

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

Agenda Item No. 2

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

November 14, 2024

Honorable City Council
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, CA 90012

Attention: Adam Lid, Legislative Assistant

**REQUEST AUTHORIZATION TO NEGOTIATE AND EXECUTE A LICENSE
AGREEMENT WITH LOS ANGELES POLICE REVOLVER AND ATHLETIC CLUB
FOR THE LAPD VIRTUAL REALITY TRAINING PROGRAM ELYSIAN PARK GYM
1880 ACADEMY DRIVE, LOS ANGELES, CA 90012**

The Department of General Services (GSD) requests authority to negotiate and execute a no-cost license agreement between the Los Angeles Police Department (LAPD) and the Los Angeles Police Revolver and Athletic Club to use a portion of the gym located at 1880 North Academy Drive, Los Angeles, CA 90012 in Council District One. This is for the LAPD Virtual Reality Training Program for sworn LAPD police officers as well as other law enforcement entities including LAWA and Port of LA Police.

BACKGROUND

The Los Angeles Police Revolver and Athletic Club (LAPRAAC) operates under a City ground lease at the Los Angeles Police Academy in Elysian Park. This lease allows LAPRAAC to manage and maintain key facilities, including the gym, pool, shooting range, and other recreational and athletic resources utilized by LAPD personnel.

In 2019, California Senate Bill 230 (SB230) was enacted, requiring law enforcement agencies throughout the state to provide mandatory use-of-force and de-escalation training. In response, a three-year, no-cost license agreement (C-139938) with LAPRAAC, granting LAPD access to the gym at the Police Academy was executed to facilitate the necessary Virtual Reality Training Program. This agreement expires on February 24, 2025.

Simultaneously, the LAPD, in collaboration with the Los Angeles Police Foundation, is exploring the feasibility of constructing a new facility dedicated to the department's Virtual Reality Training Program.



The LAPD is now seeking approval for a new three-year license agreement with LAPRAAC, under the same terms and conditions as the current agreement.

SCHEDULING/PROGRAMMING

Under the proposed agreement, LAPRAAC shall have primary use of the licensed area, with the LAPD's usage being secondary, as further detailed in the attached term sheet.

TERMS AND CONDITIONS

The proposed license agreement will be for a zero-rent, three-year term with no options to extend. A complete set of terms and conditions are outlined on the attached term sheet.

FISCAL IMPACT

There is no anticipated impact to the General Fund, as the license agreement stipulates zero rent.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorize the Department of General Services to negotiate and execute a new license agreement with the Los Angeles Police Revolver and Athletic Club (LAPRAAC) for a portion of the Elysian Park gym located at 1880 North Academy Drive, Los Angeles, CA 90012 under the terms and conditions substantially outlined in this report.



Tony M. Royster
General Manager

Attachment: Term Sheet

LEASING TERM SHEET

| | |
|-----------------------|---|
| MFC DATE | November 14, 2024 |
| LANDLORD | Los Angeles Police Revolver and Athletic Club (LAPRAAC) |
| ADDRESS | 1880 North Academy Drive, Los Angeles, CA 90012 |
| TENANT | City of Los Angeles |
| ADDRESS | 111 E. First Street, Room 201, Los Angeles, CA 90012 |
| LOCATION | Portion of the LAPRAAC Gym which comprises the large room containing a basketball court , balcony, stage, and balcony storage area at 1880 Academy Drive, Los Angeles, CA 90012 |
| AGREEMENT TYPE | License Agreement |
| USE | LAPRAAC Gym for Virtual Reality (VR) Training for sworn personnel (Police Officers) of the Los Angeles Police Department (LAPD) and other law enforcement entities. |
| SQUARE FEET | |
| TERM | Three (3) years |
| RENT START DATE | Upon City Clerk Attestation |
| LEASE START DATE | Upon City Clerk Attestation |
| OPTION TERM | N/A |
| HOLDOVER | Yes |
| SUBLET/ ASSIGNMENT | No |
| TERMINATION | Upon 90 days written notice by either Party |
| RENTAL RATE | \$0.00 |
| ESCALATION | N/A |
| RENTAL ABATEMENT | N/A |

| | |
|--------------------------------|--|
| ADDITIONAL RENT | N/A |
| PROPERTY TAX | N/A |
| OPEX | N/A |
| CAM | N/A |
| OTHER | N/A |
| SECURITY DEPOSIT | N/A |
| MAINTENANCE/ REPAIR | <p>LAPD shall be solely responsible for all costs of maintenance and upkeep of the VR system within the License Area, including but not limited to costs for added electrical capacity, and modification to the gymnasium balcony and balcony storage portions of the License Area to support gear charging and added electrical outlets..</p> <p>LAPD shall be solely responsible for operating, maintaining, repairing, securing and updating the VR system as needed,</p> <p>LAPD shall repair any damage arising out of or relating to this Agreement.</p> |
| MAINTENANCE/ REPAIR DETAILS | |
| TENANT IMPROVEMENTS | <p>LAPRAAC shall not be obligated to make any alterations, modifications, repairs or improvements to the Licensed Area at any time.</p> <p>LAPRAAC hereby grants permission to City to update and upgrade the electrical system as needed to support the VR System.</p> <p>LAPRAAC grants permission to City for City to mount on the walls of the License Area, any equipment needed to run a motion capture virtual reality system.</p> |
| PARKING | N/A |
| UTILITIES | LAPRAAC |
| CUSTODIAL | LAPRAAC |
| SECURITY | None |
| PROP 13 PROTECTION | N/A |
| INSURANCE (City) | |

OTHER:

Scheduling Use:
LAPRAAC's right to use the License Area shall be primary and the LAPD's right to use the License Area shall be secondary.

City shall have the right to use the License Area during the term of the Agreement every week each Monday, Tuesday, and Wednesday for a 12 hour period, with a start time scheduled eight (8) weeks in advance. In the event of a Monday being a federal, state or local holiday, the City shall have the right to use the License Area Tuesday, Wednesday and Thursday of that same week.

LAPRAAC and the City shall each provide the other with its calendar of scheduled events in two-month increments, eight (8) weeks in advance so that any scheduling conflicts are known and resolved well in advance.

LAPRAAC and City shall work together to allow both Parties to maximize the use of the License Area when the other party is not utilizing the License Area.

The City acknowledges and agrees that LAPRAAC's sport season including its basketball and volleyball leagues, may conflict with the City's designated days of use and LAPRAAC will have the right to use the License Area during its sport season to the extent reasonably necessary.

PRINT:

SIGNATURE: