

**LOS ANGELES PUBLIC LIBRARY  
BOARD REPORT**

September 14, 2023

TO: Board of Library Commissioners

FROM: John F. Szabo, City Librarian

SUBJECT: **APPROVAL OF AN AGREEMENT WITH MELROSE AVENUE OWNER, LLC, FOR TIEBACK WORK AT THE JOHN C. FREMONT BRANCH LIBRARY**

**A. RECOMMENDATIONS:**

THAT the Board of Library Commissioners (Board):

1. Approve the Tieback Agreement, substantially in the form on file, with Melrose Avenue Owner, LLC, to temporarily insert tieback rods beneath the surface of the John C. Fremont Branch Library.
2. Authorize the City Librarian to execute the Tieback Agreement upon completion of all required approvals.
3. Authorize the Chief Accounting Employee of the Library to create Sub-Account 377 in Fund 831 to deposit and expend funds related to the operation and maintenance of the John C. Fremont Branch Library.
4. Authorize the City Librarian and the City Attorney to make technical and clerical corrections, if needed, to the Tieback Agreement.
5. Adopt the attached Resolution regarding the Tieback Agreement with Melrose Avenue Owner, LLC, for work at the John C. Fremont Branch Library.

**B. FINDINGS:**

1. Melrose Avenue Owner, LLC (Developer) is the owner and developer of certain real property located in the City of Los Angeles (City) commonly known as 6101-6117 Melrose Avenue, 713-735 Seward Street (Development Property) and more particularly described in Exhibit A of the proposed Tieback Agreement.
2. The City is the owner of the real property located adjacent to the Development Property, commonly known as the John C. Fremont Branch Library located at 6121 Melrose Avenue (City Property) and more particularly described in Exhibit B of the proposed Tieback Agreement.

3. The Developer plans to construct a new 56,712-square-foot four-story commercial building consisting of creative office space, retail use, restrooms, open space and subterranean parking (Project) on the Development Property. In conjunction with the development of the Project, the Developer proposes to install a tieback anchor system underneath the surface of a portion of the City Property (Tieback Area).
4. The City and the Developer desire to enter into this Tieback Agreement in order to set forth the terms and conditions pursuant to which the Developer and its representatives shall be permitted to insert and maintain tieback rods beneath the surface of the City Property in the Tieback Area.
5. The term of the proposed contract will be for 180 days to commence upon the execution of the Tieback Agreement. The Developer will provide a payment in the amount of \$20,000 to the Library upon execution of the Tieback Agreement.
6. Any tieback rods or anchors that are abandoned in place (due to their inability to be removed) must be detensioned. For each tieback rod or anchor that remains within the top 20 feet of the surface elevation, the Developer shall pay the City a fee of \$5,000. All of the activities specified in this Section shall be performed by the Developer at its sole expense.
7. Library staff requests authority to create Sub-Account 377 in Fund 831 to deposit funds and expend funds related to the operation and maintenance of the John C. Fremont Branch Library.
8. The Tieback Agreement has been reviewed by the City Attorney.

#### Attachments

Project Manager: Eloisa Sarao, Director of Planning and Facilities Maintenance

Prepared by: Claudia Aguilar, Senior Management Analyst  
Robert Morales, Senior Management Analyst (Retired)  
Deirdre Gomez, Senior Management Analyst (Retired)

Reviewed by: Monique Atkinson, Departmental Chief Accountant  
Joyce Cooper, Director of Branch Library Services  
Emily Fate, Assistant Director of Branch Library Services  
Eloisa Sarao, Director of Planning and Facilities Maintenance  
Madeleine M. Rackley, Business Manager  
Susan Broman, Assistant City Librarian

September 14, 2023

**LIBRARY RESOLUTION NO. 2023-\_\_ (C-\_\_)**

**WHEREAS**, Melrose Avenue Owner, LLC (Developer) is the owner and developer of certain real property located in the City of Los Angeles (City) commonly known as 6101-6117 Melrose Avenue, 713-735 Seward Street (Development Property) and more particularly described in Exhibit A of the proposed Tieback Agreement;

**WHEREAS**, the City is the owner of the real property located adjacent to the Development Property, commonly known as the John C. Fremont Branch Library located at 6121 Melrose Avenue (City Property) and more particularly described in Exhibit B of the proposed Tieback Agreement;

**WHEREAS**, the Developer plans to construct a new four-story commercial building consisting of creative office space, retail use, restrooms, open space and subterranean parking (Project) on the Development Property. In conjunction with the development of the Project, the Developer proposes to install a tieback anchor system underneath the surface of a portion of the City Property (Tieback Area);

**WHEREAS**, the City and the Developer desire to enter into this Tieback Agreement to set forth the terms and conditions pursuant to which the Developer and its representatives shall be permitted to temporarily insert tieback rods beneath the surface of the City Property in the Tieback Area;

**WHEREAS**, any tieback rods or anchors that are abandoned in-place (due to inability to be removed) must be detensioned. For each tieback anchor that remains within the top 20 feet of the surface elevation, the Developer shall pay the City a fee of \$5,000. All of the activities specified in this Section shall be performed by Developer at its sole expense; and

**WHEREAS**, on September 14,, 2023, the Board authorized the Chief Accounting Employee to create Sub-Account 377 in Fund 831 to deposit and expend funds related to the operation and maintenance of the John C. Fremont Branch Library.

**THEREFORE, BE IT RESOLVED**, that the Board adopts the recommendations and findings of the City Librarian's Board Report and approves the Tieback Agreement;

**FURTHER RESOLVED**, that the Board hereby authorizes the City Librarian to execute the Tieback Agreement upon completion of all required approvals;

**FURTHER RESOLVED**, that the Board hereby authorizes the City Librarian and the City Attorney to make technical and clerical corrections, if needed, to the Tieback Agreement; and

**FURTHER RESOLVED**, that the Board hereby authorizes the Chief Accounting Employee to create Sub-Account 377 in Fund 831 to deposit and expend funds related to the operation and maintenance of the John C. Fremont Branch Library.

This is a true copy:

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Raquel M. Borden  
Secretary to the Board

Adopted by the following votes:

AYES:

NOES:

ABSENT: