



# City of Culver City

Mike Balkman  
Council Chambers  
9770 Culver Blvd.  
Culver City, CA 90232  
(310) 253-5851

## Staff Report Details (With Text)

**File #:** 25-158      **Version:** 1      **Name:**  
**Type:** Minute Order      **Status:** Consent Agenda  
**File created:** 8/3/2024      **In control:** City Council Meeting Agenda  
**On agenda:** 8/26/2024      **Final action:**

**Title:** CC - CONSENT ITEM: (1) Receipt of a Progress Report on the Status of Wellness Village Safe Sleep Programming; and (2) Approval of Amendments to the Existing General Service Agreements Associated with the Infrastructure for the Wellness Village Safe Sleep Site, including: (A) Diamond Environmental in an Additional Amount Not-to-Exceed \$173,798 with an Increase of Consumer Price Index or No More Than 5% in Subsequent Contract Years; and (B) Sunbelt Rentals in an Amount Not-to-Exceed \$384,984 with an Increase of Consumer Price Index or No More than 5% in Subsequent Contract Years.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**CC - CONSENT ITEM:** (1) Receipt of a Progress Report on the Status of Wellness Village Safe Sleep Programming; and (2) Approval of Amendments to the Existing General Service Agreements Associated with the Infrastructure for the Wellness Village Safe Sleep Site, including: (A) Diamond Environmental in an Additional Amount Not-to-Exceed \$173,798 with an Increase of Consumer Price Index or No More Than 5% in Subsequent Contract Years; and (B) Sunbelt Rentals in an Amount Not-to-Exceed \$384,984 with an Increase of Consumer Price Index or No More than 5% in Subsequent Contract Years.

**Meeting Date:** August 26, 2024

**Contact Person/Dept.:** Tevis Barnes / Housing and Human Services  
Marna Johnson / Housing and Human Services

**Phone Number:** (310) 253-5780

**Fiscal Impact:** Yes  No       **General Fund:** Yes  No

**Attachments:** Yes  No

**Public Notification:** Urban Alchemy (07/22/2024); Diamond Environmental Services (08/07/2024); Sunbelt Rentals (08/07/2024) and (E-Mail) Meetings and Agendas - City Council (08/21/2024).

**Department Approval:** Tevis Barnes, Housing and Human Services Director (08/03/2024)

**RECOMMENDATION:**

Staff recommends the Culver City Council (1) receive a progress report on the status of Wellness Village Safe Sleep Programming; and (2) approve amendments to the existing general service agreements associated with the infrastructure for the Wellness Village Safe Sleep Site, including: (A) Diamond Environmental related to daily fresh potable water delivery and daily servicing of restrooms and showers for Wellness Village extending the term of the agreement through June 30, 2026, in an additional amount not to exceed \$173,798 for Fiscal Year 2024-2025 with an increase of Consumer Price Index (CPI) or no more than 5% in subsequent contract years; and (B) Sunbelt Rentals for the monthly cost of fuel and monthly rental of fuel-powered generators to electrify Wellness Village for the term of the agreement through June 30, 2026, in an amount not-to-exceed \$384,984 for Fiscal Year 2024-2025 with an increase of CPI or no more than 5% in subsequent contract years.

**BACKGROUND:**

*Safe Sleep Program- Wellness Village*

In an effort to create an interim housing resource that is low-barrier and meets Culver City's unhoused neighbors where they are in the journey to healing, Culver City opened its first Safe Sleep Program, Wellness Village, at a City owned parking lot (10401 Virginia Avenue) in August 2023. Wellness Village aims to reduce loss of life, eliminate encampments, and provide greater access to resources for unhoused neighbors in Culver City. The safe sleep programming is the first of its kind for Culver City. It features 20 transitional tents referred to as suites with around the clock staffing and supportive services - including three meals a day, restrooms, showers, garbage and recycling collection, access to laundry services, health care and additional support. Wellness Village can support up to 40 guests (residents at Wellness Village are referred to as guests) at the site to allow couples to remain together. Pets are also allowed on site.

*Progress Report - Wellness Village*

Wellness Village is operated by Urban Alchemy (UA), a nonprofit organization with a mission to transform traumatized urban spaces through supportive and compassionate care. As of June 30, 2024, there were 21 guests enrolled at Wellness Village. A total of 58 unhoused neighbors have participated in Wellness Village since it opened in August 2023, and 30 persons have transitioned to other housing resources including Veteran's housing and Project Homekey Interim or Permanent Supportive Housing.

