



Facilities Use Agreement

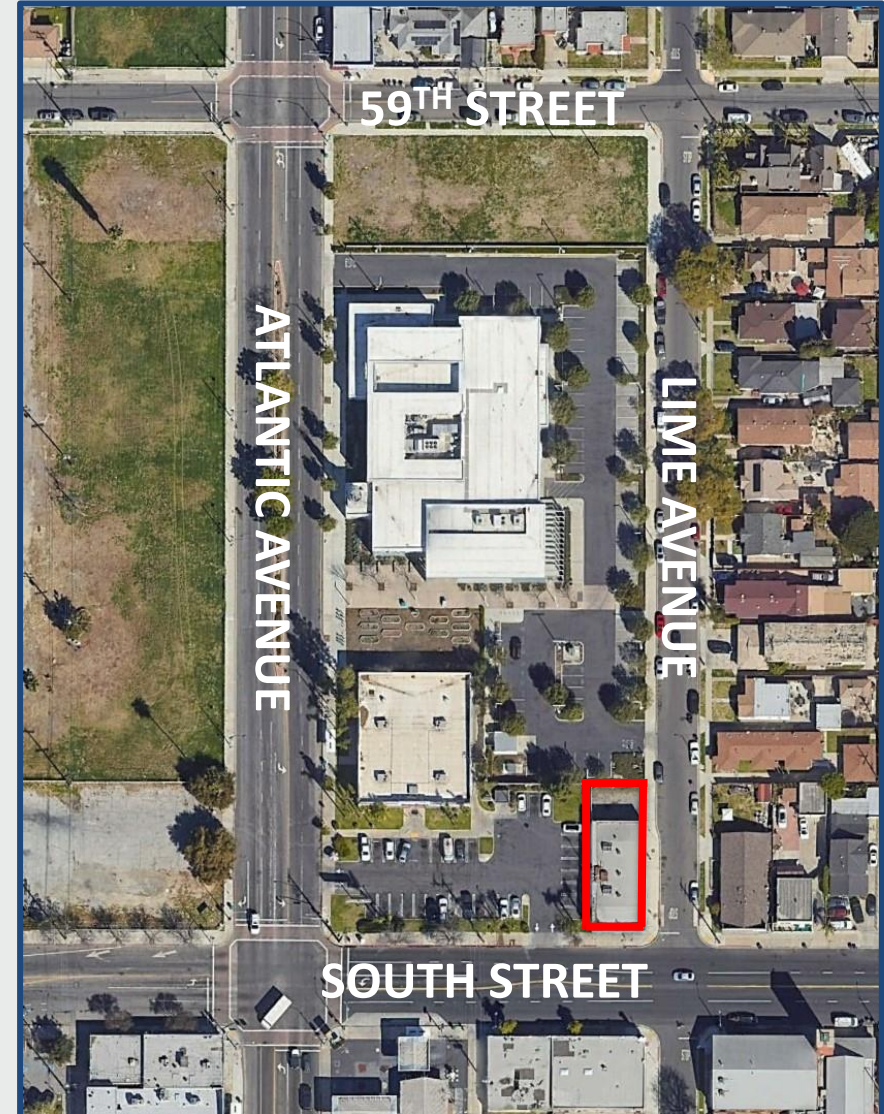
635 South Street

City Council Meeting – August 8, 2023

North Long Beach Higher Education Center

History

- **Subject Property**: 635 South Street.
- **Size**: 4,400-square-foot parcel improved with a 3,200-square-foot building and appurtenant parking.
- **Project Scope**:
 - ✓ Multi-year effort by partnership comprised of the City, Long Beach Community College District, Pacific Gateway Workforce Investment Network and North Long Beach higher education experts and advocates.
 - ✓ Goals: to increase the number of Long Beach residents who re-engage in education and training, and provide greater access to economic and workforce training to residents in North Long Beach.
- **Lease**: On August 2, 2022, City Council authorized a lease with Long Beach Arts District, LLC, allowing for tenant improvements to proceed.



Facilities Use Agreement

Proposed Terms and Conditions

- **Partner**: Long Beach Community College District, familiarly known as Long Beach City College (LBCC).
- **Term**: Commencing August 1, 2023, and continuing until terminated by either part upon 60 days advance written notice and completion of any classes then in-session.
- **Partner Obligations**:
 - ✓ Procurement and installation of approximately 30 computers and related equipment including dedicated servers and wiring for use in providing classroom services.
 - ✓ Make computers available to the City so long as use does not conflict with LBCC's classes and services.
 - ✓ Provide everything necessary for classroom instruction and enrollment services.
 - ✓ Shall maintain the server room.
 - ✓ Responsible for any taxes which may be assessed due to the Agreement.
- **City's Obligations**:
 - ✓ Responsible for all obligations under the Lease, including maintenance and utilities.
 - ✓ Procurement of an operator for management and day-to-day operations including compliance with policies and procedures reacted to use of classroom space and computer equipment.
- **Insurance**: Both parties will be responsible for maintaining insurance naming the other as additional insureds.

Recommendation

Recommend the City Council:

- Authorize the City Manager, or designee, to enter into a Facilities Use Agreement between the City of Long beach and Long Beach Community College District, for the property located at 635 East South Street for the operation of a North Long Beach Higher Education Center, on the stated terms and conditions.