

MUNICIPAL FACILITIES COMMITTEE
Minutes from the Regular Meeting of March 30, 2023

MEMBERS: Matthew W. Szabo, Office of the City Administrative Officer, Chair (CAO)
Matias Farfan, Chief Legislative Analyst (CLA)
Jeanne Holm, Office of the Mayor (Mayor)

The meeting was called to order at 10:25 a.m.

No General Public Comment.

Item 2 Report from General Services Department (GSD) requesting authority to negotiate and execute a non-profit lease agreement with Dignity of Man Foundation for environmental restoration of a property located at 3008 Lakeridge Drive (CD 4), subject to Council and Mayor approval.

Disposition: Approved without discussion.

Matthew Szabo, CAO, requested that Item No. 2 be taken out of order to precede Item No. 1.

Lisa Schechter, GSD, provided a brief summary of the report which includes the consideration of a new non-profit lease agreement with Dignity of Man Foundation for a birdhouse urban ecosystem restoration initiative.

Item 1 Minutes of the March 9, 2023 Special Meeting.

Disposition: Approved without discussion.

Item 3 Report from GSD requesting authority to negotiate and execute a non-profit lease agreement with California Children's Academy for a licensed childcare center located at 2418-2422 Manitou Avenue (CD 1), subject to Council and Mayor approval.

Disposition: Approved.

Jeanne Holm, Mayor, inquired about the current GSD standards for monitoring maintenance activities at City-owned locations under new or renewed non-profit lease agreements. Amy Benson, GSD, responded that there is insufficient staff available to conduct inspections of each location under a non-profit lease. Ms. Benson further explained that this facility will be used as a child care center, which is required to meet state requirements for maintenance. Andrea Fernandez, California Children's Academy,

clarified that the non-profit is required to follow community care licensing guidelines and there is a basic standard for maintenance that must be adhered to.

Matias Farfan, CLA, requested clarification on whether the five year term is sufficient to fulfill the grant award requirements. Ms. Fernandez responded that the lease term is sufficient to fulfill their original grant request.

Item 4 Report from GSD on behalf of Department of Transportation requesting space assignment for additional storage space at 1111 Mateo Street (CD14).

Disposition: Noted and filed.

Art Kusol, GSD, provided an overview of the report submitted for consideration.

Ms. Holm, requested clarification on whether there will be an additional cost incurred for the additional storage space. Mr. Kusol, clarified that there is no additional cost for the increased storage space.

Mr. Farfan inquired about future plans for the 430 E. Commercial Street location. Mario Interiano, LADOT, responded that the bus depot will be expanded in the future to accommodate Electric Vehicle charging units.

Matthew Szabo, CAO, requested clarification concerning the current space assignment at 1111 Mateo Street. Mr. Kusol stated that the space is currently unassigned and he further explained that the space was previously under consideration for assignment to the Office of the City Clerk (Clerk), and the Clerk's needs have been addressed through their existing space.

Item 5 Report from GSD for a notification of assignment for temporary space in the former CVS space located in the Los Angeles Mall, Space No. 4 for the storage of excess cubicles.

Disposition: Noted and filed.

Zachary Millett, GSD, provided a brief summary of the notification of temporary space assignment at the Los Angeles Mall space No. 4 for excess cubicles resulting from an Office of Finance project at City Hall, Room 101.

Item 6 Report from Bureau of Engineering (BOE) requesting authority to approve a Bid and Award for the Pio Pico Park/Parking Structure project (CD 10), which has a funding gap of approximately \$13.9 million.

Disposition: Item continued.

Item 7 Reports from the BOE and Bureau of Street Services (BSS) on the project components to address the operational requirements of Asphalt Plant Programs and alternative options.

- a. BOE update on the Asphalt Plant I Phase II project.
- b. BSS update on Asphalt Plant Programs including budgetary adjustments.
- c. Continued from October 27, 2022: Report from BOE on the status of Phase II of the Asphalt Plant No. I project, including recommended budgetary adjustments.

