

MOTION BY SUPERVISOR HILDA L. SOLIS

March 3, 2026

**New Warm Landing Place Facility Project: Approve and Establish Capital Project and Award a Progressive Design Build Agreement for Design and Construction of the New Warm Landing Place Facility project at 955 N. Vignes St., Los Angeles**

The County of Los Angeles (County) through the Justice, Care and Opportunities Department (JCOD), is continuing its commitment to address homelessness and provide interim housing to County residents who have been impacted by the criminal justice system.

Led by JCOD, under LA County’s “Care First, Jails Last” vision, the proposed New Warm Landing Place Facility offers short-term transitional housing and essential voluntary services for justice-involved individuals who might not have a place to stay upon release from incarceration. The Warm Landing Place Facility bridges the gap between incarceration and reintegration by providing immediate care and pathways to long-term stability.

The proposed Warm Landing Place Facility Project consists of the design and construction of a multi-story facility that would house the Warm Landing Place program, an interim housing and services center. On May 21, 2024, the Board approved the acquisition of 955 North Vignes Street in the City of Los Angeles, for the Warm Landing

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Place Interim Homeless Housing Project, and found the acquisition of the property for the purpose of operation of an interim housing facility, exempt from the California Environmental Quality Act (CEQA). Further, the Board authorized Public Works to proceed with the technical studies and design-build scoping documents in compliance with standard County contracting requirements.

The Property is located across the street from the Men's Central Jail, which is ideal to address the County's needs to house, on an interim basis, individuals exiting the correctional facility. The approximately 135 feet by 40 feet parcel currently has a vacant single-story structure that would be removed by the County. The proposed building's total gross floor area is approximately 13,000 square feet on three levels providing spaces for welcome and immediate needs such as greeting, counseling, health screening; ongoing services such classrooms and meeting spaces; temporary housing accommodations with private living spaces, bathrooms, kitchen, and eating area for up to 14 residents; and landscaped outdoor recreational areas. The non-resident personnel are expected to be composed of approximately 25 staff from JCOD, and 5 from other County departments.

The property improvement will include utilities connection and potentially some minor offsite improvements, such as sidewalk repairs. The facility will include on-site open landscaped areas and is expected to operate 24 hours a day, 7 days a week.

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The recommended actions, including approval of the proposed project and removal of the existing building and utilities, are exempt from the Community Workforce Agreement (CWA) by virtue of its "Interim Housing" occupancy, in accordance with CWA provision 1.9.2(b).

The capital project is currently funded with \$10,080,000 in Opioid Settlement revenue funding, which was approved by the Board in the Fiscal Year 2025-26 Supplemental Changes budget for preconstruction activities.

On September 18, 2025, Public Works issued a Request for Proposals (RFP) for Progressive Design-Build (PDB) services. The RFP was advertised on the County's "Doing Business with Los Angeles County" and Public Works' "Do Business with Public Works" websites, X, and in the *Los Angeles Daily Journal*, *Los Angeles Sentinel*, *La Opinión*, *San Gabriel Valley Tribune*, *Pasadena Star News*, *The Daily Breeze*, *Los Angeles Times*, *Press Telegram*, *Santa Monica Daily Press*, and *World Journal*. Public Works also informed 1,733 Local Small Business Enterprises, 135 Social Enterprises, 196 Disabled Veteran Business Enterprises, 1,210 Community Business Enterprises, and 1,438 Community-Based Organizations about this business opportunity. The Department of Economic Opportunity informed 574 clients with the North American Industry Classification System (NAICS) code.

On November 6, 2025, five proposals were received. The Evaluation Committee

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comprised of representatives from the Chief Executive Office and Public Works evaluated proposals based on criteria described in the RFP, including technical response, construction experience, team organization and personnel qualifications, proposed approach, schedule, skilled and trained workforce, Local and Targeted Worker Hiring Program, and price. Based on the evaluation of the proposals, Abbott Construction LLC represents the best value firm to perform Progressive Design Build (PDB) services.

Public Works is proposing to deliver the Project by PDB as authorized under Public Contract Code Section 22185 et seq. In this delivery method, the PDB contractor acts as a consultant to the County in the pre-construction phase (Phase 1 or Design and Pre-construction Services) of the Project but assumes the risk as a general contractor during the construction phase (Phase 2 or Construction Services) overseeing all trade subcontracts and in carrying out the full scope of construction for the project. The PDB contractor provides Design and Pre-construction Services (at a fixed fee).

During the pre-construction phase, the PDB contractor provides Design and Pre-Construction Services, including programing, design, cost estimating, scheduling, and planning activities for the project, as well as support field investigations including, but not limited to, performing existing conditions investigations, geotechnical testing and investigations, utilities investigations, and make-ready work.

