

COUNTY OF LOS ANGELES
Request for Office Space

The County of Los Angeles, Chief Executive Office, Real Estate Division, is issuing a Request for Information for office space, for lease with a purchase option, or a build-to-suit for client programs for the **Departments of Public Social Services (DPSS) and Children and Family Services (DCFS)**.

The Service Area: Within a 4-mile radius of 921 E Compton Blvd., Compton

Size: The space has a combined use between 250,000 square feet and 400,000 square feet. Requirements include 4 parking spaces per 1000 square feet.

Potential Selection Criteria: The ideal site requires a modern facility for DPSS and DCFS that should demonstrate the following attributes and characteristics:

- 1) Convenient access to the regional rail and bus transit systems
- 2) Sufficient land area that accommodates a building and parking (surface or structure) to meet the needs of the department and clients it services
- 3) Convenient freeway access for clients and County employees
- 4) Be a potential stimulus for additional private and public investment
- 5) Land and site preparation costs consistent with current real estate market trends within the target service area
- 6) Compatibility with surrounding land uses

The Request for Information should include the following:

- 1) Identification of the development entity and prior development history, experience developing government offices under a capitalized lease structure is particularly relevant
- 2) Evidence of site control
- 3) A description of sites that are offered demonstrating sufficient land area and an adequate configuration to accommodate up to 400,000 square feet of general office space, site preference given to locations within close proximity to transit and within the service area of the client departments needs servicing the Compton area
- 4) Demonstrate ability to finance projects of the size and scale needed for the consolidation of the two departments
- 5) Documentation of the development entity's track record for completing projects within budget and on schedule

Any questions regarding this notice can be directed to Lease Acquisitions at (213) 947-4364 and email information in response to this Notice to Leaseacquisitions@ceo.lacounty.gov.

Responses received through November 30, 2015.

Si no entiende esta noticia o si necesita más información, favor de llamar a este numero (213) 974-4364.