

MUNICIPAL FACILITIES COMMITTEE

Minutes from the Special Meeting of September 12, 2023

MEMBERS: Matthew W. Szabo, Office of the City Administrative Officer, Chair (CAO)
Sharon Tso, Office of the Chief Legislative Analyst (CLA)
Bernyce Hollins, Office of the Mayor (Mayor)

The meeting was called to order at 1:04 p.m.

General Public Comment

No public comment.

Item 4 Report from LADOT requesting authority for partial use of the City facility located at 411 North Vermont Avenue (CD 13) as an interim electric bus charging facility.

Disposition: Approved.

Matt Szabo, CAO, requested that Item No. 4 be taken out of order to precede Item No. 1.

Lauren Ballard, LADOT, provided an overview of the report requesting authority for partial use of 411 North Vermont Avenue as an interim electric bus charging facility.

Ms. Bernyce Hollins, Mayor's Office, requested clarification on the planned duration of the interim use. Ms. Ballard responded that the estimated use timeline would be two years from the date of operation (June 2024-June 2026).

Ms. Hollins asked where the permanent home for the equipment and buses would be located. Ms. Ballard confirmed that the equipment and buses would be moved to the Sylmar Yard.

Ms. Hollins asked if there is a status update for the overall site development plan. Both Ms. Ballard and Ms. Yolanda Chavez, CAO, confirmed this plan is on hold. Ms. Hollins followed up stating that the City is currently in a lease taking staff off of that site; to the extent possible. Ms. Hollins further asked if the City can coordinate a termination of the lease with any development, taking into account that it may not be feasible.

Ms. Hollins asked if Proposition A was carrying a structural deficit and if the use of Proposition A has been vetted with the CAO-LADOT analyst. Both Ms. Chavez and Kay Ha, CAO, confirmed that this has been vetted with the CAO-LADOT analyst.

Ms. Sharon Tso, CLA, asked if the property has been vacated because of seismic issues. Ms. Ballard responded that 5-6 years ago, the Council Office submitted a motion to put the property to better use because the property is a 40,000 square foot building. Ms. Ballard further added that LADOT has hardly occupied an option of the building as they were mostly using the parking structure which prompted a report by the Bureau of Engineering (BOE) to evaluate the structural integrity and cost to renovate the property to bring it up to code for a temporary housing facility. Ms. Ballard further added that BOE's analysis for long term use of the building is estimated at approximately \$80 million.

Ms. Tso asked if there is a concern that the building may fall on the bus facility. Mr. Manan Bhalja, BOE, responded that the risk of collapse is very low because the building is identified as a non-ductile concrete building. Mr. Bhalja added that without a comprehensive analysis on the retrofit, BOE is not able to guarantee the safety of the building. Mr. Bhalja confirmed the risk is very low and that it was safe to use the parking portion.

Ms. Tso asked if there will be any issues with the height of the structure for when buses enter and exit the building. Ms. Bhalja confirmed that all of the clearances are met.

Mr. Matt Szabo, CAO, asked if all of the grants had been awarded. Mr. David Somers, LADOT, clarified that LADOT has been awarded the Transit and Intercity Rail Capital Program (TIRCP) grant administered by CalTrans. Mr. Somers further added that the total grant award is approximately \$36 million and that LADOT set aside approximately \$5 million for electrification upgrades. Mr. Somers further added that LADOT confirmed with the CalTrans grant program manager that this is an eligible use of grant funds. Mr. Somers concluded that the project will be paid with Proposition A reserve funds and will be fully replenished upon reimbursement from the TIRCP grant. Ms. Ballard clarified that this will not include staff costs.

Ms. Szabo asked if the grant is only for capital costs. Mr. Somers confirmed that this is correct and the grant is mostly for the purchase of electric vehicles. So a portion was set aside for the purchase of electric vehicle equipment.

Item 1 Minutes of the:

- a. July 27, 2023 - Regular Meeting; and,
- b. July 31, 2023 - Special Meeting.

Disposition: Approved on consent.

Item 2 Report from General Services Department (GSD) requesting authority to negotiate and execute a lease amendment with 1609 Westwood and Company for the Department of Transportation (LADOT) Adjudication Office located at 1575 Westwood Boulevard (CD 5), subject to Council and Mayor approval.

Disposition: Approved on consent.

Item 3 Annual report from GSD on the Asset Management System.

Disposition: Noted and filed on consent.

Item 5 Report from GSD requesting approval of a space assignment for Council District 10 for office space located at 5213 West Pico Boulevard.

Disposition: Approved on consent.

Item 6 Report update from Bureau of Engineering (BOE) on projected cost escalation for City construction projects.

