

0150-12202-0000

T R A N S M I T T A L

TO Council	DATE 10-14-22	COUNCIL FILE NO. 22-0929
FROM Municipal Facilities Committee		COUNCIL DISTRICT 6

At its meeting held on September 29, 2022, the Municipal Facilities Committee (MFC) approved the recommendation of the attached General Services Department (GSD) report, which is hereby transmitted for Council consideration. Adoption of the report would authorize GSD to negotiate and execute a lease agreement with Urban Alchemy, a 501(c)3 non-profit organization, for 1,088 square feet of City-owned retail space available at the Braude Building (6262 Van Nuys Boulevard, Suite E) to provide mobile crisis intervention services for the Northeast San Fernando Valley service area in Council District 6. The proposed license term is for two years.

There is no impact on the General Fund as no revenue will be generated during the term of this license agreement.



Matthew W. Szabo
Chair, Municipal Facilities Committee

MWS:LRR/AJW:05230051d

CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

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

September 29, 2022

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

Attention: Michael Espinosa, Legislative Assistant

REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A LICENSE AGREEMENT WITH URBAN ALCHEMY AT 6262 VAN NUYS BOULEVARD, SUITE E, VAN NUYS

The Department of General Services (GSD) requests authority to negotiate and execute a license agreement with Urban Alchemy (UA), a 501(c)3 non-profit organization, for the City-owned retail space located at the Braude Building, 6262 Van Nuys Boulevard, Suite E, Van Nuys, CA 91401 ("Premises"). UA will provide mobile crisis intervention services for the Northeast San Fernando Valley service area.

BACKGROUND

On June 28, 2022, Council adopted a motion (C.F. 22-0929) to enter into a new no-cost license agreement with UA to implement the City's Crisis and Incident Response through the Community Lead Engagement ("CIRCLE") program. The City entered into Contract No. C-139200 for UA to perform services required to implement and execute the CIRCLE program and for Covid-19 mitigation services (as amended from time to time, the "CIRCLE Contract"). The CIRCLE Contract was recently renewed for an additional year from July 1, 2022 through June 30, 2023. The City's CIRCLE Program also operates out of two other City-owned locations at 1710 N. Cherokee, (C.F. 21-0875) and 305 E. 1st Street (C.F. 22-0706) serving the Hollywood and Downtown Los Angeles communities respectively.

The CIRCLE Program features two primary program components. One is an alternative unarmed response to non-emergency 911 calls involving persons experiencing homelessness. The other is deployment of homeless outreach teams to de-escalate situations that occur in the homeless population, create referrals to local providers, conduct light sanitation work and provide information on the prevention of Covid-19.



UA will use the Premises for staff to respond to non-emergency 911 calls, dispatch response teams, administrative operations of the program, and convening and deploying outreach staff. It will also operate a decompression center where staff can offer those experiencing homelessness a place to receive temporary relief from extreme weather or other detrimental environmental conditions in their homeless encampments and allows CIRCLE staff to offer food and water as well as service referrals.

The Premises are currently vacant and Council District 6 supports the proposed no-cost license agreement with UA.

TERMS AND CONDITIONS

The license agreement is coterminous with the service agreement with UA which was recently extended through June 30, 2023. If and to the extent the CIRCLE contract is extended by the City beyond June 30, 2023, the license term shall be extended so that it is coterminous with such extended service contract. If the CIRCLE contract is terminated or expires, the license agreement will automatically terminate.

The license agreement is at zero cost based upon UA's performance of services pursuant to its service contract with the City. A complete set of terms and conditions are outlined on the attached term sheet.

MAINTENANCE

The City will be responsible for major building and site systems. UA will directly set up utility services with utility providers and will be responsible for janitorial services, provide routine daily repair and maintenance of the Premises, including, without limitation, all windows, doors, plate glass, fixtures, interior walls, floor, ceiling, lighting, fire/life safety, pest control and localized plumbing drain backups which do not affect the mainline and damage resulting from negligent or other acts or omissions of UA and its parties. UA will maintain or reimburse the City for the maintenance and payment for a contract for HVAC serving the Premises. This also includes, without limitation, replacement or repair of fixtures, electrical outlets, plumbing, and HVAC damaged as a result of intentional destruction of such property.

