



**Center for Health & Fitness Relocation
Member Working Group
August 20, 2024**

Why We're Here

Beach Cities Health District (BCHD) is planning to upgrade its 11-acre campus into a Healthy Living Campus, including the relocation of the Center for Health & Fitness (CHF)

The Member Working Group serves as a key resource to BCHD staff and the Board of Directors throughout the planning process and disseminate information about the relocation

Meeting Agenda

Introduce Beach Cities Health District

Explain the Role of the Member Working Group

Provide an overview of the Healthy Living Campus Project (including CHF location)

Questions & Answers



Staff Introductions

Tom Bakaly – CEO

Cristan Mueller – Chief Health Operations & Communications Officer

Cindy Foster – Health & Fitness General Manager

Dan Smith – Director of Communications

Bernadette Johnson – Member Services Manager

Julie Lumbao, Programs Manager



Who We Are & What We Do

Mission

To optimize health of our Beach Cities community through innovative and inclusive programs, partnerships and spaces.

Vision

A healthy beach community.

About Us

BCHD has served the communities of Hermosa Beach, Manhattan Beach and Redondo Beach since 1955

Governed by a publicly-elected board of directors





Your Local Health Resource for 60+ Years

- 1955 Community votes to fund South Bay Hospital
- 1960 South Bay Hospital opened
- 1984 Building leased to outside management (Tenet)
- 1998 Tenet leaves and BCHD focuses on preventive health
- 2010 The Beach Cities are chosen for the Blue Zones Project
- 2022 allcove Beach Cities opens
- TODAY BCHD delivers 40+ programs and services in the community

Resources to Improve Health

District Funding Trend

	2022-2023		2018-2019	
Leases	4,735,000	32%	5,326,000	36%
Property Tax	4,751,000	32%	3,793,000	26%
User Fees (Health & Fitness Operations)	1,701,000	12%	2,826,000	19%
Partnership	1,825,000	12%	2,071,000	14%
Interest	498,000	3%	570,000	4%
Other (Grants, Donations, etc.)	1,311,000	9%	106,000	1%
Total Revenue	14,821,000		14,692,000	



Health Priorities 2022-25



Mental Health &
Substance Use



Physical &
Brain Health



Public Health
& Safety





40+ Preventive Health & Wellness Programs, Services and Facilities for the Community



\$182 Million

Saved in healthcare expenses annually



Member Working Group: What it is and How it Operates



Member Working Group: Overview & Purpose

Purpose

- Provide insight and feedback
- Receive updates and information
- Disseminate CHF relocation information to members

Members are:

- An important resource for BCHD staff
- Invited to participate
- Voluntary contributors
- Ambassadors between the relocation and members



Member Working Group: Roles & Responsibilities

- Work within the established guiding principles of Healthy Living Campus and future of CHF
- Provide input on:
 - Best methods to reach and engage respective constituencies
 - Perceptions and feedback received from broader constituencies/ members
- Consider the interests of members
- Participate in open communications
- Help move the planning process forward in the spirit of cooperation
- Regularly participate in Member Working Group meetings (August – December 2024, meeting monthly, unless project dictates more frequent meetings)
- Understand the role of BCHD as a public organization and its regulatory obligations





Welcome to
Beach Cities Health District's
New Campus



The Healthy Living Campus: A new community space for health, well-being and healthy living in the Beach Cities