Disposition: Item continued to the next meeting.

Item continued to the next MFC meeting scheduled for September 28, 2023.

Item 7 Report from BOE requesting authority to bid and award the Haynes Street Greenway improvement project located at 19941 West Haynes Street (CD 3) to GSD.

Disposition: Approved on consent.

Item 8 Verbal update from GSD and Bureau of Sanitation on the status of a lease proposal at 450 South Central Avenue (CD 14) for the Livability Services Division.

Disposition: Noted and Filed.

Ms. Lisa Schechter, GSD, provided a verbal update on the status of the identification of a permanent facility for LASAN's Livability Services Division (LSD). Ms. Schechter added that GSD has been negotiating with the owners of 450-590 South Central Avenue, the former Young's Market distribution center as the site is a turn-key centralized location, and can serve as a storage headquarters for PPE, receptacle repair, and staff deployment.

Mr. Domingo Orosco, LASAN, continued the verbal update stating that the site will allow LSD to bolster an increased deployment of the Care Plus program and added that the program will support Inside Safe, Bridge Home, and various other activities across the city as well as increases in illegal dumping collection, receptacle collection, mobile hygiene program, and the Clean Stat Street indexing program.

Ms. Hollins asked where the operations will be relocating from to be consolidated to this site and the total staff the site will accommodate. Mr. Orosco responded that the sites are East Valley Yard, North Central Yard, Lopez Canyon and Water Reclamation Plant, Washing Yard, and Harbor Gaffey Yard and that the site will accommodate 250 positions.

Ms. Hollins asked if BOE has been engaged at all and if the results have been released. Ms. Schechter clarified that GSD will address this as part of the subsequent report.

Ms. Hollins asked if there were any ADA considerations for the Phase Two of the building. Ms. Schechter clarified that the initial findings suggested the site already accommodates ADA requirements. Ms. Schechter confirmed there will not be any modifications necessary for the building.

Ms. Tso asked to elaborate on the difficulty hiring and whether this is due to space constraints or lack of qualified staff. Mr. Orosco confirmed that this is due to space constraints and LASAN has created an alternate shift response program that allows LASAN to reduce the number of staff that can use the facility at night. Mr Robert Potter, LASAN, also added that there is an established list to fill the 150 vacancies.

Ms. Tso asked to confirm whether there is a need for a yard of this size. Mr Orosco responded that should the City pursue the alternative one-acre site, it would take three to five years from a vacant land to develop the site. The 450 South Central site would address LASAN's site needs overnight.

Mr. Szabo asked how many days a week LASAN is currently servicing per Council District. Mr. Orosco clarified that LASAN is currently providing two days a week of posted comprehensive Care Plus and that the goal with additional staff would allow LASAN to provide five days a week of posted comprehensive servicing.

Mr. Szabo asked for clarification on the age of the buildings. Mr. Orosco responded that the main building was built in the mid-1950s, renovated in the 1970s, and a liquor store that was built in the 1980s.

Item 9 Report from GSD requesting direction on whether to restructure the previously approved agreement for lease space at 555 West 5th Street (CD 14), known as the Gas Company Tower (GCT), or to explore other lease options in the market.

Disposition: Approved as amended.

Amy Benson, GSD, requested that MFC authorize GSD to identify other lease options in the marketplace while continuing negotiations with GCT.

Item 10 **ADJOURN TO CLOSED SESSION:**

a. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS,** pursuant to Government Code Section 54956.8.

Property Location: 555 West 5th Street, Los Angeles, CA (APN: 5149029013)

Property Owner: Gregg Williams, Receiver for Maguire Properties–555 West Fifth, LLC, a Delaware limited liability company for office space at 555 West 5th Street, Los Angeles, CA 90013, known as the Gas Company Tower (GCT)

Agency negotiator/presenters:

Amy Benson, Director, Real Estate Division, General Services Department;
Wayne Lee, Senior Real Estate Officer, General Services Department;
Melody McCormick, Assistant General Manager, General Services Department;
Onno Zwaneveld, Executive Vice President, CBRE, Inc.

Negotiating Parties: City of Los Angeles, Department of General Services, and 555 West Fifth, LLC

Under Negotiation: Price and terms of payment of lease agreement

b. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**, pursuant to Government Code Section §54956.9 (d)(4). The City is considering whether to initiate litigation in one case.

RECONVENE SPECIAL MEETING IN PUBLIC SESSION

Meeting reconvened to Public Session at 2:20 p.m.

CLOSED SESSION ANNOUNCEMENTS

No closed session announcements.

Item 11 Adjournment – Next Regular Meeting, Thursday, September 28, 2023.

The meeting adjourned at 2:26 p.m.