

Marine Safety Center Feasibility & Needs Assessment

**City Council Meeting
June 14, 2017**

Background

- Marine Safety renovation/replacement project is in the City's FY 2017/2018 Work Plan
- FY 2015/2016, Council directed Staff to perform a feasibility study
- In January 2016, Staff received 5 proposals in response to a RFP
- In March 2016, Council authorized entering a PSA with Stephen Dalton Architects

Discussion

- The existing building is over 70 years old and is in need of repairs, upgrades, and/or replacement
- Nearly all building components are degraded and past their useful life
- The current building layout and dimensions do not meet the functional needs of the lifeguards
- Compliance with current ADA and building standards is questionable

Council's Direction

In March 2016, the City Council directed the design team to consider 3 alternatives:

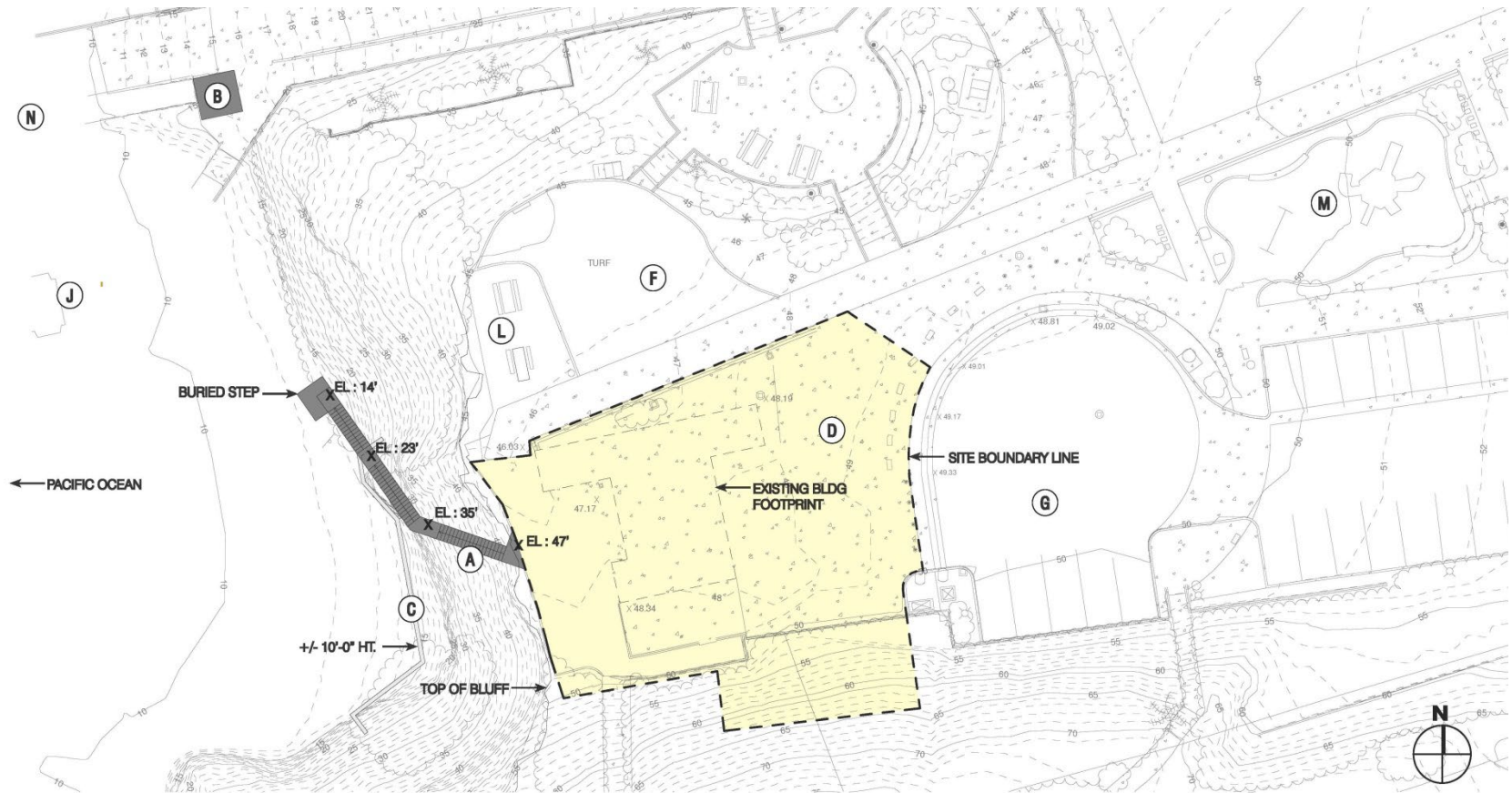
1. Temporary modular facility
2. Renovate the existing facility
3. Demolish and construct a new facility

Consultant's Efforts

- Worked with Lifeguards to develop programmatic needs such as operational and area requirements, room adjacencies and priorities
- Reference documents included:
 - 2003 Solana Beach Lifeguard Program developed with Captain Paul Dean (ret)
 - 2013 City of San Diego Lifeguard Station Design Standards
 - 2015 Moonlight Beach Lifeguard Program
- Toured Del Mar and La Jolla Shores stations
- Compared to other County lifeguard facilities, Fletcher Cove ranks 14th out of 17

