

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: April 16, 2026

To: Municipal Facilities Committee

From: Steven Fierce, AIA For Ohaji Abdallah
Principal Architect 2026.04.13
Bureau of Engineering 08:55:32-07'00'



Subject: LA MALL SPACE OPTIMIZATION: SUITES 23, 22A, and 21

RECOMMENDATIONS

The Bureau of Engineering (BOE) recommends that the Municipal Facilities Committee (MFC):

1. Receive, note and file the specific space optimization recommendations noted within this report for LA Mall suites 21, 22, 23, 23A, 22A, and 24

LA MALL SPACE OPTIMIZATIONS

COUNCILMEMBER JURADO, CD 14



Exhibit A – Aerial Photo

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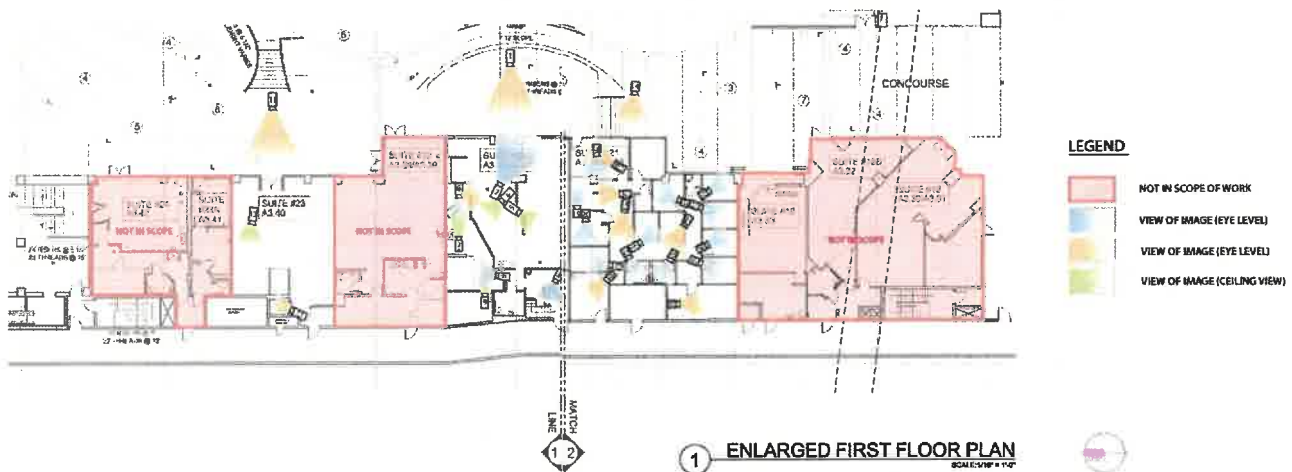
1.0 BACKGROUND

The Los Angeles Mall (LA Mall), located at 201 N Los Angeles, in downtown Los Angeles, is a unique subsurface mall and parking structure that is a key asset to the Los Angeles Civic Center since its construction in 1975.

In its prime, the LA Mall consistently housed restaurants, and entities that provided a wealth of services to City staff and downtown residents. The COVID 19 pandemic had a significant impact on all commercial spaces in Downtown LA due to the work from home policy implemented for public safety, and the resulting telecommuting procedures that continue today. The LA Mall has only been able to retain two of the commercial leases to non-City entities.

The City Administrative Office, the General Services Department and the Bureau of Engineering have been working to identify space optimization opportunities within the LA Mall to continue to provide savings to the City of Los Angeles (City) by reducing the City's footprint of leased office space. The current optimization project being analyzed is for the expansion of office space into the previously mentioned suites.

The Bureau of Engineering and General Service Department Maintenance group conducted several walkthroughs of suite No's suites 21,22, 23, 23A, 22A, and 24 to determine its condition, ability to be adapted to meet the proposed program, MEP infrastructure capacity upgrades, and the building envelope's propensity to allow water intrusion. A detailed feasibility report will be provided for these suites once a client department and funding have been assigned. However, the overall characteristics of the sites key issues are summarized below.



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Architectural Concerns:

Significant demolition will be needed in space 22A to adapt the previous commercial kitchen spaces into open office space. New drywall patches, flooring, and ceiling treatments will be needed for each space. After a significant rain event, the GSD maintenance team confirmed that water intrusion is not a major concern for these suites.

Infrastructure Concerns:

Electrical and Plumbing infrastructure is adequate to support the proposed program. HVAC systems feeding these suites have reached their end of life and will need to be replaced as part of the new project. A new fire-life safety system will need to be designed and installed to meet the revised program needs. A new security system incorporating an intrusion alarm and cameras will also need to be installed.

2.0 CONCLUSION

In conclusion, suites 21, 22, 23, 23A, 22A, and 24 are deemed feasible for the adaptation of future office program.

cc:

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Albert Griego, City Administrative Office
Melinda Gejer, City Administrative Office
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