

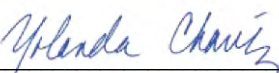
0150-12237-0000

T R A N S M I T T A L

TO Council	DATE 12-09-22	COUNCIL FILE NO.
FROM Municipal Facilities Committee		COUNCIL DISTRICT 15

At its meeting held on November 17, 2022, the Municipal Facilities Committee (MFC) approved the recommendation of the attached Department of General Services (GSD) report, which is hereby transmitted for Council consideration. Adoption of the report would authorize GSD to negotiate and execute a Berth Access Agreement between the Los Angeles Police Department Marine Unit (LAPD) and AltaSea to dock an LAPD water vessel at 2451 Signal Street, Sea Berth 57, in the Port of Los Angeles (POLA). The month-to-month license agreement is subject to AltaSea's master lease with the POLA and termination by either party requires a 60-day notice.

There is no General Fund impact as this is a no cost license and any capital costs to prepare the dock will be funded by LAPD and AltaSea.



for Matthew W. Szabo
Chair, Municipal Facilities Committee

CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
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(213) 928-9555
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November 17, 2022

Honorable City Council
City of Los Angeles
C/o City Clerk
Room 395, City Hall
Los Angeles, CA 90012

Attention: Michael Espinosa, Legislative Assistant

REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A BERTH ACCESS AGREEMENT WITH ALTASEA TO DOCK A VESSEL FOR AN LAPD MARINE UNIT

The Department of General Services (GSD) requests authority to negotiate and execute a Berth Agreement with AltaSea to dock an LAPD vessel at Sea Berth 57 in San Pedro.

BACKGROUND

The Los Angeles Police Department (LAPD) Marine Unit is requesting authority to enter into a Berth agreement with AltaSea at Sea Berth 57 at the Port of Los Angeles (Port). AltaSea currently leases from the Port a large area which includes Berth 57. AltaSea will not charge for the use of this space.

LAPD plans to move their 46' dive boat to Berth 57 from their current dock space at the Los Angeles Fire Department (LAFD) Fire Station #110, where they occupy one of the slips. However, LAFD needs the space for their new boats that will be arriving shortly. LAPD has secured a viable space with AltaSea with this agreement. Currently, LAPD is conducting a land survey for the site.

TERMS AND CONDITIONS

This month-to-month access Berth Agreement between the City and AltaSea is subject to AltaSea's master lease with the Port of Los Angeles. The compensation for access will be zero dollars in recognition that the LAPD Marine Unit may assist with AltaSea's community programming efforts.

A complete set of terms and conditions are included in the attached term sheet.



BUILDING MAINTENANCE, UTILITIES

All maintenance and repairs excluding utilities will be the responsibility of the Landlord. LAPD shall maintain and repair any items related to its use of the dock.

FISCAL IMPACT

There is no anticipated impact to the General Fund at this time. Any capital costs to prepare the dock will be paid by LAPD and Alta Sea.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorize GSD to negotiate and execute the Berth Agreement with AltaSea located at 2451 Signal Street San Pedro, CA 90731, Berth 57, under the terms and conditions substantially outlined in this report.



Tony M. Royster
General Manager

Attachment: Term Sheet

LEASING TERM SHEET

MFC DATE

LANDLORD

ADDRESS

TENANT

ADDRESS

LOCATION

AGREEMENT TYPE

USE

SQUARE FEET

TERM

RENT START DATE

LEASE START DATE

OPTION TERM

HOLDOVER

SUBLET/
ASSIGNMENT

TERMINATION

RENTAL RATE

ESCALATION

RENTAL ABATEMENT

ADDITIONAL RENT

PROPERTY TAX

OPEX

CAM

OTHER	None
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR	Tenant
MAINTENANCE/ REPAIR DETAILS	Landlord fixes all common areas and general maintenance of site
TENANT IMPROVEMENTS	LAPD is currently conducting a survey that should be completed shortly.
PARKING	None
UTILITIES	Tenant
CUSTODIAL	Tenant
SECURITY	None
PROP 13 PROTECTION	Other None
INSURANCE	City shall indemnify and hold harmless Landlord
OTHER:	