

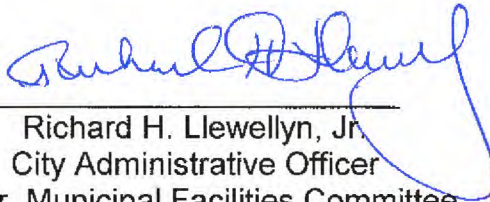
0150-11425-0000

TRANSMITTAL

TO Council	DATE 7-30-19	COUNCIL FILE NO. 18-0651
FROM Municipal Facilities Committee		COUNCIL DISTRICT 15

At its meeting held on July 25, 2019, the Municipal Facilities Committee (MFC) adopted the recommendations of the attached General Services Department (GSD) report, which is hereby transmitted for Council consideration. Adoption of the report recommendation would authorize GSD to negotiate and execute a new sub-lease agreement with the Salvation Army for property at 2316 East Imperial Highway, Los Angeles, CA 90059, for a term of three years and a rental rate of \$0. The City will construct a crisis and bridge housing facility on this site that is located in Council District 15.

There is no additional impact on the General Fund. Council and Mayor previously approved \$5.2 million to construct the facility using \$3 million from the Homeless Emergency Aid Program (HEAP) Funds, \$1.3 million from the General City Purposes Fund, and \$900,170 from the Unappropriated Balance.


Richard H. Lewellyn, Jr.
City Administrative Officer
Chair, Municipal Facilities Committee

RHL:MC:05200011

CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX NO. (213) 928-9515

July 25, 2019

Honorable City Council
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, CA 90012

Attention: Leyla Campos, Legislative Assistant

**REQUEST AUTHORIZATION TO NEGOTIATE AND EXECUTE A
NEW SUB-LEASE AT 2316 EAST IMPERIAL HIGHWAY WITH THE
SALVATION ARMY FOR USE AS A BRIDGE HOUSING FACILITY**

The Department of General Services (GSD) requests authority to negotiate and execute a new sub-lease with the Salvation Army, a non-profit organization, as the operator of a crisis and bridge housing facility located at 2316 East Imperial Highway, Los Angeles, CA 90059 (2316 Imperial).

BACKGROUND

On December 12, 2018, the City Council adopted a motion (C.F. 18-0651) instructing staff to evaluate and determine if 2316 Imperial was suitable for development as a crisis and bridge housing facility and instructed the City's Homeless Coordinator to identify operational funds for the site. The evaluation is complete and the City's Homeless Coordinator subsequently requested the Department of General Services (GSD) proceed with the negotiation of a master lease with the property owner Housing Authority of Los Angeles (HACLA) and a sub-lease with the Salvation Army to operate the facility.

The master lease agreement between the City and HACLA was approved by the Municipal Facilities Committee in December 2018 and by Council in February 2019. Construction commenced in April 2019 and is approximately 35% completed with a scheduled completion date of August 27, 2019. The lease is limited to three years as HACLA intends to construct permanent supportive housing on the site.

The 59,000 square foot site was previously used for emergency housing. The Bureau of Engineering (BOE) is providing project design and management oversight of the City's GSD Construction Forces to complete the project. The project design plan includes two single story membrane structures totaling 11,700 square feet of sheltered space with 100 beds and will include storage for residents, personal hygiene and laundry facilities, supportive and community engagement services and 24-hour security. Other features include an elevated deck, an outdoor open/flex space and shade structure. A portion of the site, not included in the proposed sub-lease, will be used for the Watts Worksource Center.

The three year lease with the Salvation Army includes a zero-cost holdover option on a month-to-month basis after expiration. In lease negotiations, GSD will seek to ensure the calculation of the three year term will commence when the certificate of occupancy is acquired.

FUNDING

The estimated tenant improvement project costs are approximately \$5.2 million. The City Council approved funding recommendations report (C.F. 18-0651) from the CAO dated November 29, 2018, authorizing \$5,233,512 to develop a Crisis and Bridge Housing site in Council District 15 (CD 15). The CAO report allocates the construction and FF&E funding for this project.

SHELTER SERVICES

The City identified the Salvation Army as the service provider to manage and operate the site 24/7 with experienced staff and security personnel. The Salvation Army is dedicated to ending homelessness with experience providing emergency housing facilities, homeless shelters, transitional living centers, group homes, and family shelters with over 10 million nights of lodging annually. In addition, the Salvation Army also combats long-term homelessness by providing homeless adults, veterans, and children with holistic physical, emotional, and spiritual support. Support services are funded for three years and include case management, mental health and substance abuse oversight. Program participants will remain at the shelter until they identify permanent housing or choose to exit the program.