Disposition:

- Approved Item 7(a) with discussion;
- Approved Item 7(b) as amended; and,
 - Recommendation Nos. 1, 3, and 5, to be considered as part of the 2023-24 CTIEP budget.
 - Recommendation No. 2, to instruct GSD to identify potential leasing or City-owned sites as temporary space and report back to MFC.
 - Recommendation No. 4, to be considered as part of the next phase of Yards and Shops Master Plan.
- Noted and filed Item 7(c) (refer to 7a).

Ms. Holm inquired about project funding for 2023-24. Shun Yu Zhang, BOE, responded that there is no additional funding needed in 2023-24.

Mr. Farfan inquired about the purchase of a truck scale and whether the current agreement addresses the payments by weight or truckload. Chuck Kwan, BSS, responded that the trucks are currently paid based upon the maximum weight of the truck and that the issue will be resolved with the purchase of the truck weight scale.

Item 7(b): Ioana June, BSS, presented a summary of the Bureau of Street Services report.

Ms. Holm requested clarification on Table 7 of the BSS report. Ms. June stated that based on the schedule from Phase 2, BSS wants a lease signed on a building before construction commences.

Mr. Farfan asked if Recommendation Number 2 of item 7(b) is contingent upon the approval of item 7(a) and if there is any action required from the Committee concerning the funding of Recommendation Nos. 4 and 5. Ms. June responded that item 7(a) is not feasible without item 7(b), Recommendation Number 2, as BSS must continue its operations. Ms. June further explained that Recommendation No. 4 is not included in the Department's request for 2023-24 funding, and Recommendation Nos. 1 and 3 have been submitted for Capital and Technology Improvement Expenditure Program (CTIEP) funding consideration.

Kay Ha, CAO, clarified that CAO has received CTIEP requests for Recommendation Nos. 1, 3, and 5 in the 2023-24 budget, which is under consideration. Ms. Ha added that Recommendation Nos. 2 and 4 are new supplemental requests which were not submitted for budget consideration. Ms. Ha concluded that the estimated cost of \$4 million for Recommendation Number 2 is an anticipated cost over a 5-year period, and is contingent upon an instruction from MFC for GSD to identify a potential site.

Yolanda Chavez, CAO, commented that the MFC is not required to approve funding associated with the report Recommendation Nos. 1, 3 and 5, because the items are currently under consideration for the 2023-24 CTIEP. Ms. Chavez further commented that pertaining to the lease, MFC is recommended to give instructions to GSD to identify a temporary site without approval of a funding amount at this time. Ms. Chavez concluded that the feasibility study is recommended to be included in the next phase of the Yards and Shops Master Plan.

The Committee moved to approve Option No. 1 in the BOE report to build out the full scope of work based on the production needs and code compliance including cost savings items.

The Committee moved to approve the following in the BSS report, as amended:

- Recommendation Nos. 1, 3, and 5, to be considered as part of the 2023-24 CTIEP budget.
- Recommendation No. 2, to instruct GSD to identify potential leasing or City-owned sites as temporary space and report back to MFC.
- Recommendation No. 4, to be considered as part of the next phase of Yards and Shops Master Plan.

Item 8 Report from Bureau of Sanitation, on the status of capital projects and deployment of specialized waste collection and clean-up services at homeless encampments and public spaces under Livability Services Division.

Disposition: Noted and filed.

Timothy Hoang, LASAN, provided a summary of the Bureau of Sanitation report which includes an update of the Livability Services Division projects.

Item 9 Report from GSD requesting authority to declare three properties located at 17550-52 Revello Drive, 17549-53 Castellammare Drive, and 17547 Castellammare Drive (CD 11), as “surplus land” in order to comply with State law promulgated through AB-1486, subject to Council and Mayor approval.

Disposition: Item continued.

The meeting adjourned at 11:21 a.m.