

TRANSMITTAL

To:
Council

DATE
10-29-18

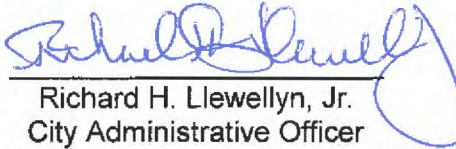
COUNCIL FILE NO.
16-0411

From:
Municipal Facilities Committee

COUNCIL DISTRICT
6

At its meeting of October 25, 2018, the Municipal Facilities Committee approved recommendations in the attached Department of General Services (GSD) report and instructed staff to transmit to Council for consideration. Council approval of the report recommendations would authorize GSD to negotiate and execute a new lease with City Printing Center to operate a printing service in Suite D of the Marvin Braude Retail Mall located at 6262 Van Nuys Boulevard, under the terms and conditions substantially outlined in this report.

Fiscal Impact Statement: Approval of the report recommendations and lease will result in \$2,184 monthly or \$26,208 annually and are unanticipated revenues to the General Fund.


Richard H. Llewellyn, Jr.
City Administrative Officer
Chair, Municipal Facilities Committee

RHL:JVW/nsh15190039

Attachment

CITY OF LOS ANGELES
CALIFORNIA

Agenda Item No. 7

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
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October 25, 2018

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

Attention: Leyla Campos, Legislative Assistant

**REQUEST AUTHORIZATION TO NEGOTIATE AND EXECUTE A NEW
LEASE WITH CITY PRINTING CENTER AT BRAUDE RETAIL MALL IN VAN NUYS**

The Department of General Services (GSD) requests authorization to negotiate and execute a new lease with City Printing Center (City Printing) to operate a printing service at the Marvin Braude Retail Mall, in Suite D at 6262 Van Nuys Boulevard in Van Nuys.

BACKGROUND

Five of the seven retail suites at the Braude Retail Mall have been vacant for several years due to a string of business failures. Council District 6 requested a new Request for Proposal (RFP) be issued to revive this location and increase pedestrian activity with customer based retail businesses serving the local community and Civic Center visitors.

An RFP was issued in June 2018 and generated three proposals. Each was reviewed by a committee consisting of the Council Office in an advisory capacity, the City Administrative Officer and a GSD Real Estate Officer. City Printing was awarded Suite D to operate a printing business based on its business background, financial strengths and capability to add a valuable service to the community. The other two proposals for a legal office and a fast-casual restaurant are currently being processed. The RFP will remain open until all five retail sites are filled.

City Printing provides a wide variety of printing services including reprographics of blueprints and minor engineering documents, as well as other related printing services



for plan check at the Department of Building and Safety and for zoning approvals at City Planning. This location will provide visitors to the Marvin Braude Constituent Service Center on-site services for their applications. City Printing currently operates a printing business under a City lease at Figueroa Plaza that is heavily utilized by the development community.

MARKET ANALYSIS

City Printing proposed a rental rate of \$2.00 per square foot for the use of Suite D. As indicated on the attached market analysis, this rate falls mid-range between the low at \$1.50 and high at \$4.25 with most comparable locations in the \$2.00 range.

TERMS AND CONDITIONS

The lease agreement will contain the following:

LOCATION:	6262 Van Nuys Boulevard, Suite D
LANDLORD:	City of Los Angeles
USE:	Printing service
TERM:	Five years
OPTION:	Five years
SQUARE FEET:	Approximately 1,092
RENTAL RATE:	\$2,184 monthly
ESCALATION:	Up to 3% annually based on the CPI
SECURITY DEPOSIT:	\$2,184 rent for one month
UTILITIES:	Separately metered. Utility cost is responsibility of the tenant.
TENANT IMPROVEMENTS:	All TI costs will be the sole responsibility of the tenant.
PARKING:	None
CUSTODIAL:	All custodial costs will be the sole responsibility of the tenant.

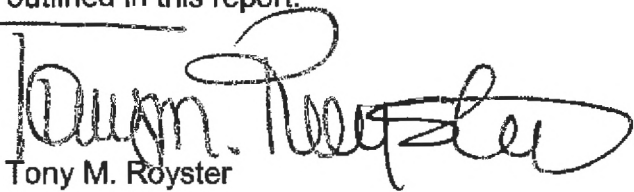
MAINTENANCE: City will maintain the building systems up to the suite.
Tenant is responsible for all maintenance within the suite.

FISCAL IMPACT

This lease will generate revenue of \$2,184 monthly or \$26,208 annually to the General Fund.

RECOMMENDATION

That the Los Angeles City Council authorizes the Department of General Services to negotiate and execute a lease with City Printing Center to operate a printing service in Suite D of the Marvin Braude Retail Mall under the terms and conditions substantially as outlined in this report.



Tony M. Royster
General Manager

Attachment

Marvin Braude Retail Space - 6262 Van Nuys Blvd

Address	City	Property Type	Property Size	Space Avail	Rent/SF/Mo
14411-14445 Burbank Blvd	Van Nuys	Retail/Storefront (Neighborhood Center)	8,818 SF	2,800 SF	\$4.25
14416 Friar St	Van Nuys	Retail/Storefront	4,500 SF	1,956 SF	\$1.50
6314-8318 Sepulveda Blvd	Van Nuys	Retail	5,403 SF	2,200 SF	\$2.00
6310-8318 Van Nuys Blvd	Van Nuys	Retail/Storefront Retail/Office	16,363 SF	4,000 SF	\$2.00
6315 Van Nuys Blvd	Van Nuys	Retail/Storefront Retail/Office	8,500 SF	1,430 SF	\$2.25
6461-6463 Van Nuys Blvd	Van Nuys	Retail/Storefront	9,008 SF	8,750 SF	\$1.50-\$1.75
6741 Van Nuys Blvd	Van Nuys	Class C Office	12,660 SF	9,795 SF	\$1.52-\$2.66
14195 Vanowen St	Van Nuys	Retail/Storefront (Strip Center)	4,370 SF	1,650 SF	\$2.50
14519-14521 Vanowen St	Van Nuys	Retail/Storefront Retail/Office	5,790 SF	1,862 SF	\$2.00
14525-14529 Vanowen St	Van Nuys	Class C Office/Office/Residential	5,700 SF	2,810 SF	\$1.50