

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: September 28, 2022

CAO File No. 0220-05151-0382
Council File No. 20-0841, 20-0841-S23
Council District: 14

To: The Municipal Facilities Committee

From: Edwin Gipson, Assistant City Administrative Officer



Subject: **Report Back on Municipal Facilities Report for the Authority to Use 850 N. Mission Road for a Tiny Home Village and the Relocation of Solid Waste Bins to 2212 Jesse Street**

SUMMARY

On August 25, 2022, the Municipal Facilities Committee (MFC) considered a report, dated August 23, 2022, which requested authorization of a Tiny Home Village on the Bureau of Sanitation (BOS) yard located at 850 N. Mission Road and to authorize a portion of the BOS yard at 2212 Jesse Street (Mission and Jesse) to relocate the bins and operations currently at 850 N. Mission Road. The MFC approved recommendations 1, 2, 4, 5, and 8, and requested a report back clarifying Recommendation numbers 3, 6, and 7. This report provides clarification and amends the recommendations.

RECOMMENDATION

That the Municipal Facilities Committee recommend that the City Council:

1. Approve up to \$188,363 from Additional Homeless Services - General City Purpose Fund No. 100/56, Account No. 000931 to Citywide Leasing Fund No. 100/63, Account No. to be determined, entitled, "Leasing - Mission and Jesse in CD 14" for leasing costs of approximately 34,882 square feet of Bureau of Sanitation (BOS)-owned yard located at Mission and Jesse through June 30, 2023;
2. Approve \$493,924 to fund the capital improvements required to accommodate the BOS yard operations at the Mission and Jesse site;
3. Transfer \$300,000 from Fund No. 682/50 Account No. 50TVGZ, "Mission/Myers/Jesse Roundabout Project - AC Paving for LASAN Yard" to Fund 100/40, Account No. 003180, Construction Materials, for the capital improvements at Mission and Jesse;

4. Transfer \$193,924 from Additional Homeless Services - General City Purpose Fund No. 100/56, Account No. 000931 to Fund No. 100/40 to the following accounts for the capital improvements at Mission and Jesse:
 - a. \$46,211 to Account No. 001101, Hiring Hall Construction
 - b. \$19,831 to Account No. 001121, Benefits Hiring Hall Construction
 - c. \$127,882 to Account No. 003180, Construction Materials

5. AUTHORIZE the CAO to:
 - a. Prepare Controller instructions or make necessary technical adjustments, including to the names of the Special Fund accounts recommended for this report, to implement the intent of these transactions, and authorize the Controller to implement these instructions;
 - b. Prepare any additional Controller instructions to reimburse City Departments for their accrued labor, material or permit costs related to projects in this report, to implement the intent of these transactions, and authorize the Controller to implement these instructions; and
 - c. Make technical corrections, as necessary, to the transactions authorized through this report, as required to implement the intent of those transactions.

DISCUSSION

Recommendation 3: \$3 Million Municipal Improvement Corporation of Los Angeles (MICLA) Authority for Mission and Jesse – Revised to Recommendations 2-4

A new allocation of up to \$3 million of Municipal Improvement Corporation of Los Angeles (MICLA) funds was recommended to cover the following capital improvements required for the Mission & Jesse site: New asphalt, chain link fencing, wrought iron fencing, lighting, grading, drainage, creating a new entrance, and design for a new switchgear pad. The program management team was able to reduce the scope of work and identify significant savings. The new scope includes new asphalt, chain link fencing, and entrance relocation, for a new cost of \$493,924, as seen in Attachment 1. These improvements will be funded through Council District 14's discretionary fund allocation of \$300,000, provided in the motion approved on June 30, 2021 (De Leon - Rodriguez, CF 21-0563). The remaining balance of \$193,924 will be funded with the Additional Homeless Services - General City Purpose fund. The bins at Mission and Jesse will be relocated during its construction to allow construction to begin at the Tiny Home Village site, 850 N. Mission Road.

Recommendations 6 and 7: Mission and Jesse Leasing - Revised to Recommendation 1

The site located at 2212 Jesse Street, also known as Mission and Jesse, was purchased by the BOS using Sewer Construction Maintenance (SCM) funds. In doing so, a market rate lease is required to be paid to make the SCM fund whole. Since the bins that are currently located at 850

N. Mission Road are solid waste bins, the funds to SCM would typically be paid by the Solid Waste Resources Fund (SWRF). However, SWRF is currently subsidized by the General Fund, and therefore, the lease payment for Mission and Jesse is recommended to be paid with General Fund monies. Recommendation 7 in the Municipal Facilities Report dated August 23, 2022 has been revised in Recommendation 1 of this report. Since SCM and SWRF are both owned by BOS, an official lease agreement is not required, so Recommendation 6 in the same report is not necessary. However, BOS should take the necessary actions to document the use of the SCM property for a SWRF function, as well as the payments to SCM for SWRF related use.

FISCAL IMPACT STATEMENT

As SWRF is subsidized by the General Fund, the GF will need to continue funding the payment to SCM until such time as the General Fund subsidy for SWRF is resolved. Therefore, approval of the recommendations in this report will result in a \$188,363 annual impact to the General Fund.

