

CITY OF LOS ANGELES
CALIFORNIA

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May 31, 2012

Approved on 5-31-12 by
The Municipal Facilities Committee

Honorable Councilmembers
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, CA 90012

Attention: Maria Espinosa, Legislative Assistant

**REQUEST FOR APPROVAL TO NEGOTIATE AND EXECUTE RETROACTIVE
NEW LEASES OR LICENSES AND AUTHORITY TO PAY BACK RENTS FOR
VARIOUS COURTHOUSES**

The Department of General Services (GSD) requests approval to negotiate and execute 13 new courthouse leases or licenses with the State of California (State) and authority to pay back rent from October 21, 2008.

BACKGROUND

On January 24, 2012, the City Council authorized GSD to negotiate and execute six of the 13 courthouse leases or licenses with the State of California (CF #11-1519). GSD is now requesting to amend that authority to make those six leases or licenses retroactive to October 21, 2008 for Airport and to August 1, 2010 for David Kenyon, Compton, Sylmar, Clara Foltz and Metropolitan, which will allow the City the ability to pay back rents owed on these spaces.

In addition, GSD is requesting authority to negotiate and execute seven new leases or licenses, retroactive to August 1, 2010, which will allow the City the ability to pay back rents owed on these spaces. The seven new leases for which authority to negotiate and execute is requested herein are: San Fernando, Van Nuys, Inglewood, Eastlake, San Pedro and Chatsworth.

A full list of all 13 courthouses and the back rents owed is shown below:

COURTHOUSE LEASES		Rentable Sq Ft	Prior Contract	Back Rent Owed
AIRPORT	11701 S. La Cienega 4th floor Room 430	9,800	YES	\$296,677.94
CHATSWORTH	9425 Penfield Ave, Ste 3700	10,800	YES	47,892.35



COURTHOUSE LEASES		Rentable Sq Ft	Prior Contract	Back Rent Owed
CLARA FOLTZ	210 W. Temple St	2,347	YES	5,284.20
COMPTON	200 W. Compton, Rm 705B	75	NO	1,115.00
DAVID KENYON	7625 S. Central Ave(desk in panel room 1st floor of Probation/Clerical)	48	NO	7,559.70
EASTLAKE	1601 Eastlake Ave Room P and Q	1,419	NO	35,457.00
HOLLYWOOD	5925 Hollywood Blvd-Room 204	1,821	YES	10,877.37
INGLEWOOD	110 E Regent Street-2nd floor(LAPD liason office)	470	NO	19,088.80
METROPOLITAN	1945 S. Hill St/Rm 501A-501H/Rm 107-108 on 1st fl	5,375	YES	83,487.75
SAN FERNANDO	900 3rd St, Room 1017, 1154, 1156	762	NO	18,018.40
SAN PEDRO	505 S. Centre St-1st floor	475	NO	21,095.80
SYLMAR	16350 Filbert St, Dept 277, 278	189	NO	1,115.00
VAN NUYS	14400 Erwin Street-2nd, 4th floor-Room 201/440J	1,428	NO	76,221.40
TOTALS				\$623,890.71

FISCAL IMPACT

Funding for all 13 of the requested courthouse licenses or leases is already included in the GSD 6030 Leasing Account to cover current rents, therefore no additional funding for current lease costs is required. Of the \$623,890.71 due in back rents, GSD has already paid \$444,651.63 under six prior contracts that were still in effect. The remaining \$179,239.08 will be paid from the appropriate line items in the 6030 Leasing Account.


RECOMMENDATION

That the Los Angeles City Council:

(a) Amend its action of January 24, 2012 to allow execution of the previously approved leases or licenses for Airport retroactive to October 21, 2008, and for David Kenyon, Compton, Sylmar, Clara Foltz and Metropolitan retroactive to August 1, 2010;

(b) Authorize the Department of General Services to negotiate and execute seven new leases or licenses for San Fernando, Van Nuys, Inglewood, Eastlake, San Pedro, Hollywood and Chatsworth, retroactive to August 1, 2010; and,

(c) Authorize the Department of General Services to pay a total of up to \$623,890.71 including previously remitted amounts in back rent owed to the State, for the period of October 21, 2008 to present.


 Tony M. Royster
 General Manager

TMR:cfr