

F 9/23

File No. 14-1728-S2

ENTERTAINMENT AND FACILITIES COMMITTEE REPORT relative to an amendment to the contract with CBRE to include the build out of the first floor of the 221 Figueroa Plaza Tower.

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

1. AUTHORIZE the Department of General Services (GSD) to:
  - a. Amend the sole-source Contract No. C-126951 with CBRE to complete tenant improvements for Suites 100 and 180 and construct public restrooms on the first floor of the 221 Figueroa Plaza building (221 Tower).
  - b. Increase CBRE Contract No. C-126951 ceiling from \$16 million to an amount not to exceed \$16.5 million, subject to the City Attorney as to form.
  - c. Proceed with tenant improvements to Suites 100 and 180 and the remodel and construction of public restrooms on the ground floor of the 221 Tower, through a scope amendment to the CBRE Contract No. C-126951.
  - d. Extend CBRE Contract No. C-126951 through December 2017 to provide sufficient time to complete construction and closeout activities.
  - e. Use \$3,173,412 in Enterprise Trust Fund monies to complete remaining construction work at the Figueroa Plaza.
  - f. Use \$1,759,994 for build out of the first floor of the 221 Figueroa Plaza building, for space assigned to the Office of City Attorney and the Department of Recreation and Parks, utilizing Lifecycle funds (\$1.1 million), GSD operational savings (\$300,000) and Enterprise Trust Fund monies (\$359,994).
  - g. Use \$260,075 in Capital Improvement Expenditure Program (CIEP) monies budgeted for the Figueroa Plaza capital repair program to construct public restrooms on the first floor of the 221 Figueroa Plaza building.
2. AUTHORIZE the City Administrative Officer (CAO) to make technical adjustments as necessary in identifying and transferring required funding.

Fiscal Impact Statement: The Municipal Facilities Committee (MFC) reports that there is no additional impact on the General Fund.

Community Impact Statement: None submitted.

#### SUMMARY

At the meeting held on September 13, 2016, your Entertainment and Facilities Committee considered a MFC report relative to an amendment to the contract with CBRE to include the build out of the first floor of the 221 Figueroa Plaza Tower. The GSD reports that at its meeting

of May 26, 2016 the MFC assigned Suite 100 to the Department of Recreation and Parks and Suite 180 to the City Attorney as recommended by the CAO. The Department of Recreation and Parks has designated 39 staff members from their Partnership Branch, Concessions Section, and the United States Forest Services for the space. The City Attorney has designated their Hearings, and Victims Assistance sections comprised of 19 staff members for their space. Both suites will provide services to the public fulfilling the MFC directive prioritizing public services on the 1st floor.

In addition to the work within City Department suites, this project also includes a remodel and reconfiguration of the 1st floor restrooms in order to create public access to the facilities. After an opportunity for public comment was held, the Committee moved to approve the recommendations presented in the MFC transmittal as amended, as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

ENTERTAINMENT AND FACILITIES COMMITTEE

A handwritten signature in blue ink, appearing to read "Mitch O'Farrell".

<u>MEMBER</u>	<u>VOTE</u>
O'FARRELL:	YES
KREKORIAN:	YES
BUSCAINO:	YES
RYU:	YES

ME

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**