Development Options

Site Features



Development Options

Option 1: Temporary Modular



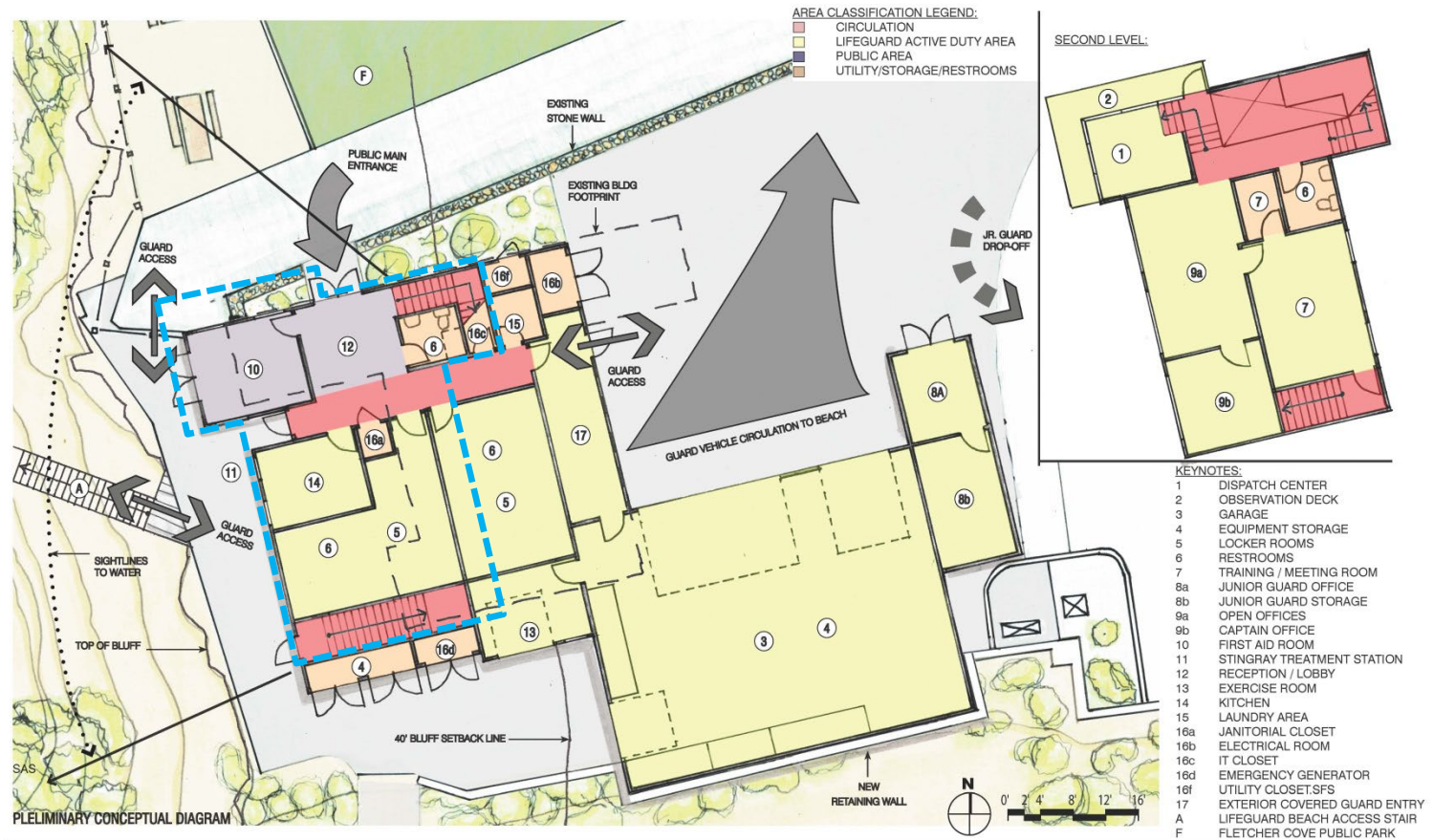
Development Options

Option 2: Renovate & Expand



Development Options

Option 3: Demolish & Rebuild



Cost Comparison of Options

Category	Option 1 (Temporary Modular)	Option 2 (Renovate & Expand)	Option 3 (Demo & Rebuild)
Preliminary Cost	\$1,651,600	\$3,371,600	\$3,996,000
Area	3,520 sf	3,780 sf	4,770 sf
Cost per Square Foot	\$469	\$892	\$837
50 Year Cost	\$7,027,266	\$3,371,600	\$3,996,000
Separation of Public/Guard Areas	No	Yes	Yes
2 nd Floor Observation Area	No	Yes	Yes
Meets Space Requirements	No	No	Yes

Meeting With CCC Staff

Staff and consultant team met with CCC on January 12, 2017. At the meeting, CCC Staff requested:

- A full geotechnical analysis of the proposed project and existing conditions;
- Justification for all elements of the project;
- A listing of the distinguishing characteristics of a proposed new facility;
- Visual simulations of the proposed facilities to show views from various vantage points;
- A description of any changes to public parking spaces and parking configuration;
- Detailed local needs and unique conditions at the site and in the City;
- Justification for the proposed seawall.

Fiscal Impact

- FY 2015/2016 allocated \$60,000 for the needs assessment
- Funding for next phases is estimated as follows:
 - Preliminary design & permitting – \$125,000
 - Final plans and specifications – \$450,000

Staff's Recommendation

Staff recommends that the City Council:

- Receive Assessment Report
- Discuss the alternatives and provide direction on a preferred alternative or combination of alternatives including design elements, siting, project size/footprint, etc.
- Provide direction on next phase of the project based on the preferred alternative(s)
- Provide direction on funding and timing of the next phase and/or future phases of the project