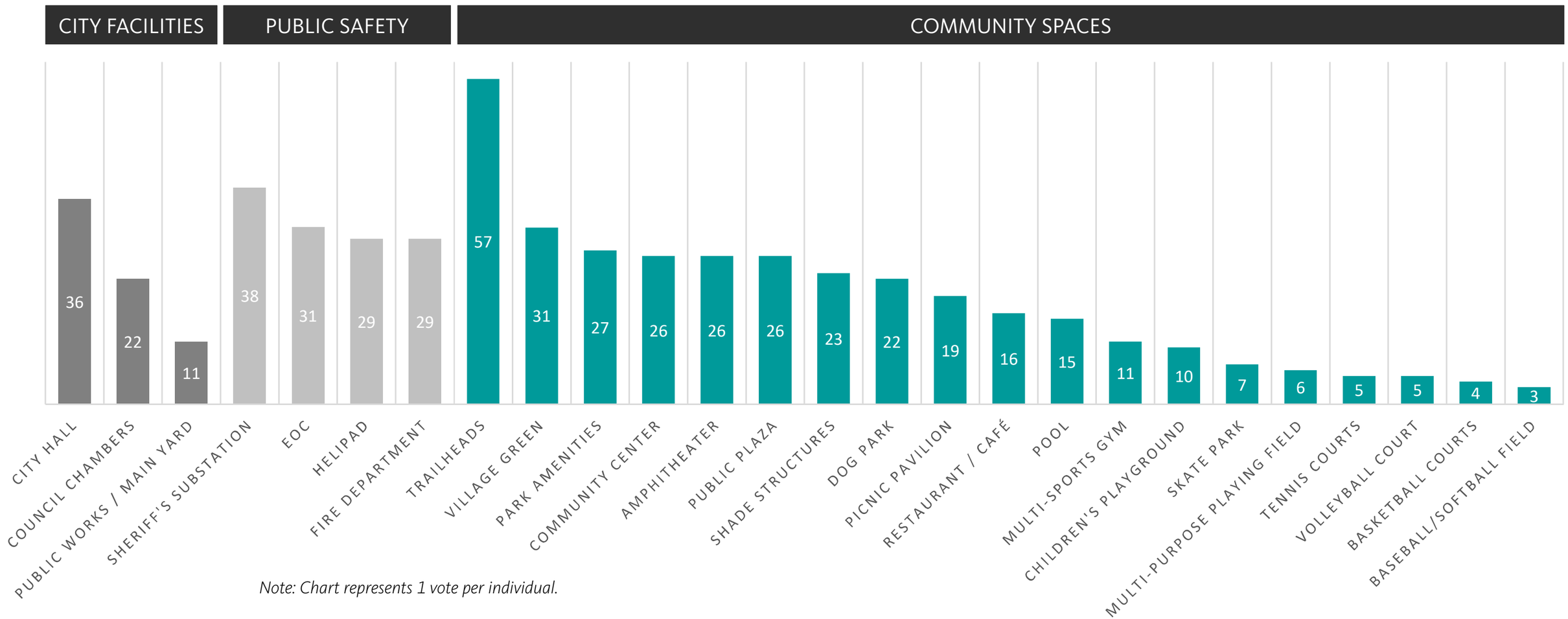


Civic Center Site

Civic Center Site | Program Elements Results

Insights:

- Trailheads were by far the most popular with **57** individual votes and a total vote of **283** *(the next closest had 46 total votes)*. Participants felt very strongly about trailheads and voted multiple times on this element.
- Active recreation sites such as the pool, multi-sports gym, skate park, multi-purpose playing field, tennis courts, volleyball court, basketball and baseball/softball **scored very low.**
- In general, **Public Safety scored consistently high.**



Note: Chart represents 1 vote per individual.

Civic Center Site | Program Elements Summary

CITY FACILITIES

CITY HALL

Includes offices for all city departments, public counter(s), public and private meeting rooms, records storage and IT equipment.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **36**

INDIVIDUAL VOTES RANK: **3/26**

CITY FACILITIES RANK: **1/3**

MOST REPRESENTED RPV HOA: *Del Cerro & HOA Not Specified*

MOST REPRESENTED REALTOR BOUNDARY: *La Cresta 177 & Realtor Boundary Not Specified*

Keep the current City Hall, build an addition if needed.

City Hall is a symbol of the civic frugality and responsible management which has served RPV so well.

A City Hall that we can be proud of and give us effective, efficient space for our government and use for our citizens.

Keep it simple.

Avoid the “mall” public plaza.

City Hall is not a playground.

Civic Center Site | Program Elements Summary

Excellent Idea.

CITY FACILITIES
COUNCIL CHAMBERS

Permanent space City Council and commission/committee meetings at City Hall, audiovisual facilities, flexible use (multi-purpose, training, etc.)

VOTING INSIGHTS:

INDIVIDUAL VOTES: **22**

INDIVIDUAL VOTES RANK: **T13/26**

CITY FACILITIES RANK: **2/3**

MOST REPRESENTED RPV HOA: *Del Cerro & HOA Not Specified*

MOST REPRESENTED REALTOR BOUNDARY: *La Cresta 177 & Realtor Boundary Not Specified*

Civic Center Site | Program Elements Summary

CITY FACILITIES

PUBLIC WORKS / MAIN YARD

Vehicle, equipment and material storage, staging and storage for the City's maintenance contractors.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **11**

INDIVIDUAL VOTES RANK: **19/26**

CITY FACILITIES RANK: **3/3**

MOST REPRESENTED RPV HOA: **No clear favorite**

MOST REPRESENTED REALTOR BOUNDARY: *Palos Verdes Drive South 169 & Country Club 171*

Yes, if no other practical and suitable location can be found.

Does the City have other property for this? Strange use of coastal land.

Fuel?

The maintenance yard should be moved off site. If it must stay it needs to be designed efficiently and screened.

Civic Center Site | Program Elements Summary

Safety facilities should be considered as critical public infrastructure. They are a need not a want.

What are the real costs for FD (Fire Department) and PD (Police Department). Is this justified?

PUBLIC SAFETY
SHERIFF'S SUBSTATION

Small, new substation with no jail, enhance response times and coverage on the south and west sides of the Peninsula.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **38**

INDIVIDUAL VOTES RANK: **2/26**

PUBLIC SAFETY RANK: **1/4**

MOST REPRESENTED RPV HOA: *Del Cerro, La Cresta & HOA Not Specified*

MOST REPRESENTED REALTOR BOUNDARY: *La Cresta 177 & Country Club 171*

Civic Center Site | Program Elements Summary

Safety facilities should be considered as critical public infrastructure. They are a need not a want.

Combine with Police and Fire Facilities if possible.

PUBLIC SAFETY

EMERGENCY OPERATIONS CENTER (EOC)

Permanent space for emergency operations at City Hall, current facility not seismically adequate, flexible use (multi-purpose, training, HAM radio, etc.).

VOTING INSIGHTS:

INDIVIDUAL VOTES: **31**

INDIVIDUAL VOTES RANK: **T4/26**

PUBLIC SAFETY RANK: **2/4**

MOST REPRESENTED RPV HOA: *Del Cerro*

MOST REPRESENTED REALTOR BOUNDARY: *La Cresta 177*

Civic Center Site | Program Elements Summary

PUBLIC SAFETY
HELIPAD

Emergency use by Sheriff's and Fire personnel, add water tank/connection, upgrade to current standards.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **29**

INDIVIDUAL VOTES RANK: **T6/26**

PUBLIC SAFETY RANK: **T3/4**

MOST REPRESENTED RPV HOA: *Del Cerro & HOA Not Specified*

MOST REPRESENTED REALTOR BOUNDARY: *La Cresta 177*

Safety facilities should be considered as critical public infrastructure. They are a need not a want.

2 helipads; fueling for helicopters.

Helicopter noise is already overwhelming our community!

Don't need two helipads. Costs for public safety not justified.

Civic Center Site | Program Elements Summary

PUBLIC SAFETY
FIRE DEPARTMENT

New fire station to replace antiquated Station 53, allow for additional firefighters in event of emergency.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **29**

INDIVIDUAL VOTES RANK: **T6/26**

PUBLIC SAFETY RANK: **T3/4**

MOST REPRESENTED RPV HOA: *Del Cerro*

MOST REPRESENTED REALTOR BOUNDARY: *La Cresta 177 & Realtor Boundary Not Specified*

Safety facilities should be considered as critical public infrastructure. They are a need not a want.

There is a fire station on PV Dr S. why do we need one here?

What are the real costs for FD (Fire Department) and PD (Police Department). Is this justified?

Check with LA County Fire and Sheriff to determine the calls for service and response needs.

Civic Center Site | Program Elements Summary

Views over the site must be preserved and vistas enhanced.

COMMUNITY SPACES
TRAILHEADS

Improved entrance points to the trail network for the Palos Verdes Nature Preserve, directional/interpretive signage.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **57**

INDIVIDUAL VOTES RANK: **1/26**

COMMUNITY SPACES RANK: **1/19**

MOST REPRESENTED RPV HOA: *Del Cerro*

MOST REPRESENTED REALTOR BOUNDARY: *La Cresta 177*

66%

of participants voted for trailheads multiple times.

Civic Center Site | Program Elements Summary

Keep the view corridor open toward the coastline especially!

Landscaping should feature drought resistant native plants to provide compatibility with the surrounding nature.

COMMUNITY SPACES
VILLAGE GREEN

Large, grassy space to be used for community gatherings and events, programmed and un-programmed activities.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **31**

INDIVIDUAL VOTES RANK: **T4/26**

COMMUNITY SPACES RANK: **2/19**

MOST REPRESENTED RPV HOA: *La Cresta & HOA Not Specified*

MOST REPRESENTED REALTOR BOUNDARY: *Country Club 171 & Realtor Boundary Not Specified*

Civic Center Site | Program Elements Summary

Take advantage of the spectacular views.

With shade cover.

COMMUNITY SPACES
PARK AMENITIES

Picnic tables, benches and trash receptacles.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **27**

INDIVIDUAL VOTES RANK: **8/26**

COMMUNITY SPACES RANK: **3/19**

MOST REPRESENTED RPV HOA: *La Cresta & HOA Not Specified*

MOST REPRESENTED REALTOR BOUNDARY: *Country Club 171 & Realtor Boundary Not Specified*

Civic Center Site | Program Elements Summary

I would love it.

COMMUNITY SPACES
COMMUNITY CENTER

Multi-purpose room(s) for meetings and other events, related kitchen and restroom facilities.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **26**

INDIVIDUAL VOTES RANK: **T9/26**

COMMUNITY SPACES RANK: **T4/19**

MOST REPRESENTED RPV HOA: *HOA Not Specified*

MOST REPRESENTED REALTOR BOUNDARY: *Realtor Boundary Not Specified, Silver Spur 176 & Palos Verdes Drive South 169*

Civic Center Site | Program Elements Summary

I like it.

Small amphitheater OK for afternoon concerts.

COMMUNITY SPACES
AMPHITHEATER

Terraced outdoor performance/event space with minimal hardscape and structures, for small-scale community events.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **26**

INDIVIDUAL VOTES RANK: **T9/26**

COMMUNITY SPACES RANK: **T4/19**

MOST REPRESENTED RPV HOA: *Del Cerro*

MOST REPRESENTED REALTOR BOUNDARY: *La Cresta 177*

Civic Center Site | Program Elements Summary

+ solar.

COMMUNITY SPACES
PUBLIC PLAZA

Urban-style, pedestrian-oriented common space adjacent to/surrounded by City buildings, programmed and un-programmed activities.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **26**

INDIVIDUAL VOTES RANK: **T9/26**

COMMUNITY SPACES RANK: **T4/19**

MOST REPRESENTED RPV HOA: *HOA Not Specified*

MOST REPRESENTED REALTOR BOUNDARY: *Palos Verdes Drive South 169 & Realtor Boundary Not Specified*

Civic Center Site | Program Elements Summary

COMMUNITY SPACES
SHADE STRUCTURES

Small, freestanding structures distributed around site to provide shade in the absence of larger trees/shrubs.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **23**

INDIVIDUAL VOTES RANK: **12/26**

COMMUNITY SPACES RANK: **7/19**

MOST REPRESENTED RPV HOA: *La Cresta*

MOST REPRESENTED REALTOR BOUNDARY: *Palos Verdes Drive South 169 & Country Club 171*

+ solar.

Shade structures and tables.

Trees are better than shade structures.

Civic Center Site | Program Elements Summary

No.