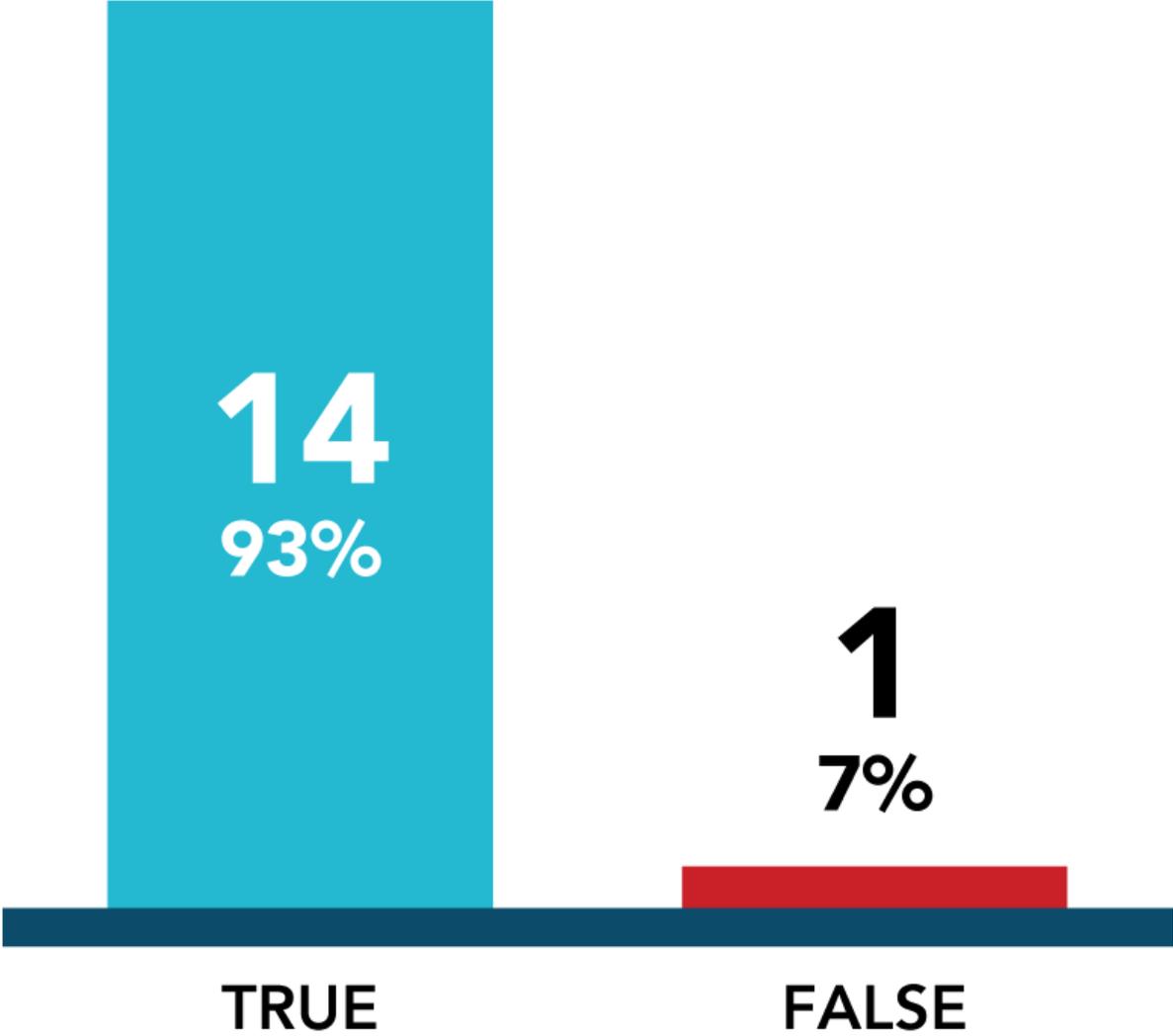
Timeline

MAY 2017	Formed Community Working Group (CWG)
SEP 2017	Developed Initial Concept
OCT 2017	Hosted Community Open House
JAN 2018	Received Board Direction to Take Broader Approach
JUN 2018	Hosted Intergenerational Study Circle
AUG 2018	Hosted Gathering Spaces Study Circle
SEP 2018	Hosted Center of Excellence Study Circle
JAN 2019	Presented Master Plan to CWG and Board
MAR 2021	Released Draft EIR Report (90-day review and public comment period)

SEP 2021	Board voted to certify the Final EIR
AUG 2022	Board Selects WRC PMB Redondo Beach as Developer/Operator for HLC
DEC 2022	Board Approves A141 Design-Build Agreement with Suffolk/CallisonRTKL
NOV 2023	BCHD completes Redondo Beach portion of Diamond Street Bike Path
APR 2024	Board Selects Menemsha and Aedis Architects for allcove Design-Build



Q: The Master Plan optimally accomplishes all or the majority of the Healthy Living Campus Project Pillars and Principles.



