

INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE REPORT relative to a new license with the State of California and Judicial Council of California for floor space at the Eastlake Juvenile Courthouse for use by the Los Angeles Police Department (LAPD).

Recommendation for Council action:

AUTHORIZE the Department of General Services (GSD) to negotiate and execute a new license with the State of California and Judicial Council of California for approximately 1,419 rentable square feet of floor space at the Eastlake Juvenile Courthouse located at 1601 Eastlake Avenue, Rooms P and Q, for use by the LAPD for an annual rental rate of \$49,320.

Fiscal Impact Statement: The GSD reports that the City currently pays \$1,955 per month or \$23,460 annually without custodial service or common area maintenance charges. The new proposed license will increase costs by \$2,155 per month or \$25,860 in the first year. Annual increases will be up to three percent.

Community Impact Statement: None submitted.

SUMMARY

In the report to Council dated February 22, 2018, GSD requests authority to negotiate and execute a new license with the State of California and Judicial Council of California for floor space at the Eastlake Juvenile Courthouse for use by the LAPD. LAPD uses space at the courthouse to facilitate interrogations and to use as a waiting room when preparing to testify at court. Maintaining 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.

GSD has determined that the rate proposed by the State is below the average of an area market analysis conducted by the Department which showed average office rents in the Los Angeles area for office space to be \$2.53 per square foot. After custodial costs are included, the State's rental rate exceeds the area average. On February 22, 2018, the Municipal Facilities Committee (MFC) approved the lease.

At its meeting held February 27, 2018, the Information, Technology, and General Services Committee recommended that Council authorize GSD to negotiate and execute new license with the State of California and Judicial Council of California for floor space at the Eastlake Juvenile Courthouse, as recommended by the MFC.

Respectfully Submitted,

INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE

A handwritten signature in blue ink, appearing to read "Monica Rodriguez", is written over the printed name of the committee.

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

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-NOT OFFICIAL UNTIL COUNCIL ACTS-