



# County of Los Angeles CHIEF EXECUTIVE OFFICE

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WILLIAM T FUJIOKA  
Chief Executive Officer

July 12, 2013

To: Supervisor Mark Ridley-Thomas, Chairman  
Supervisor Gloria Molina  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: William T Fujioka  
Chief Executive Officer

Board of Supervisors  
GLORIA MOLINA  
First District

MARK RIDLEY-THOMAS  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

## **HALL OF JUSTICE REPAIR AND REUSE PROJECT (ITEM NO. 79-F, AGENDA OF MAY 14, 2013)**

This is in response to the Board's motion on May 14, 2013, directing the Chief Executive Officer to report back in 60 days with a schedule of Sheriff and District Attorney (DA) leases to be terminated which fund the financing payments related to the Hall of Justice Repair and Reuse Project (Project).

This report identifies each lease and its termination date as the departments begin their staff relocation to the facility beginning in late December 2014. The attachment provides a timeline of Project completion and move-in milestones.

### **Sheriff's Department**

The Sheriff will align staff and conduct programs from the Hall of Justice, the Block Headquarters building, STARS Center, County-owned space at: 2020 West Beverly Boulevard, Los Angeles and 1441 Santa Anita Avenue, South El Monte. The following leases will be terminated:

#### 101 Centre Plaza Drive, Monterey Park

- Termination rights started June 17, 2013 with 120 days advance notice
- All staff will be relocated to the Hall of Justice and the Block Headquarters building
- Annual lease savings of \$695,000

#### 1000 South Fremont Avenue, Alhambra

- Termination rights start July 31, 2015
- All staff will be relocated to the Hall of Justice and the Block Headquarters building
- Annual lease savings of \$1,994,000

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12440 East Imperial Highway, Norwalk

- Termination rights start September 13, 2015 with 90 days advance notice
- The Sheriff will maintain approximately 10,000 square feet at this facility for their Data Center operation
- Balance of staff will be relocated to the Hall of Justice and the Block Headquarters building
- Annual lease savings of \$2,083,000

4900 South Eastern Avenue, City of Commerce

- Termination rights start December 31, 2014 with 120 days advance notice
- All staff will be relocated to the Block Headquarters building and STARS Center
- Annual lease savings of \$1,015,000

2934 East Garvey Avenue, West Covina

- Termination rights start immediate without notice
- All staff will be relocated to the STARS Centers, 2020 West Beverly Boulevard, Los Angeles and 1441 Santa Anita Avenue, South El Monte
- Annual lease savings of \$237,000

The Sheriff will be relocating staff from the Block Headquarters building into the Hall of Justice and training staff from STARS Center into the Biscailuz Regional Training Center. The Sheriff will backfill these two buildings with staff from the above-mentioned leased facilities at: 1000 South Fremont Avenue, Alhambra; 12440 East Imperial Highway, Norwalk; 4900 South Eastern Avenue, City of Commerce; and 2934 East Garvey Avenue, West Covina.

**District Attorney**

The DA will align staff and conduct programs between the Hall of Justice, the Clara Shortridge Foltz Courthouse (Courthouse), and the County-owned Hall of Records. The following leases will be terminated:

201 North Figueroa Street, Los Angeles

- Termination rights start immediate without notice
- All staff will be relocated to the Hall of Justice
- Annual lease savings of \$2,565,000

3220 Rosemead Boulevard, El Monte

- Termination rights start immediate with 60 days advance notice
- Staff will be relocated to remaining percentage of current DA space at the Hall of Records
- Annual lease savings of \$257,000

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### **Hall of Records**

We are reviewing backfill opportunities for the vacated space at the Hall of Records as the DA relocates staff to the Hall of Justice and the Courthouse.

In accordance with the Board approved action on the July 12, 2011, the Alternate Public Defender will backfill the DA space on the 18th Floor at the Courthouse.

Consideration of moving the Chief Executive Office (CEO) staff from leased space at 3333 Wilshire Boulevard and 222 South Hill Street, Los Angeles into vacated space at the Hall of Records that will provide an additional annual lease savings of \$1,210,000.

### **Total Annual Lease Savings**

In accordance with the Board approved action on July 12, 2011, the savings from the terminated space leases listed in this report will provide the primary basis for offsetting the debt service costs for the Project.

The combined annual lease savings from the Sheriff, DA, and CEO lease terminations total is \$10,055,000. These savings will be applied toward the Hall of Justice financing payment costs.

### **Lease Termination Notification**

The CEO Real Estate Division will process lease termination notices as required to each landlord as the Sheriff, DA, and CEO begin the staff relocation process.

### **Move Management Plan**

A movement management plan will be developed with the Sheriff and DA to ensure a smooth transition into the Hall of Justice.

If you have any questions, please contact me or your staff may contact Jan Takata at (213) 974-1360, or via e-mail at [jtakata@ceo.lacounty.gov](mailto:jtakata@ceo.lacounty.gov).

