

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

Agenda Item No. 5

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

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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 LOS ANGELES POLICE DEPARTMENT SECURITY SERVICES DIVISION AT THE LA MALL SPACE #24

The Department of General Services (GSD) requests that the Municipal Facilities Committee (MFC) authorize the assignment of LA Mall Space #24 to the Los Angeles Police Department (LAPD) Security Services Division for 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 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 1,093 square feet (sf).

BACKGROUND

The LAPD Security Services Division is in need of additional office space for staff who provide security services for the buildings in the Civic Center area. The space will accommodate up to 10 desks for their 10 Senior Lead/Community Relations group.

LA Mall Space #24 was vacated several years ago and was last occupied by DRNK Coffee And Tea/QWENCH Juice Bar. The space will require some tenant improvement work to convert it from a restaurant and dining location into appropriate office expansion space for LAPD Security Services Division. GSD is working with its Construction Forces Division (CFD) and onboarding an architectural vendor to help determine cost estimates for the necessary work. The suite will also require ITA network and cabling work to prepare it for City staff. Estimates are unavailable at this time and will be provided in a future 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 and future water intrusion concerns from the aging water proofing of the planters and courtyard areas above the mall. Full disclosure of these conditions has been shared with the department.

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 to allow for leak detection and mitigation. Also, cubicles with no walls will lower costs for water intrusion, build-back. Mold surveys will need to be performed after water intrusion with cost estimating at \$10,000 per year. Additional build-back construction costs are not included in this estimate, however previous construction build back costs for one of the mall spaces that is comparable in size, was \$125,000.

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 \$4,645, 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 required.

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 \$14,645 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 # 24 for the Los Angeles Police Department's Security Services Division as indicated in this report.



Tony M. Royster
General Manager

Attachment: Floor Plan

LA MALL – Space #24 – LAPD Security Services