Current Campus

520 Building
Ground Lease Expires 2064

510 Building
Ground Lease Expires 2030



Master Plan Phase 1



Phase 1

- BCHD Programs & Services
 - **allcove Youth Wellness Center**
 - Care Management
 - Information & Referrals
 - Residential Care for the Elderly
- Program of All-Inclusive Care for the Elderly
- Active Open Green Space
- Parking

Phase 2

- Community Wellness Pavilion
- Aquatics
- Center for Health & Fitness
- Parking

Fewer Units: Reducing RCFE units from 420 to 217

Smaller Building Sizes: 426,000 sf to 253,700 sf

Less Construction Time: From nine to five years in two phases (instead of three phases)

Overview of Proposed Plans

Planning has been a multi-year endeavor. The proposed project has undergone several revisions based on community feedback and input from expert structural and financial consultants.



2017 Initial Concept



2019 Master Plan Concept

allcove Beach Cities
youth wellness center project



Current Campus

520 Building
Ground Lease Expires 2064

510 Building
Ground Lease Expires 2030





A Beach Cities Health District Program

Creating a Healthy Beach Community at the Center for Health & Fitness

Medical Advisory Committee

CHF is overseen by a Medical Advisory Committee comprised of physicians and health care professionals.

The committee is led by Beach Cities Health District Chief Medical Advisor, William Kim, MD.



