

CITY OF LOS ANGELES
CALIFORNIA

Agenda Item No. 6

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
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December 17, 2020

Honorable City Council
City of Los Angeles
C/o City Clerk
Room 395, City Hall
Los Angeles, California 90012

Attention: Armando Bencomo, Legislative Assistant

**UPDATE ON SPACE PLAN AND PARKING FOR
NEW LEASE WITH 888 S. VERMONT AVE, LLC**

The Department of General Services (GSD) provides the following update on the space plan and parking configuration for the Los Angeles Department of Transportation (LADOT) newly attested lease dated October 20, 2020, located at 888 S. Vermont Ave, Los Angeles, CA 90005.

BACKGROUND

On June 8, 2020, the Municipal Facilities Committee (MFC) approved a 10-year lease with two five-year options to extend. The lease was approved by Council (CF# 20-0702) on July 1, 2020 and subsequently executed and attested. MFC requested LADOT, GSD, and the Office of the City Administrative Office (CAO) develop a parking plan to prioritize the use of on-site leased parking and any potential use of current City-owned facilities for overflow parking needs. The team was directed to report back to the MFC with the final space plan and parking plan.

SPACE PLAN

The City team has finalized the mutually agreed-upon space plan (see attached) which was included as an exhibit in the executed lease. The build-out cost falls within the tenant improvement (TI) allowance of \$80 per square foot or \$1.9 million. The final space plan includes the following design elements and associated costs such as architectural, mechanical, electrical and plumbing.

The property owners General Contractor (GC) is ACON Development Inc., and this project is expected to take approximately 19 weeks, with an estimated completion date of April 20, 2021 which equates to four and half months. LADOT will be expected to move-in within two weeks after completion.



The Tenant Improvements are as follows:

- Three offices, 25 cubicle spaces, and 1 conference room;
- One roll call room (20 plus seats);
- One men's locker room (currently 103 lockers);
- One woman's locker room (currently 80 lockers);
- One kit-room and a separate bike storage room/work area;
- One storage room (1 for files and supplies and 1 for cones, flare, barricades); and,
- One break room

PARKING

The City team confirms all parking associated with this lease will accommodate LADOT's parking needs at 888 S. Vermont Ave. Per the terms of the lease, the City receives five reserved parking spaces per 1,000 rentable square feet (or 118 spaces) in the property's parking structure at no additional cost during the Initial term and any exercised option periods. The City tenant has the option to purchase 10 to 20 additional spaces, at \$150.00 per month per reserved space, with 3% escalations annually at the same aforementioned terms if required in the future, however there is no need for any additional parking currently.

To facilitate the City's parking needs, the Landlord agreed to restripe and re-configure the parking lot at no extra cost to the City to create tandem parking increasing the original 118 spaces to 161 spaces. LADOT has confirmed the use of tandem parking is manageable with their staff and meets operational needs. A revised parking plan is attached for reference.

FISCAL IMPACT

There is no additional impact to the General Fund beyond what was included in the original report.

