

CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



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August 25, 2011

Approved on 8-25-2011 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

**APPROVAL OF NEW LEASES BETWEEN THE CITY OF LOS ANGELES
AND THE STATE OF CALIFORNIA AT VARIOUS COURTHOUSES**

The Department of General Services (GSD) requests approval to negotiate and execute six (6) new leases for office space at various courthouses for the continued use by the City Attorney's Office and the Los Angeles Police Department (LAPD) staff.

BACKGROUND

The State of California (State) has finalized the jurisdictional transfer of all County of Los Angeles' courts. GSD must now enter into new lease agreements with the State. Three leases have expired and are now in month-to-month holdover. LAPD staff has maintained office space in the other three courthouses for many years at no cost when the courts were under the jurisdiction of the County of Los Angeles. Now, the State is requiring the City to pay for the office spaces.

The City Attorney's Office and the LAPD have determined that is critical for their staff to remain in these locations to maintain essential work functions. City Attorney staff reviews police reports and other evidence to prepare and file cases. LAPD personnel work closely with the City and District Attorneys to process subpoenas, conduct confidential interviews and related matters.

TERMS AND CONDITIONS

The lease agreement contains the following terms and conditions: (see attached spreadsheet)

- LOCATION: Various
- USE: Office Space
- SQUARE FEET: See attachment
- TERM: Three (3) years, commencing upon lease execution date(s), with a month-to-month holdover upon expiration of the lease(s)
- RENTAL RATE: See attachment. Leases contain annual CPI increases not to exceed 3%.

FISCAL IMPACT

The total monthly rent for the six locations will increase from \$37,153.06 to \$40,854.21. GSD's 6030 Leasing Account for Fiscal Year 2011-12 includes funding for the costs for the leases.

RECOMMENDATION

That the Los Angeles City Council authorizes the Department of General Services to execute new leases with the State of California for the above referenced locations for continued use by the City Attorney's and the Los Angeles Police Department staff substantially as outlined in this report.

A. Shewell-Bright for
Tony M. Royster
General Manager

TMR:aa
Attachment

BY _____
CITY CLERK
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CITY CLERK'S OFFICE

COURTHOUSE LEASES		Rentable Sq Ft	Rental Rate	Proposed Monthly Rent	Current rent paid	Parking	User
AIRPORT	11701 S. La Cienega 4th floor Room 430	9,800	\$2.29/sq. ft	\$22,442.00	\$21,948.00	34 non-exclusive parking, 2 secured	CA/LAPD
DAVID KENYON	7625 S. Central Ave(desk in panel room 1st floor of Probation/Clerical)	48	\$1.04/ sq. ft.	\$49.92	\$0.00		LAPD
COMPTON	200 W. Compton, Rm 705B	75	\$.67/ sq. ft.	\$50.25	\$0.00		LAPD
SYLMAR	16350 Filbert St, Dept 277, 278	189	\$.27/sq. ft.	\$51.03	\$0.00		LAPD
CLARA FOLTZ	210 W. Temple St	2,347	\$2.33/sq. ft.	\$5,468.51	\$5,285.06		CA/LAPD
METROPOLITAN	1945 S. Hill St/Rm 501A-501H/Room 107-108 on 1st fl	5,375	\$2.38/sq. ft.	\$12,792.50	\$9,920.00	38 exclusive + up to 5 non exclusive parking	CA/LAPD
				<u>\$40,854.21</u>	<u>\$37,153.06</u>		

Proposed Monthly Rental Increase

\$3,701.15

Note: All proposed leases to contain annual CPI increases not to exceed 3%