MWS:EG:BB:MAG:16230025

Attachments

1. Revised Budget for Capital Improvements (Mission & Jesse)

**GENERAL SERVICES DEPARTMENT
CONSTRUCTION FORCES DIVISION
BUDGETARY ESTIMATE**

URGENT

DATE: 9/19/2021 W.O. #: H536010E r1

TO: MARIA QUINONEZ C&M: Nicolás Díaz

FROM: Daniel Rodriguez , Director PREPARED BY: Ara Barsegian

BLDG. NAME: LASAN STORAGE BIN ADDRESS: JESSE ST & MISSION RD, CA90023 BLDG. NO.: 0/0

DURATION: 4 Weeks PLAN # & DATE: E1908991 DATE REC'D: 9/02/22

PROJECT TITLE: BOE JESSE ST & MISSION RD/PAVING & FENCING COUNCIL DIST.: 14

SCOPE OF WORK: Provide & install 500'x8' fencing around designated area. Provide grading & paving per plan. Install 2-3'x8' per plan. Install 2-10'x8' swing gates.

NOT IN SCOPE OF WORK: Unforeseen conditions, Off-hour work, Overtime. Remove existing chainlink fence, footings and silt fabric in its entirety. Remove existing concrete gutter in its entirety.

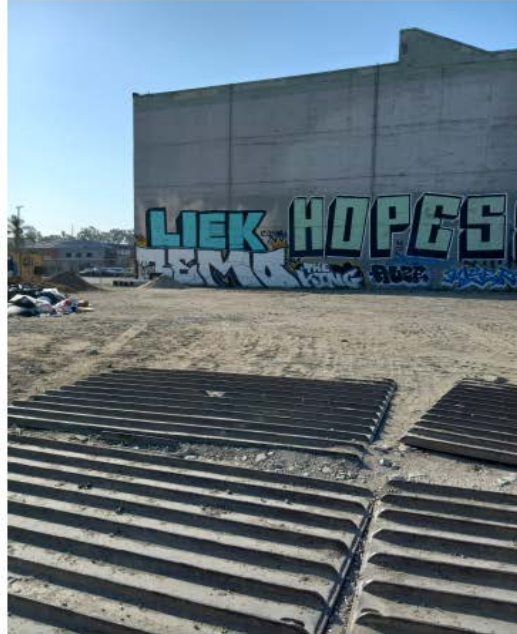
CFT	DESCRIPTION OF WORK	LABOR HOURS	LABOR	MATERIAL or SUB-CONTR	COMMENTS
1 371	GENERAL REQUIREMENTS	78	\$5,878	\$0	
3 390	VENDOR	0	\$0	\$361,525	
4					
5	NOTE: SEE ADDITIONAL PAGES FOR WORK BREAKDOWN, ETC.				
5					
6					
7					
TOTALS:			\$9,756	\$362,025	

Budgetary estimates are for budget purposes and based on preliminary plans and information. Budgetary estimates do not include unforeseen conditions and changes in the original scope of work. **Budgetary estimates are good for 90 days from date of estimate.**

IMPORTANT NOTE: The recommended funding amount includes a 20% contingency for unforeseen conditions, missed and/or underestimated line items.

MATERIAL TOTAL: \$362,025
OP SUPPORT 11%: \$39,823
LABOR TOTAL: \$9,756
ADD ALTERNATIVES: \$0
ESTIMATE TOTAL: \$411,604
RECOMMENDED 20% CONTINGENCY: \$82,321
RECOMMENDED FUNDING AMOUNT: \$493,924

WORK BREAKDOWN STRUCTURE (WBS)		H536010E r1 BOE JESSE ST & MISSION RD/PAVING & FENCING					
<input checked="" type="checkbox"/> URGENT item (sorted by craft)	craft/ class	labor		matl. / allow.	sub total	comments	
		labor- hrs	cost				
	SCOPE OF WORK		124	9,756	362,025	371,781	
1	371 - GENERAL REQUIREMENTS		78	5,878	0	5,878	
2	Estimating.	371	35	2,337	0	2,337	
3	COVID-19 requirements.	371	3	200	0	200	Allowance.
4	Pre-Construction Meeting.	371.9	4	334	0	334	
5	Safety Meetings.	371.9	4	334	0	334	
6	Supervision, CONST & MAINT SUPV	371.9	32	2,672	0	2,672	
7	372 - PLUMBING		46	3,878	500	4,378	
8	Re-work irrigation and planting.	372	40	3,520	500	4,020	
9	Supervision, PLUMBING	372.9	6	358	0	358	
10	390 - VENDOR		0	0	361,525	361,525	
11	Fabricate and install gate on concrete walkway.	390	0	0	7,525	7,525	Quality Fence
12	Install 1-3'x8' pedestrian gate with panic hardware inside, pull handle with key cylinder outside.	390	0	0	6,000	6,000	Quality Fence
13	Install 2-10'x8' swing gates.	390	0	0	10,000	10,000	Quality Fence
14	Install 500'x8' chain link fence.	390	0	0	38,000	38,000	Quality Fence
15	Provide grading & paving as follows: Remove all existing dirt to a depth of 14.7". Grade and compact sub-grade. Install 8.4" of 1 1/2" cr-stone. Install MIRAFL filter fabric. Install 4.8" of ATPB. Install 1 1/2" open grade - OGFC. Compact with machine roller. Compaction testing. Demo, form and pour 14' x 5' concrete walkway.	390	0	0	300,000	300,000	Commercial Paving
						0	
16							
Totals, check, summary:			124	9,756	362,025		
				Labor & matl.:	371,781		
				OP SUPPORT 11%	39,823		
				Subtotal:	411,604		
				Add alternatives total:	0		
				ESTIMATE TOTAL:	411,604		
				Recommended 20% contingency:	82,321		
				RECOMMENDED FUNDING AMOUNT:	493,924		



URGENT

SCOPE: Provide & install 500'x8' fencing around designated area. Provide grading & paving per plan. Install 2-3'x8' per plan. Install 2-10'x8' swing gates.

H536010Er1
BOE JESSE ST & MISSION RD/PAVING & FENCING