RECOMMENDATION

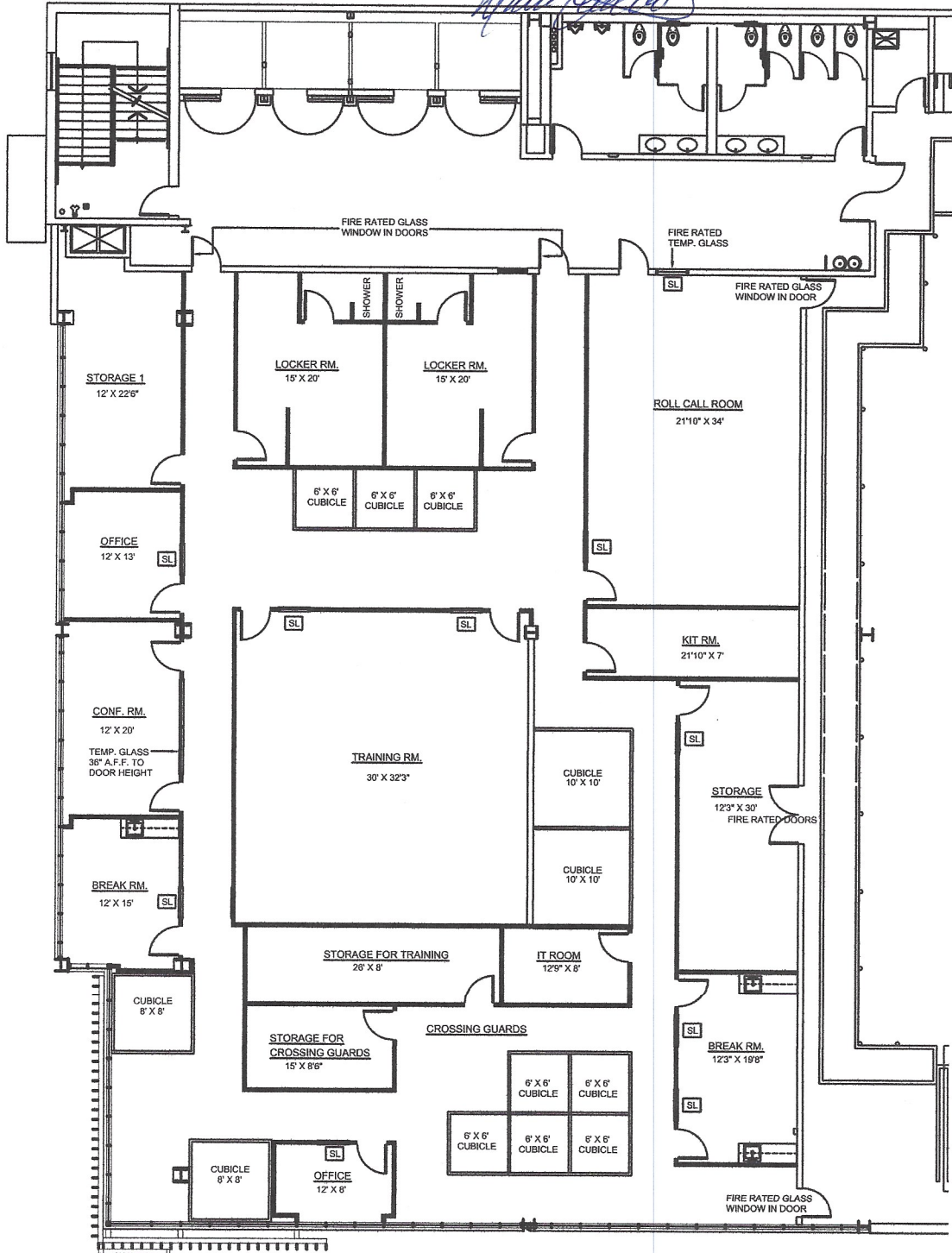
That the Municipal Facilities Committee note and file this report.



