Center for Health & Fitness

BCHD A Public Agency

A Beach Cities Health District Program

Center for Health & Fitness Relocation
Member Working Group
December 17, 2024

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Agenda

- BCHD Update
- Timeline
- Recap of November Meeting
- CHF Operating & Relocation Budget
- Program Sustainability Brainstorm
- Fundraising
- Next Meeting: Walk the Space

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BCHD Update

Funding 514 Building Demolition, Open Space & allcove Beach Cities

Public-Private Partnership (P3)
Financing is no longer viable for demolition, open space and allcove Beach Cities

Residential Care for the Elderly partnership with PMB in due diligence

General Obligation Bond
Measure BC did not pass

11/5/2024	YES	NO
Hermosa Beach	4,822	5,449
Manhattan Beach	7,919	11,171
Redondo Beach	17,204	16,482
TOTAL	**29,945**	**33,102**

BCHD will need to:
- Finance demolition ($700,000 per year)
- Find financial sources for allcove construction
- Delay plans for the open space

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Floor Area Ratio (FAR) Update

- **COUNCIL VOTE:** The Redondo Beach City Council voted 3-2 Dec. 3 to approve an addendum to the Environmental Impact Report (EIR) for its General Plan update
- **EIR ADDENDUM:** The addendum allows a 1.25 floor area ratio (FAR) limit on BCHD's campus on N. Prospect Ave.
- **IMPACTS:** The City's staff report indicated a 1.25 FAR for BCHD would not result in any new or more significant environmental impacts
- **WHAT'S NEXT:** With the City Council adopting the addendum, the City has the option to approve a 1.25 FAR cap for BCHD when they consider their Land Use Element update in early 2025

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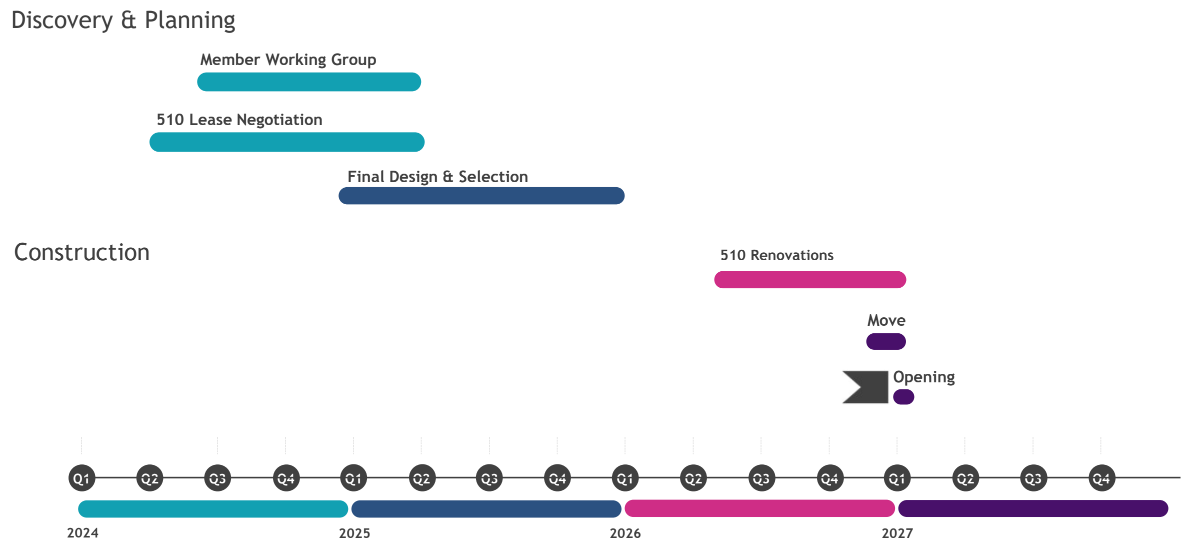
Center for Health & Fitness Relocation Timeline



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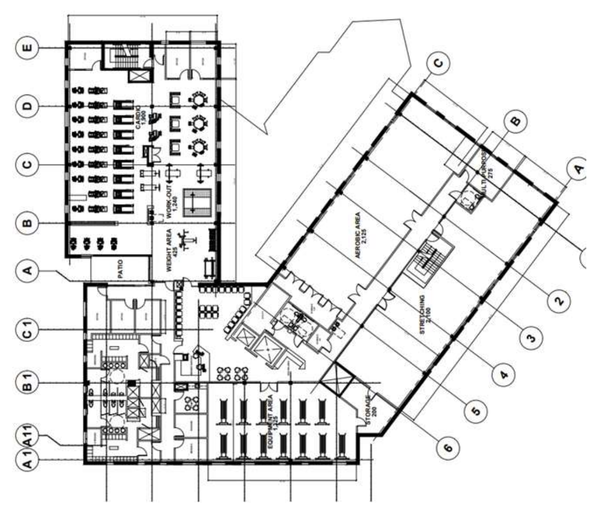
November Meeting Feedback