*William E. Kim, MD
Chief Medical
Advisor for BCHD*



*Bruce Jackson, MD
Cardiology*



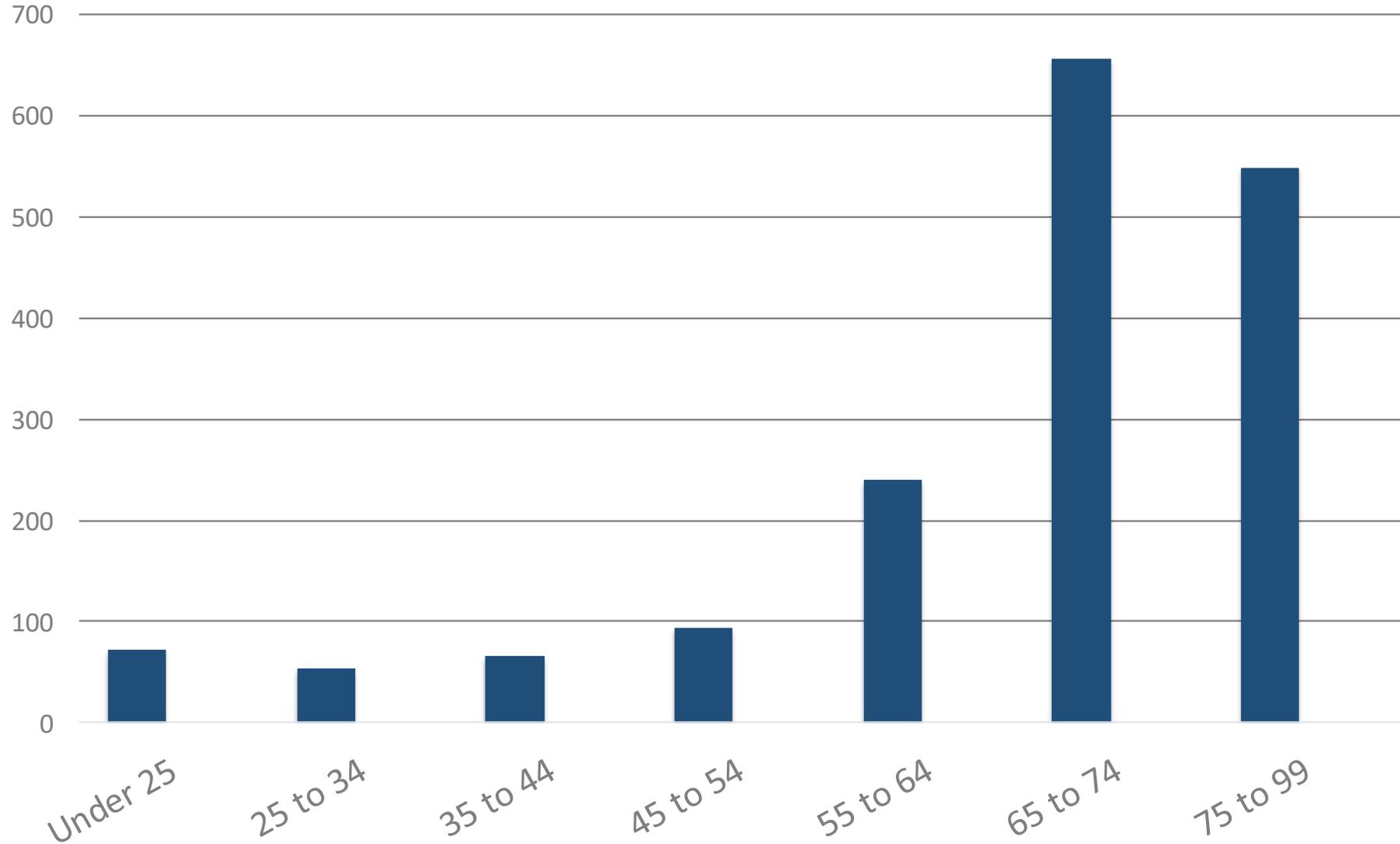
*Brenda Shen, MD
Family Medicine*



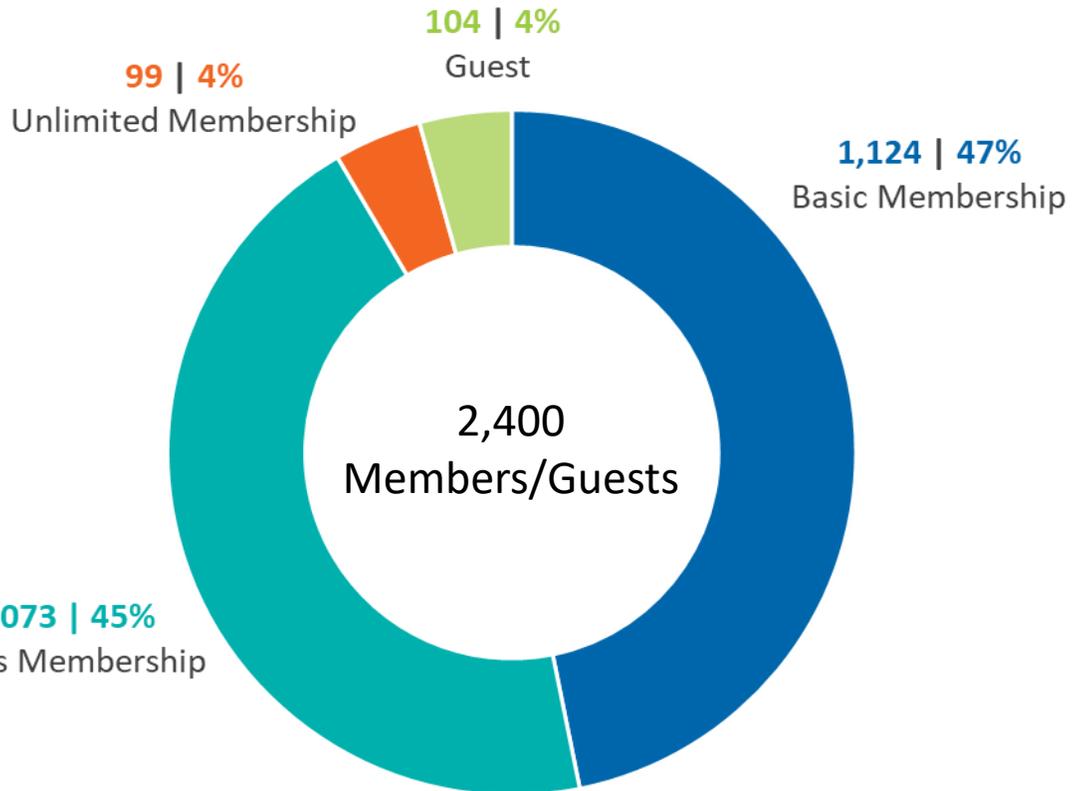
*John G. Wallace, Jr., MD
Emergency Medicine*