WTF:RLR:DJT  
DM:MDS:zu

Attachments

c: Executive Office, Board of Supervisors  
County Counsel  
District Attorney  
Sheriff



Hall of Justice Project  
 Annual Saving for Leases Related to the Hall of Justice Project  
 July 12, 2013

| Department             | Address                     | City   | 4/30/13 Estimate<br>FY 11-12 | 7/12/2013 Estimate<br>FY 14-15 |
|------------------------|-----------------------------|--|------------------------------|--------------------------------|
|                        |                             |  | Actual Lease Costs           | Projected Lease Costs          |
| Sheriff                | 101 Centre Plaza Drive      | Monterey Park                                    | \$ 635,826                   | \$ 694,784                     |
| Sheriff                | 1000 Fremont Avenue         | Alhambra   | 1,824,394                    | 1,993,565                      |
| Sheriff                | 12440 East Imperial Highway | Norwalk  | 2,804,653                    | 2,082,738                      |
| Sheriff                | 4900 South Eastern Avenue   | City of Commerce                                 | 928,817                      | 1,014,943                      |
| Sheriff                | 2934 East Garvey Avenue     | West Covina                                      | 217,028                      | 237,152                        |
|                        |                             | <b>Sheriff Annual Lease Total</b>                | <b>\$ 6,410,718</b>          | <b>\$ 6,023,182</b>            |
| District Attorney      | 201 North Figueroa Street   | Los Angeles                                      | \$ 2,347,064                 | \$ 2,564,700                   |
| District Attorney      | 3220 Rosemead Boulevard     | El Monte   | 234,744                      | 256,511                        |
|                        |                             | <b>District Attorney Annual Lease total</b>      | <b>\$ 2,581,808</b>          | <b>\$ 2,821,211</b>            |
| Chief Executive Office | 3333 Wilshire Boulevard     | Los Angeles                                      | \$ 423,723                   | \$ 463,014                     |
| Chief Executive Office | 222 South Hill Street       | Los Angeles                                      | 683,844                      | 747,255                        |
|                        |                             | <b>Chief Executive Office Annual Lease Total</b> | <b>\$ 1,107,567</b>          | <b>\$ 1,210,268</b>            |
|                        |                             | <b>Annual Lease Savings</b>                      | <b>\$ 10,100,093</b>         | <b>\$ 10,054,662</b>           |

Note:

4/30/13 Lease costs are FY 11-12 Actual per eCaps Period 13

7/12/13 Projected lease costs are based on FY 11-12 Actuals with a 3% annual escalation factor

Chief Executive Office - Capital Projects  
 Comparison of Projected Annual Lease Costs to the Hall of Justice Debt Service Payment  
 7/12/2013

| Budget Year | Annual Lease Costs | Net Annual Debt Service | Increase/(Savings) |
|-------------|--------------------|-------------------------|--------------------|
| 2015        | 10,054,662         | 15,171,201              | 5,116,539          |
| 2016        | 10,356,302         | 15,171,800              | 4,815,498          |
| 2017        | 10,666,991         | 15,166,022              | 4,499,031          |
| 2018        | 10,987,001         | 15,158,574              | 4,171,573          |
| 2019        | 11,316,611         | 15,158,897              | 3,842,286          |
| 2020        | 11,656,109         | 15,160,007              | 3,503,898          |
| 2021        | 12,005,792         | 15,141,122              | 3,135,330          |
| 2022        | 12,365,966         | 15,139,640              | 2,773,674          |
| 2023        | 12,736,945         | 15,137,067              | 2,400,122          |
| 2024        | 13,119,053         | 15,133,569              | 2,014,516          |
| 2025        | 13,512,625         | 15,128,020              | 1,615,395          |
| 2026        | 13,918,004         | 15,124,646              | 1,206,642          |
| 2027        | 27,836,007         | 15,121,169              | (12,714,838)       |
| 2028        | 27,836,007         | 15,117,479              | (12,718,528)       |
| 2029        | 27,836,007         | 15,112,678              | (12,723,329)       |
| 2030        | 27,836,007         | 15,108,786              | (12,727,221)       |
| 2031        | 27,836,007         | 15,103,354              | (12,732,653)       |
| 2032        | 15,970,671         | 15,098,331              | (872,340)          |
| 2033        | 16,449,791         | 15,084,080              | (1,365,711)        |
| 2034        | 16,943,285         | 15,088,008              | (1,855,277)        |
| 2035        | 17,451,583         | 15,082,928              | (2,368,655)        |
| 2036        | 17,975,131         | 15,077,090              | (2,898,041)        |
| 2037        | 18,514,385         | 15,070,609              | (3,443,776)        |
| 2038        | 19,069,816         | 15,065,268              | (4,004,548)        |
| 2039        | 19,641,911         | 15,058,264              | (4,583,647)        |
| 2040        | 20,231,168         | 15,052,737              | (5,178,431)        |
| 2041        | 20,838,103         | 15,046,273              | (5,791,830)        |
| Total       | 464,961,939        | 408,077,619             | (56,884,320)       |