COMMUNITY SPACES
DOG PARK

Permanent dog park to replace existing temporary dog park, possibly at different location.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **22**

INDIVIDUAL VOTES RANK: **T13/26**

COMMUNITY SPACES RANK: **8/19**

MOST REPRESENTED RPV HOA: *Del Cerro*

MOST REPRESENTED REALTOR BOUNDARY: *La Cresta 177*

Civic Center Site | Program Elements Summary

COMMUNITY SPACES
POOL

Public community pool (indoor or outdoor) for multiple uses including lap swimming, free play, exercise classes, water polo, etc.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **15**

INDIVIDUAL VOTES RANK: **17/26**

COMMUNITY SPACES RANK: **11/19**

MOST REPRESENTED RPV HOA: *Del Cerro*

MOST REPRESENTED REALTOR BOUNDARY: *La Cresta 177*

Not a huge pool, but for lap swimming and exercise.

How about a pool for RPV? LA has many.

A pool if you have a cooperative relationship with an entity to fund it and help operate it.

No to all active recreation facilities on the property.

10 years ago...a pool was the #2 request. Council never followed through.

Civic Center Site | 2016-2017 Survey Results

Insights:

- A Civic Center Survey was mailed out to RPV residents in December 2016 and due February 10, 2017 with almost **2,300** surveys sent in, a **17%** response rate.
- The survey focused largely on public and recreational uses.
- The results are summarized in part on the graphs below. **(Full results available at www.rpvca.gov/1014/Current-Master-Plan-Survey)**

2016-2017 Survey

Civic Center Master Plan Survey

Dear Rancho Palos Verdes Resident:

Thank you for taking the time to complete this important community survey. The City of Rancho Palos Verdes completed an update of its Parks Master Plan in 2015. Among the recommendations approved by the City Council was to develop a site-specific Master Plan for Point Vicente Park/Civic Center at 30940 Hawthorne Blvd., where Rancho Palos Verdes City Hall is located. In addition, a 2013 engineering report concluded that current City Hall structures are in generally poor condition and would require a significant overhaul to bring them up to code.

The City is seeking community input regarding the types of elements residents would like to see considered in a redeveloped Civic Center site. Some elements in the survey below may already exist at the Civic Center site, and are included to gauge whether these elements or uses are still desired. The focus will always be on developing elements for RPV residents' use. This survey is an early step in a process, which will likely include multiple public workshops, City Council meetings, and significant public outreach and discussion. We appreciate your contribution and input at this early stage regarding what you feel would best serve the community.

For more information about the Civic Center Master Plan project, please visit http://www.rpvca.gov/218/Civic-Center-Master-Plan or call 310-377-0360. This web page will continue to be updated throughout the process. A self-addressed, stamped envelope has been included for your convenience.

Please return your completed survey to the City, postmarked no later than **January 17, 2017**.

1. **Developing a civic, recreational and cultural center at Point Vicente Park/Civic Center has been a lingering community issue for many years. In general, would you say that you favor or oppose redeveloping the civic center site, located at 30940 Hawthorne Blvd.?** Please circle your answer.

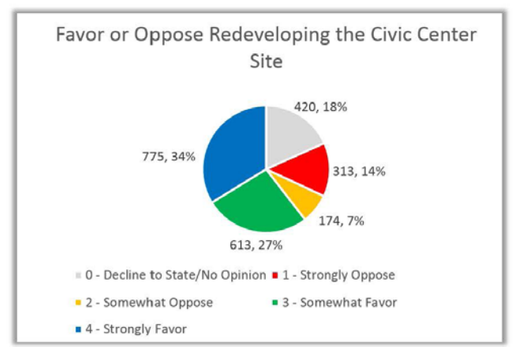
Strongly oppose	1
Somewhat oppose	2
Somewhat favor	3
Strongly favor	4
Decline to State/No Opinion	0

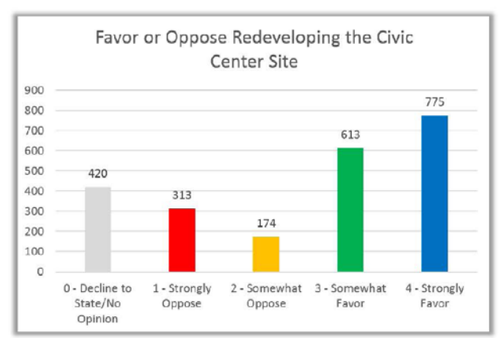
2. **A number of ideas have been brought up over the years regarding possible uses at Point Vicente Park/Civic Center.** Please circle your level of support for each possible use on a scale of 1-5, with 1 being lowest level of support and 5 being highest level of support. You can also circle 0 for "no opinion."

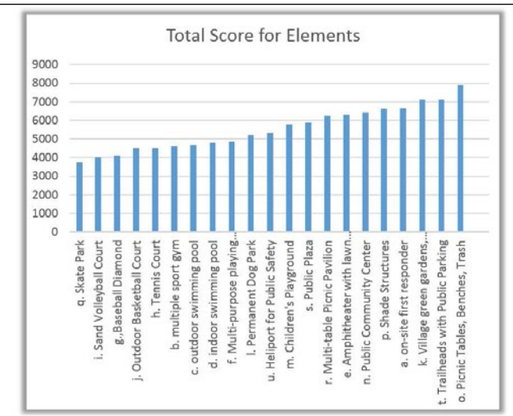
2016-2017 Survey Results

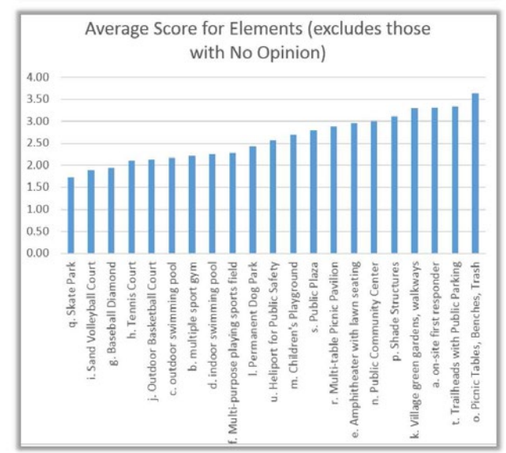
Point Vicente/Civic Center Master Plan Survey Results

The following charts show survey responses to a number of potential Civic Center components. Almost 2,300 City of Rancho Palos Verdes residences responded to the survey. Responses range from 1 (Lowest Support) to 5 (Highest Support) with a 0 option for No Opinion.



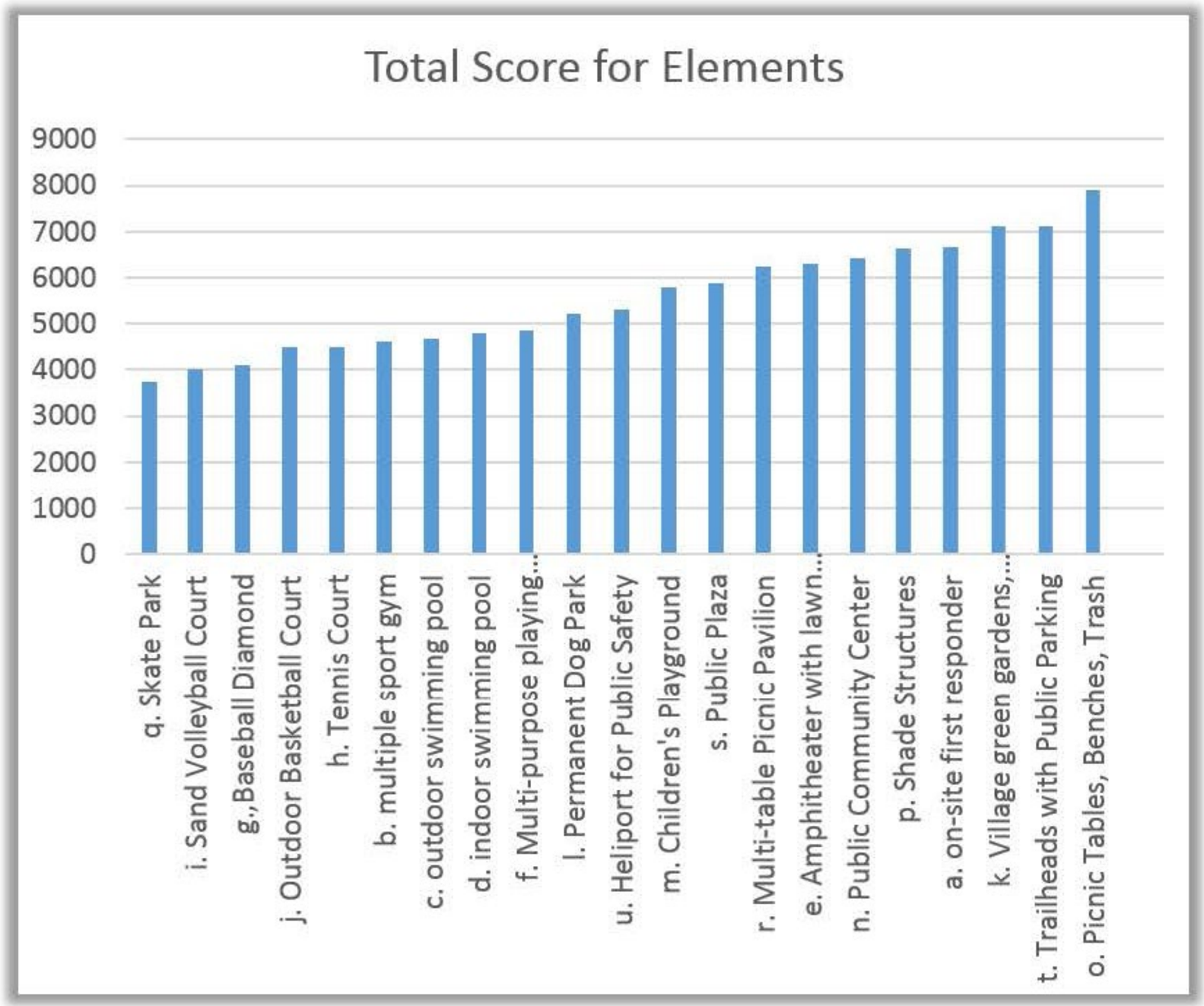






Civic Center Site | 2016-2017 Survey Element Results

*Responses range from 1(Lowest Support) to 5 (Highest Support) with a 0 option for No Opinions.



Civic Center Site | Survey & Open House Correlation

Insights:

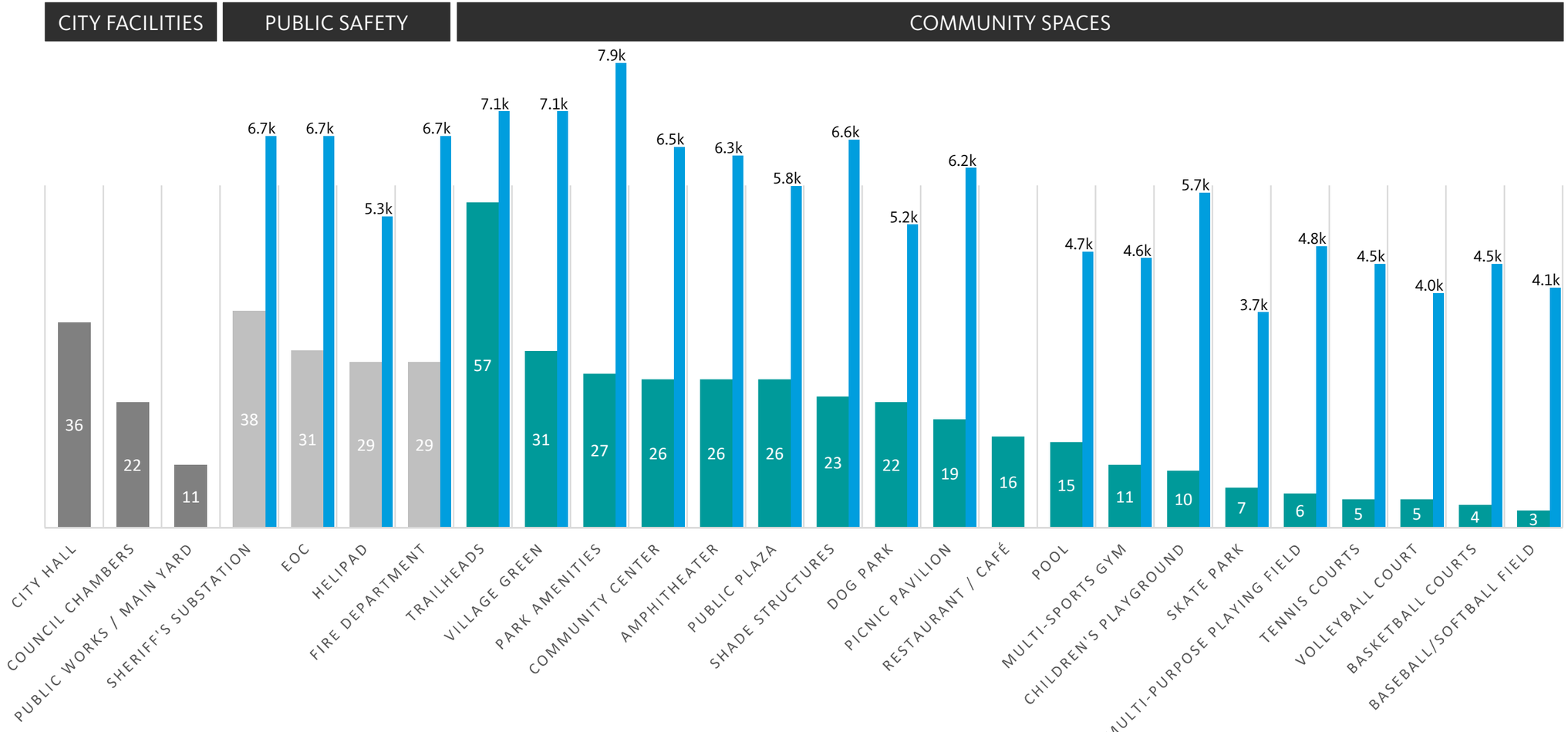
- In both the Survey and the Open House results, active recreation sites scored **relatively low.**
- In both the Survey and the Open House results, **Public Safety scored consistently high.** The Survey put public safety as one element including fire, police, ambulance, and emergency operations center (EOC).
- City Facilities and Restaurant/Cafe were not included in the 2016-2017 Survey.

