File No. 14-1728-S1

ENTERTAINMENT AND FACILITIES COMMITTEE REPORT relative to the execution of a contract with CBRE, Incorporated, for project management oversight of the restacking project at 201 North Figueroa Street.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. AUTHORIZE the Department of General Services (GSD) to negotiate and execute a sole source contract with CBRE, Incorporated, for the 201 Restack Project which includes project management, space planning, tenant improvements, and re-occupation of displaced employees and other departments to 201 North Figueroa Street in an amount not to exceed $1.7 million.

2. INSTRUCT the GSD to work with the City Administrative Officer (CAO) to identify and transfer all funds required for this project.

3. AUTHORIZE the CAO to make technical corrections as necessary to implement Mayor and Council intentions.

Fiscal Impact Statement: The GSD reports that costs for the entire project are estimated to be between $14 and $15.2 million, including the 10 percent contingency cost. Of the total estimate, the CAO has advised that $2.9 to $4.0 million may be paid by the Enterprise Fund for the Development Services Center which possibly may include a portion of the Fire Department renovation. The CAO further advises that there are also tenant improvement funds approved by the Mayor and the Council as part of the 2015-16 Budget for backfill of the former County District Attorney space as well as prior year funding set-aside for these purposes. The GSD will work with the CAO to determine all available funding sources to cover the expenses of this project. There will be lease savings from the termination of the Bradbury lease and related parking costs in Fiscal Year (FY) 2015-16, once the Los Angeles Police Department Internal Affairs Division is relocated to Figueroa Plaza in Phase 3, expected to be by the end of April 2016. However, anticipated early termination fees due to the landlord by the City will offset most of these savings in this FY. The GSD will report any savings in the quarterly Optimization Report to the Municipal Facilities Committee.

Community Impact Statement: None submitted.

Summary:

At a meeting held on August 11, 2015, the Entertainment and Facilities Committee considered an August 3, 2015 Municipal Facilities Committee (MFC) transmittal and a July 30, 2015 GSD report relative to the execution of a contract with CBRE, Incorporated, for project management oversight of the restacking project at 201 North Figueroa Street. During the discussion of this item, the GSD representative provided an overview of the proposed contract and responded to related questions from the Committee members.

After providing an opportunity for public comment, the Committee recommended that Council approve the recommendations contained in the MFC transmittal as detailed above. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

ENTERTAINMENT AND FACILITIES COMMITTEE

MEMBER	VOTE
MARTINEZ:	YES
KREKORIAN:	YES
BUSCAINO:	ABSENT
O'FARRELL:	YES
RYU:	YES

MLE
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-NOT OFFICIAL UNTIL COUNCIL ACTS-