

BOARD OF PUBLIC WORKS MEMBERS

AURA GARCIA
PRESIDENT

M. TERESA VILLEGAS
VICE PRESIDENT

DR. MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

VAHID KHORSAND
COMMISSIONER

SUSANA REYES
COMMISSIONER

DR. FERNANDO CAMPOS
EXECUTIVE OFFICER

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

DEPARTMENT OF PUBLIC WORKS

BUREAU OF STREET LIGHTING

MIGUEL SANGALANG
EXECUTIVE DIRECTOR

1149 S. BROADWAY, SUITE 200
LOS ANGELES, CA 90015-2213

<http://bsl.lacity.org>

E-mail: bsl.streetlighting@lacity.org

Date: February 23, 2023

To: Municipal Facilities Committee

From: Miguel S. Sangalang, Director
Bureau of Street Lighting
Department of Public Works

Subject: **REQUEST FOR ANALYSIS OF VIABLE PROPERTIES FOR YARD PURCHASE**

RECOMMENDATION

The Bureau of Street Lighting request the Municipal Facilities Committee (MFC) authorize the General Services Department (GSD) to identify viable properties in the San Fernando Valley for acquisition on behalf of the Bureau of Street Lighting (BSL) to establish a new yards and shops facility with funding to be addressed through the City budget process, with potential offsets from any grant opportunities or special fund sources that may be leveraged to reduce the General Fund impact.

BACKGROUND

The Bureau's Field Operations Division (FOD) headquarters, located at 4550 Santa Monica Boulevard, Los Angeles, sits on a 4-acre lot that is used for street lighting vehicles and equipment, storage of street lighting poles and materials, and employee vehicles. The site consists of a 31,180 square foot building that contains office spaces for FOD Division Management, Office Staff, and Crew Supervisors, work areas, a Warehouse, and a Weld Shop. Roughly 20 percent of this building is assigned to GSD warehouse staff and associated GSD materials.

BSL's main facility has not been expanded to adjust for increased population density and associated service demands in terms of real estate and yard space since the City purchased an additional parcel adjacent to the Santa Monica Yard in the 1990s. In partnership with the Bureau of Street Services, BSL has been able to expand for the first time in 50 years to a new satellite location to a shared yard, near the Los Angeles World Airports. The Bureau anticipates gaining operational efficiencies by reducing the average travel time by five to ten percent (ten percent is the equivalent to adding an additional full time staffer to the district) and maintain higher levels of supplies.

Despite the recent addition of the satellite facility, BSL remains constrained in its ability to deploy staff efficiently throughout the City and effectively store required project materials for timely service delivery. The satellite yards only house a total of 31 staff (20 in the Valley; 11 in the West) with materials and vehicles. The bulk of the Bureau's inventory and staffing capacity is deployed from our Santa Monica Yard located in a high-density area of the Central region that is subject to significant traffic impacts. To accommodate more staff and increase efficiencies, the Bureau will need to expand operations to other locations, especially for the hotspots in Downtown Los Angeles, South East Los Angeles, and the Valley.

In the past ten years, FOD has grown by 50 percent, expanding from 130 employees to nearly 200 employees. The Bureau anticipates further expansion within the next one to two years to address the critical need to repair, restore, and fortify vandalized streetlights, as well as replace and maintain an aging street lighting infrastructure. The limited yard space constricts FOD's ability to store the required material and house staff, vehicles, and equipment that are necessary for expansion. Obtaining a new yard will vastly improve field operations' efficiency and productivity. This second yard will also serve as a storage facility for all of Maintenance and Repair deadstock, which would require at least one (1) acre of dedicated storage space.

Benefits of Expanding to a Second Yard:

The Bureau's operations are primarily funded by an outdated assessment on benefiting property owners that is not capable of supporting the Bureau's current maintenance needs. The terms of this assessment structure have been frozen since 1996, with any increases requiring a majority vote of the property owners under the Assessment. In preparation of right-sizing this assessment and going out to ballot, the BSL has created a ten year financial plan and really analyzed the needs of our operation to provide exceptional service. This analysis concluded that the Bureau will eventually need at least 80 more field personnel, and 22 additional vehicles, all of which will not fit in our current yard spaces.

BSL provides street lighting services citywide, similar to other service-driven departments. However, the Bureau is the only one with only one yard space, which imposes limitations on our service levels with limited staff numbers, vehicle space, and stock of necessary equipment. Constituents and elected offices are asking for improved service levels, yet BSL is unable to service the constituents with the current level of resources.

A second yard to house expanded staff, fleet, equipment, and stock will also allow the Bureau to better support partnership programs like LADOT's Vision Zero, which focuses on street/traffic safety in underserved communities, and spearhead Broadband Infrastructure Investment and Digital Inclusion programs, which aim to bridge the digital divide by bringing broadband and Wi-Fi access to "under-connected" communities.

PROPOSED CRITERIA

- San Fernando Valley location is preferred
- Office building for staff
- Warehouse for materials and warehouse workers
- Weld shop with ventilation
- Parking for 130 large utility vehicles
- Parking for 150 employee vehicles
- Storage for historic and modern streetlight poles
- Storage for construction materials and waste

- After-hours access and security

PROPOSED TIMELINE

The BSL has no proposed yard/sites for purchase, but has asked Council Offices and other City entities for suggested possible sites that they may be aware of.

FISCAL IMPACT

Absent other funding sources, there is an anticipated impact on the General Fund that is currently estimated at \$28.1 million based on a prior consultant estimate in 2018 that has not been adjusted for current market conditions or factors. However, the Bureau will pursue any potential grant opportunities as GSD works to identify potential sites suitable to address the operational needs for these yards and shops operations. The BSL requested this amount from the Municipal Improvements Corporation of Los Angeles (MICLA) as part of the FY 2023-24 Proposed Budget. The Bureau requests feedback from GSD on appropriate costs and necessary funds needed to complete the proposed transaction. The BSL's Street Lighting Maintenance and Assessment Fund is not a viable source of funding for procurement of additional land space.

Cc: Bernyce Hollins, City Administrative Officer
Elis Lee, City Administrator Officer
LaTanya Roux, City Administrative Officer
Sharon Tso, Chief Legislative Analyst
Joshua Drake, Chief Legislative Analyst
Jeanne Holm, Office of the Mayor Karen Bass
Alma Guerrero, Office of the Mayor Karen Bass