- More seating in areas where people wait before their classes begin
- Expand social areas by reducing locker room space / access to patio
- Few showers and more office space for staff
- Design should consider space for a sound system and stage area in some classrooms
- Eliminate carpet throughout
- Need for private Pilates room?
- Concerns about ease/efficiency of moving bikes
- Larger weight room
- Staggered class times to ease crowding



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FY24-25 Mid-Year Review Discussion – November 20, 2024

5 Year Forecast	FY23-24	FY24-25		FY25-26		FY26-27		FY27-28		FY28-29	
	Actual	Budget									
TOTAL REVENUES	15,261,000	16,146,000	6%	15,245,000	-6%	14,062,000	-8%	13,080,000	-7%	13,472,400	3%
TOTAL EXPENSES	(14,803,000)	(15,628,000)	6%	(15,495,000)	-1%	(16,052,000)	4%	(14,625,000)	-9%	(15,210,000)	4%
NET OPERATING CASH	**458,000**	**518,000**		**(250,000)**		**(1,990,000)**		**(1,545,000)**		**(1,737,600)**	

Notes

1) FY24-25 budget found $1,047,000 in savings.

2) 5-Year Forecast Reflects Loss of Building Revenues

3) Additional Funding Needed:
   I. 514 N. Prospect Demolition Debt Service (included)
   II. allcove operational sustainability funding

4) FY24-25 implementing shortfall strategies

5) Review Capital Investment Options:
   - *allcove Youth Wellness Center*
   - *Center for Health & Fitness Relocation*
   - *Healthy Living Campus*

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CHF Operating Budget

	FY 23-24 Actuals
Revenues	1,077,384
Expenses	1,206,425
Net Income (loss) Before Capital Expenditures	(129,041)

Relocation/Remodel Costs: $4-5M

Rent 2027-2030:

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CHF Operating Budget

	FY 23-24 Actuals
Revenues	1,077,384
Expenses	1,206,425
Net Income (loss) Before Capital Expenditures	(129,041)

Relocation/Remodel Costs:

Rent 2027-2030:

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CHF Membership Counts and Revenue

2018-2019 Membership Annual Revenue: $771,286	2023-2024 Membership Annual Revenue: $423,465	($347,821)
Current Basic Member Count: 432	March 2020 Basic Member Count: 1,124	(692)
Current Silver Member Count: 2,849	March 2020 Silver Member Count: 1,073	1,776
Current Silver Member Monthly Revenue Potential: $98,961	Current Silver Monthly Revenue: $22,350	($76,611)

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Program Sustainability Brainstorm

- Annual Fee Increases
- Resident vs. non-resident
  - Fees
  - Class Access
- Fundraising

