

TRANSMITTAL

TO Council	DATE 08-04-17	COUNCIL FILE NO.
FROM Municipal Facilities Committee		COUNCIL DISTRICT 14

At its meeting of July 27, 2017, the Municipal Facilities Committee (MFC) adopted the recommendations of the attached General Services Department (GSD) report, which is hereby transmitted for Council consideration. Adoption of the report recommendations would authorize GSD to negotiate and execute a new lease with the Los Angeles County Metropolitan Transportation Authority for use of the visitor parking lot at Piper Tech, 555 Ramirez Street.

The rent receivables from the parking lot will generate revenue to the General Fund in the amount of \$560 monthly for the term of the contract.


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

RHL:ACG:05180019

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

Agenda Item No. 5

TONY M. ROYSTER
GENERAL MANAGER
AND
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July 27, 2017

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

Attention: Eric Villanueva, Legislative Assistant

REQUEST FOR AUTHORIZATION TO NEGOTIATE AND EXECUTE A NEW LEASE WITH THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

The Department of General Services (GSD) requests authority to negotiate and execute a new lease with the Los Angeles County Metropolitan Transportation Authority (Metro) for use of the visitor parking lot at Piper Tech on weekends only. The parking lot is located at 555 Ramirez Street.

BACKGROUND

Metro and other government entities have begun the early stages of the construction of the Patsaouras Plaza Bus Station at Union Station. The project area is located adjacent to the 101 Freeway and Ramirez Street, and to the Denny's Restaurant (Denny's) parking lot. A portion of Denny's parking lot will be used as a lay-down yard for the contractor. The reduced parking leaves enough parking for customers only and no space left to dedicate parking for their employees.

Metro is requesting a contract with the City of Los Angeles to allow vehicle parking on Saturday and Sunday at the visitor parking lot at Piper Tech for up to 20 Denny's employees for approximately 24 months. However, not all employees will be parking at the same time due to various shifts. As this is weekend parking only, this parking arrangement will not interfere with City visitors during the week.

To monitor ingress and egress of the Denny's employees to the visitor parking area, the existing security officer will be in the guard station located at the entrance to Piper Tech. Denny's employees will be issued a special permit by GSD's Parking Services Division. No one will be allowed entry to the lot without proper authorization. Parking permits will be issued to the Denny's employees using the parking lot.

The proposed lease agreement will contain the following:

TERMS AND CONDITIONS

Location: 555 Ramirez Street
Landlord: City of Los Angeles
Use: Parking Lot at Piper Tech
Term: Up to Twenty-four (24) months
Holdover: Month-to-month
Option: N/A
Monthly Rent: \$560 (8 days per month)
Security Deposit: \$560 (One month's rent)

RATE ANALYSIS

GSD's Parking Services provided rate analysis on the comparable cost of similar parking for weekend rates throughout the Civic Center. On average, \$7 per day per space is the market rate for a weekend parking space in this area. For eight days a month this would translate into a monthly fee of \$56 per vehicle. Given that there are usually 10 employees across all shifts, it's reasonable to charge \$56 for 10 vehicles for a total of \$560. Although 20 passes will be provided, only 10 spaces at any given time will be utilized.

FISCAL IMPACT

The rent receivables from the parking lot will generate revenue to the General Fund in the amount of \$560 monthly for the term of the contract.

RECOMMENDATION

That the Los Angeles City Council authorizes the Department of General Services to negotiate and execute a new lease agreement with the Los Angeles County Metropolitan Transportation Authority for use of the visitor parking lot on weekends at Piper Tech located at 555 Ramirez Street under the terms and conditions substantially as outlined in this report.

A handwritten signature in black ink, appearing to read "Tony M. Royster". The signature is written in a cursive, flowing style with a large initial "T".

Tony M. Royster
General Manager