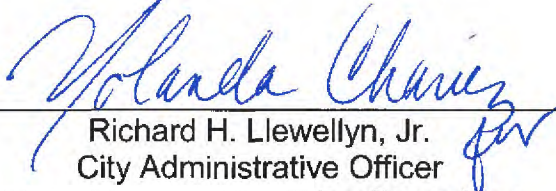


## TRANSMITTAL

TO Council	DATE  08-08-18	COUNCIL FILE NO.  
FROM Municipal Facilities Committee		COUNCIL DISTRICT 4

At its meeting held on July 26, 2018, the Municipal Facilities Committee (MFC) adopted the recommendations of the attached General Services Department (GSD) report, which is hereby transmitted for Council consideration. Adoption of the report recommendation would authorize GSD to negotiate and execute a new lease agreement with the Department of Water and Power (DWP) for a DWP owned facility located at 14651 Oxnard Street in Van Nuys, for a term of 10 years and a rental rate of \$0. The space will be utilized by The University Corporation dba Strength United and Dignity Health dba Northridge Hospital Medical Center as the Valley CARES Family Justice Center (FJC) to provide social services for domestic and child abuse and sexual assault victims. There is no impact on the General Fund.

  
\_\_\_\_\_  
Richard H. Lewellyn, Jr.  
City Administrative Officer  
Chair, Municipal Facilities Committee

RHL:MGR:05190011

**CITY OF LOS ANGELES**  
CALIFORNIA

TONY M. ROYSTER  
GENERAL MANAGER  
AND  
CITY PURCHASING AGENT



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
GENERAL SERVICES  
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CITY HALL SOUTH  
111 EAST FIRST STREET  
LOS ANGELES, CA 90012  
(213) 928-9555  
FAX No. (213) 928-9515

July 26, 2018

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

Attention: John White, Legislative Assistant

**REQUEST AUTHORIZATION TO NEGOTIATE AND EXECUTE A NEW  
LEASE AGREEMENT WITH THE DEPARTMENT OF WATER AND POWER**

The Department of General Services (GSD) requests authorization to negotiate and execute a new lease agreement with the Department of Water and Power (DWP) for a DWP owned facility at 14651 Oxnard Street in Van Nuys for use as the Valley CARES Family Justice Center (FJC).

The current lease expired on June 30, 2018 and is on a month-to-month holdover status. DWP is willing to execute a new lease with the City at zero rent for ten years to allow the FJC to continue its services. DWP staff state DWP Board approval is not required for a new lease due to the pre-existing relationship and existing lease history. Council District 6 is in favor of establishing a new lease agreement.

**BACKGROUND**

On October 26, 2012 GSD leased the facility from DWP for zero rent, and subsequently executed two nonprofit sub-leases to The University Corporation dba Strength United and Dignity Health dba Northridge Hospital Medical Center, for the purposes of operating the FJC (C.F. 12-1643).

The FJC is a unique, public-private partnership that links various agencies responsible for responding to child abuse and domestic and sexual violence. This multi-agency partnership has on-site staff consisting of a victim advocacy and counseling center, the Police Department (LAPD), City Attorney, a non-profit legal services agency, County District Attorney and the Center for Assault Treatment Services (CATS) provide invaluable assault victim services to the greater San Fernando Valley.



Strength United primarily operates and leads the FJC. The center is one of 80 Family Justice Centers in the country and the only one in Los Angeles County. It is a member of the National Family Justice Center Alliance, a rapidly growing movement across America that delivers efficient, effective, co-located, multidisciplinary services and is recognized as a best practice model by the U.S. Department of Justice in combating family violence.

Dignity Health is the fifth largest health care system in the nation and the largest hospital provider in California. Locally, it is a member of the 24 hour/seven day a week Sexual Assault Response Team (SART) program in the San Fernando and Santa Clarita Valleys that provides support for sexually and domestically abused women and children.

GSD will be requesting authority to enter into sub-leases with the two nonprofit organizations in separate reports through the Municipal Facilities Committee to City Council. Both nonprofit organizations are requesting new ten year leases. The current leases expired on June 30, 2018 and are on month-to-month holdover status.

### **TERMS AND CONDITIONS**

The lease agreement will contain the following:

LOCATION:	14651 Oxnard St, Los Angeles, CA 91411
LANDLORD:	Los Angeles Department of Water and Power
USE:	Provide social services for domestic and child abuse and sexual assault victims
SQUARE FEET:	Approximately 10,165
TERM	10 Years
OPTION TERM:	N/A
RENTAL RATE:	\$0 per year
ADDITIONAL RENT:	N/A
SECURITY DEPOSIT:	No security deposit required
UTILITIES:	All utilities will be paid by tenant and separately metered
PARKING:	Included at no additional costs
TENANT IMPROVEMENTS:	All Tenant Improvements will be at the sole cost of the tenant
CUSTODIAL SERVICE:	All custodial services will be at the sole cost of the tenant

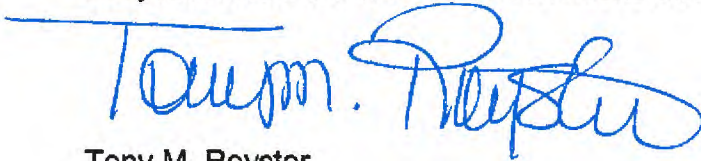
**MAINTENANCE:** All maintenance to the tenants leased space will be at the sole cost of the tenant

**FISCAL IMPACT**

There is no impact to the General Fund. The sub-tenants currently maintain the facility at their own cost and pay the associated utilities.

**RECOMMENDATION**

That the Los Angeles City Council authorizes the Department of General Services to execute a lease agreement with the Los Angeles Department of Water And Power for use of the facility located at 14651 Oxnard Street in Van Nuys for an additional term of ten years under the terms and conditions substantially as outlined in this report.



Tony M. Royster  
General Manager