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The Design and Pre-construction Services will conclude by the PDB contractor providing a Guaranteed Maximum Price (GMP) for carrying out the full scope of construction for the project. The GMP is based on actual direct construction costs and allowances (open book accounting), plus a pre-agreed fee percentage submitted during the Request for Proposals. If, after negotiations, Public Works is satisfied that the GMP is reasonable and technically and financially viable, Public Works will return to the Board for approval to proceed with the Construction Services of the Project and other applicable Board approvals. The preliminary total cost estimate for the proposed project, including design and construction, is \$25,030,000.

A PDB Agreement, on a form previously approved by County Counsel, would be used. The PDB Agreement contains terms and conditions in compliance with the Chief Executive Officer's and the Board's requirements. The Agreement also includes a provision requiring the consultant firms track subcontractors' utilization of Local Small Business Enterprise (LSBE), Disabled Veterans Business Enterprise, and Social Enterprise Businesses.

If the project is approved, the term of the PDB Agreement shall commence on the date of the full execution of the Agreement and will continue for the duration of the project. The initial Notice to Proceed will be for Design and Pre-construction Services only from the date of full execution of the contract until final determination of the

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recommended GMP.

Upon approval of the directives in this Board motion, Public Works would deliver the demolition of the existing structure and other due diligence or make-ready work using Board-approved Job Order Contracts (JOC).

In accordance with the Board's Civic Art Policy, the budget for the proposed Warm Landing Place Facility Project includes one percent of the eligible design and construction costs in the amount of \$ 91,000 to be allocated to Civic Art.

Additionally, in accordance with the provisions of the CWA executed on June 7, 2023, the project is exempt from the CWA due to the inclusion of interim housing. During the implementation of the Pre-construction Services, there would be no impact on current County services or projects as a result of the Board authorizing the recommended actions.

**I, THEREFORE, MOVE** that the Board of Supervisors:

1. Find that the proposed Warm Landing Place Facility project and related actions are statutorily exempt under CEQA for the reasons stated in this motion and in the record of the proposed project, including that the project is statutorily exempt as an emergency project pursuant to California Public Resources Code, Section 21080 (b) (4) and State CEQA Guidelines Section 15269 (c) since the proposed interim housing facility would provide facilities

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and services necessary to address homelessness and to prevent individuals from becoming homeless again and provide resources for successful reentry into the community, thus preventing and mitigating the ongoing state of emergency of homelessness. Further find that the proposed project is statutorily exempt pursuant to Public Resources Code Section 21080.27, Subsection (a) (6) (H), which applies to supportive housing, as the proposed interim housing facility would provide short-term housing, food, transportation, and supportive services to individuals immediately upon release from Downtown Los Angeles jails. Under the California Public Resources Code, Section 21080.27 (a) (6), the facility would meet the definition of a low-barrier navigation center, which is defined in Subdivision (a) of Section 65660 of the Government Code as a Housing First,<sup>1</sup> low-barrier, service-enriched shelter focused on rapidly connecting individuals experiencing homelessness to permanent housing, services, and benefits. Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk and with the Office of Land Use and Climate

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<sup>1</sup> Housing First is a homelessness assistance approach that prioritizes getting people experiencing homelessness into permanent, stable housing immediately, rather than making them complete treatment programs or meet "readiness" requirements first. This evidence-based model provides housing as a tool for recovery, with the idea that having a safe place to live is the foundation for individuals to improve their health, address other challenges like mental health or substance use, and achieve their personal goals.

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- Innovation in accordance with Section 21152 of the Public Resources Code and will post the Notice to the County's website in accordance with Section 21092.2.
2. Approve and establish the Warm Landing Place Facility project, Capital Project No. 6A026, with a total Phase 1 Design and Pre-construction Services budget of \$6,500,000, and authorize the Director of Public Works, or his designee, to proceed with the Phase 1 Design and Pre-construction Services of the Project.
  3. Authorize the Director of Public Works or his designee to execute a Progressive Design-Build Agreement with Abbott Construction LLC, for the Warm Landing Place Facility project for a Phase 1 Contract Sum of \$2,250,000 for the Design and Pre-construction Services; and authorize the issuance of a Notice to Proceed for the duration of the Phase 1 Design and Pre-construction Service until final determination and acceptance of the recommended GMP as set forth in the Progressive Design-Build Agreement.
  4. Delegate authority to the Director of Public Works, or his designee, to supplement Abbott Construction LLC's Phase 1 Contract Sum of \$2,250,000 for Design and Pre-construction Services by up to 25 percent, for a maximum Phase 1 contract sum of \$2,812,500.

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5. Authorize the Director of Public Works, or his designee, to perform due diligence and make ready work, including the demolition and removal of the existing structure, using Board-approved JOCs for a total not-to-exceed amount of \$1,500,000.
6. Authorize the Director of Public Works or his designee, whenever the interests of the County so require, in whole or in part and upon settlement of Termination Costs, to terminate for convenience this Progressive Design-Build Agreement in accordance with the provisions of the Agreement, and as approved by County Counsel.
7. Authorize one percent of the eligible design and construction costs, in the amount of \$ 91,000 to be allocated to Civic Art.

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