

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

CO14

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 NEW LEASE AGREEMENT WITH
SOUTHERN CALIFORNIA EDISON FEDERAL CREDIT UNION AT THE BOYLE
HEIGHTS NEIGHBORHOOD CITY HALL**

The Department of General Services (GSD) requests approval to negotiate and execute a new lease agreement with Southern California Edison Federal Credit Union (SCEFCU) for office space at Boyle Heights Neighborhood City Hall (BHNCH) at the Chicago Building located at 2130 E. 1st Street, Los Angeles, California.

BACKGROUND

SCEFCU is a community-based credit union serving the Boyle Heights community and was a tenant in the BHNCH prior to the City's purchase of the building.

After the building was red tagged as a result of the Chino Hills Earthquake the SCEFCU was relocated to another site. Now that the Chicago Building has been extensively renovated and ready for re-stacking, this tenant wants to relocate back to the BHNCH. Council District 14 approves of this lease.



TERMS AND CONDITIONS

The proposed lease agreement contains the following terms and conditions:

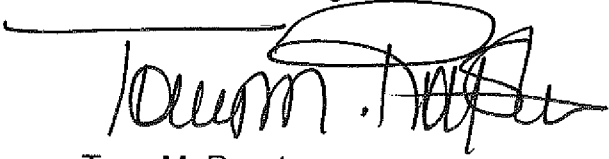
- LOCATION: 2130 E 1st. Street, Los Angeles, CA
- USE: Office Space
- SQUARE FEET: 2,159 square feet
- TERM: Five (5) years
- RENTAL RATE: \$2.00 per square foot or \$4,318 per month (full service gross lease)
- OPTION TO RENEW: Two (2) five-year options to renew
- TENANT IMPROVEMENT: Tenant will be responsible for all tenant improvements necessary to build out the space
- SECURITY DEPOSIT: Two (2) Months rent

FISCAL IMPACT

This new lease will generate revenue of \$51, 816 annually to the General Fund.

RECOMMENDATION

That the Los Angeles City Council authorizes the Department of General Services to negotiate and execute a new lease agreement with Southern California Edison Credit Union for office space at the Boyle Heights Neighborhood City Hall located at 2130 E. 1st Street, Los Angeles, CA, as substantially outlined in this report.


Tony M. Royster
General Manager