



RESOLUTION NO. 26675

WHEREAS, on recommendation of Management, there was presented for approval, Fourth Amendment to the Lease with Concentra Health Services, Inc. to extend the term by 120 months, covering 17,217 square feet of space in Skyview Center, located at 6033 West Century Boulevard, adjacent to Los Angeles International Airport; and

**LAX**  
**Van Nuys**  
**City of Los Angeles**

WHEREAS, by Resolution 25129, the Board of Airport Commissioners approved acquisition of Skyview Center, a two (2)-building office complex consisting of approximately 407,000 square feet. The terms of the Fourth Amendment comply with or exceed the underwriting guidelines established by LAWA at the time of the Skyview Center purchase; and

Eric Garcetti  
Mayor

WHEREAS, the Fourth Amendment will result in rental revenue to Los Angeles World Airports (LAWA) of approximately \$6,204,000 over the additional term, with the following terms:

**Board of Airport  
Commissioners**

Sean O. Burton  
President

|                                    |                          |
|------------------------------------|--------------------------|
| Term:                              |                          |
| Commencement Date                  | 03/01/2019               |
| Expiration                         | 02/28/2029               |
| Demised Premises:                  | 17,217 square feet       |
| Rent:                              | \$2.65/square foot/month |
| Common Area Maintenance Base Year: | 2019                     |
| Tenant Improvements:               | \$430,425                |
| Broker Commission:                 | \$267,433; and           |

Valeria C. Velasco  
Vice President

Jeffery J. Daar  
Gabriel L. Eshaghian  
Beatrice C. Hsu  
Thomas S. Sayles  
Dr. Cynthia A. Telles

Deborah Flint  
Chief Executive Officer

WHEREAS, funds for tenant improvements and broker commissions are included in the Fiscal Year 2018-2019 LAWA Operating Budget in LAX Cost Center 2001525 – Skyview Ctr, Commitment Item 520 – Contractual Services; and

WHEREAS, issuance of permits, leases, agreements, and renewals, amendments or extensions thereof, or other entitlements granting use of an existing airport facility involving negligible or no expansion of use and/or alteration or modification of the facilities or its operations beyond that previously existing or permitted is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Article III, Class 1(18)(c) of the Los Angeles City CEQA Guidelines; and

WHEREAS, Concentra Health Services, Inc. will comply with the provisions of the Living Wage/Worker Retention Ordinances; and

WHEREAS, Concentra Health Services, Inc. will comply with the provisions of the Affirmative Action Program; and

WHEREAS, Concentra Health Services, Inc. has been assigned Business Tax Registration Certificate 0000908403-0001-2; and



WHEREAS, Concentra Health Services, Inc. will comply with the provisions of the Child Support Obligations Ordinance; and

WHEREAS, Concentra Health Services, Inc. will have approved insurance documents, in the terms and amounts required, on file with LAWA prior to execution of the Fourth Amendment; and

WHEREAS, Concentra Health Services, Inc. must submit the Contractor Responsibility Program Questionnaire and Pledge of Compliance, and comply with the provisions of said program prior to execution of the Fourth Amendment; and

WHEREAS, Concentra Health Services, Inc. must be determined by the Public Works, Office of Contract Compliance, to be in compliance with the provisions of the Equal Benefits Ordinance prior to execution of the Fourth Amendment; and

WHEREAS, Concentra Health Services, Inc. will comply with the provisions of the First Source Hiring Program for all airport non-trade jobs; and

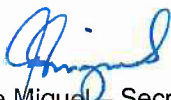
WHEREAS, Concentra Health Services, Inc. must submit the Bidder Contributions CEC Form 55 and comply with its provisions prior to execution of the Fourth Amendment; and

WHEREAS, actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 606;

NOW, THEREFORE, BE IT RESOLVED that the Board of Airport Commissioners adopted the Staff Report; determined that this action is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Article III, Class 1(18)(c) of the Los Angeles City CEQA Guidelines; found that the City's competitive bidding restrictions do not apply pursuant to Board Resolution 25714 whereby the Board of Airport Commissioners and the City Council found that it would be in the best interest of the City to contract with Colliers International for leasing services at the Skyview Center; approved the Fourth Amendment to the Lease with Concentra Health Services, Inc. to extend the term by 120 months, covering 17,217 square feet of space in Skyview Center, located at 6033 West Century Boulevard, adjacent to Los Angeles International Airport; and authorized the Chief Executive Officer to execute said Fourth Amendment to the Lease with Concentra Health Services, Inc. after approval as to form by the City Attorney and approval by the Los Angeles City Council.

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I hereby certify that this Resolution No. 26675 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, January 17, 2019.



Grace Miguel Secretary  
BOARD OF AIRPORT COMMISSIONERS