SURVEY TOTAL SCORE FOR ELEMENTS (2017)

Note: Chart represents total scores for each element.

OPEN HOUSE TOTAL VOTES FOR ELEMENTS (2018)

Note: Chart represents 1 vote per individual for each element.



RPV Civic Center
Preliminary Programming

AUGUST 2018

THE CITY OF
RANCHO PALOS VERDES

DRAFT

Gensler

Civic Center Program Summary Draft

RPV: Civic Center Program Summary

City Hall		Count	GSF Total	Notes	
RPV.1	City Administration	21	5,497 GSF		
RPV.2	Finance	13	3,108 GSF		
RPV.3	Public Works	29	5,276 GSF		
RPV.4	Community Development	27	5,877 GSF		
RPV.5	Recreation and Parks	15	5,479 GSF		
6.1	Shared Building Support		14,806 GSF		
6.2	EOC & Tower		3,647 GSF		
6.3	Council Chambers		7,918 GSF		
	Total	105	51,607 GSF		1.19 AC

Site Areas		GSF Total	Notes	
7.0	Site Requirements	92,500 GSF		
7.1	Site Amenities	158,270 GSF		
7.2	Other Potential Uses	89,389 GSF		
	Total	340,159 GSF		7.81 AC

Other Buildings		GSF Total	Notes	
8.0	Sheriff Sub Station	12,883 GSF	Based on La Mirada Station Plan	
9.0	Medium Fire Station	9,729 GSF	Based on LACO Protoype A Plan	
10.0	Community Center Building	12,500 GSF	Multipurpose rooms, catering area	
	Total	35,112 GSF		.81 AC

Civic Center Gross Total	**426,878 GSF**	**9.81 AC**

General Notes

35% circulation factor utilized to derive departmental usable square footage (USF) from stated net values (NSF)

15% grossing factor utilized to derive Gross Square Footage (GSF) from stated Usable Square Footage (USF) values. This includes necessary stairs, corridors, restrooms, elevators, mechanical/electrical rooms, shafts, electrical, jan. closets & walls

DRAFT

Civic Center Program Summary Draft

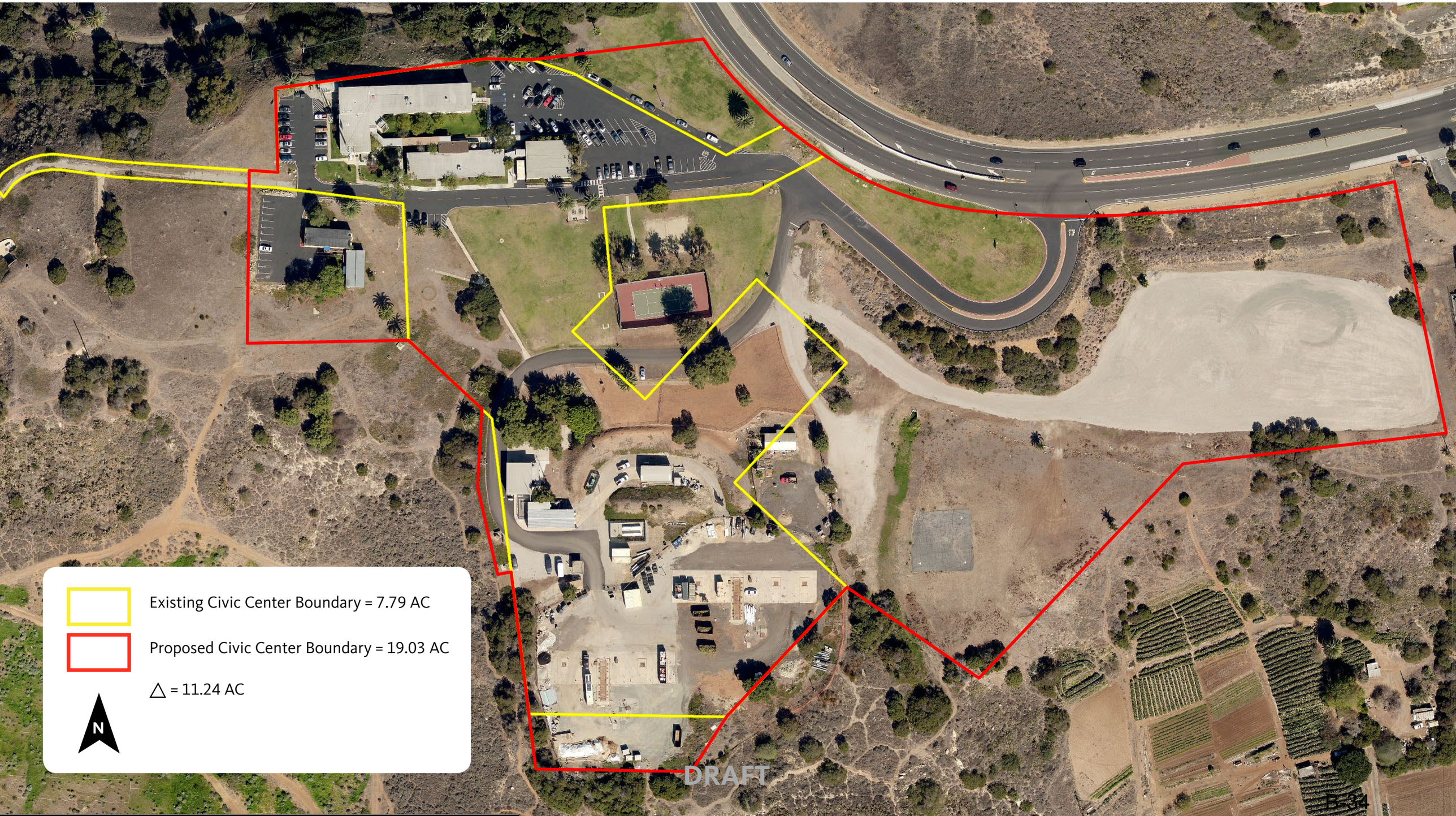
Summary of Space Standard Assumptions

Workspaces	Count	Type	Size	SF	NSF Total	Notes
Extra Large Private Office	1	PO1	14x20	280 SF	280 NSF	
Large Private Office	10	PO2	14x10	140 SF	1,400 NSF	
Private Office	24	PO3	10x10	100 SF	2,400 NSF	
Work Station	17	WS1	8x8	64 SF	1,088 NSF	
Small Work Station	53	WS2	6x8	48 SF	2,544 NSF	
Total	105				7,712 NSF	

Meeting Spaces	Count		SF	NSF Total	Notes
Extra Large Conference Room	2	20-25ppl	735 SF	1,470 NSF	
Large Conference Room	2	16-18ppl	600 SF	1,200 NSF	
Medium Conference Room	4	10-12ppl	400 SF	1,600 NSF	
Small Conference Room	4	6-8ppl	200 SF	800 NSF	
Shared Huddle Room	5	2-4ppl	100 SF	500 NSF	
Privacy Nook	5	1-2ppl	75 SF	375 NSF	
Total				5,945 NSF	

