

**RE: Lease amendment with LRW**

Considine, Kevin

**Sent:** Tuesday, November 04, 2014 1:30 PM**To:** Takeda, Kenneth B.; Abu-Ghazaleh, Nabil S.; Sprague, Robert L.**Importance:** High

Hi Ken, Nabil and Bob,

Ken thank you for the heads up on this proposed lease amendment.

It is my understanding that the area that is being considered for this lease are the bungalows to the north of the Film/TV Production space, but we would like to make sure that is all that the lease encompasses.

What concerns me is that if this expanded lease is approved, there will be construction to demolish the bungalows that will conflict with Film/TV Production's use of the other buildings. There will be both foreseen and unforeseen mitigation measures in the demolition that could affect the Film/TV Production classes, including but not limited to, power and water interruption.

If the lease goes through, we would like to suggest that:

- The timing of the demolition of the bungalows be scheduled so as not to impact classes (summer).
- Any path of travel for the construction be restricted to property that has already been leased from West.
- The parking and access driveway to the buildings that are used by West's Film/TV Production program are not to be used by any construction or demolition crews or companies.
- The fence that is going to be constructed next to the hanger be at least five feet from the hanger to allow for emergency exits facing the bungalows.
- All construction trailers, equipment and personnel are housed on LRW's property, and access is only from their property on Vicksburg.

Film/TV Production was dealt another major challenge in June when the program had to move all assets on the main campus that were stationed in the aviation ATB building both inside and outside because of infractions from the FAA that the two programs cannot co-mingle. In the FAA findings they said that Film/TV Production assets had to be moved in 5 days. We responded immediately and the assets were relocated to lot 2 on the main campus of West and to the LAX airport campus.

In addition the construction schedule for the Film/TV Production sound stage and shops could require that the program find alternate space and the LAX Airport campus provides a great swing space.

As you all know West's Film/TV Production program has been awarded numerous federal, state and city grants totaling more than \$4,500,000 from the Department of Labor (Earmark, CBJT-Community Based Job Training), City of Los Angeles (Entertainment Sector Initiative), and more recently California Department of Education Career Pathways Trust (LAHIGHTECH). Each of these grants has capacity building and job training as the outcomes. Watson Center One had a completion date of 2012, and now Watson Center Two is in planning, and all hope is that it will stay on course to be completed by 2018.

Recently a coalition of unions, producers and citizens lobbied the legislators and governor to increase the funding for the California Film/TV tax credit, which includes a jobs-based ranking system that is based on the West LA College/Hollywood CPR model. It begins in in fiscal year 2015 and is projected to add 10,000 jobs and they will be looking to us to help fill those jobs with well-trained technicians and crafts persons.

We now have only one option to keep in line with our contracts with the IATSE (International Alliance of Theatrical Stage Employees), the AMPTP (Alliance of Motion Picture and Television Producers) and grants from California Department of Education, Department of Labor and others. The growth that we proposed, and were awarded grants to do, requires that we continue to grow and train students even if Watson two is not ready. Film/TV Production will need to expand our use of the LAX campus until Watson Two is fully functional – it is cost-effective and appropriate swing space during this development and construction time.

It seems that a projected savings of \$174,000 per year compared with the cost of classes being interrupted maybe isn't a cost-effective solution in my opinion.

I would like to request that this is presented to the district board on Wednesday and look forward to your comments.

Kevin

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**From:** Takeda, Kenneth B.  
**Sent:** Thursday, October 30, 2014 5:25 PM  
**To:** Abu-Ghazaleh, Nabil S.; Considine, Kevin; Sprague, Robert L.  
**Subject:** Lease amendment with LRW

Attached is an excerpt from next Wed's board agenda. Item IV amends the LRW lease at the airport campus to add 1.3 acres in exchange for LRW-owned parking spaces downtown for the district office. Presumably the added space at the airport does not impact the instructional use for MPTP but we can't tell that from the board item. Ken

*Kenneth B. Takeda*  
Vice President, Administrative Services