

CITY OF LOS ANGELES

CALIFORNIA

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January 31, 2013

Approved on: January 31, 2013 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 LICENSE AGREEMENT AT 100 WILSHIRE BOULEVARD FOR ROOFTOP ANTENNAE

The Department of General Services (GSD) requests authority to negotiate and execute a new license agreement with Douglas Emmett Realty Fund (Licensor) for eighteen (18) rooftop radio antennae and related equipment at 100 Wilshire Boulevard, Santa Monica, California.

BACKGROUND

On March 4, 2009 the City entered into a license agreement with Licensor for a rooftop site to locate, install, maintain, repair and use twelve (12) radio antennae and equipment. The antennae are used to support police, fire and other municipal department communications. The license expired September 30, 2012 and is currently in holdover.

The new license agreement will add six (6) additional 3-foot antennae for use by the Information Technology Agency for a total of eighteen (18) rooftop antennae on the site.



The proposed license agreement contains the following terms and conditions:

TERMS AND CONDITIONS

LOCATION: 100 Wilshire Boulevard , Santa Monica, California

LANDLORD: Douglas Emmett Realty Fund

USE: Rooftop antennae site

SQUARE FEET: 749 rentable square feet

TERM: Five (5) years from lease execution date

OPTION TERM: One (1) five-year option to extend

RENTAL RATE: \$142,141.31 annually

ESCALATIONS: Up to and not to exceed four percent (4%) annually, pending final negotiations

UTILITIES: Not to exceed \$6,900 annually, pending final negotiations

FISCAL IMPACT

Including utilities, the total cost of the license agreement for the first year will be \$149,041.31. In FY 2012-13, GSD's 6030 Leasing Account has \$132,542 budgeted. Given the length of time to execute the new lease, this should be sufficient for this fiscal year. In FY 2013-14, the budget for this lease is \$129,124, which will therefore be approximately \$20,000 short.

RECOMMENDATION

That the Los Angeles City Council authorizes the Department of General Services to negotiate and execute a license agreement with Douglas Emmett Realty Fund for the rooftop antennae site at 100 Wilshire Boulevard, Santa Monica, California under the terms and conditions as substantially outlined in this report.


Tony M. Royster
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