COMMUNICATION AND FURNITURE, FIXTURES AND EQUIPMENT

Per the Council approved CAO report (CF 18-0651) on November 29, 2018, the City pays for the furniture, fixtures and other equipment required to provide services at the facility. Either the Salvation Army or the City will procure the furniture and fixtures. The Salvation Army will also provide communication, data, staff phones, and moving expenses.

MAINTENANCE

The CAO advises a maintenance fund will be established with Crisis and Bridge Housing (CBH) Fund or HEAP funds for major building and site systems such as

structural foundation, sewer, roof, HVAC, plumbing, electrical and fire, life, safety systems. GSD would be responsible for the major maintenance of the facility.

Upon taking possession, the Salvation Army will provide basic and routine maintenance and repairs throughout the site.

ENVIRONMENTAL

This site is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Article 19, Sections 15301 Class 1 (h); 15304, Class 4(a)(b)(e); and 15332 Class 32; as well as City of Los Angeles CEQA Guidelines, Article III, Section 1, Class 1 (8)(12); and Class 4(1)(3)(6); as set forth in the Notice of Exemption.

COMMUNITY BENEFIT ANALYSIS

Inasmuch as 'A Bridge Home' is a City program formed to facilitate temporary housing and social services for homeless individuals, the proposed lease, being necessary for implementation of the subject 'A Bridge Home' project, does not require further analysis of community benefits in support of the lease.

TERMS AND CONDITIONS

The proposed lease will include the following:

LOCATION:	2316 East Imperial Highway, Los Angeles, CA 90059
LANDLORD:	City of Los Angeles
TENANT:	Salvation Army
USE:	Crisis and Bridge Housing Facility
SITE SQUARE FOOTAGE:	Approximately 59,000 SF
PROJECT SQUARE FEET:	Approximately 30,960 SF
TERM:	Three (3) Years (36 months) from lease commencement date
LEASE EFFECTIVE DATE:	Upon attestation by the City Clerk's Office

LEASE COMMENCEMENT DATE:	Upon approval of Certificate of Occupancy
RENTAL RATE:	Zero
ESCALATIONS:	None
OPTION TERM:	None
HOLDOVER:	Month-to-month, at HACLA's discretion, zero rent
TERMINATION:	City unilateral right, 30 day notice
ADDITIONAL RENT:	None
SECURITY DEPOSIT:	None
UTILITIES	Sublessee shall be responsible for all utilities
PARKING:	On-site at no extra cost, subject to availability
SUB-LET:	N/A
TENANT IMPROVEMENTS:	The City shall be responsible for improvements for the membrane structure, trailers, including any fence or wall construction, if needed.
CUSTODIAL:	Provided by the Sublessee
PROPERTY TAXES:	None.
MAINTENANCE:	City to maintain major building systems, including heating, ventilation, air conditioning, water heaters, fire alarm and sprinkler systems (includes exterior walls, structural, roof, plumbing and electrical systems). The sub-lessee will provide basic and routine maintenance and repairs throughout the site.
INSURANCE AND INDEMNIFICATION:	Complete insurance coverage and indemnification from sublessee.
SECURITIZATION:	Sub-lessee explicitly warrants the site will be securitized and cleaned during the operation.

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SITE ACCESS: Sublessee agrees to allow HACLA and the City access to the site at any time during the duration of the lease term.

FISCAL IMPACT

There is no impact to the General Fund. Funds recommended in this report were budgeted in the Fiscal Year 2018-19 Budget. Funding for this site in its entirety (\$5.2 million) is provided by Council District 15's share of the Crisis and Bridge Housing Fund – General City Purpose Fund (\$1.33 million), the HEAP Grant Fund (\$3 million) and the Unappropriated Balance, Homeless Services Program Fund (\$900,170).

The City is coordinating with the County to secure operational funding for this facility.

RECOMMENDATIONS

That the Los Angeles City Council, subject to approval of the Mayor, authorize the Department of General Services to negotiate and execute a new lease agreement with the Salvation Army for the property located at 2316 East Imperial Highway under the terms and conditions as substantially outlined in this report.


