

CITY OF LOS ANGELES
CALIFORNIA

ALVIN Y. BLAIN
GENERAL MANAGER
AND
CITY PURCHASING AGENT



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

ANTONIO R. VILLARAIGOSA
MAYOR

October 27, 2005

Approved on 10/27/05 by
The Municipal Facilities Committee

City Council
City of Los Angeles
c/o City Clerk
Room 360, City Hall
Los Angeles, CA 90012

Attention: Alan Alietti, Legislative Assistant

REQUEST FOR LEASE RENEWAL OF 570 W. AVENUE 26
FOR THE LOS ANGELES POLICE DEPARTMENT

The Department of General Services (GSD) requests approval to renew the lease agreement for office space and kennel area at 570 W. Avenue 26 for the use of the Los Angeles Police Department (LAPD). This location provides office space for the LAPD officers as well as an open area for kennel activities of the LAPD K9 Unit.

BACKGROUND

The LAPD K9 Unit has occupied this facility since July 2000. The landlord is the Mountains Recreation and Conservation Authority (MRCA), a public entity of the State of California exercising joint powers of the Santa Monica Mountains Conservancy, Conejo Recreation and Park District and Rancho Simi Recreation and Park District. MRCA has allowed the City to occupy the premises on a month to month basis since October 2004 when the original lease expired. The LAPD K9 Unit wishes to extend the lease for a longer term as the site provides office space and open grounds suitable to support staff functions and an exercise area for the dogs. Additionally, this facility is centrally located and is freeway accessible.



TERMS AND CONDITIONS

TERM: Five (5) years, with two (2) renewal options of two (2) years for each option

RATE: Months 1-30: \$1.05/sf/month (\$1,062.15/mo)
Months 31-60: \$1.25/sf/month (\$1,258.75/mo)
Additional monthly cost for security system: \$30/mo

SQUARE FOOTAGE: 983 square feet

PARKING: Included in monthly rate

FISCAL IMPACT

There is a \$0.10/square feet per month increase in the rental rate that is comparable to the market rates in the area. The new rate is equivalent to an annual increase of approximately \$1,180. There are sufficient funds in the leasing account 6030 to cover the rental rate increase.

RECOMMENDATION

That the Los Angeles City Council authorize the Department of General Services to renew the lease at 570 W. Avenue 26, Los Angeles for the use of the Los Angeles Police Department K9 Unit substantially as outlined in this report.


Alvin Y. Blain
General Manager