

Facility Lease with the Non-Profit Bioscience Los Angeles County, Inc.

The County of Los Angeles (County) is the owner of certain real property located at 4130 Overland Ave., Culver City, California, commonly known as the former Culver City Courthouse (Property). The Property consists of a single story building of approximately 20,000 square feet and two surface parking lots. In 2018, the non-profit Bioscience Los Angeles County, Inc. (BioLA) was incorporated with a mission to foster a collaborative ecosystem that supports business formation and economic growth based on research conducted across world-renowned research institutions in the County. The goal of the work of BioLA is to reduce the migration of innovation to other jurisdictions that in turn then reap the benefit of the jobs created through the commercialization of research that originated in the County. BioLA is designed to function as an innovation catalyst and entrepreneurial hub for government, research institutions, and private investors to accelerate startup activity and amplify economic opportunity throughout the region. BioLA is not designed to duplicate existing activities or organizations but to help harmonize the efforts of all regional stakeholders, including academic institutions, research hospitals, investors, startups, mature companies, trade associations, public and quasi-public agencies, and others to advance the capacity and pace of innovation in the County.

MOTION

SOLIS _____

RIDLEY-THOMAS _____

KUEHL _____

BARGER _____

HAHN _____

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

October 15, 2019

PAGE 2

Pursuant to Government Code Section 26227, the County's Board of Supervisors (Board) has the authority to make available real property not needed for County purposes to non-profit entities for operation of programs which serve public purposes and are necessary to meet the social needs of the population of the County. The vacant Property has not been used by the County since 2006. Before 2006 the building functioned as the former Culver City Courthouse, which was decommissioned with the State's realignment of the County's court system.

For BioLA to effectively carry out its mission, a facility is required to house BioLA operations that would ideally include space for seminars, conferences, meetings and other services that further its core mission. The Property is ideally suited to fulfill this objective with its proximity to major centers of research and to life science and tech companies involved in research and development to improve the delivery of health services. The interior of the building will need to be reconfigured to accommodate the office space requirements of BioLA, which will include the build-out of areas for meetings, seminars and conferences. The County and BioLA are discussing a proposed lease (Lease) by which BioLA shall lease the Property from the County, on a gratis basis, for a term of five years that includes three options to extend the term of the Lease for an additional five years per option. BioLA shall be responsible for all costs associated with the overall operation and maintenance of the Property.

BioLA is a non-profit organization with limited resources. It is therefore important that the Lease with BioLA recognizes its financial constraints while also ensuring that the County will not be responsible for ongoing maintenance and operation of the building. Prior to the County executing the Lease, BioLA will submit a business plan to the County's Chief Executive Officer demonstrating BioLA's ability to cover facility operating and maintenance costs at the Property.

As additional consideration for the County granting BioLA the Lease, BioLA will make meeting and conference facilities available for County use at a reduced rate based on BioLA costs for providing said facilities.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Find that the proposed Culver City Courthouse Refurbishment Project (Project) is categorically exempt from the California Environmental Quality Act (CEQA) and is within certain classes of projects that have been determined not to have a significant effect on the environment according to Sections 15301(a), (d), and (l), 15302(b) and (c) and 15303(d) and (e) of the State CEQA Guidelines and Classes 1(c), (d), (h), (i), (j), (l), and (m), 2(a), (b), and (e) and 3(b) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The Project provides for interior modification of an existing facility and structure with negligible or no expansion of an existing use and replacement of existing facilities at the same site with new facilities of substantially the same purpose and capacity and installation of new small equipment in existing facilities. Additionally, the proposed Project included in this motion will comply with all applicable regulations, is not located in a sensitive environment, and has no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste sites compiled pursuant to Government Code Section 65962.5, or indications that the project may cause a substantial adverse change in the significance of a historical resource that would make the exemptions inapplicable based on the records of the proposed Project. Upon the Los Angeles County Board of Supervisors' (Board) approval of the recommended actions, the Internal Services Department will file Notices of Exemption for this Project with the Registrar-Recorder/County Clerk in accordance with Section 21152 of the Public Resources Code.
2. Pursuant to Government Code Section 26227, find that the Property is not needed for County purposes during the term of the Lease, and that the Property will be used to carry out economic development programs, upon

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

October 15, 2019

PAGE 4

- terms and conditions determined by the Board to be in the best interests of the County and the general public.
3. Authorize the Chief Executive Officer (CEO), or her designee, to negotiate and execute the proposed Lease, approved as to form by County Counsel, with Bioscience Los Angeles County, Inc. (BioLA), on a gratis basis, for a term of five years that includes an option to extend for three additional terms of five years. BioLA shall be responsible for all costs associated with the overall operation and maintenance of the Property. In consideration for the Lease, BioLA will make meeting and conference facilities available for County use at a reduced rate based on BioLA costs for providing the facilities.
 4. Authorize the CEO, or her designee, to execute any other ancillary documentation, approved as to form by County Counsel, necessary to effectuate the terms of the proposed Lease and take any other actions necessary and appropriate to implement and effectuate the terms of the proposed Lease.
 5. Approve the Culver City Courthouse Refurbishment Project, Capital Project No. 87600, with a total budget of \$4,000,000 using discretionary funds available to the Second District.
 6. Authorize the Director of the Internal Services Department (ISD) to engage an as-needed design firm to conduct appropriate architectural and engineering work and deliver the Project using Board-approved Job Order Contracts.
 7. Authorize ISD to authorize Project work orders; to accept the Project and file notices upon final completion of the Project; to release retention money withheld pursuant to the applicable provisions of the Public Contract Code; to grant extensions of time on the Project, as applicable; and assess liquidated

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS
October 15, 2019
PAGE 5

damages as authorized under Government Code Section 53069.85 and the contract specifications.

###

(DR/CG)