

CITY OF REDONDO BEACH
Budget Response Report #12

June 15, 2023

Question:

What is the process and cost to expand the Pallet Shelter Facility into the adjacent/vacant City-owned parcel on Kingsdale?

Response

The vacant City-owned parcel adjacent to the Pallet Shelter Facility would be an ideal location if the City Council wishes to expand the number of transitional beds available as part of the City's Enhanced Response to Homelessness. There are, however, a number of issues that would need to be addressed to expand the facility, some of which are required to continue operation of the existing Pallet Shelter Facility.

The first pallet shelter units were installed in December 2020 on a six-month interim basis, under COVID-19 State of Emergency conditions. Governor Newsom ended the COVID-19 State of Emergency as of February 28, 2023 and the US Department of Health and Human Services ended it on May 11, 2023. However, on January 10, 2023, the Board of Supervisors voted to proclaim a local emergency for homelessness in the County of Los Angeles. This is the emergency declaration that the Pallet Shelter Facility is now operating under.

The Pallet Shelters themselves have a useful life of 10 years. In considering whether to expand the facility it is important to note that the current facility was installed using temporary measures (i.e. the shelters were installed using a temporary SCE power pole connection and were made level through block footings/wedges rather than concrete piles) and, as noted above, the site is operating under an emergency declaration. A permanent implementation of the pallet shelter program would require zoning action and changes to the shelter construction. Additionally, the property was originally intended for use by the Public Works Department for citywide maintenance purposes. These factors should be considered in determining how best to move forward.

The costs to expand the shelter program by 25 units on the abutting, undeveloped, northerly 7,000 square feet of the property, including the installation of required support structures, restrooms, staff quarters, security housing, and permanent electrical and utility infrastructure, are projected as follows:

Expenditure Category - Infrastructure	Estimated Cost
Civil Engineering	\$ 50,000
Electrical Engineering	\$ 50,000
Plan Design and Architecture	\$ 75,000
Grading, Paving and Accessibility and Retainment	\$ 245,000

Electrical and Plumbing	\$	285,000
Pallet Shelter Units, Restrooms, and General Use Unit	\$	550,000
Contingency (25%)	\$	313,000
Total	\$	1,568,000

Civil Engineering and Plan Design

Plans would need to be developed that incorporate grading of the property to meet existing land conditions and incorporate ADA access, shelter pad placement, sewer grading for restrooms and general accessibility for a shelter of this type.

Electrical Engineering

The electrical infrastructure of the original shelter was designed for a temporary facility with a six-month to one-year lifespan. This was done utilizing temporary power poles to provide electricity to the shelter and office units. While this setup has worked effectively, it was installed as a temporary measure. An expanded shelter would need to have permanent electrical supplied to the site through the installation of long-term support structures. It should be noted that Southern California Edison is likely to require the City to proceed with a permanent electrical installation at the existing pallet site, irrespective of expansion.

Building Plan Design and Architecture

As stated before, the shelter was based on a temporary concept that has now been in place for nearly two and one-half years. New longer-term structure installations are required to be supported with restroom and shower facilities, electrical, mechanical and plumbing that meet current housing standards, and level foundations to anchor the units in a more permanent fashion.

In September 2022, new sewer lines were installed to remove wastewater from the portable showers and restrooms supplied by the Los Angeles County Health Department. While this is functional for a facility with its current 20 residents, it is at full capacity. Adding 25 to 30 more residents would require additional long-term showers and restroom facilities. For cost projection purposes, Pallet Shelter Inc. has provided a cost for new restrooms units. Additionally, solid waste and recycling enclosures need to be incorporated into the design for universal waste, recycling, and organic waste collection and disposal.

Architectural and planning designs would need to be developed for review by LACHD, Building & Safety, and the Fire Department.

Construction and Installation

Constructing and installing 25 new shelter units and support elements would require grading, paving, and accessibility upgrades, as well as the addition of permanent electrical and plumbing services to current code standards. As mentioned, the permanent electrical upgrades are likely necessary for the existing facility as well. However, these upgrades would serve purposes beyond the pallet shelter program. If/when the emergency ends and the site is restored for use by the Public Works Department, these

electrical upgrades would be helpful for maintenance and operations. It is likely that the permanent power would be used to charge equipment batteries and vehicles and provide onsite lighting and camera security.

Operational Costs

The pallet shelter operational costs are estimated to be \$1,135,235 from August of 2022 to September of 2023. The City only pays \$372,501 of those costs and Los Angeles County covers the rest. Operational costs include Harbor Interfaith personnel, 24-hour security, food, laundry service, some utilities, insurance, and necessary supplies. Doubling the size of the pallet shelter will increase but, likely, not double these operational costs.

The amount of County funds and other grant funds available to pay for the Infrastructure and Operational Costs would have to be determined if the City Council gives direction to move forward with the expansion of the pallet shelter facility. If the City Council approves this BRR, then the City Attorney's Office will take the lead in further discussions with the County and identifying grants/funds for use on the expansion before our current agreement with LA County expires at the end of September.