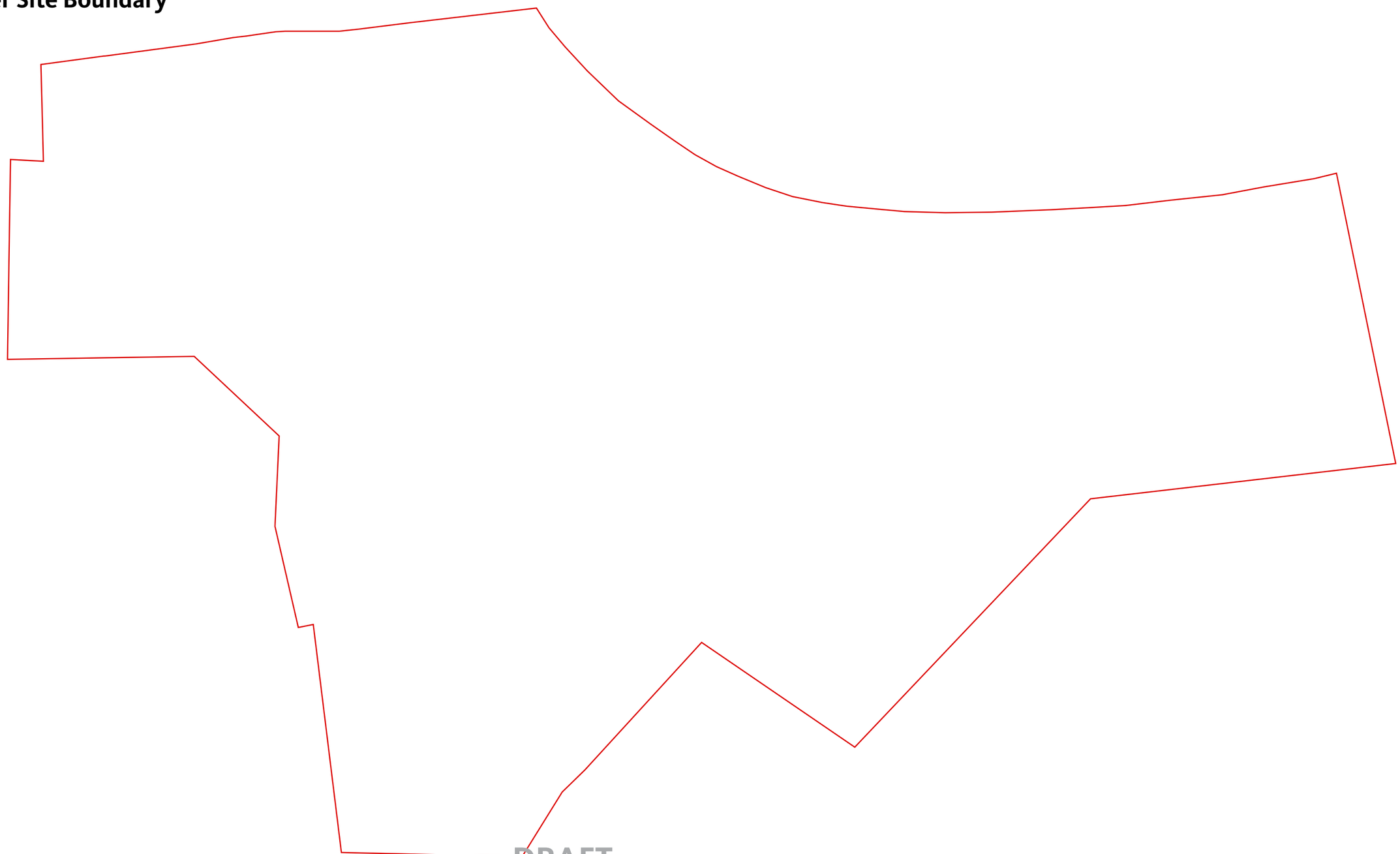
DRAFT

Civic Center Site



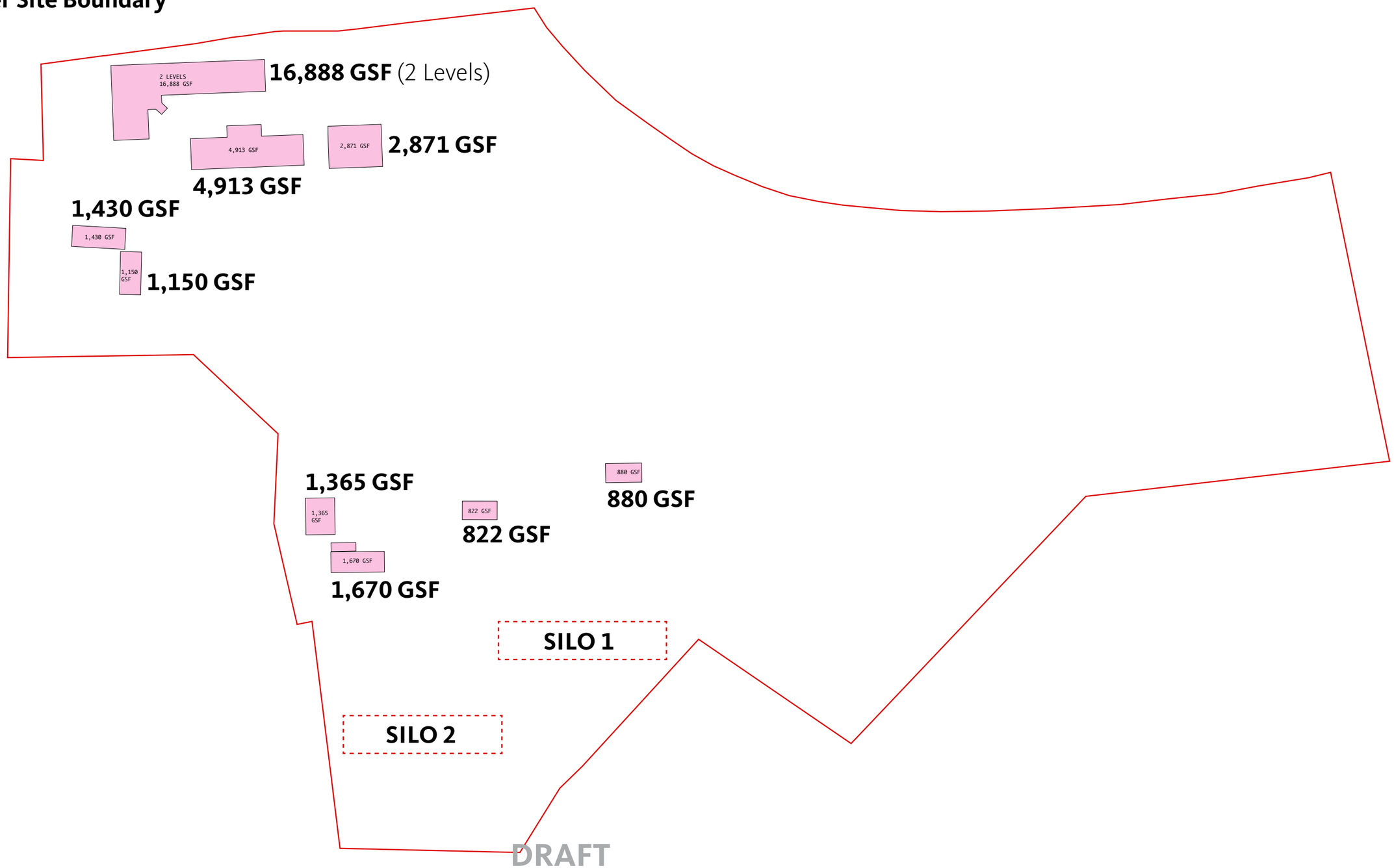
Civic Center Site

Proposed Civic Center Site Boundary
19.03 AC = 828,947 SF



Civic Center Site | Existing Buildings

Proposed Civic Center Site Boundary
19.03 AC = 828,947 SF



Gensler

Civic Center Site | "Buildable" Existing Areas

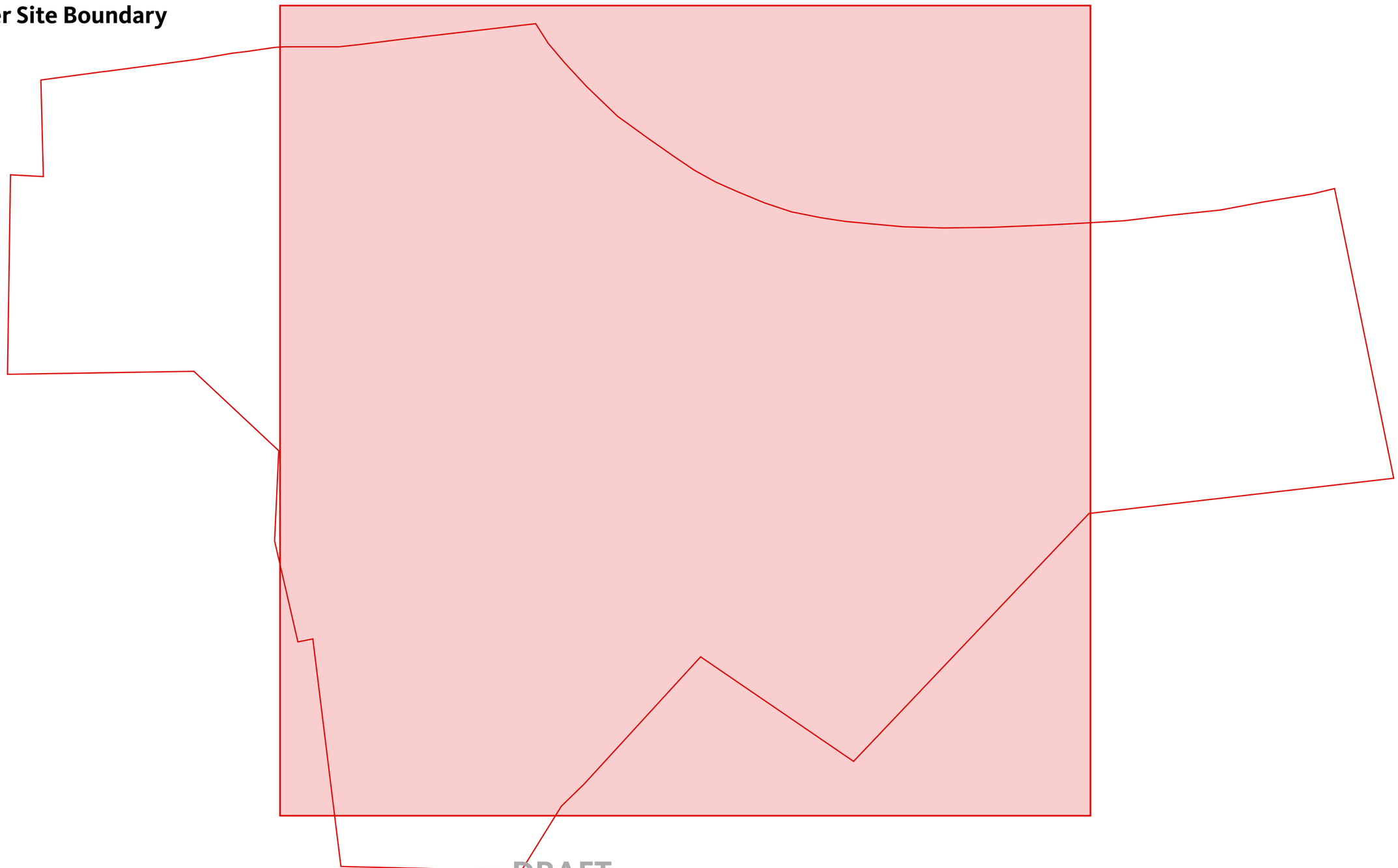
Proposed Civic Center Site Boundary
19.03 AC = 828,947 SF

Gensler

DRAFT

Civic Center Site | Area

Proposed Civic Center Site Boundary
19.03 AC = 828,947 SF



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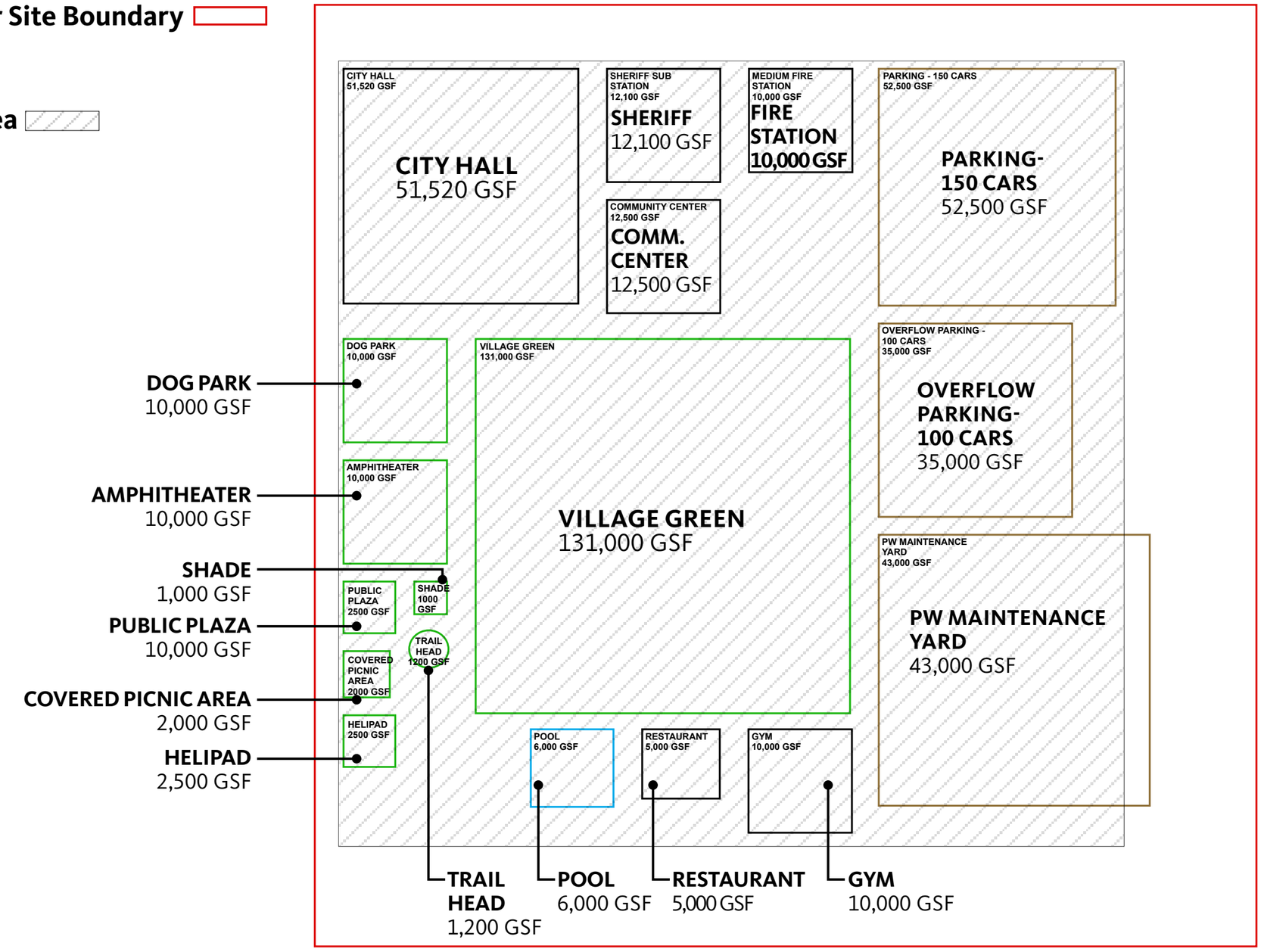
DRAFT