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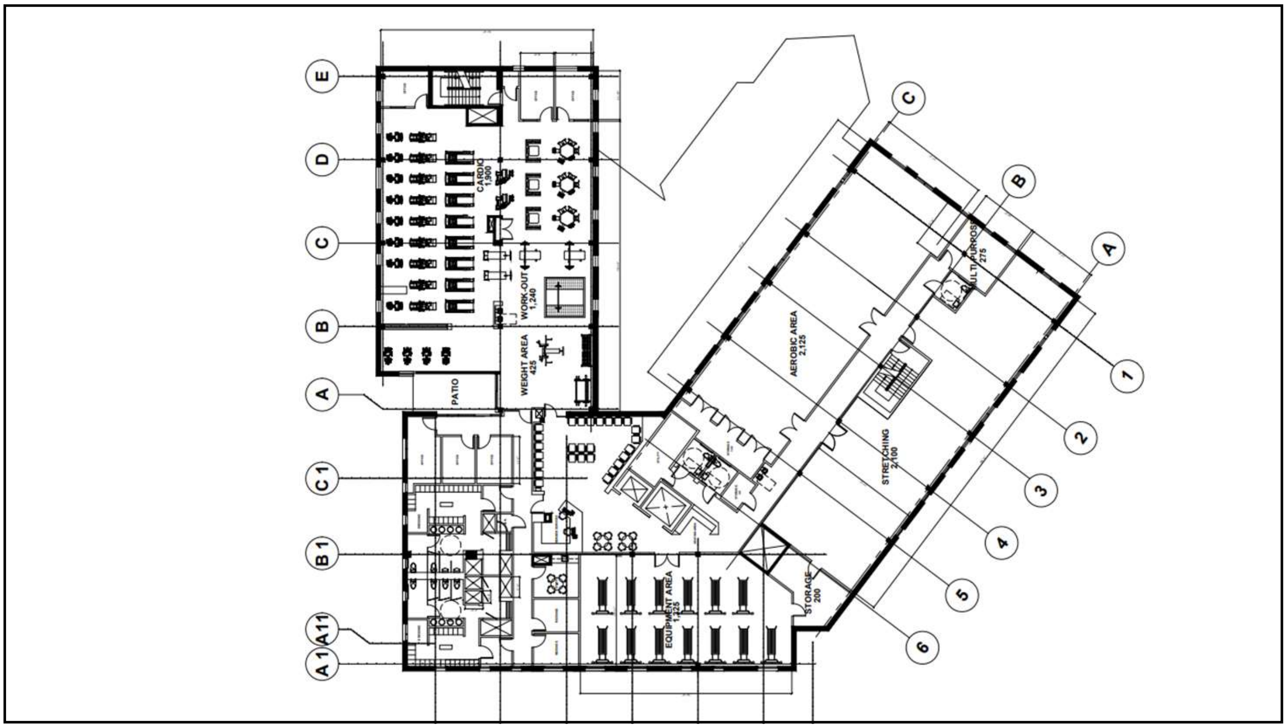
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WORK-OUT
1,240
CARDIO
AEROBIC AREA
2,125
STRETCHING
2,100
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STORAGE
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EQUIPMENT AREA
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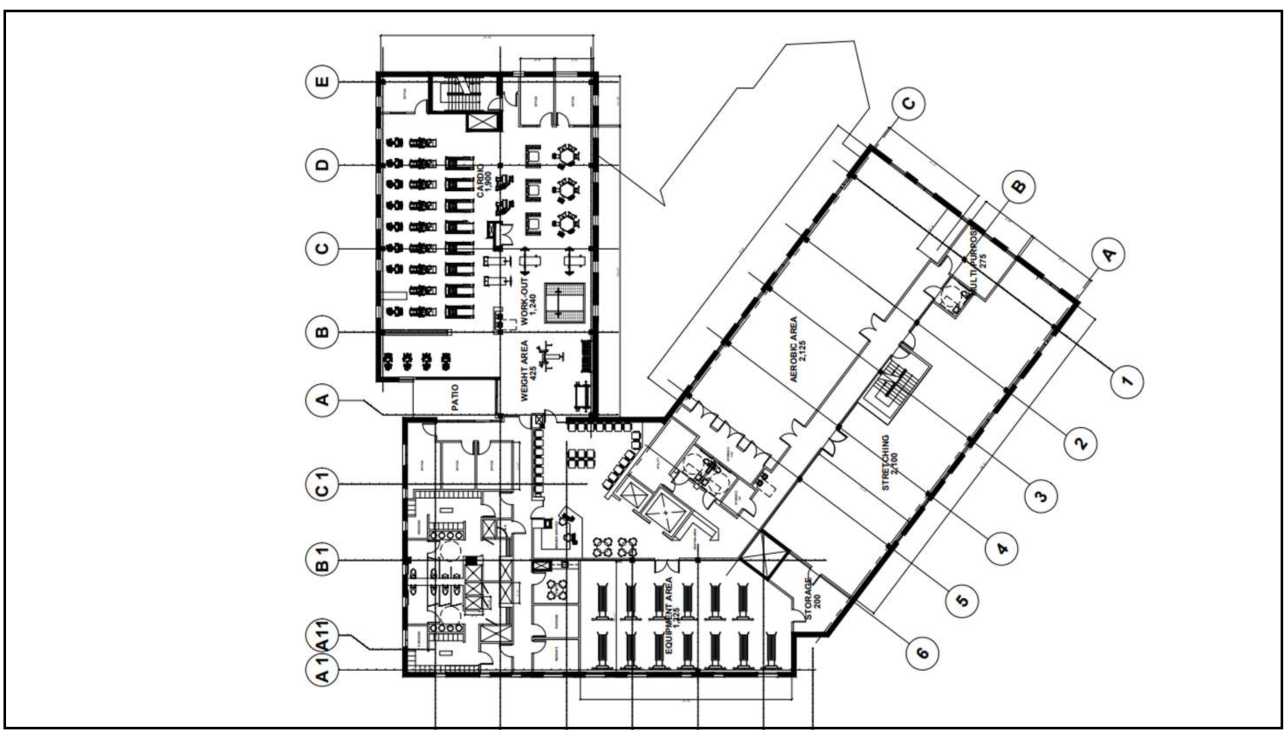
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Option 1

Room	Current SF	Proposed SF
Group X	2,180	2,087 + storage
Silvers	1,240	1,266 + storage
SGT/Stretch	462	518
Yoga	928	1,325
Private Reformer	234	250
Reformer	337	350

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Option 2

Room	Current SF	Proposed SF
Group X	2,180	2,087 + storage
Silvers	1,240	1,266 + storage
SGT/Silvers/Stretch	462	768
Yoga	928	1,075
Private Reformer	234	250
Reformer	337	350

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Option 3

Room	Current SF	Proposed SF
Group X	2,180	2,087 + 300 SF of storage
Silvers	1,240	1,266 + 300 SF of storage
SGT/Silvers/Stretch	462	518
Yoga	928	1,225
Private Reformer	234	250
Reformer	337	350

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