

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: September 15, 2016
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Proposed License Agreement with WASH Multifamily Laundry Systems**

RECOMMENDATION:

That Harbor Commission review and recommend City Council approval of a five-year license agreement with one five-year option, with WASH Multifamily Laundry Systems, for a 156 square foot laundry room located at 307 Shoreline Drive.

DISCUSSION:

The current 7-year license agreement for the harbor laundry room, located at Marina 4, expired on August 31, 2016. WASH Multifamily Laundry Systems (WASH), formerly Web Service Company, was chosen to be the most qualified company to operate the harbor laundry room after a Request for Proposal process was conducted in 2009.

WASH has laundry rooms in more than 70,000 locations throughout the United States and Canada. Locally, WASH provides laundry service for UCSB, Cal Poly, and numerous local condominiums and apartments, has been in business since 1947 and is considered a leader in the laundry industry.

WASH recently installed six (6) Speed Queen ultra high-efficiency commercial front-loading washers and six Maytag commercial dryers. The price to do a laundry will be \$1.75 per wash cycle and the dryers will be \$1.00 per cycle.

The Department will provide utilities, daily janitorial service (via Work, Inc.), and an on-demand gas water heater with a new solar-thermal unit on the roof. To help prevent vandalism and loitering, the room is only accessible to marina keycard holders and will not be open to the general public, as it was with the previous operator. There is only a nominal fee from this concession, since the purpose of the laundry service is to provide an amenity for Harbor users rather than a revenue source for the Department.

The basic terms of the proposed license are as follows:

- **Term:** Five-year initial term with one, five-year option
- **Percentage Rent:** Averages \$475 per month
- **Equipment:** Six front-loading Speed Queen ultra high-efficiency commercial front loading washers and six Maytag commercial dryers

- **Lessee obligations:** Licensee shall undertake repairs within 48 hours of notice of non-operability. If machine cannot be repaired, machine shall be replaced within 10 days of notice of non-operability. If Licensee fails to repair or replace the inoperable machine, the Department may do so at Licensee's expense, after reasonable notice.

Staff recommends using WASH Multifamily Laundry Systems to provide and maintain the laundry machines in coordination with the Department providing daily janitorial service and inspection. The coordinated approach is less expensive than the alternative of the Department purchasing the laundry equipment and operating the laundry room directly. This approach will also give the Department greater control over the condition of the facility than the alternative of renting the laundry room as a concession to a private operator.

A copy of the license agreement is available for review at the Waterfront Administration office.

Attachment: Site plan

Prepared by: Brian Bosse, Waterfront Business Manager

Wash Multifamily Laundry Systems
307 Shoreline Drive
Lease Area = 156 S. F.

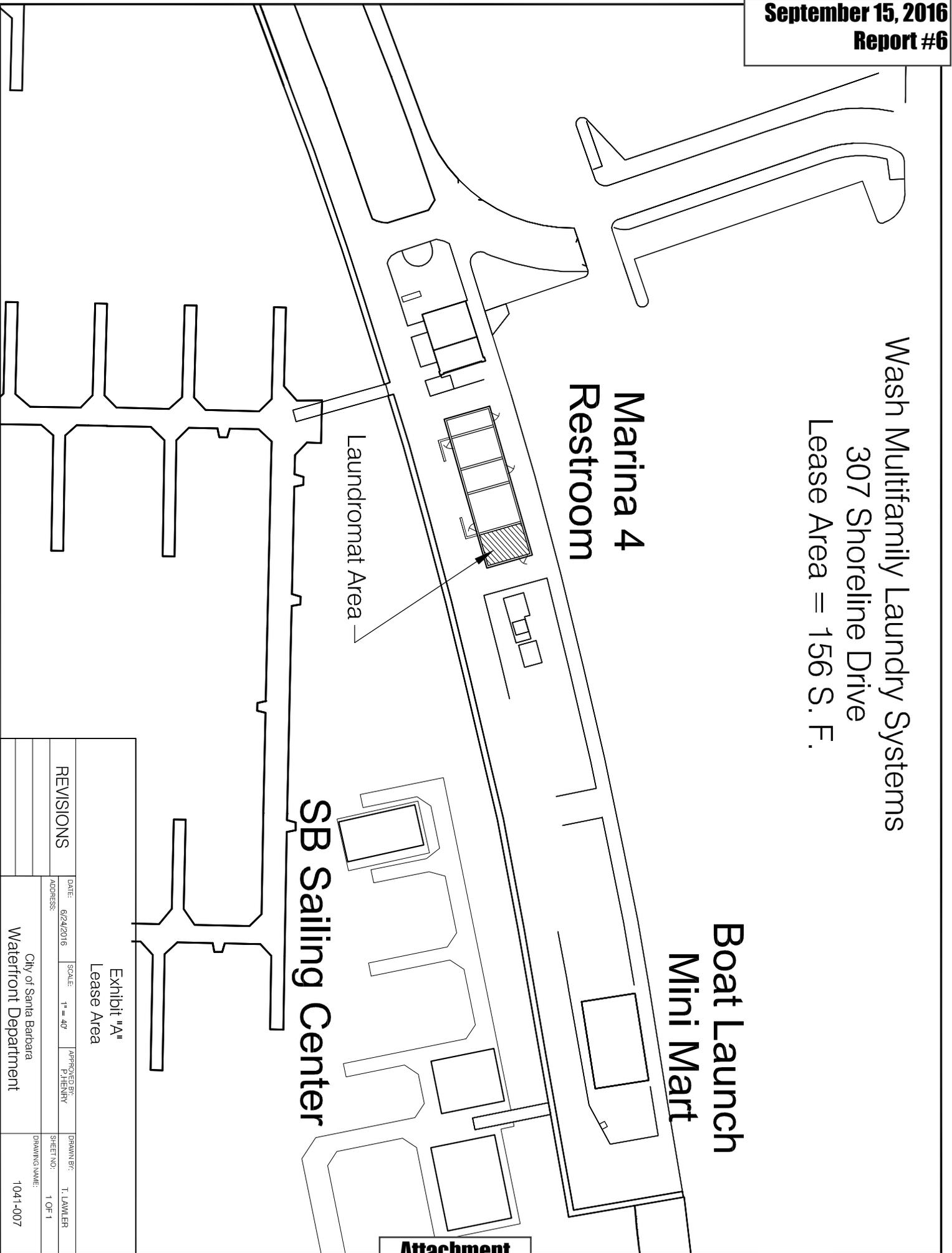


Exhibit "A" Lease Area			
REVISIONS	DATE: 6/24/2016	SCALE: 1" = 40'	APPROVED BY: P. HENRY
	ADDRESS:		DRAWING NAME: 1041-007
	City of Santa Barbara		DESIGNER: T. LAWLER
	Waterfront Department		SHEET NO.: 1 OF 1