Tony M. Royster
General Manager

Attachments: Space plan
Parking Configuration

LADOT Approved: 9/3/2020
 Mario Interiano, Facility Manager

SECOND FLOOR

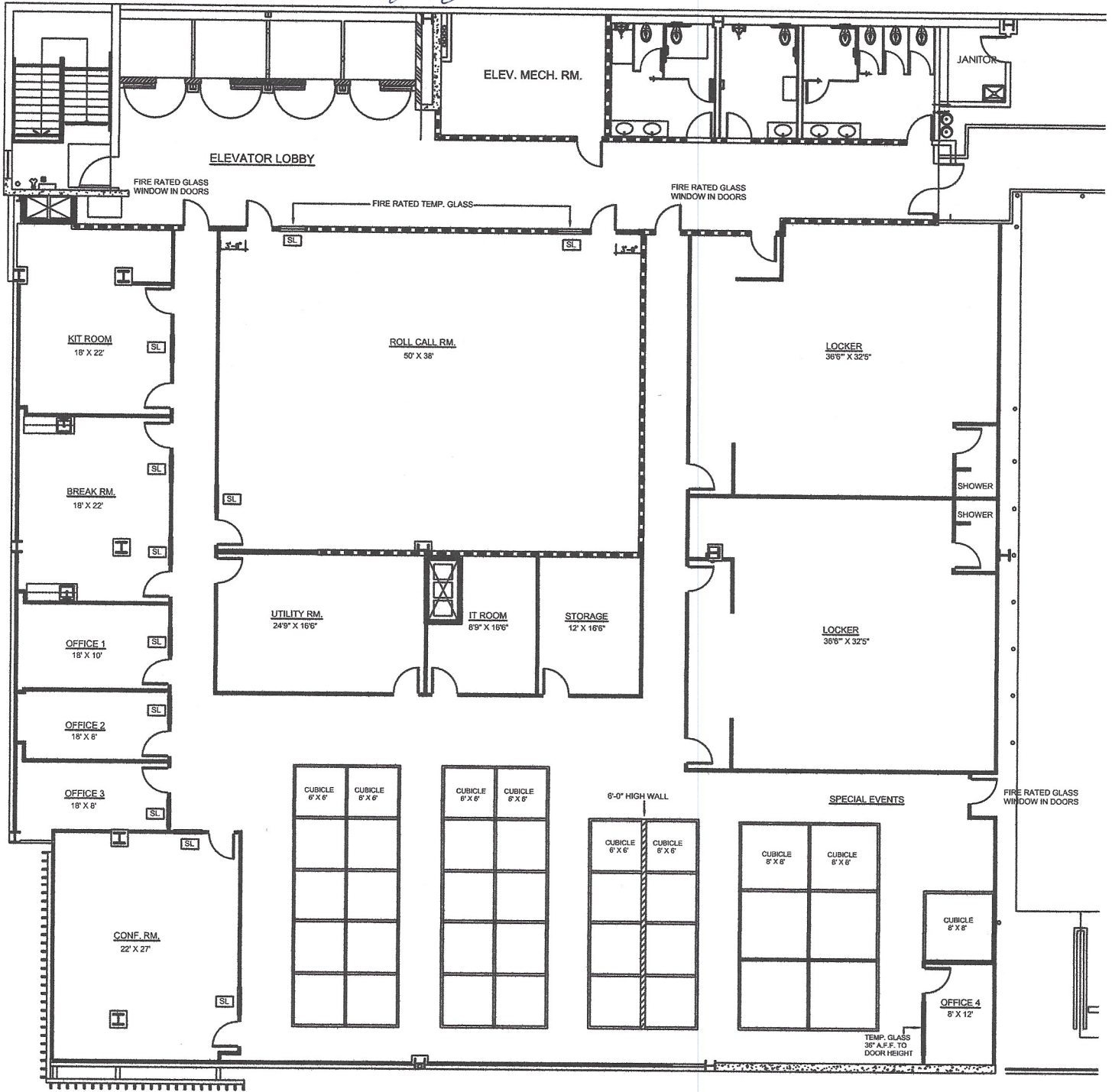
PRELIMINARY FLOOR PLAN
 888 S. VERMONT
 LOS ANGELES, CA

8/10/2020

THIS DESIGN IS SUBJECT TO CHANGE
 DUE TO CITY REVIEW

- SL 36" WIDE TEMP. GL. FLR. TO DOOR HEIGHT SIDELITE
- EXISTING WALL
- NEW WALL

ROOM SIZES NOTED ON PLAN ARE APPROXIMATE
 ALL FURNITURE SHOWN ON PLAN IS BY TENANT
 BUILDING STANDARD CONSTRUCTION AND FINISHES
 ANY WORK ABOVE BUILDING STANDARDS IS AT TENANT COST

