



CITY OF LONG BEACH NB-27

ECONOMIC DEVELOPMENT DEPARTMENT

333 West Ocean Boulevard 13TH Floor • Long Beach, CA 90802 • (562) 570-6099 • Fax (562) 570-6380

September 4, 2018

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to execute all documents necessary, including any as-needed agreements, for interim property maintenance and management of City-owned property, commonly known as Community Hospital, at 1720 Termino Avenue, 1760 Termino Avenue, and 4111 East Wilton Street. (District 4)

DISCUSSION

On July 3, 2018, the property located at 1720 Termino Avenue, 1760 Termino Avenue, and 4111 East Wilton Street, commonly known as Community Hospital (Site), was returned to the City of Long Beach (City). On June 19, 2018, the City Council authorized certain actions related to the Site including the execution of an exclusive negotiating agreement, assignment of the lease, and revenue collection for existing leases in the Professional Office Building. Further information was provided that this would include maintenance and security of the property.

Given the unique requirements of the acute care facilities on the Site, the City is required to execute agreements for a variety of property management and facility maintenance services including, but not limited to, system controls, medical care equipment, fire/life safety systems, and hospital plant operations. The selection of vendors and associated contract and purchase authority for any such agreement will be handled in accordance with standard City procurement policies and procedures. Due to the unique demands of managing the Site, the City Council is requested to authorize the City Manager to execute agreements with insurance, indemnification, or similar requirements that depart from the City's typical terms, for agreements specific to the interim property maintenance and management of the Site. This will support timely and responsive maintenance of the Site, which will ensure a quick and smooth transition of the Site to a new operator once an agreement has been negotiated and approved by the City Council.

This matter was reviewed by Deputy City Attorney Richard F. Anthony and by Budget Analysis Officer Julissa José-Murray on August 30, 2018.

TIMING CONSIDERATIONS

City Council action is requested on September 4, 2018, to allow the City to immediately enter into as-needed agreements for the management and maintenance of the Site, as specified above.

FISCAL IMPACT

Although a budget for interim management of the Site is under development, the total cost to manage the Site until an agreement with the new operator is executed is not yet known. As indicated in the staff report on June 19, 2018, staff will bring additional financial detail back to the City Council as soon as more information becomes available.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



JOHN KEISLER
DIRECTOR OF ECONOMIC DEVELOPMENT

APPROVED:



PATRICK H. WEST
CITY MANAGER

JK:smr



City of Long Beach Memorandum
Working Together to Serve

REQUEST TO ADD AGENDA ITEM

Date: August 30, 2018
To: Monique De La Garza, City Clerk
From: Patrick H. West, City Manager *T.M.W.*
Subject: Request to Add Agenda Item to Council Agenda of September 4, 2018

Pursuant to Municipal Code Section 2.03.070 [B], the City Councilmembers signing below request that the attached agenda item (due in the City Clerk Department by Friday, 12:00 Noon) be placed on the City Council agenda under New Business via the supplemental agenda.

The agenda title/recommendation for this item reads as follows:

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Council District	Authorizing Councilmember	Signed by
4	Daryl Supernaw	<i>[Signature]</i> for Daryl Supo
3	SUZIE PRICE	<i>[Signature]</i>
8	Al Austin	<i>[Signature]</i> for Al Austin

Attachment: Staff Report dated September 4, 2018

Cc: Office of the Mayor