Learn more at beachcitiesgym.org/mfa

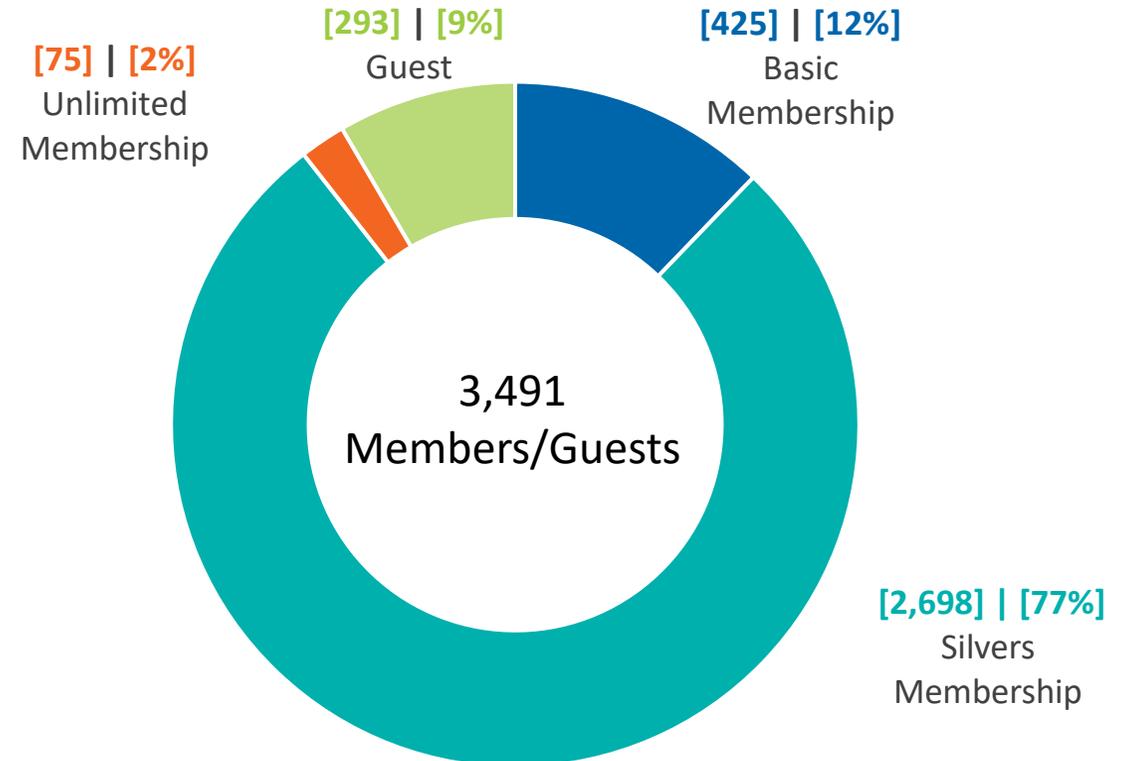
Member Age Breakdown



2019 Membership



2024 Current Membership





Questions & Answers

