File No. 14-1728-S1

ENTERTAINMENT AND FACILITIES COMMITTEE REPORT relative to a sole source contract with CBRE, Inc., (CBRE) for project management oversight of the restacking project at 201 North Figueroa Street, to proceed with Phases 3B and 4.

Recommendations for Council action:

1. AUTHORIZE the Department of General Services (GSD) to proceed with Phase 3B, relocation of the Los Angeles Police Department Internal Affairs from the Bradbury Building to the 15th and 16th floors, at an estimated cost of up to $4.5 million to be completed by April 30, 2016.

2. AUTHORIZE the GSD to proceed with Phase 4, relocation of City Attorney Family Violence from Lyons Reyes to the 13th floor, at an estimated cost of up to $1.5 million to be completed by June 30, 2016.

3. DIRECT the GSD to issue the necessary termination notices and use $700,000 in savings from its Contractual Services Account and $316,000 in savings from its Leasing Account to offset the project deficit, as necessary.

4. AUTHORIZE the GSD to negotiate and execute a sole source contract with CBRE which includes project management, space planning and tenant improvements for Phases 3B and 4 for a total of $6 million, subject to approval of the City Attorney as to form.

5. INSTRUCT the Los Angeles Department of Building and Safety and the Department of City Planning to report to the Municipal Facilities Committee on a plan to address a projected deficit of $416,878 for Phases 1 and 2.

6. INSTRUCT the GSD to report on the master schedule, any change in scope and any significant change to the budget, until project completion.

Fiscal Impact Statement: The GSD reports that the overall revised tenant improvement budget is $13.2 million, a reduction of approximately $100,000 from the previous report. The General Fund impact Is $9.0 million, the same as previously reported in September. There is approximately $8.1 million in Municipal Improvement Corporation of Los Angeles funding available for Space Optimization, leaving a current General Fund shortfall of $916,019. This shortfall may however be further reduced after receiving actual construction bids for the work for future phases.

Community Impact Statement: None submitted.

Summary:

At a meeting held on November 10, 2015, the Entertainment and Facilities Committee considered a November 4, 2015 MFC transmittal and an October 29, 2015 GSD report relative to a sole source contract with CBRE for project management oversight of the restacking project at 201 North Figueroa Street, to proceed with Phases 3b and 4. 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

Paul Krekorian

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

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-NOT OFFICIAL UNTIL COUNCIL ACTS-