

RESOLUTION NO. 27590

WHEREAS, on recommendation of Management, there was presented for approval, sixty-three (63)-month Lease with Gallardo Law Group, PC covering office space in the Los Angeles World Airports-owned Aviation Plaza, located at 16461 Sherman Way, Van Nuys; and

WHEREAS, at the time of its acquisition of Aviation Plaza in 2016, Los Angeles World Airports (LAWA) assumed all the previous building owner's month-to-month leases, one of which was with Gallardo Law Group, PC (Gallardo Law). Beginning in 2019, LAWA began working to convert the previous owner-drafted leases at Aviation Plaza into LAWA's standard office lease format; and

WHEREAS, LAWA, through the leasing team of Colliers International Real Estate Management Services, Inc. (Colliers), negotiated with Gallardo Law to convert its month-to-month lease to a standard LAWA office lease with new terms and lease language. During the negotiations, Gallardo Law requested a larger suite in the building and LAWA was able to accommodate said request. Pursuant to LAWA's office leasing incentives, three (3) months of rental abatement and a tenant improvement allowance of \$10/square foot were negotiated. Following is a summary of the terms of the Lease:

Term	sixty-three (63) months
Commencement	after completion of tenant improvement work
Expiration	sixty-three (63) months after completion of tenant improvement work
Options	none
Demised Premises	1,414 square feet
Rental Rate	\$1.40/square foot/month
Gross Revenue for entire term	\$127,065.48
Rent Abatement	2nd, 3rd, and 4th months of the Lease
Tenant Improvements	<\$14,140>
Broker Commission	<\$7,417.39>
Net Revenue (<i>Gross Revenue minus Broker Commission</i>)	\$105,508.09; and

WHEREAS, the terms of the Lease comply with or exceed the underwriting guidelines established by LAWA at the time of the Aviation Plaza acquisition; and

WHEREAS, funds in the amount of \$7,417.39 for broker commissions and \$14,140 for tenant improvements, as approved in the property management and leasing agreement with Colliers at Aviation Plaza and Skyview Center, will be appropriated, 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. And, interior or exterior alterations involving remodeling or minor construction where there will be negligible or no expansion of use is exempt from CEQA requirements pursuant to Article III, Class 1 (1); and

LAX

Van Nuys

City of Los Angeles

Eric Garcetti
Mayor

Board of Airport
Commissioners

Beatrice C. Hsu
President

Valeria C. Velasco
Vice President

Sean O. Burton
Gabriel L. Eshaghian
Nicholas P. Roxborough
Belinda M. Vega
Karim Webb

Justin Erbacci
Chief Executive Officer



WHEREAS, Gallardo Law will comply with the provisions of the Living Wage/Worker Retention Ordinances, Affirmative Action Program, and Child Support Obligations Ordinance; and

WHEREAS, Gallardo Law must submit a Business Tax Registration Certificate prior to execution of Lease; and

WHEREAS, Gallardo Law has approved insurance documents, in the terms and amounts required, on file with LAWA; and

WHEREAS, Gallardo Law submitted the Contractor Responsibility Program Pledge of Compliance, and will comply with the provisions of said program; and

WHEREAS, Gallardo Law 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, Gallardo Law submitted the Bidder Contributions CEC Form 55 and the Municipal Lobbying Ordinance CEC Form 50, and will comply with their provisions; 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 (1) and Article III, Class 1 (18)(c) 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 Real Estate Management Services, Inc. for leasing services at the Aviation Plaza; approved the sixty-three (63)-month Lease with Gallardo Law Group, PC covering office space in the Los Angeles World Airports-owned Aviation Plaza, located at 16461 Sherman Way, Van Nuys; authorized the Chief Executive Officer, or designee, to execute said Lease with Gallardo Law Group, PC after approval as to form by the City Attorney and approval by the Los Angeles City Council; and further approved appropriation of \$21,557.39, of which \$7,417.39 is for broker commissions and \$14,140 is for tenant improvements.

o0o

I hereby certify that this Resolution No. 27590 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, October 6, 2022.



Grace Miguel – Secretary
BOARD OF AIRPORT COMMISSIONERS