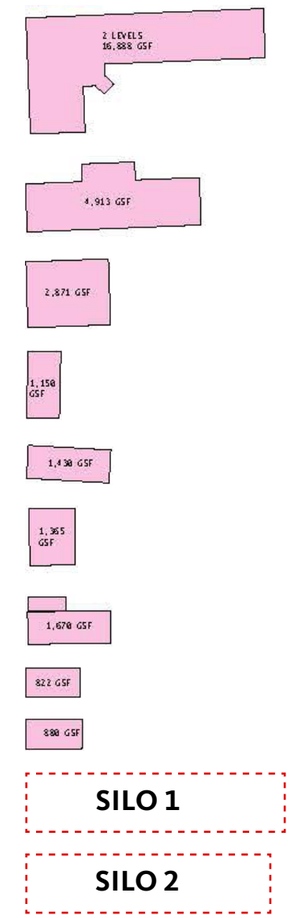
Civic Center Site | Area with Draft Program

Proposed Civic Center Site Boundary
19.03 AC = 828,947 SF

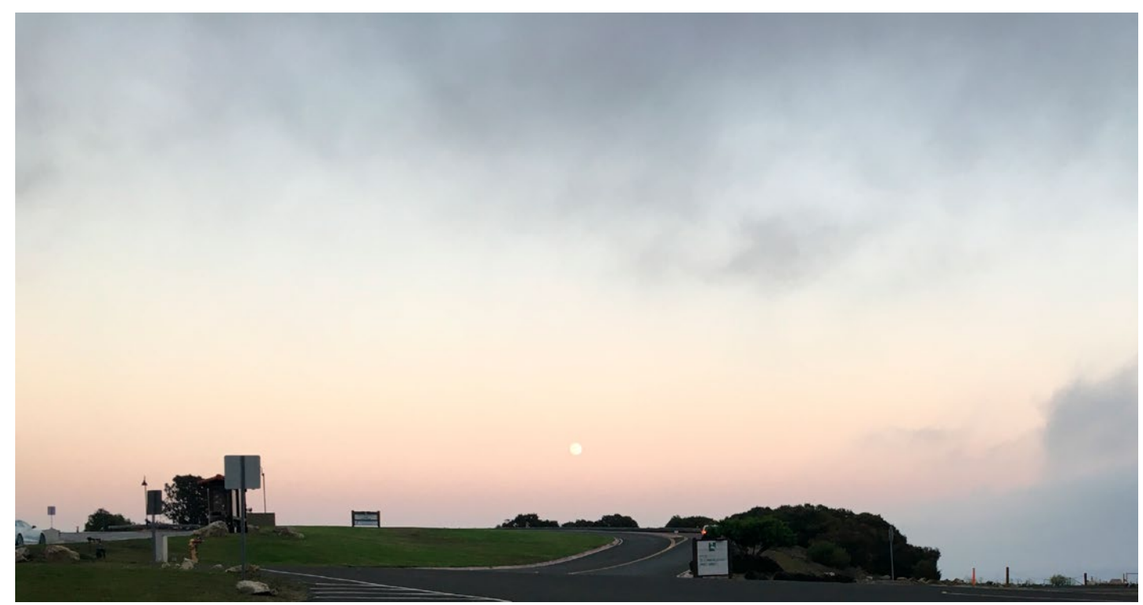
Rough "Buildable" Area
13.31 AC = 580,000 SF



Existing Buildings

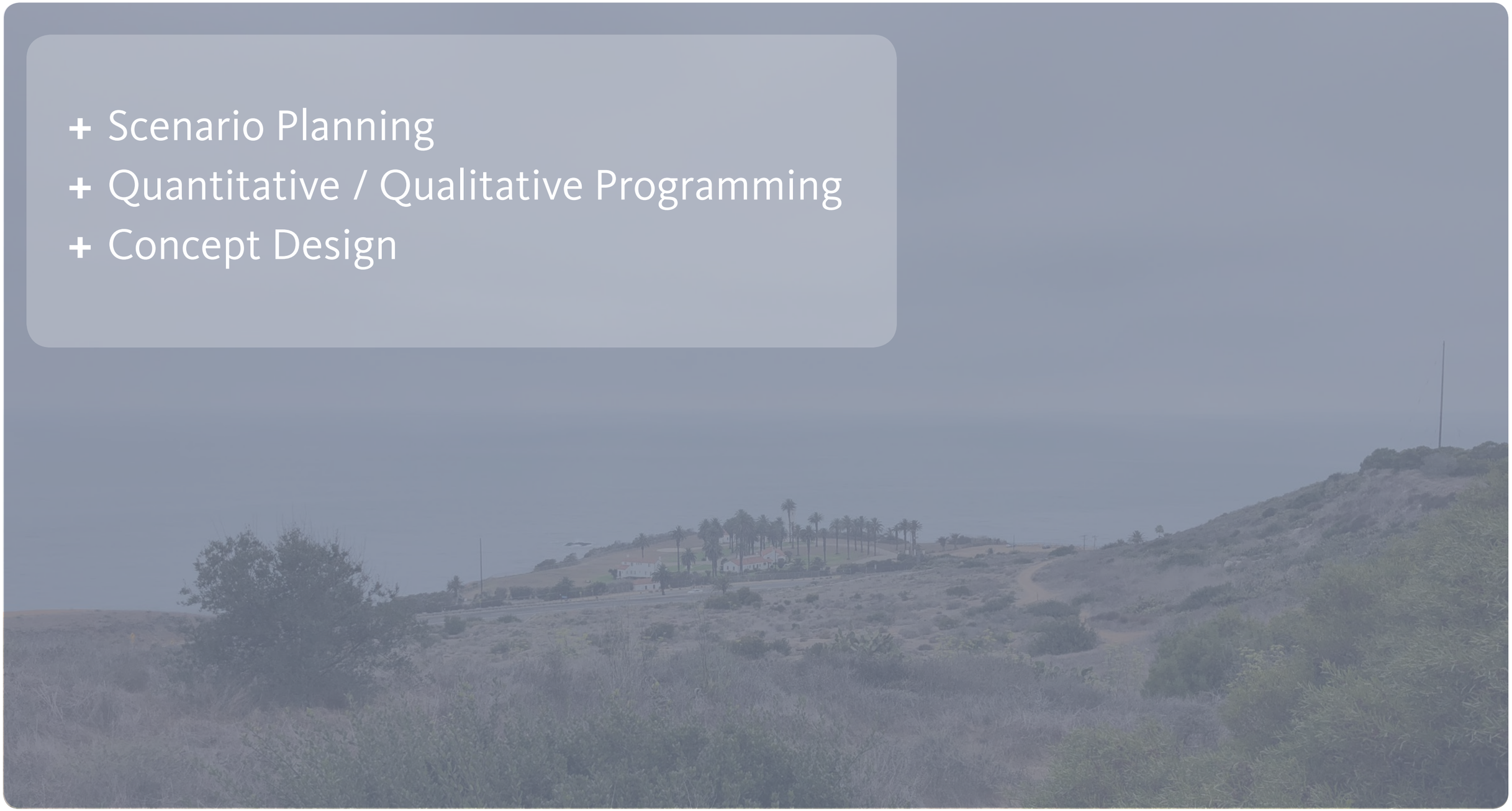


Site Inspiration | History, Landscape, Views



Q + A

Next Steps



+ Scenario Planning
+ Quantitative / Qualitative Programming
+ Concept Design

RPV: Civic Center Program Summary

City Hall		Count	GSF Total	Notes	
RPV.1	City Administration	17	5,062 GSF		
RPV.2	Finance	13	2,977 GSF		
RPV.3	Public Works	23	5,247 GSF		
RPV.4	Community Development	25	5,783 GSF		
RPV.5	Recreation and Parks	11	4,357 GSF		
6.0	Shared Building Support		9,465 GSF		
		89	32,891 GSF		.76 AC

Proposed New Program Elements		Count	GSF Total	Notes	
6.1	Public Counter, PVPLC Offices & Computer Training Room		6,353 GSF		
6.2	Council Chambers		9,680 GSF		
	Total		16,033 GSF		.37 AC

Site Areas		GSF Total	Notes	
7.0	Site Requirements	229,199 GSF		
7.1	Site Amenities	343,300 GSF		
	Total	572,499 GSF		13.14 AC

Other Facilities		GSF Total	Notes	
8.0	Sheriff Sub Station	12,323 GSF	Based on La Mirada Station Plan	
9.0	Medium Fire Station	12,885 GSF		
10.0	Emergency Ops. Center (EOC)	4,106 GSF		
11.0	Community Center Facilities	5,176 GSF		
12.0	Trailhead Facilities	1,200 GSF		
13.0	Café	5,000 GSF		
	Total	40,690 GSF		.93 AC

Civic Center Gross Total	**662,113 GSF**	**15.2 AC**

General Notes

1. 35% circulation factor utilized to derive departmental usable square footage (USF) from stated net values (NSF)
2. 15% grossing factor utilized to derive Gross Square Footage (GSF) from stated Usable Square Footage (USF) values. This includes necessary stairs, corridors, mulit-accomodation restrooms, gender neutral restrooms, elevators, mechanical/electrical rooms, shafts, electrical, jan. closets & walls
3. All restrooms to include baby changing stations.
4. Existing Civic Center buildings / structures on site account for an approximate total of 38,700 GSF. Refer to Program Appendix for details.
5. Refer to Program Appendix for other considered uses.
6. Fire Station size is based on LACO Prototype A Plan. A traffic study will be provided by the City of RPV.
7. 68,389 GSF Public Works Maintenance Yard included in "Site Requirements"

Summary of Space Standard Assumptions

Workspaces	Count	Type	Size	SF	NSF Total	Notes
Extra Large Private Office	1	PO1	14x20	280 SF	280 NSF	
Large Private Office	11	PO2	14x10	140 SF	1,540 NSF	
Private Office	6	PO3	10x10	100 SF	600 NSF	
Work Station	34	WS1	8x8	64 SF	2,176 NSF	
Small Work Station	37	WS2	6x8	48 SF	1,776 NSF	
Total	89				6,372 NSF	

Meeting Spaces	Count		SF	NSF Total	Notes
Extra Large Conference Room	2	20-25ppl	735 SF	1,470 NSF	
Large Conference Room	2	16-18ppl	600 SF	1,200 NSF	
Medium Conference Room	5	10-12ppl	400 SF	2,000 NSF	
Small Conference Room	3	6-8ppl	200 SF	600 NSF	
Shared Huddle Room	5	2-4ppl	100 SF	500 NSF	
Privacy Nook	5	1-2ppl	75 SF	375 NSF	
Total				6,145 NSF	

RPV.1: City Administration

1.1 Workspaces	Count	Type	Size	SF	NSF Total	Notes
.001 City Manager	1	PO1	14x20	280 SF	280 NSF	
.002 Deputy City Manager	1	PO2	14x10	140 SF	140 NSF	
.003 City Clerk	1	PO2	14x10	140 SF	140 NSF	adj. to public waiting area
.004 Human Resources Manager	1	PO2	14x10	140 SF	140 NSF	adj. to Finance
.005 Human Resources Analyst	1	PO3	10x10	100 SF	100 NSF	adj. to Finance
.006 Information Technology Manager	1	PO3	10x10	100 SF	100 NSF	
.007 Senior Administrative Analyst	1	WS1	8x8	64 SF	64 NSF	
.008 Deputy City Clerk	1	WS1	8x8	64 SF	64 NSF	
.009 Senior Administrative Analyst (Emergency Prep)	1	WS1	8x8	64 SF	64 NSF	
.010 GIS Coordinator	1	WS1	8x8	64 SF	64 NSF	adj. to IT, CDD?
.011 Administrative Analyst II	1	WS2	6x8	48 SF	48 NSF	
.012 Administrative Analyst II	1	WS2	6x8	48 SF	48 NSF	lockable suite
.013 Administrative Assistant	1	WS2	6x8	48 SF	48 NSF	
.014 GIS Intern	1	WS2	6x8	48 SF	48 NSF	move to CDD?; adj. to IT
.015 Intern	1	WS2	6x8	48 SF	48 NSF	
.016 Contract IT Staff	2	WS2	6x8	48 SF	96 NSF	lockable suite; adj. to IT
Total	17				1,492 NSF	

1.2 Dedicated Meeting Spaces	Count	Size	SF	NSF Total	Notes
.001 Medium Conference Room	1	10-12ppl	400 SF	400 NSF	
.002 Small Conference Room	1	6-8ppl	200 SF	200 NSF	
.003 Shared Huddle Room	1	2-4ppl	100 SF	100 NSF	
.004 Privacy Nook	1	1-2ppl	75 SF	75 NSF	
Total	4			775 NSF	

1.3 Dedicated Support / Specialty Spaces	Count	SF	NSF Total	Notes
.001 Waiting Area	1	100 SF	100 NSF	for City Manager
.002 HR Interview Room	1	200 SF	200 NSF	In HR
.003 CM Dept. Files / Storage	4	10 SF	40 NSF	
.004 City Clerk Files - Current (4) drawer fireproof laterals	8	10 SF	80 NSF	
.005 Code Manuals - Library	6	10 SF	60 NSF	
.006 Shared Open Layout space with Printer Area	1	50 SF	50 NSF	
Total	21		530 NSF	

