FORM GEN. 160

Agenda Item No. 6

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: October 28, 2026

To: Municipal Facilities Committee

From: CAO Municipal Facilities Group, Office of the City Administrative Officer Albert C. Griego

Real Estate Services Division, Department of General Services Amy Benson

Subject: **LOS ANGELES 2028 OLYMPIC AND PARALYMPIC GAMES JOINT INTER-AGENCY OPERATIONS CENTER AND STAGING LOCATIONS**

RECOMMENDATIONS

1. Instruct the City Administrative Officer (CAO) with the assistance of the Department of General Services (GSD), Bureau of Engineering (BOE), and Los Angeles Police Department (LAPD), to continue evaluating the feasibility of utilizing the Police Administration Building (PAB) and the proposed no-cost private office lease as potential locations for the Joint Inter-Agency Operations Center (JIOC), to the Municipal Facilities Committee (MFC) with findings and associated cost estimates; and,
2. Authorize GSD to initiate negotiations with the Los Angeles Community College District and California State University, Los Angeles, for temporary parking agreements to support the LAPD staging operations during the 2028 Olympic and Paralympic Games, and report back to the MFC with proposed lease terms, associated costs, and recommendations for Council approval.

SUMMARY

At its meeting on August 27, 2026, the Municipal Facilities Committee instructed the CAO, BOE, and GSD to report back with a recommended JIOC location and an alternative option; and instructed the CAO, GSD and LAPD to report back with four to eight ranked staging locations and associated costs. This joint report provides an update on potential site locations for the JIOC and staging areas in support of the LAPD security deployment and operations for the 2028 Olympic and Paralympic Games.

The CAO and BOE assessed the feasibility of using the Emergency Operations Center (EOC) and the Los Angeles Mall (LA Mall) as the JIOC. The EOC's existing technology would require a significant capital investment to upgrade the servers and network equipment. The LA Mall would also require funding to convert former restaurant space into office space, therefore, limiting the only viable option of the former CVS site, which is in need of building equipment repair and replacement. Based on the preliminary facility assessments, both the EOC and LA Mall would require substantial capital investments to accommodate the temporary JIOC operations. Given the limited duration of the 2028 Olympic and Paralympic Games and the availability of other potential locations that may require fewer modifications, staff does not recommend advancing these alternatives for further consideration at this time. Subsequent to these feasibility assessments, the City has been informed of two other potential options that may

result in the most efficient use of existing City office space and requiring the least capital investment. This includes the use of vacant office space at the Police Administration Building (PAB) and a proposed no cost lease agreement with a private entity. The recommendations in this report instruct the CAO, GSD, and LAPD to report back on these new proposals.

Since the last MFC meeting, staff from the CAO, GSD, and LAPD have conducted site visits to identify suitable LAPD staging locations. The preliminary lease cost estimates for these selected sites represent the most cost-effective options that meet LAPD's operational criteria. As requested, the proposed locations maximize parking space concentration across a minimal number of properties which results in savings from fewer site activations. GSD will continue coordinating with site representatives to refine lease terms and costs, and will return to the MFC with a report requesting Council approval to negotiate and execute the temporary parking agreements.

The recommendations in this report prioritize temporary parking agreements with public educational institutions rather than pursuing substantial permanent capital improvements to existing City properties. Based on preliminary discussions regarding potential federal funding, certain temporary expenses associated with the security operations, including short-term leases and rental equipment, may be eligible for federal reimbursement. Accordingly, staff will continue evaluating potential reimbursement eligibility as lease terms and site activation costs are finalized, with the objective of minimizing the City's net financial responsibility.

JOINT INTERAGENCY OPERATIONS CENTER

The JIOC will serve as a centralized location to coordinate public safety activities for the LAPD, Los Angeles Fire Department, Los Angeles Department of Transportation, Emergency Management Department, federal and state agencies, and other public safety partners. The CAO, BOE, and Information Technology Agency (ITA) staff evaluated the current occupancy levels, infrastructure condition, and required technological improvements of the EOC and LA Mall. At the time of this report BOE and ITA estimates were not available, however, it was made clear to CAO staff that the capital investment for both spaces would be significant.

Emergency Operations Center

The EOC was built in 2008 and would require significant investment in its technology infrastructure to bring it up to suitable JIOC standards. The technology servers are past their useful life and are in need of replacement which would also require new network cabling throughout the workspace. The main EOC floor has a current capacity of 130 occupants which would need to be increased to 200 to serve as the JIOC. Additionally, the main video wall is not operating properly and would need to be replaced with a modern equivalent.

Los Angeles Mall

Several vacant spaces within the LA Mall were evaluated as potential JIOC sites. Preliminary analysis identified the CVS space as having the highest potential to serve as the JIOC without requiring significant space modifications. The former CVS consists of approximately 12,000 square feet and would require significant investment in the overall construction of the space

including upgrading the heating ventilation and air conditioning system, installation of data and network infrastructure, restroom improvements, and ADA compliance.