**DISCUSSION:**

The Safe Sleep Program approach provides safe temporary interim housing for the City's unhoused neighbors. The primary focus of Safe Sleep is to provide temporary safe sleeping areas and respite to unsheltered adults living in the community who are not ready to come inside. Safe Sleep programming gives access to basic human dignities and a sanitary living environment through 24/7 access to clean bathrooms and showers, and fresh drinking water.

Because Wellness Village is located in a parking lot, where there is no onsite access to utilities including electricity and potable water, all infrastructure to make the site habitable and comfortable for

the guests must be brought onto the site.

Wellness Village relies upon the following services below:

- *Diamond Environmental Services* - The City utilizes the services of Diamond Environmental for daily freshwater delivery service and daily servicing of restrooms and showers.
- *Sunbelt Rentals* - Sunbelt Rentals supplies the monthly rental of fuel-powered generators to provide power to Wellness Village for interior and exterior lighting, onsite equipment to run showers and restrooms, and power need by both guests and the onsite lead operator and service provider to operate cellphones and laptops.

### *Southern California Edison*

The Housing and Human Services (HHS) Department is working in concert with the Public Works Department to electrify the Virginia Parking Lot with the installation of a Southern California Edison (SCE) power pole. The permitting and installation process with SCE is extensive and time consuming. Public Works staff estimate the process to install the power pole can take up to one year. Through Public Works, the City has already started the permitting process with SCE.

On January 9, 2023, the City Council adopted a resolution ratifying the Proclamation of Local Emergency on Homelessness by the Director of Emergency Services of the City of Culver City, California, issued by the City Manager on January 3, 2023. Culver City Municipal Code (CCMC) Section 3.07.060.B enables the City to purchase equipment, goods, supplies, and services made in connection with emergency activities in the event of a locally declared emergency without following the bidding procedures otherwise required by the CCMC. The City exercised its authority under the Homeless Emergency declared on January 3, 2023, to procure the general service agreements with vendors associated with providing infrastructure for the daily operation of Wellness Village for power, fresh drinking water, and restrooms and showers. Staff now seeks City Council approval to extend the agreements with Diamond Environmental Services and Sunbelt Rentals to continue the ongoing operations at Wellness Village.

## **FISCAL ANALYSIS**

The Adopted Budget for Fiscal Year 2024-2025 includes sufficient funding for the first year of the amendments for these services. The breakdown of the current fiscal year costs for each service is as follows:

- *Diamond Environmental Services* - Daily fresh drinking water service and daily service of restrooms and showers - \$173,798. Funding for this service can be found in Account No. 10135700.605100 (Wellness Village - Rental of Equipment) in the Housing and Human Services section of the budget book.
- *Sunbelt Rentals* - Monthly fuel costs and rental of fuel-powered generators to electrify the Wellness Village Site - \$384,984. Funding for this service can be found in Account No. 10135700.619830 (Wellness Village - Other Contractual Services Unhoused) in the Housing

and Human Services section of the budget book.

Funding for future years of these general services agreements will be included in future fiscal year budgets.

## **ATTACHMENTS**

None.

## **MOTIONS**

That the City Council:

1. Receive a progress report on the status of Wellness Village Safe Sleep Programming; and,
2. Approve an amendment to the existing general service agreement with Diamond Environmental related to daily fresh potable water delivery and daily servicing of restrooms and showers for Wellness Village extending the term of the agreement through June 30, 2026, in an additional amount not to exceed \$173,798 for Fiscal Year 2024-2025 with an increase of Consumer Price Index or no more than 5% in subsequent contract years; and,
3. Approve a general service agreement with Sunbelt Rentals for the monthly cost of fuel and monthly rental of fuel-powered generators to electrify Wellness Village, for the term of the agreement through June 30, 2026, in an amount not -to-exceed \$384,984 for Fiscal Year 2024 -2025 with an increase of Consumer Price Index or no more than 5% in subsequent contract years; and
4. Authorize the City Attorney to review/prepare necessary documents; and,
5. Authorize the City Manager to execute such documents on behalf of the City.