

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 TO NEGOTIATE AND EXECUTE A LEASE AMENDMENT BETWEEN
THE CITY OF LOS ANGELES AND 2714 MEDIA CENTER FOR THE DEPARTMENT
OF PUBLIC WORK BUREAU OF SANITATION**

The Department of General Services (GSD) requests approval to negotiate and execute a lease amendment for office space for staff of the Department of Public Works, Bureau of Sanitation (BoS).

BACKGROUND

BoS is currently leasing office space at 2714 Media Center Drive (Media Center) for staff of its Wastewater Engineering Division, Wastewater Collection Systems Division, Watershed Protection Division, and Industrial Waste Management Division. The lease will expire in August 2012. BoS would like to continue its occupancy of the premises for an additional five-year term under an amendment to the existing lease. The Board of Public Works has authorized GSD to negotiate a five-year extension of the current lease for the BoS offices at Media Center.

TERMS AND CONDITIONS

The proposed lease agreement contains the following terms and conditions:

LOCATION: 2714 Media Center Drive, Bldg 7, Los Angeles, CA 90039
USE: Office Space
SQUARE FEET: 64,820 rentable square feet
TERM: Five (5) years with two successive 5-year options to extend
RENTAL RATE: \$1.27 per square foot per month net
(\$82,321.40 per month) or \$987,856.80 annually
ESCALATIONS: None during the initial term
Each option term base rent to be the greater of either the base rent in effect immediately prior to the applicable option term or the fair market rental rate
PARKING: Included

FISCAL IMPACT

There will be no impact to the City's General Fund. The funds for the proposed amendment will be provided by the Sewer Construction and Maintenance Fund.

RECOMMENDATION

That the Los Angeles City Council authorizes the Department of General Services to negotiate and execute a lease amendment for office space at 2714 Media Center Drive, Los Angeles, CA 90039 for staff of the Department of Public Works, Bureau of Sanitation as substantively outlined in this report.



Tony M. Royster
General Manager

TMR:dt