County of Los Angeles
CHIEF EXECUTIVE OFFICE
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SACHI A. HAMAI
Interim Chief Executive Officer

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July 9, 2015

To: Mayor Michael D. Antonovich
Supervisor Hilda L. Solis
Supervisor Mark Ridley-Thomas
Supervisor Sheila Kuehl
Supervisor Don Knabe

From: Sachi A. Hamai
Interim Chief Executive Officer

CONSOLIDATION OF THE DEPARTMENT OF PUBLIC SOCIAL SERVICES OFFICES (ITEM NO. 9, AGENDA OF FEBRUARY 24, 2015)

On February 24, 2015, a motion by Supervisor Ridley-Thomas directed the Chief Executive Office (CEO) to identify potential sites to consolidate the Department of Public Social Services' (DPSS) offices and report back in writing within 120 days. The DPSS offices consolidation includes the following:

- Compton District - located at 211 E. Alondra Boulevard, Compton
- South Special/South Family - located at 17600 Santa Fe Avenue, Rancho Dominquez
- Paramount/GAIN Region V - located at 2961 E. Victoria Street, Rancho Dominquez

In an effort to provide this response, it was determined that potential sites to house departmental staff would necessitate a search for a range of approximately 275,000 to 325,000 square feet of space, within the client service area, which can accommodate approximately 1,250 staff, and offer client services to an average of 1,300 clients daily, along with adequate parking.

The search for potential sites was completed by CEO/Real Estate Division (RED) utilizing several methods: 1) soliciting the "notice of intent to lease or purchase" through a massive email to 1,200 business contacts that included brokers, commercial property managers, and landlords; 2) posting a "notice of intent to lease or purchase" on the County website; and 3) a CoStar search of available buildings or land for a lease, purchase, or build-to-suit opportunity.

The results of these postings provided no potential viable locations that could accommodate a building that satisfied the search criteria range of 275,000 to 325,000 square feet of useable office/client space and parking for 1,250 vehicles.

The Department of Public Social Services (DPSS) is expecting to receive a report by Gensler that will provide an analysis of the department's process in dealing with its client base and the potential to reduce staff and client visits, which could result in the need for less office/client space. This report is expected to be completed within the next six to twelve months. Upon completion of this report and its findings, CEO/RED will initiate a new search using criteria provided by DPSS.

If you have any questions or need additional information, please let me know, or your staff may contact Chris Montana at (213) 974-4200, or by email at cmontana@ceo.lacounty.gov.

SAH:TT
CMM:TS:ls

c: Executive Office, Board of Supervisors
County Counsel
Public Social Services

ATSB100556 DPSS Consolidation Brdmem