Combined subtotal NSF	2,797 NSF
Circulation Factor 35%	1,506 SF
Grossing Factor 15%	759 SF

Gross Square Foot (GSF) Subtotal	5,062 GSF

Adjacency Requirements:

1. Administration to Finance and to Council Chambers — Essential
2. Administration - HR to Finance — Convenient
3. Administration - IT to GIS/Intern and to Contract IT Staff — Essential

RPV.2: Finance

2.1 Workspaces	Count	Type	Size	SF	NSF Total	Notes
.001 Finance Director	1	PO2	14x10	140 SF	140 NSF	
.002 Deputy Finance Director	1	PO2	14x10	140 SF	140 NSF	
.003 Accounting Supervisor	1	PO3	10x10	100 SF	100 NSF	
.004 Accountant	1	WS1	8x8	64 SF	64 NSF	
.005 Senior Accounting Technician (payroll)	1	WS1	8x8	64 SF	64 NSF	Locate adj. to huddle rm
.006 Senior Administrative Analyst	2	WS1	8x8	64 SF	128 NSF	Lockable Suite
.007 Accounting Technician	1	WS2	6x8	64 SF	64 NSF	
.008 Acount Clerk	1	WS2	6x8	48 SF	48 NSF	
.009 Staff Assistant Business Licenses	1	WS2	6x8	48 SF	48 NSF	
.010 Staff Assistant II (2PT)	1	WS2	6x8	48 SF	48 NSF	In CDD
.011 Auditors Touch-down workstation	2	WS2	6x8	48 SF	96 NSF	
Total	13				940 NSF	

2.2 Dedicated Meeting Spaces	Count	Size	SF	NSF Total	Notes
.001 Medium Conference Room	1	10-12ppl	400 SF	400 NSF	
.002 Shared Huddle Room	1	2-4ppl	100 SF	100 NSF	
.003 Privacy Nook	1	1-2ppl	75 SF	75 NSF	
Total				575 NSF	

2.3 Dedicated Support / Specialty Spaces	Count	SF	NSF Total	Notes
.001 Finance Files - Current (4) dwr Laterals	7	10 SF	70 NSF	
.002 Finance Bookcase Records Binders (Open)	1	10 SF	10 NSF	
.003 Shared Open Layout space with Printer Area	1	50 SF	50 NSF	
Total	9		130 NSF	

Combined subtotal NSF	1,645 NSF
Circulation Factor 35%	886 SF
Grossing Factor 15%	447 SF

Gross Square Foot Subtotal	2,977 GSF

General Notes

Adjacency Requirements:

1. Finance to City Manager and Staff — Essential
2. Finance to City Clerk — Important
3. Finance to HR — Essential
4. Finance to IT — Important

RPV.3 Public Works

3.1 Workspaces	Count	Type	Size	SF	NSF Total	Notes
.001 Public Works Director	1	PO2	14x10	140 SF	140 NSF	
.002 Deputy Director	1	PO2	14x10	140 SF	140 NSF	
.003 Principal Engineer	1	PO3	10x10	100 SF	100 NSF	
.004 Maintenance Superintendent	1	PO3	10x10	100 SF	100 NSF	
.005 Sr. Engineers	2	WS1	8x8	64 SF	128 NSF	
.006 Associate Engineers	2	WS1	8x8	64 SF	128 NSF	
.007 Sr. Administrative Analyst	1	WS1	8x8	64 SF	64 NSF	
.008 Assistant Engineers	2	WS1	8x8	64 SF	128 NSF	
.009 Permit Technicians	2	WS2	6x8	48 SF	96 NSF	
.010 Admin Staff Assistant	1	WS2	6x8	48 SF	48 NSF	
.011 Lead worker	1	WS2	6x8	48 SF	48 NSF	In lockable bullpen area
.012 Maintenance Workers- (includes current + projected growth)	4	WS2	6x8	48 SF	192 NSF	In lockable bullpen area
.013 Maintenance Admin Staff + Touchdown stations	1	WS2	6x8	48 SF	48 NSF	In lockable bullpen area
.014 Shared Workstations for Consultants, Inspectors, Interns	3	WS2	6x8	48 SF	144 NSF	
Total	23				1,504 NSF	

3.2 Dedicated Meeting Spaces	Count	Size	SF	NSF Total	Notes
.001 Medium Conference Room	1	10-12ppl	400 SF	400 NSF	
.002 Small Conference Room	1	6-8ppl	200 SF	200 NSF	
.003 Shared Huddle Room	1	2-4ppl	100 SF	100 NSF	
.004 Privacy Nook	1	1-2ppl	75 SF	75 NSF	
Total	4			775 NSF	

3.3 Dedicated Support / Specialty Spaces	Count	SF	NSF Total	Notes
.001 Waiting Area	1	100 SF	100 NSF	
.002 Files in open 3 high with common top	12	10 SF	120 NSF	
.003 Shared Open Layout space / Reference Library / Printer Area	1	200 SF	200 NSF	
.004 Map Room (To access GIS)	1	200 SF	200 NSF	w/Large layout table
.005 Maintenance Equip and Storage				Outdoor
.006 Corporate Yard				Refer to Appendix "Other potential uses"
Total			620 NSF	

Combined subtotal NSF	2,899 NSF
Circulation Factor 35%	1,561 SF
Grossing Factor 15%	787 SF

Gross Square Foot Subtotal	5,247 GSF

General Notes

1. Department could benefit from Cashier, Exercise area

Adjacency Requirements:

2. Public Works Maintenance Staff to Corporate Yard — Convenient
3. Permit Staff to Cashier — Essential

RPV.4 Community Development

4.1 Workspaces	Count	Type	Size	SF	NSF Total	Notes
.001 Community Development Director	1	PO2	14x10	140 SF	140 NSF	
.002 Deputy Director	1	PO2	14x10	140 SF	140 NSF	
.003 Senior Planner	2	WS1	8x8	64 SF	128 NSF	
.004 Contract Mediator & City Attorney	1	WS2	6x8	48 SF	48 NSF	flex time, shared
.005 Building Official	1	PO3	10x10	100 SF	100 NSF	
.006 Senior Planner (View)	1	WS1	8x8	64 SF	64 NSF	
.007 Associate Planner (View)	1	WS1	8x8	64 SF	64 NSF	
.008 Associate Planner (1 current)	1	WS1	8x8	64 SF	64 NSF	
.009 Assistant Planner (3 current)	3	WS1	8x8	64 SF	192 NSF	
.010 Plan Checker (0 current, 1 growth)	1	WS1	8x8	64 SF	64 NSF	
.011 Planning Tech (0 current, 1 growth)	1	WS2	6x8	48 SF	48 NSF	
.012 Administrative Analyst (1 current)	1	WS1	8x8	64 SF	64 NSF	
.013 Building Inspectors (field)	3	WS2	6x8	48 SF	144 NSF	In field most of day
.014 Permit Technicians	2	WS1	8x8	64 SF	128 NSF	
.015 Staff Assistant	0	WS2	6x8	48 SF	0 NSF	
.016 Code Enforcement Officers (2 current)	2	WS1	8x8	64 SF	128 NSF	lockable suite, half day in field
.017 Contract Planner / Plan Checker (shared)	1	WS2	6x8	48 SF	48 NSF	(flex time / 2x per week)
.018 Contract Geologist / Staff Assistant (Shared)	1	WS2	6x8	48 SF	48 NSF	(1x per week each)
.019 Interns (Shared between 2 interns)	1	WS2	6x8	48 SF	48 NSF	(1x per week)
Total	25				1,660 NSF	

4.2 Dedicated Meeting Spaces	Count	Size	SF	NSF Total	Notes
.001 Medium Conference Room	1	10-12ppl	400 SF	400 NSF	Planning Project review mtgs
.002 Small Conference Room	1	6-8ppl	200 SF	200 NSF	Applicant / interdept. mtgs
.003 Shared Huddle Room	1	2-4ppl	100 SF	100 NSF	
.004 Privacy Nook	1	1-2ppl	75 SF	75 NSF	Applicant / interdept. mtgs
Total				775 NSF	

4.3 Dedicated Support / Specialty Spaces	Count	Type	Size	SF	NSF Total	Notes
.001 Plan Review workstations	5	WS2	6x8	48 SF	240 NSF	includes microfiche station
.002 Files in open 3 high with common top	12			10 SF	120 NSF	
.003 Geologist Files	8			10 SF	80 NSF	
.004 Address Files - double stacked sliding	24			5 SF	120 NSF	
.005 Reference Library/Shared Printer Area	1			100 SF	100 NSF	
.006 Tract Files	1			100 SF	100 NSF	
.007 Plan Room - blueprints storage - req'd by law for commercial projects					Refer to 6.0.18	Shared with PW
.008 5' x 5' x 5' Plan File					Refer to 6.0.17	In Records
.009 Misc. Storage - various supplies, files, etc.					Refer to 6.0.14	In Central Supply Storage
.011 One Stop Counter					Refer to 6.1.01	
Total					760 NSF	

Combined subtotal NSF	3,195 NSF
Circulation Factor 35%	1,720 SF
Grossing Factor 15%	867 SF

RPV.4 Community Development

Gross Square Foot Subtotal	5,783 GSF

General Notes

Adjacency Requirements:

1.	Community Development to Planning Divison	Essential
2.	Community Development to Building & Safety	Essential
3.	Community Development to Code Enforcement Division	Essential
4.	Community Development to View Restoration Divison	Essential
5.	Community Development to GIS	Essential
6.	Community Development to Planning Commission	Convenient
7.	Community Development to Cashier / Public Counter	Essential
8.	Community Development to Public Works	Convenient
9.	Community Development to Recreation & Parks/Preserve Staff	Important
10.	Community Development to Fire Department	Convenient

RPV.5 Recreation and Parks

5.1 Workspaces	Count	Type	Size	SF	NSF Total	Notes
.001 Director	1	PO2	14x10	140 SF	140 NSF	
.002 Deputy Director	1	PO2	14x10	140 SF	140 NSF	
.003 Senior Administrative Analyst	1	WS1	8x8	64 SF	64 NSF	
.004 Administrative Analyst II	1	WS1	8x8	64 SF	64 NSF	
.005 Recreation Program Supervisor II	2	WS1	8x8	64 SF	128 NSF	
.006 Supervisors (0 current + 1 growth)	1	WS1	8x8	64 SF	64 NSF	
.007 Admin. Staff (1 current + 1 growth)	2	WS2	6x8	48 SF	96 NSF	In lockable suite
.008 Part Time Staff (0 current + 2 growth)	2	WS2	6x8	48 SF	96 NSF	
Total	11				792 NSF	

5.2 Dedicated Meeting Spaces	Count	Size	SF	NSF Total	Notes
.001 Medium Conference Room	1	10-12ppl	400 SF	400 NSF	doubles as training room
.002 Small Conference Room	0	6-8ppl	200 SF	0 NSF	
.003 Shared Huddle Room	1	2-4ppl	100 SF	100 NSF	
.004 Privacy Nook	1	1-2ppl	75 SF	75 NSF	
Total				575 NSF	

5.3 Dedicated Support / Specialty Spaces	Count	SF	NSF Total	Notes
.001 Open Space Management (OSM) Division - Locker Room	1	200 SF	200 NSF	
.002 OSM Office/ briefing room	1	200 SF	200 NSF	
.003 Workroom	1	240 SF	240 NSF	
.004 Storage Room w/safe	1	300 SF	300 NSF	R&P - for cash, checks and keys
.005 Dedicated Copy Room	1	100 SF	100 NSF	
Total			1,040 NSF	

Combined subtotal NSF	2,407 NSF
Circulation Factor 35%	1,296 SF
Grossing Factor 15%	653 SF

Gross Square Foot Subtotal	4,357 GSF

General Notes

Adjacency Requirements:

1. Rec and Parks to Human Resources — Essential
2. Rec and Parks to Public Works — Essential
3. Rec and Parks to Community Development — Essential

