

CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



KAREN BASS
MAYOR

Agenda Item No. 6

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

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Matthew W. Szabo, Chair
Municipal Facilities Committee
200 North Main Street, Suite 1500
Los Angeles, CA 90012

REQUEST FOR SPACE ASSIGNMENT FOR THE LOS ANGELES DEPARTMENT OF TRANSPORTATION AT THE LA MALL SPACE # 22A

The Department of General Services (GSD) requests that the Municipal Facilities Committee (MFC) authorize the assignment of LA Mall Space # 22A to the Los Angeles Department of Transportation (LADOT) Parking Adjudication Office for additional office space.

Pursuant to Council File 96-0426, GSD has the authority to assign up to 5,000 square feet (SF) to City Departments in City-owned space and provide notification to the Municipal Facilities Committee (MFC). However, since this involves tenant improvements being funded from the Space Optimization Account, GSD is requesting MFC authorization to assign. The total square footage of the requested space is approximately 1,975 square feet (sf).

BACKGROUND

The LADOT Parking Adjudication Office has been functioning in LA Mall Space # 21 for several years. DOT has indicated that they need approximately 2,000 square feet (s.f.) of additional space for their operations in the Mall. They were looking for leased space adjacent to the Civic Center area prior to additional space becoming available in the Mall. This assignment will allow LADOT to expand and better serve the needs of staff and members of the public seeking services.

LA Mall Space #22A was recently vacated by Sbarro Italian. The space will require some tenant improvement work to convert it from a restaurant and dining location into appropriate office expansion space for DOT.

GSD is working with its Construction Forces Division (CFD) and the Bureau of Engineering (BOE) to help design the space and to determine cost estimates for the necessary work. The suite will also require ITA network cabling to prepare it for City use.



Exact estimates are unavailable, however, when those estimates are provided, GSD's Real Estate Services (RES) division will report back with those figures in an upcoming Space Optimization Report.

LA MALL AGING INFRASTRUCTURE

As noted in GSD's Report Back on the Activation of the LA Mall report, the infrastructure at the Mall is aging including the HVAC systems. There are also future water intrusion concerns from the aging waterproofing of the planters and courtyard areas above the mall. Full disclosure of these conditions has been shared with LADOT. To help mitigate potential damage to ceiling systems, it is proposed that an open ceiling design be incorporated into the tenant improvement work for this space.

When major water intrusion events occurred in other spaces within the Civic Center remediation and rebuilding costs have ranged from \$125K to \$160K.

MAINTENANCE

Vacant LA Mall suites are not funded for ongoing maintenance or custodial costs as they were intended for commercial tenant use. As such, additional funding will be required for maintenance at \$4.25 per square foot or \$8,394 annually. Additionally, since these spaces may experience water intrusion during heavy rain events, funding for a Mold Survey Allowance in the amount of \$10,000 annually is also recommended.

Custodial costs are estimated to be \$802 monthly or \$9,624 annually for service five days per week at the standard level provided at City buildings.

FISCAL IMPACT

Funding from the CTIEP Space Optimization budget will be used to cover the tenant improvement costs. The General Fund impact includes the ongoing annual maintenance and custodial costs which are estimated to be \$18,394 and \$9,624 respectively, and will need to be provided in FY 2025-26 and future fiscal years.

RECOMMENDATION

That the Municipal Facilities Committee approves the assignment of LA Mall Space #22A for the Los Angeles Department of Transportation Parking Adjudication group as indicated in this report.



Tony M. Royster
General Manager

Attachment: Floor Plan

LA MALL – Space #22A – LADOT