COMMUNITY BENEFIT

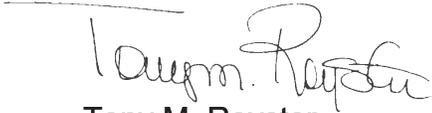
Inasmuch as the CIRCLE Program is a City program formed to facilitate crisis and intervention response and to provide social services for homeless individuals, the proposed license being necessary for the implementation of such programs, does not require further analysis of community benefits in support of the license.

FISCAL IMPACT

There is no impact to the General Fund. No revenue will be generated during the term of this license agreement.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorize the Department of General Services to negotiate and execute a license agreement with Urban Alchemy for space located at 6262 Van Nuys Boulevard, Suite E, Van Nuys, CA 91401 under the terms and conditions substantially outlined in this report.

A handwritten signature in black ink, appearing to read "Tony M. Royster". The signature is written in a cursive style with a horizontal line above the first few letters.

Tony M. Royster
General Manager

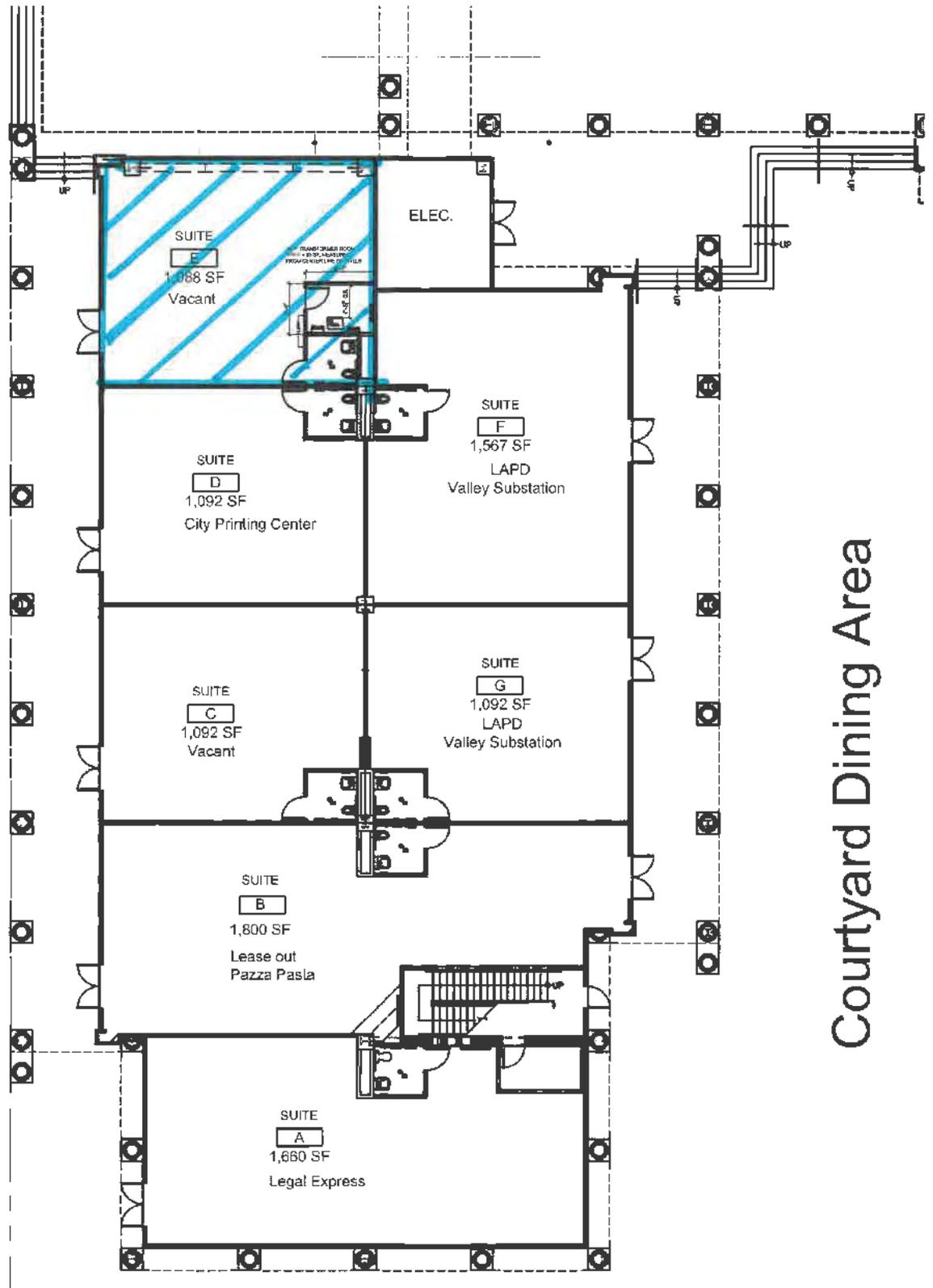
Attachments: Term Sheet
Site Plan

LEASING TERM SHEET

MFC DATE	09/29/2022
LANDLORD	City of Los Angeles
ADDRESS	111 E. First Street, Suite 201, Los Angeles, CA 90012
TENANT	Urban Alchemy
ADDRESS	1035 Market Street, Suite 150, San Francisco, CA 94103
LOCATION	6262 Van Nuys Boulevard, Suite E, Van Nuys, CA 91401
AGREEMENT TYPE	Non Profit License Agreement
USE	Circle Program - Homeless Outreach
SQUARE FEET	1,088 Square Feet
TERM	Co-terminus with Service Contract (C-139200) Current Expiration Date 6/30/202
