

CITY OF LOS ANGELES
CALIFORNIA

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February 23, 2006

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

Approved on 02-23-06 by
The Municipal Facilities Committee

Attention: Himiko Nishiyama, Legislative Assistant

**REQUEST FOR APPROVAL OF MODIFICATION TO LEASE RENEWAL OF
570 W. AVENUE 26 FOR THE LOS ANGELES POLICE DEPARTMENT**

The Department of General Services (GSD) requests approval to amend the action of the Municipal Facilities Committee (MFC) dated October 27, 2005 for the Los Angeles Police Department (LAPD). Shortly after the initial MFC approval, LAPD amended its request to move to another space in the same building, located at 570 W. Avenue 26 in the Mountains Recreation and Conservation Authority (MRCA) facility. The original file is being held by the IT&GS Clerk pending this modification. GSD is therefore requesting approval of a modification to the earlier report.

BACKGROUND

On December 28, 2005, the LAPD sent the GSD a letter requesting to move to a larger office located at the MRCA facility since their authorized positions at the site have increased from eight to nine. Each employee also has a dog (total of nine). The current office space is 983 square feet. The new space is 1,394 square feet.

The LAPD's Narcotics Division K-9 Unit has occupied this facility since July 2000. The landlord is the MRCA, a public entity of the State of California exercising joint powers of the Santa Monica Mountains Conservancy, Conejo Recreation and Park District, and the Rancho Simi Recreation and Park District. The 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 K-9 Unit desires to move to the larger office in the facility and 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.

The landlord will provide the requested improvements to the space prior to the move.

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TERMS AND CONDITIONS

TERM: Five (5) years
RATE: \$1.25/sf/month (\$1,742.50)
SQUARE FOOTAGE: 1,394 square feet
PARKING: Included in monthly rate

FISCAL IMPACT

The GSD 6030 Leasing Account budget for this lease is \$11,208 in FY 05-06 and in the proposed budget for FY 06-07. The increase in rent for the larger office will result in an additional \$808.50 expenditure to the 6030 Leasing Account for the month of June in FY 05-06 and an additional \$9,702 annual expenditure for all of FY 06-07.

Funding for these additional costs are not included in the FY 05-06 or the FY 06-07 6030 Leasing Account budgets. The GSD will use existing 6030 funds and will request a Financial Report adjustment prior to year-end if necessary, unless the 06-07 Leasing Account budget can be adjusted accordingly, prior to adoption by the City Council.

LAPD will use existing furniture and provide funding for communications and moving costs.

RECOMMENDATION

That the Los Angeles City Council authorize the Department of General Services to negotiate and execute a lease renewal for the LAPD's Narcotics Division K-9 Unit under the terms and conditions substantially as outlined in this report.


Alvin Y. Blain
General Manager