

CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

Approved on: January 31, 2013 by
The Municipal Facilities Committee

January 31, 2013

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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 2049 CENTURY PARK EAST FOR A ROOFTOP
COMMUNICATIONS ROOM AND ANTENNAE**

The Department of General Services (GSD) requests authority to negotiate and execute a new license agreement with One Hundred Towers, LLC for a rooftop communications room (Suite 4410) and four (4) rooftop radio antennae and related equipment at 2049 Century Park East, Los Angeles, California.

BACKGROUND

The original license agreement allowed for a rooftop site to locate, install, maintain, repair and use two (2) radio antennae and equipment as well as a communications room for the Los Angeles Police Department (LAPD). The antennae are used to support police communications.

The new license agreement will add two (2) additional 6-foot antennae for use by the Information Technology Agency for a total of four (4) rooftop antennae on the site.

The proposed license agreement contains the following terms and conditions:

TERMS AND CONDITIONS

LOCATION: 2049 Century Park East, Los Angeles, California
LANDLORD: One Hundred Towers, LLC
USE: Rooftop communications room and antennae site
SQUARE FEET: 895 rentable square feet
TERM: Five (5) years from lease execution date
OPTION TERM: One (1) five year option to extend
RENTAL RATE: \$3,798.29 monthly with no escalations throughout the lease term
UTILITIES: City will be responsible for utility costs

FISCAL IMPACT

The cost of the license agreement will be \$45,579.48 plus utilities. In FY 2012-13, GSD's 6030 Leasing Account has \$51,914 budgeted for rent and utilities. Given the length of time to execute the new license agreement, this should be sufficient for this fiscal year. In FY 2013-14 the budget for the lease is still \$51,914, which may be sufficient depending on utility costs.

RECOMMENDATION

That the Los Angeles City Council authorizes the Department of General Services to negotiate and execute a license agreement with One Hundred Towers, LLC for a rooftop communications room and antennae site at 2049 Century Park East, Los Angeles, California under the terms and conditions as substantially outlined in this report.



Tony M. Royster
General Manager