FIFTH FLOOR
PRELIMINARY FLOOR PLAN
 888 S. VERMONT
 LOS ANGELES CA
 8/10/2020

THIS DESIGN IS SUBJECT TO CHANGE
 DUE TO CITY REVIEW

- SL** 36" WIDE TEMP. GL.
FLR. TO DOOR HEIGHT
SIDELITE
- EXISTING WALL
- NEW WALL

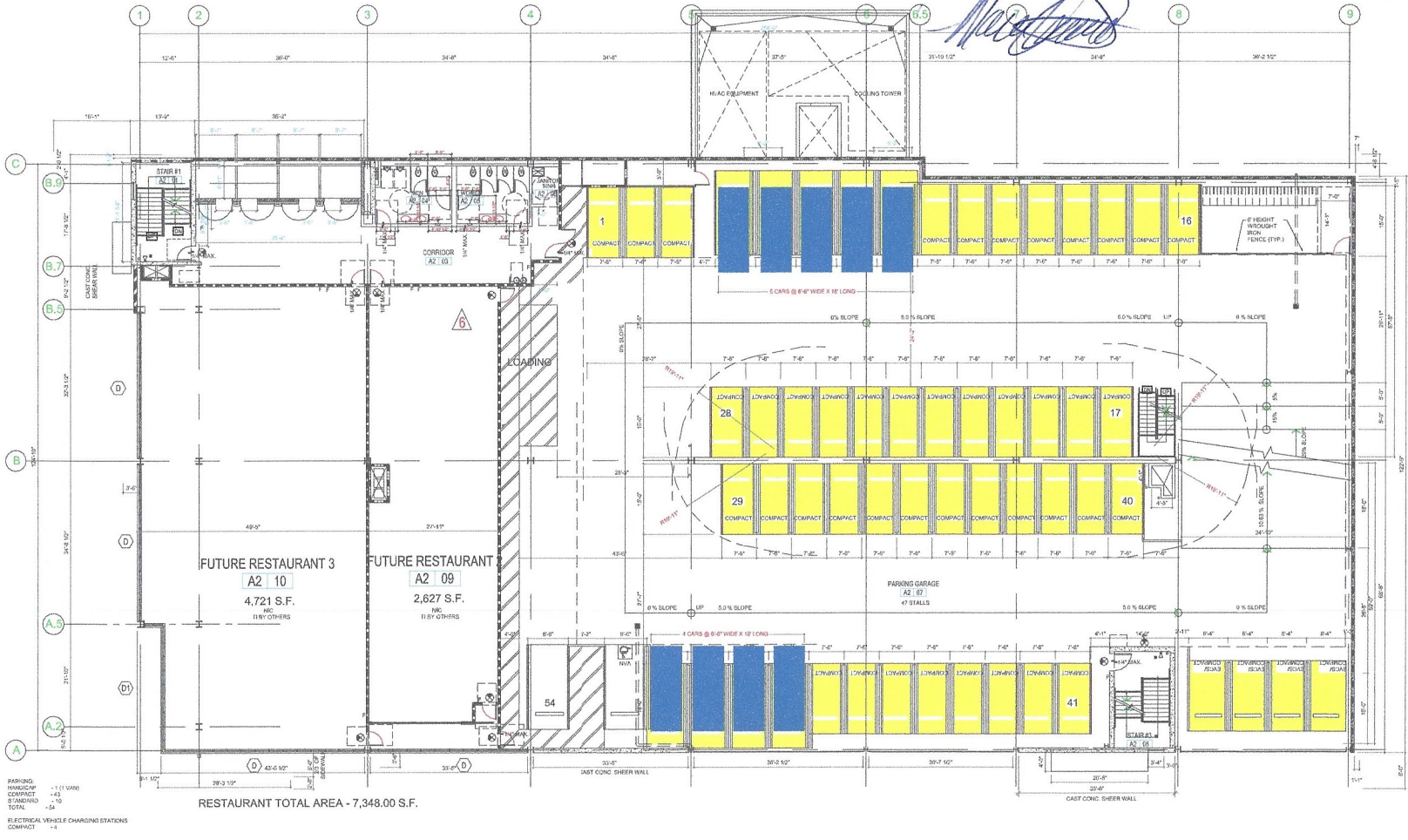
ROOM SIZES NOTED ON PLAN ARE APPROXIMATE
 ALL FURNITURE SHOWN ON PLAN IS BY TENANT
 BUILDING STANDARD CONSTRUCTION AND FINISHES
 ANY WORK ABOVE BUILDING STANDARDS IS AT TENANT COST
 IT ROOM: (VERIFY) PROVIDE 4" CONDUIT WITH NO MORE THAN
 2 NINETY DEGREE BENDS BETWEEN PULL POINTS

Total Proposed *Marked* Parking Stalls: 130

Grand Total Parking Stalls: 161

Total Additional *Unmarked* Parking Stalls: 31

LADOT APPROVED PARKING PLAN
Mario Interiano, Facility Manager
10/6/2020



PARKING
STANDARD - 1 (1 VAN)
COMPACT - 43
B MARKED - 16
TOTAL - 60
ELECTRICAL VEHICLE CHARGING STATIONS
COMPACT - 4

RESTAURANT TOTAL AREA - 7,348.00 S.F.

LEGEND

- PROPOSED PARKING
- VAN & TRUCK PARKING

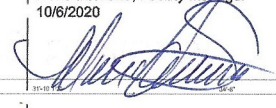


2nd Floor

Floor Proposed *Marked* Parking Stalls: 56

Total Proposed Marked Parking Stalls: 27
 Total Additional Unmarked Parking Stalls: 14

LADOT APPROVED PARKING PLAN
 Mario Interiano, Facility Manager
 10/6/2020




PARKING
 HANDICAP - 4 (3 VAN, 1 STANDARD)
 COMPACT - 48 (3 CAR/VAN, 15 COMPACT)
 STANDARD - 14 (1 CAR/VAN, 13 STANDARD)
 TOTAL - 66