Police Administration Building

Recently the LAPD notified CAO staff that several vacancies in the department have presented an opportunity to use the PAB as the JIOC. The LAPD has confirmed that the PAB has the required infrastructure, telecommunications and network, security, and meeting space to operate as the JIOC. The PAB may accommodate the JIOC with minimal modifications, although additional technology, conference rooms, and support space requirements remain under evaluation. The existing staff on the Third Floor of the PAB would be relocated within the building to create 200 continuous work stations. Staff from the CAO, GSD, ITA, and LAPD will report back to the MFC with cost estimates of any data port activations or other necessary modifications in a subsequent report.

The PAB has limited meeting space which will likely be used during the 2028 Olympic and Paralympic Games for existing LAPD program needs, therefore, the Ronald Deaton Auditorium and former Senior Fish restaurant space will need to be reserved as additional space to provide the JIOC conference and support space. Further evaluation of operational requirements and cost estimates to prepare the vacant restaurant space is underway.

Private Office Space

The LAPD reports that a private entity would be willing to provide office space to serve as the JIOC to the City at a no-cost lease. The specific details of the offer and the City's funding requirements for the technology, furniture, and equipment are still under discussion, however, this offer is being brought to the MFC's attention as a potential option. Should the final details of this offer be beneficial to the City, the CAO and GSD team will report back to the MFC with lease details and cost estimates for infrastructure and operational needs as necessary.

LAPD STAGING LOCATIONS

As directed by the MFC, staff from the CAO, GSD, and LAPD conducted outreach for several options identified as potential staging locations, including City-owned properties, private sites, Los Angeles County facilities, Los Angeles Unified School District sites, and property owned by other public agencies. The LAPD is requesting staging area locations that accommodate a total of 6,000 parking spaces for a 90-day duration beginning on approximately June 4, 2028 through August 31, 2028.

During the evaluations the Los Angeles Community College District campuses and California State University Los Angeles (CSULA) campus were identified as the most-cost effective, centrally located, and best suited for the deployment of Police Officers.

Preliminary discussions with the colleges resulted in cost estimates ranging from $2.72 per space for use of an unpaved lot to $20 per space. Staff conducted more than ten site visits to evaluate the suitability of these campuses and the top five sites, with the best pricing options and parking lot capacity, were selected as shown in the table below.

No.	Staging Site	Parking Spaces	Daily Rate	Lease Estimate	Notes
1	Pierce College	1,030	$3.00	$368,100	Includes multipurpose room and two classrooms.
2	LA Valley College	1,100	$3.00	$335,472	Includes sufficient restrooms and changing rooms. Modular units are not permitted.
3	CSULA	2,000	$3.50	$533,607	Includes restrooms and six classrooms.
4	West LA College	803	$4.00	$279,784	Includes restrooms.
5	LA Trade Technical College	981	$5.00	$387,495	Includes utilities and maintenance costs.
	Total	**5,914**	-	**$1,904,458**	

In addition to lease costs, many of the staging sites will require rental and operational expenses for amenities required to support each staging site, including portable restrooms, handwash stations, routine cleaning, power generators, fuel, portable lighting, and cellular towers on wheels. Costs may vary by location based on the available college amenities at each site. The LAPD is actively working to refine these estimates and will provide more accurate figures as part of GSD's subsequent lease report to the MFC. Any required rental equipment and additional amenities for each site activation will be procured by the LAPD consistent with the current practice for staging sites for major events. Further, funding for each site activation will be submitted by LAPD during the annual budget process.

The following potential locations were also evaluated but eliminated from further consideration due to site or operational constraints:

- Taylor Yard Park Site - The site requires environmental remediation and presents schedule conflicts with the proposed project timelines.
- Former Lincoln Heights Jail - The site's spatial constraints cannot support the minimum required parking capacity to justify the location for the proposed use.
- John Ferraro Building (JFB) - DWP will be utilizing the site for employee parking during construction for the JFB Renovation and Modernization Project.
- Council Office Sites - Staff conducted outreach to all Council Districts. Outreach yielded very few candidate sites, and suggested locations were determined infeasible following initial evaluation.

GSD will continue discussions and report back with the selected colleges, lease terms and lease and site activation costs and will report back to the MFC with a detailed report requesting City Council approval to negotiate and execute the temporary parking agreements. If additional staging locations are required, the LAPD will need to submit a subsequent report to the MFC with cost estimates for consideration.

FISCAL IMPACT STATEMENT

There is no impact to the General Fund resulting from the recommendations contained in this report. Funding for the selected Joint Inter-agency Operations Center and staging locations will need to be requested through the annual budget process.

FINANCIAL POLICIES STATEMENT

The recommendations in this report comply with the City's Financial Policies in that funding requirements for the Joint Inter-agency Operations Center and staging sites in support of the Los Angeles Police Department will be identified and submitted to the Mayor and City Council for consideration.

MWS:DP:ACG:05270030