

INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE REPORT relative to leasing space at the Sylmar Courthouse for use by the Los Angeles Police Department (LAPD).

Recommendation for Council action:

APPROVE a new license with the State of California for approximately 107 rentable square feet of space at the Sylmar Courthouse located at 16350 Filbert Street, for use by the LAPD for an annual rental rate of \$3,600.

Fiscal Impact Statement: The Department of General Services (GSD) reports that the City of Los Angeles currently pays \$738 annually without any custodial service or common area maintenance charges. The new proposed license will increase costs by \$3,600 in the first year. Annual escalations will be up to three percent.

Community Impact Statement: None submitted.

TIME LIMIT FILE - FEBRUARY 7, 2018

(LAST DAY FOR COUNCIL ACTION - FEBRUARY 7, 2018)

SUMMARY

In the report to Council dated December 21, 2017, GSD requests approval of a license for approximately 107 rentable square feet of floor space at the Sylmar Courthouse for use by LAPD. GSD reports that securing space within the courthouse is critical due to its proximity to courtrooms as proceedings often experience start and stop delays. A designated space also ensures privacy for City staff, witness interviews, and interrogations.

According to GSD, the State of California has historically leased space to the City through license agreements at a minimal cost. However, after years of budget cuts and shrinking revenue, the State now bases new rates on an analysis of market pricing. After conducting a market analysis, the State chose a low-end market start rate of \$2.00 for most of their court space. This translates to \$214 per month for 107 per square foot office for the Sylmar Courthouse.

The rate proposed by the State is also on the low-end of the analysis (see attachment) conducted by GSD which showed average office rents in the Los Angeles area for office space to be \$2.53 per square foot. In addition, custodial costs are also passed on to tenants, for a total annual cost of \$3,600.

On December 21, 2017, the Municipal Facilities Committee (MFC) approved GSD's request.

At its meeting held January 23, 2018, the Information, Technology, and General Services Committee recommended that Council approve the license with the State of California for space at the Sylmar Courthouse for use by the LAPD, as recommended by the MFC.

Respectfully Submitted,

INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE

A handwritten signature in black ink that reads "Monica Rodriguez". The signature is written in a cursive style with a large, looping initial "M".

<u>MEMBER</u>	<u>VOTE</u>
RODRIGUEZ:	YES
BLUMENFIELD:	YES
O'FARRELL:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-