4th Floor

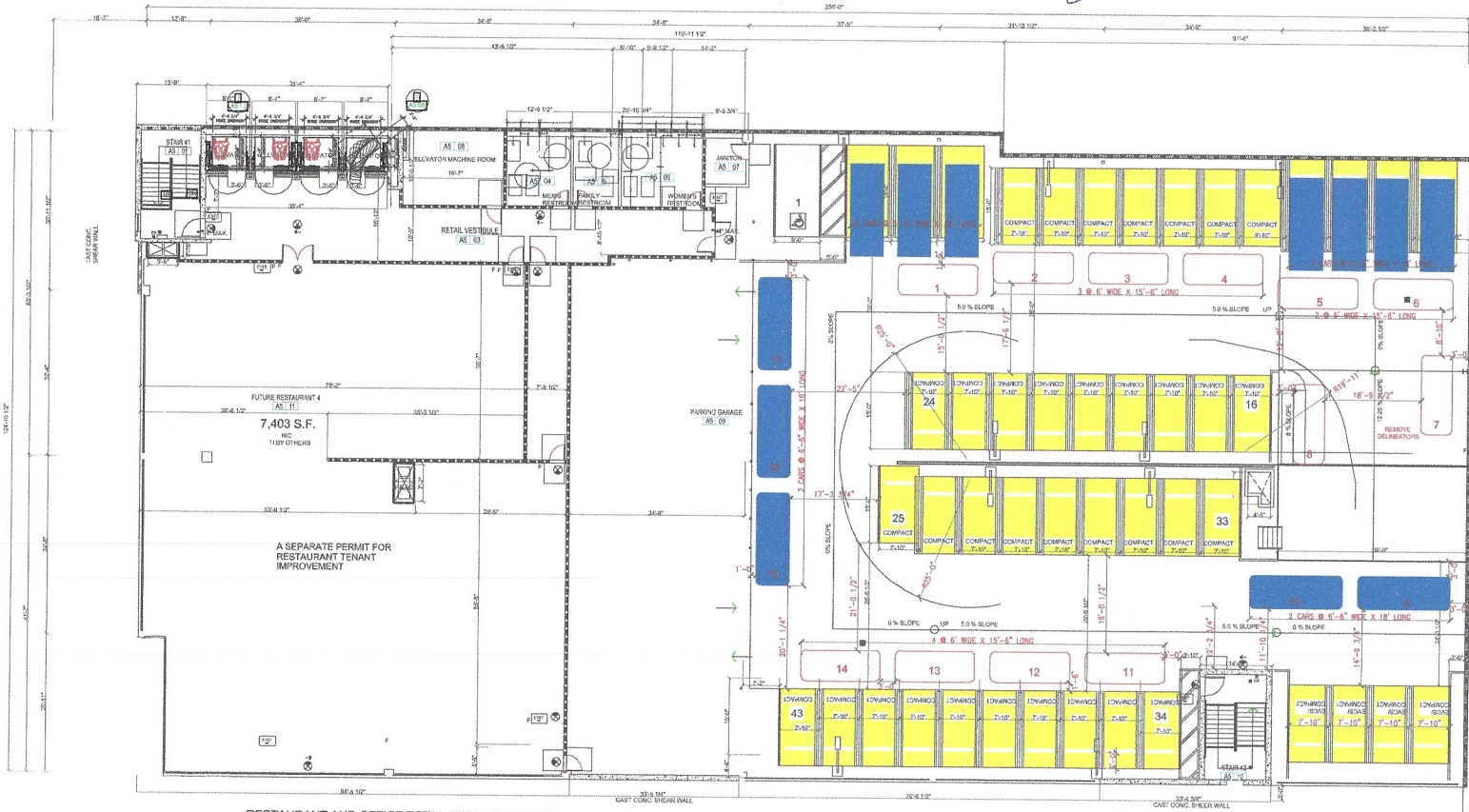
LEGEND

- PROPOSED PARKING
- VAN & TRUCK PARKING
- POSSIBLE ADDITIONAL PARKING

Total Proposed *Marked* Parking Stalls: 47

Total Additional *Unmarked* Parking Stalls: 17

LADOT APPROVED PARKING PLAN
 Mario Interiano, Facility Manager
 10/6/2020

RESTAURANT AND OFFICE TOTAL AREA - 7,403.00 S.F.

PARKING	
HANDICAP	1 (1 STANDARD)
COMPACT	10
STANDARD	17
TOTAL	43
ELECTRICAL VEHICLE CHARGING STATIONS (EVCS)	
COMPACT	4

5th Floor

LEGEND	
	PROPOSED PARKING
	VAN & TRUCK PARKING

FIFTH FLOOR PLAN
 PARKING PLAN

A2.5