Tony M. Royster
General Manager

Attachment



PROPOSED SITE INFORMATION

ARCHITECTURE KEYNOTES

- A00 60' x 120' TENT STRUCTURE
- A01 50' x 80' TENT STRUCTURE
- A02 12' x 40' HYGIENE TRAILER
- A03 FREE STANDING SHADE STRUCTURE
- A04 24' x 40' ADMIN TRAILER
- A05 FENCING (STREET & ONSITE)
- A06 EXTERIOR DINING AREA
- A07 50-GAL STORAGE CONTAINER YARD
- A08 OUTDOOR PET AREA
- A09 OFF-STREET LOADING ZONE
- A10 WASTE & RECYCLING CONTAINERS
- A11 SMOKING AREA
- A12 BIKE RACKS
- A13 GENERAL OPEN SPACE
- A14 HEAT TREATMENT TRAILER
- A15 8' TALL WOOD SLAT WALL

SITE / CIVIL KEYNOTES

- C01 DOMESTIC WATER
 - (N) 3" DOMESTIC WATER LATERAL ON E IMPERIAL HWY (20' RUN, 36" MIN. COVER)
 - (N) 3" DOMESTIC WATER LINE ON-SITE (82' RUN, 36" MIN. COVER)
 - (N) 3" DOMESTIC WATER BACKFLOW PREVENTER (1 UNIT)
- C02 FIRE WATER
 - (N) 6" FIRE WATER LATERAL ON E IMPERIAL HWY FOR THE TENT STRUCTURE ON THE WEST SIDE OF THE PROJECT SITE (20' RUN, 36" MIN. COVER)
 - (N) 6" FIRE WATER LATERAL ON E IMPERIAL HWY FOR THE TENT STRUCTURE ON THE EAST SIDE OF THE PROJECT SITE (20' RUN, 36" MIN. COVER)
 - (N) TWO (2) 6" DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTERS (1 UNIT)
 - (N) 6" FIRE WATER LINE ON-SITE FOR THE TENT STRUCTURE ON THE WEST SIDE OF THE PROJECT SITE (15' RUN, 36" MIN. COVER)
 - (N) 6" FIRE WATER LINE ON-SITE HWY FOR THE TENT STRUCTURE ON THE EAST SIDE OF THE PROJECT SITE (18' RUN, 36" MIN. COVER)
- C03 SANITARY SEWER
 - (N) 6" SANITARY SEWER LATERAL ON E IMPERIAL HWY (90' RUN, 30" MIN. COVER, 2% SLOPE MIN.)
 - (N) 6" SANITARY SEWER LINE ON-SITE (53' RUN, 30" MIN. COVER, 2% SLOPE MIN.)

GM4 STORM WATER

STORM DRAIN: NONE
 THE EXISTING SITE TOPOGRAPHY IS FLOWING FROM SOUTH TO NORTH AND FROM WEST TO EAST. THE WATER FLOWS TO A V-GUTTER THAT FRONTS THE PROPERTY AND IS COLLECTED BY A CATCH BASIN AND ROUTED TO THE MAIN STORM WATER LINE ON IMPERIAL HWY.

MECHANICAL KEYNOTES

- M01 (N) HVAC UNITS

PLUMBING KEYNOTES

- P01 GAS SERVICE IS NOT AVAILABLE

ELECTRICAL KEYNOTES

E01 NEW SERVICE WILL BE REQUESTED FROM LADWP FOR NEW FACILITY PREFERABLY FROM EAST SIDE OF PROPERTY CLOSE TO MONA BLVD.

TELECOMMUNICATIONS KEYNOTES

T01 NEW FIFTY PAIR COPPER TELEPHONE AND FIBER OPTIC CABLES FROM EXISTING POLES ALONG IMPERIAL HWY TO MPOCE WILL BE REQUESTED FROM COMMUNICATION COMPANY.



ENGINEERING 		ENGINEERING STATE OF CALIFORNIA PROFESSIONAL ENGINEER	
SITE PLAN		A-2	
W.O. # Date	XXXXX.XX 9/10/18	Drawn by Checked by	Director Scale 1/64" = 1'-0"
CITY ENGINEER GARY LEE MOORE, PE, ENV SP		CITY ENGINEER A BRIDGE HOME SHELTER IMPERIAL HWY 2310 EAST IMPERIAL HWY, LOS ANGELES, CA 90059	
2310 EAST IMPERIAL HWY, LOS ANGELES, CA 90059		COUNCIL DISTRICT	

Exhibit A
(Site Plan)