

RESOLUTION NO. 27575

WHEREAS, on recommendation of Management, there was presented for approval, thirty-nine (39)-month Lease with Lea + Elliott, Inc. covering office space in the Los Angeles World Airports-owned Skyview Center, located at 6033 West Century Boulevard; and

WHEREAS, Lea + Elliott, Inc. is a transportation consulting firm that has been leasing 3,141 rentable square feet in Suite 970 at Skyview Center. Its current lease is set to expire on September 30, 2022; and

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Chief Executive Officer

WHEREAS, the impacts from the COVID-19 pandemic continue to affect the commercial real estate market near the Los Angeles International Airport. Lea + Elliott, Inc. informed Los Angeles World Airports (LAWA) that its leasing needs have shifted since the pandemic and is now seeking a smaller footprint for a shorter term; and

WHEREAS, LAWA negotiated a new lease with Lea + Elliott, Inc. to ensure that said firm continues its tenancy at Skyview Center. The Lease is for a 39-month term in Suite 810, which is 30% smaller than its existing premises; and

WHEREAS, the Lease will generate \$170,680 in net revenue over the term. In addition, common area maintenance (CAM) costs will be recovered through separate charges. A tenant improvement allowance of \$10 per square foot and three (3) months of rental abatement were negotiated with Lea + Elliott, Inc. as part of the Lease. Following is a summary of the terms:

Term	thirty-nine (39) months
Commencement	after completion of tenant improvement work
Expiration	thirty-nine (39) months after commencement
Demised Premises	2,244 square feet
Rent	\$2.45/square foot/month
Annual Base Rent Year 1	\$65,973.60
CAM Base Year	2022
Gross Revenue for Entire Term	\$205,447
Tenant Improvements	<\$22,440>
Broker Commission	<\$12,327>
Net Revenue (<i>Gross Revenue – Broker Commission</i>)	\$170,680; and

WHEREAS, the terms of the Lease comply with or exceed the underwriting guidelines established by LAWA at the time of the Skyview Center purchase; and

WHEREAS, funds of \$34,767, which includes \$22,440 for tenant improvements and \$12,327 for broker commissions will be appropriated as approved in the property management and leasing



agreement with Colliers International Real Estate Management Services, Inc. covering the Skyview Center; and

WHEREAS, issuance of permits, leases, agreements, gate and space assignments, and renewals, amendments or extensions thereof, or other entitlements granting use of existing airport facilities or its operations is exempt from California Environmental Quality Act (CEQA) requirements pursuant to Article III, Class 1 (18)(c) of the Los Angeles City CEQA Guidelines. In addition, interior alterations involving remodeling or minor construction where there be negligible or no expansion of use is exempt from CEQA requirements pursuant to Article III, Class 1 (1) of the Los Angeles City CEQA Guidelines; and

WHEREAS, Lea + Elliott, Inc. will comply with the provisions of the Living Wage Worker Retention Ordinances; and

WHEREAS, Lea + Elliott, Inc. will comply with the provisions of the Affirmative Action Program; and

WHEREAS, Lea + Elliott, Inc. must submit a Business Tax Registration Certificate prior to execution of the Lease; and

WHEREAS, Lea + Elliott, Inc. will comply with the provisions of the Child Support Obligations Ordinance; and

WHEREAS, Lea + Elliott, Inc. must have approved insurance documents, in the terms and amounts required, on file with LAWA prior to execution of the Lease; and

WHEREAS, Lea + Elliott, Inc. must submit the Contractor Responsibility Program Pledge of Compliance and comply with the provisions of said program; and

WHEREAS, Lea + Elliott, Inc. must be determined by Public Works, Office of Contract Compliance, to be in compliance with the provisions of the Equal Benefits Ordinance prior to execution of the Lease; and

WHEREAS, Lea + Elliott, Inc. must submit the Bidder Contributions CEC Form 55 prior to execution of the Lease; and

WHEREAS, Lea + Elliott, Inc. must submit the Municipal Lobbying Ordinance CEC Form 50 prior to execution of the Lease; and


WHEREAS, actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 606;

NOW, THEREFORE, BE IT RESOLVED that the Board of Airport Commissioners adopted the Staff Report; determined that this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Class 1 (18)(c) and Class 1 (1) of the Los Angeles City CEQA Guidelines; found that the City's competitive bidding restrictions do not apply pursuant to Board Resolution 27530 where the Board of Airport Commissioners and the City Council found that it would be in the best interest of the City to contract with Colliers International for leasing services at the Skyview Center; approved the thirty-nine (39)-month Lease with Lea + Elliott, Inc. covering office space in the Los Angeles World Airports-owned Skyview Center, located at 6033 West Century Boulevard; authorized the Chief Executive Officer, or designee, to execute said Lease with Lea + Elliott, Inc. after approval as to form by the City Attorney and approval by the Los

Angeles City Council; and further approved appropriation of \$34,767, which includes \$22,440 for tenant improvements and \$12,327 for broker commissions.

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I hereby certify that this Resolution No. 27575 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, September 1, 2022.

A handwritten signature in blue ink, appearing to read "Grace Miguel", is positioned above the printed name.

Grace Miguel – Secretary
BOARD OF AIRPORT COMMISSIONERS