RPV.6 Common Areas

6.0 Shared Building Support	Count	Type	Size	SF	USF Total	Notes
.001 Lobby	1			600 SF	600 USF	
.002 Extra Large Conference Room	2		20-25ppl	735 SF	1,470 USF	Monthly Community Meetings
.003 Large Conference Room	2		16-18ppl	600 SF	1,200 USF	R&P Open Space mtgs
.004 Coffee Nooks	2			50 SF	100 USF	
.005 Kitchen Area & Staff Lounge / Breakroom	1			500 SF	500 USF	adjacent to outdoor patio
.006 Shower/Locker Rooms-Men/Women	2			400 SF	800 USF	
.007 Wellness Room	1			150 SF	150 USF	w/lounge chair, sink & refrig.
.008 Shared Production Rm - plotter/copiers/scanning	2			300 SF	600 USF	
.009 MDF/IDF	2			150 SF	300 USF	
.010 IT Server Room	1			225 SF	225 USF	Near IT
.011 IT Locked Storage Room	1			150 SF	150 USF	Near Server Room
.014 Central Supply Storage	1			200 SF	200 USF	
.015 City Clerk Vault / Records / High Density Filing	1			300 SF	300 USF	Admin - Rated Room
.016 Locked Storage and Record Room with Safe	1			150 SF	150 USF	Finance
.017 Records - flat files, plan holds, rolled drawings etc	1			300 SF	300 USF	Shared by PW & CDD
.018 Public Works - Plan Storage	1			1,000 SF	1,000 USF	Can this be electronic or off-site?
Total					9,465 GSF	Total USF X 15% Grossing Factor

6.1 Proposed New Program Element	Count	Type	Size	SF	USF Total	Notes
.001 Reception/Public Counter/ Cashier	1			1,000 SF	1,000 USF	
.002 HR Testing Room / Computer Lab	1			1,000 SF	1,000 USF	Adjancent to HR
.003 PVPLC Leasable office space	20			170 SF	3,400 USF	Adjancent to City Hall office functions
Total					6,353 GSF	Total USF X 15% Grossing Factor

6.2 Council Chambers	Count	Type	Size	SF	USF Total	Notes
.001 Council Chambers	1			5,000 SF	5,000 USF	150 seats
.002 Pre-Function Space	1			1,000 SF	1,000 USF	20% of Council Chamber
.003 City Council / Closed Session Conf	1		10 ppl	400 SF	400 USF	Medium Conference Rm
.004 Staff Restroom	1			75 SF	75 USF	
.005 Public Restrooms	2			300 SF	600 USF	provide gender inclusive restroom w/ baby changing
.006 Control Room for Studio	1			121 SF	121 USF	Adj to Studio Rm w/ window btwn
.007 Studio Room	1			250 SF	250 USF	
.008 Part-Time Television Producer	2	WS2	6x8	48 NSF	148 USF	NSF X 35% Grossing Factor
.009 Broadcast Room	1			144 SF	144 USF	
.010 Headend Room	1			90 SF	90 USF	Adjacent to Broadcast Room
.011 Edit Bay	1			80 SF	80 USF	
.012 Chair and Table Storage	1			120 SF	120 USF	
.013 Catering Kitchen	1			200 SF	200 USF	
Total					9,680 GSF	Total USF X 15% Grossing Factor

Shared Support - Gross Square Foot Subtotal	25,497 GSF

RPV.7 Site Areas

7.0 Site Requirements	Count	Type	Size	SF	GSF Total	Notes
.001 Parking	150			350 SF	52,500 GSF	based on 50,000gsf at 3 stalls/1000
.002 Overflow parking	300			300 SF	90,000 GSF	Assumes some tandem parking
.003 Additional Trailhead parking	25			350 SF	8,750 GSF	to be confirmed with PVPLC
.004 Service / Loading	1		**20x25**	500 SF	500 GSF	screened area adjacent to trash
.005 Trash / Recycling enclosure	1		**20x25**	500 SF	500 GSF	screened area for upto 4 dumpsters
.006 Emergency Generator enclosure	1		**25x60**	1,500 SF	1,500 GSF	w/soundproof enclosure
.007 Helipad	1		**80x80**	6,400 SF	6,400 GSF	w/water (no fueling) per FAA guidelines
.008 American Tower 80' high monopole	1		**10x10**	100 SF	100 GSF	Leased area on site. Antenna panels and equip for carriers (VZW, AT&T and SCE) on pole managed by American Tower Corporation.
.009 AT&T Equipment enclosure	1			280 SF	280 GSF	Exterior ground lease for monopole adj. to bldg
.010 Emergency Communications Antenna & yard	1			280 SF	280 GSF	Retractable lattice tower for City emergency communications (HAM radio) adjacent to TV Studio in 280sf equipment enclosure. Tower nests at 69.8' height, extends to 112.67' when in use.
.011 Proposed LA-RICS monopole	1				TBD	70' tall monopole with back-up generator in lease area with back-of-house access. Includes microwave dishes an other antennae at various heights for LA-RICS. Existing City Emergency communications antennae to be relocated from existing retractable tower and placed here.
.012 Public Works Maintenance Yard	1.57	acre		43,560 SF	68,389 GSF	per Corporate Yard Utilization Study
Total					**229,199 GSF**	**5.26 AC**

7.1 Site Amenities	Count	Type	Size	SF	GSF Total	Notes
.001 Village Green open space	3	acres		43,560 SF	130,680 GSF	Meet current LEED Criteria for Open Space.
.002 Public Plaza	1		**50x50**	2,500 SF	2,500 GSF	
.003 Park Amenities / Picnic Pavilion	2		**20x50**	1,000 SF	2,000 GSF	covered picnic area
.004 Shade Structures	3		**20x15**	300 SF	900 GSF	distributed appropriately throughout site
.005 Children's Play Amenities	4		**20x15**	300 SF	1,200 GSF	Creative, non-traditional. Distribute appropriately
.006 Dog Park	0.5	acre		21,780 SF	21,780 GSF	approx. twice size of existing
.007 Amphitheater	1		**100x100**	10,000 SF	10,000 GSF	Paritally shaded, 30% hardscape / seating, remainder sloping or tiered landscape for approximate total capacity of 500.
.008 Open Space for future amenities	4	acres		43,560 SF	174,240 GSF	Meet current LEED Criteria for Open Space.
Total					**343,300 GSF**	**7.88 AC**

Other Facilities

8.0 Sheriff Sub Station	Count	Type	Size	SF	USF Total	Notes
.001 Lobby	1			600 SF	600 USF	w/space for two law enforcement technicians
.002 Dispatch office	1			100 SF	100 USF	Desk with computer and small base radio
.003 Briefing Room	1			1,250 SF	1,250 USF	
.004 Interview Rooms	2			150 SF	300 USF	
.005 Watch	1			250 SF	250 USF	
.006 Armory	1			140 SF	140 USF	
.007 Specialty Offices	2			140 SF	280 USF	Service area lieutenant and sergeant
.008 Other Offices	8			80 SF	640 USF	Open workstations (includes 2 for growth)
.009 Staff Training Room	1			1,000 SF	1,000 USF	
.010 Male / Female Bunks	2			150 SF	300 USF	
.011 Male / Female Lockers and Showers	2			1,200 SF	2,400 USF	
.012 Exercise Room	1			750 SF	750 USF	Share with other programs if possible
USF Subtotal					8,010 USF	
					12,323 GSF	(includes 35% grossing factor)

9.0 Medium Fire Station	Count	Type	Size	SF	USF Total	Notes
.001 Lobby	**1**			100 SF	100 USF	
.002 Front Office	**1**			500 SF	500 USF	
.003 Kitchen / Dining Area	**1**			500 SF	500 USF	
.004 Day room	**2**			500 SF	1,000 USF	
.005 Dorms	**7**			125 SF	875 USF	
.006 Exercise Room	**1**			400 SF	400 USF	
.007 Apparatus Bay and Support	**1**			5,000 SF	5,000 USF	includes ambulance bay & paramedics space
USF Subtotal					8,375 USF	
Total					**12,885 GSF**	(includes 35% grossing factor)

10.0 Emergency Ops. Center (EOC)	Count	Type	Size	SF	USF Total	Notes
.001 Emergency Communications Room	**1**			300 SF	300 USF	
.002 Cell Tower Battery Room	**2**			500 SF	1,000 USF	Refer to 7.0.08-11 for tower specifications
.003 Verizon Wireless Equipment for Monopole	1			280 SF	280 USF	Leased to Verizon
.004 SCE Equipment for Monopole	1			110 SF	110 USF	Leased to SCE
.005 Multi-Purpose Room/ E.O.C.	**1**		**50 ppl**	1,500 SF	1,500 USF	Double as large community meeting room
.006 Emergency Operations Center Storage	**1**			300 SF	300 USF	
USF Subtotal					3,490 USF	
Total					**4,106 GSF**	(includes 15% grossing factor)

Other Facilities

11.0 Community Center Facilities	Count	Type	Size	SF	USF Total	Notes
.001 Lobby	1			300 SF	300 USF	
.002 Community Meeting Rooms	3			1,000 SF	3,000 USF	
.003 Public Gallery	1			300 SF	300 USF	
.004 Public Restrooms	2			300 SF	600 USF	
.005 Catering Area	1			200 SF	200 USF	
USF Subtotal					4,400 USF	
Total					5,176 GSF	(includes 15% grossing factor)
12.0 Trailhead Facilities	2		20x30	600 SF	1,200 GSF	Restroom building(s) with water bottle fillers. Co-locate with appropriate site amenities.
13.0 Café	1		50x100	5,000 SF	5,000 GSF	Development opportunity with rentable rooms
Other Facilities - Gross Square Foot Subtotal						**40,690 GSF**

Program Appendix

Existing Buildings / Structures on Site				Approx GSF	Notes	
City Manager's Building				16,900 GSF	Permanent Building	
Community Development Building				4,900 GSF	Permanent Building	
Public Works Building				2,800 GSF	Temporary Building	
TV Station Buildings	2		1,400 SF	2,800 GSF	1 Temporary and 1 permanent building	
Storage Containers	13	20x10	200 SF	2,600 GSF	Temporary Twenty Unit Equivalents	
Subterranean Missile Silo Structures	2		3,600 SF	7,200 GSF	Permanent subterranean structures	
Coast Guard Structure	1		1,500 SF	1,500 GSF	Permanent buried structure	
Total				38,700 GSF		.89 AC

Other Considered Uses	Count	Type	Size	SF	GSF Total	Notes	
Pool with Restrooms / Lockers	1		60x100	6,000 SF	6,000 GSF	costly building for level of public support	
Multi Sports Gym	1		100x100	10,000 SF	10,000 GSF	costly building for level of public support	
Baseball / Softball fields	1		300x300	90,000 SF	90,000 GSF	minimum public support (little league, 60' bases)	
Skate Park	1		80x100	8,000 SF	8,000 GSF	minimum public support	
Multi-Purpose playing fields	1		340x280	95,200 SF	95,200 GSF	minimum public support (1 AYSO U14 field)	
Outdoor Basketball Courts	1		60x100	6,000 SF	6,000 GSF	minimum public support	
Volleyball Courts	1		50x80	4,000 SF	4,000 GSF	minimum public support	
Tennis Courts	2		60x120	14,400 SF	28,800 GSF	minimum public support	
Total					248,000 GSF		5.69 AC

RANCHO PALOS VERDES CITY COUNCIL **MEETING DATE:** 09/03/2019
AGENDA REPORT **AGENDA HEADING:** Regular Business

AGENDA DESCRIPTION:

Receive and file a land use update regarding the Civic Center property

RECOMMENDED COUNCIL ACTION:

(1) Receive and file a land use update regarding the Civic Center property

FISCAL IMPACT: None

Amount Budgeted:	N/A
Additional Appropriation:	N/A
Account Number(s):	N/A

ORIGINATED BY: Gabriella Yap, Deputy City Manager
REVIEWED BY: Same as above
APPROVED BY: Doug Willmore, City Manager

ATTACHMENTS:

A) Map of area under the Department of Justice and the Federal Emergency Management Agency (page A-1)

BACKGROUND AND DISCUSSION:

Since the Civic Center property was acquired from the federal government as part of the National Park Service's (NPS) Federal Lands to Parks Program, it has been under oversight of the NPS and significant conservation easements have been in place on part of the property, thus limiting the uses of the property. At the Council's direction, Staff has been addressing these limitations with the federal government.

Attachment A shows the Civic Center property. The area in yellow is restricted to "general government use." The area in red has been restricted to "passive recreational use."

Over the past 25 years, the City reached out to the NPS numerous instances attempting to lift the existing deed restrictions on the red outlined area, but to no avail. Due to the public safety priorities of the City Council, the City requested the NPS allow the placement of public safety facilities, such as a fire station, Sheriff's Department substation, updated helipad, and emergency operations center, on the Civic Center property. Though the City fully believes these were allowable as supporting amenities to the open space area in the event of a fire or major disaster, and because the area is a

gravel parking lot and existing helipad — meaning no recreational value would be lost — NPS refused to qualify these as such. Staff was directed by the City Council to concurrently pursue legislative and administrative options.