RENT START DATE	N/A
LEASE START DATE	Execution Date of Non-Profit License Agreement (Date Attested by City Clerk)
OPTION TERM	Extensions to be co-terminus with City Service Contract (C-139200) with Urban A
HOLDOVER	No
SUBLET/ ASSIGNMENT	No Right to Sublease/Assign
TERMINATION	Revocable immediately upon termination of UA's Service Contract with City
RENTAL RATE	\$0.00 (Zero Dollar Lease)
ESCALATION	N/A
RENTAL ABATEMENT	N/A
ADDITIONAL RENT	N/A
PROPERTY TAX	N/A
OPEX	N/A
CAM	N/A

OTHER	N/A
SECURITY DEPOSIT	N/A
MAINTENANCE/ REPAIR	Tenant
MAINTENANCE/ REPAIR DETAILS	TT: To keep and maintain in good condition and repair without limitation: windows, doors, plate glass, fixtures, interior walls, flooring, ceiling, lighting, fire/life safety, pest control, HVAC, and plumbing.
TENANT IMPROVEMENTS	If and to the extent City gives prior written approval for Tenant to install tenant improvements - Tenant shall be responsible for any and all tenant improvements at its sole cost and expense.
PARKING	N/A
UTILITIES	Tenant
CUSTODIAL	Tenant
SECURITY	Tenant
PROP 13 PROTECTION	City is Exempt
INSURANCE (City)	Tenant shall indemnify and hold harmless the City
OTHER:	Urban Alchemy 1035 Market Street, Suite 150 San Francisco, CA 94103 Phone: 415-286-3920 Fax: 888-826-3342 Email: Mikea@urban-alchemy.us Contact: Mike Anderer Title: Chief Systems Engineer Service Contract with Mayor: C-139200

Van Nuys Blvd.



Courtyard Dining Area

RETAIL SHOPS, MARVIN BRAUDE BUILDING
6262 VAN NUYS BLVD. VAN NUYS, CA 91401

1/30/2014