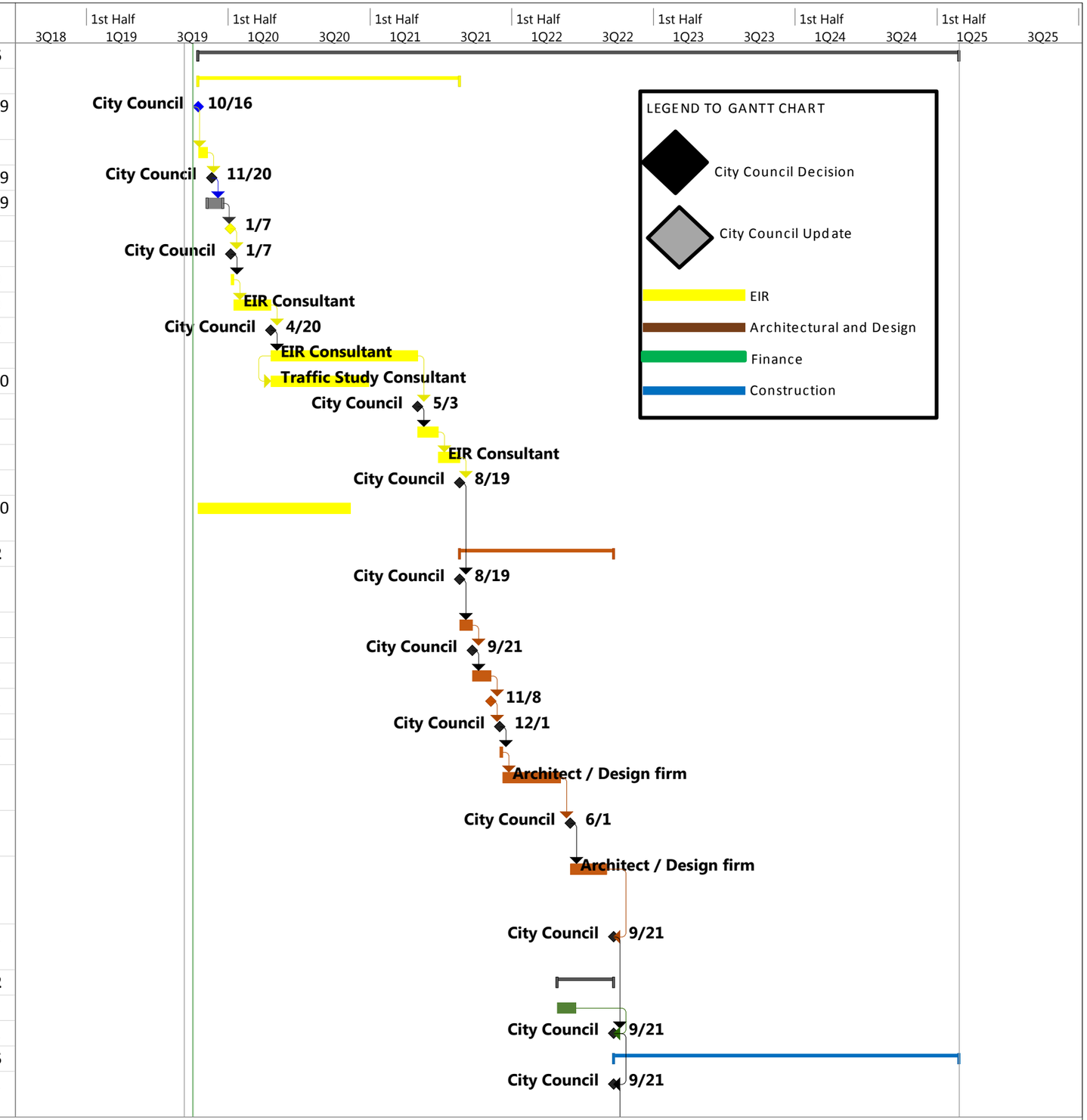
Councilwoman Brooks and Mayor Pro Tem John Cruikshank served on the Civic Center subcommittee, and Mayor Duhovic, Councilwoman Brooks and City Manager Willmore attended a number of meetings with Congressional representatives, and members of different agencies in Washington, D.C. to discuss the deed restrictions on the property and potential uses in depth. City Manager Willmore made eight separate trips to Washington, D.C. over the past two years to continue work on this issue. Based on the recommended direction of Ralph Conner of the General Services Administration (GSA), and Dan Smith, Acting Director of the NPS, staff filed paperwork with the GSA to convey the oversight of the property to the Department of Justice (DOJ) and the Federal Emergency Management Agency (FEMA) for public safety uses.

Rancho Palos Verdes has now received formal approval from all agencies involved — GSA, DOJ, FEMA and NPS — to transfer oversight of the subject property from NPS to DOJ and FEMA (with GSA acting as their agent). Thus, the allowed use of the property has changed from passive recreation to public safety uses. Again, attachment A shows the area with general government use restrictions in yellow, and the area that is reverting to DOJ, FEMA, and GSA oversight for public safety use outlined in red. This additional 9.48 acres would allow for much needed public safety improvements and facilities.

GSA has informed the City that it expects the new deeds to be recorded within the next several weeks.

It is important to acknowledge the entire City Council, and especially Councilwoman Brooks, for its commitment and tireless work on this initiative. Also, Tim Stewart of American Capitol Group, Los Angeles County Supervisor Janice Hahn and her Chief of Staff Nick Ippolito, Senator Dianne Feinstein and her staff, Rep. Ted Lieu and his staff, Rep. Rob Bishop, the House Committee on Natural Resources staff, Ralph Conner of the GSA, NPS Acting Director Dan Smith, Elena Gerli of Aleshire & Wynder, and all City staff who worked tirelessly on this project, but especially Gabriella Yap and Kit Fox.

ID	Task Name	Duration	Start	Finish
1	**Civic Center Project**	**1245.89 days**	**Tue 10/15/19**	**Wed 2/26/25**
2	**Planning & Environmental Review Stage**	**429.22 days**	**Tue 10/15/19**	**Thu 8/19/21**
3	Approval of Program Document and authorization to prepare a RFP for EIR Consultant Services	0.89 days	Tue 10/15/19	Wed 10/16/19
4	Prepare RFP for EIR Consultant Services	15 days	Wed 10/16/19	Fri 11/8/19
5	Approval of RFP for EIR Consultant Services	0 days	Wed 11/20/19	Wed 11/20/19
6	Adverisement of RFP for EIR Consultant Services	25 days	Fri 11/8/19	Wed 12/18/19
7	EIR Consultant Proposals due	0 days	Tue 1/7/20	Tue 1/7/20
8	Selection of EIR Consultant and award of contract	0 days	Tue 1/7/20	Tue 1/7/20
9	Execution of EIR Consultant contract	5 days	Wed 1/8/20	Wed 1/15/20
10	Preparation of "Initial Study"	60 days	Wed 1/15/20	Mon 4/20/20
11	Receive Initial Study	0 days	Mon 4/20/20	Mon 4/20/20
12	Preparation of Draft Environmental Impact Report	240 days	Mon 4/20/20	Mon 5/3/21
13	Traffic Study	160 days	Mon 4/20/20	Mon 12/28/20
14	Receive Draft EIR	0 days	Mon 5/3/21	Mon 5/3/21
15	Comment Period	35 days	Mon 5/3/21	Fri 6/25/21
16	Response Period	35 days	Fri 6/25/21	Thu 8/19/21
17	Receive Final EIR	0 days	Thu 8/19/21	Thu 8/19/21
18	Coordination with L.A. Co. regarding public safety components and infastructure	250 days	Tue 10/15/19	Wed 11/11/20
19	**Architectural & Design**	**251.67 days**	**Thu 8/19/21**	**Wed 9/21/22**
20	Authorization of drafting of RFP for Architectural & Design Services	0 days	Thu 8/19/21	Thu 8/19/21
21	Draft RFP for Architectural & Design Services	20 days	Thu 8/19/21	Tue 9/21/21
22	Approval of RFP and authorization to advertise	0 days	Tue 9/21/21	Tue 9/21/21
23	Advertising of RFP	30 days	Tue 9/21/21	Mon 11/8/21
24	Proposals from Architectural & Design firms due	0 days	Mon 11/8/21	Mon 11/8/21
25	Award contract to Architectural/Design firm	0 days	Wed 12/1/21	Wed 12/1/21
26	Execution of contract	5 days	Wed 12/1/21	Wed 12/8/21
27	Development of Phase 1 of Master Plan (Schematic Design)	95 days	Wed 12/8/21	Fri 5/6/22
28	Approval of Phase 1 of Master Plan (Schematic Design)	0 days	Wed 6/1/22	Wed 6/1/22
29	Development of Phase 2 of Master Plan (Construction Plans & Specifications and Cost estimates)	60 days	Wed 6/1/22	Fri 9/2/22
30	Approval of Phase 2 of Master Plan (Construction Plans & Specifications and cost estimates)	0 days	Wed 9/21/22	Wed 9/21/22
31	**Financing Stage**	**92.22 days**	**Thu 4/28/22**	**Wed 9/21/22**
32	Evaluating Financing Options	30 days	Thu 4/28/22	Tue 6/14/22
33	City Council Approval of Financing Plan	0 days	Wed 9/21/22	Wed 9/21/22
34	**Construction Stage**	**565 days**	**Wed 9/21/22**	**Wed 2/26/25**
35	Authorization of drafting of Notice Inviting Sealed Bids for Construction	0 days	Wed 9/21/22	Wed 9/21/22



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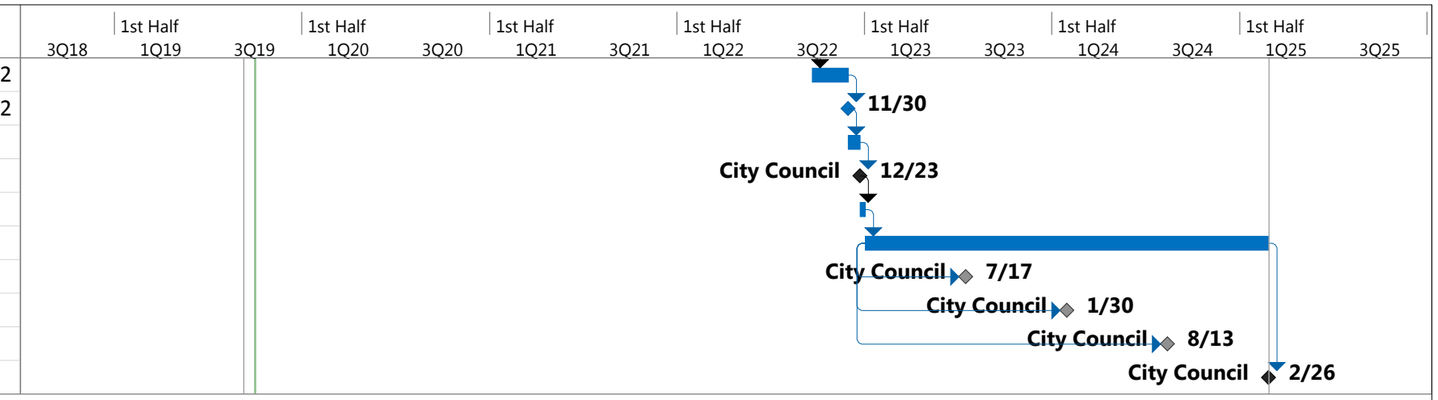
ID	Task Name	Duration	Start	Finish
36	Publication of Notice Inviting Sealed Bids	45 days	Wed 9/21/22	Wed 11/30/22
37	Sealed Bids are due	0 days	Wed 11/30/22	Wed 11/30/22
38	Review of Bids	15 days	Wed 11/30/22	Fri 12/23/22
39	City Council award of construction contract	0 days	Fri 12/23/22	Fri 12/23/22
40	Execution of contract	5 days	Fri 12/23/22	Mon 1/2/23
41	Construction	500 days	Mon 1/2/23	Wed 2/26/25
42	Receive update on Construction	0 days	Mon 7/17/23	Mon 7/17/23
43	Receive update on Construction	0 days	Tue 1/30/24	Tue 1/30/24
44	Receive update on Construction	0 days	Tue 8/13/24	Tue 8/13/24
45	Ribbon Cutting	0 days	Wed 2/26/25	Wed 2/26/25



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