

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

Date: January 30, 2020

To: Municipal Facilities Committee

From: Steven Fierce, A.I.A.  
Principal Architect  
Bureau of Engineering



Subject: **MUNICIPAL FACILITIES COMMITTEE MEETING, JANUARY 30, 2020  
DEMOLISH LOT 3 PARKING STRUCTURE AND CONSTRUCT AN ON-  
GRADE PARKING LOT.**

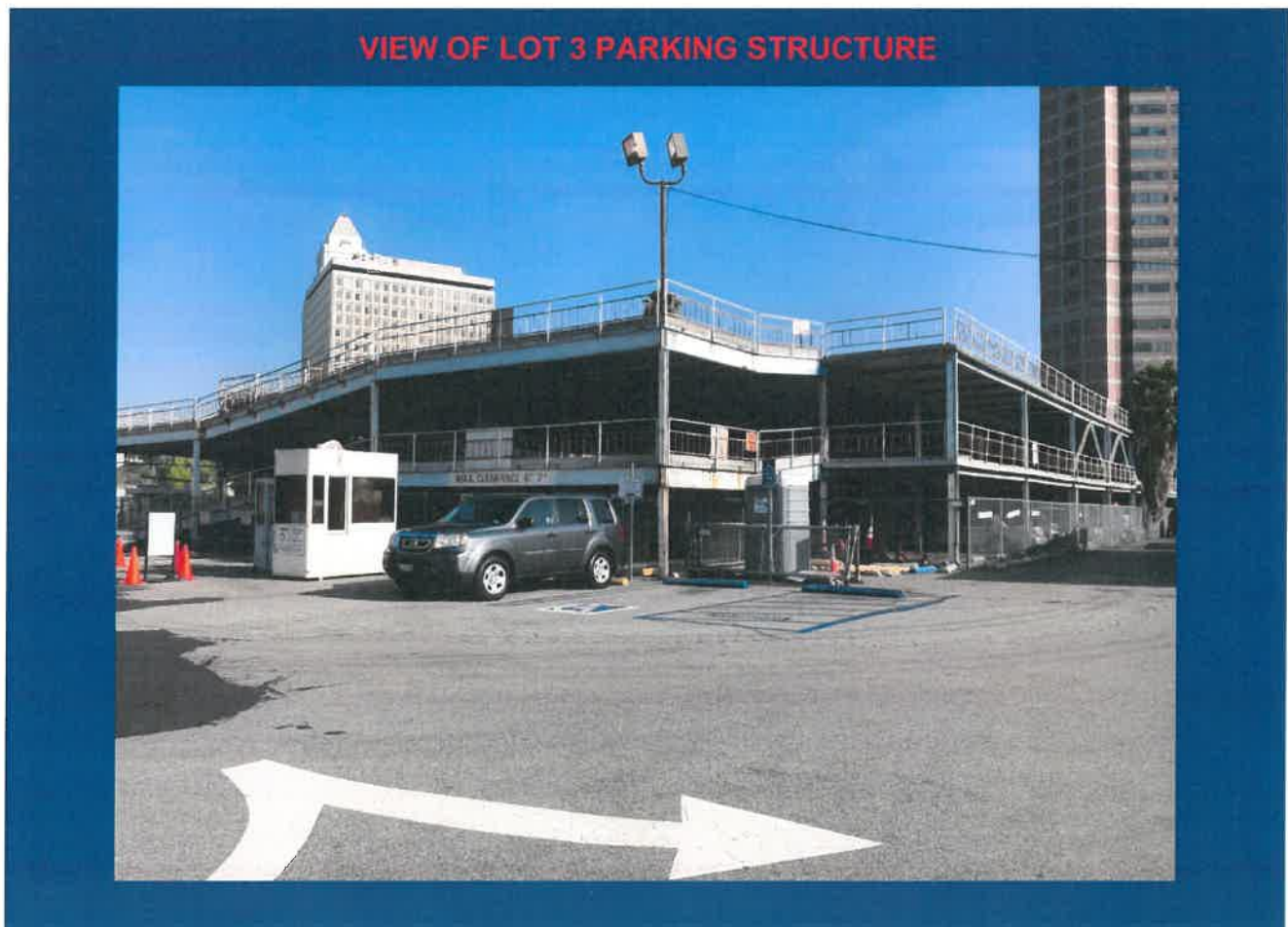
**Recommendations:**

1. That the Municipal Facilities Committee (MFC) recommends that the parking to replace the Lot 3 structure be an unpaved surface lot (Option 1), an asphalt capped parking lot (Option 2), or a fully designed parking lot (Option 3).

**Updates:**

**Denoted in bold print.1.0**

**Councilmember Huizar, CD 14**



**VIEW OF LOT 3 PARKING STRUCTURE FROM TEMPLE AVENUE**



**VIEW OF ENTRANCE TO LOT 3 PARKING STRUCTURE**



1. **Lot 3 Parking Structure**
- The BOE prepared demolition plans for the Lot 3 parking structure.
  - The GSD requested bid proposals from demolition contractors and on November 2019 only one contractor submitted bids.
  - The GSD's bids for the Demolition of the structure are as follows:
    1. \$990,072 without contingency and leaving the site as dirt.
    2. \$1,136,287 without contingency and includes an asphalt parking lot.
    3. Difference of \$146,215 without contingency.
  - After the demolition of the structure there are three 3-options for finishing the site:
    1. Option 1: Leave the site unfinished with leveled soil, vehicles may be able to park.
    2. Option 2: Install an asphalt cap to allow for vehicle parking.
    3. Option 3: Install asphalt paving, landscaping and security lighting. The site survey is complete, and the Geotechnical information is available and has been reviewed by the Department of Building & Safety (B&S).
  - The B&S conducted a site demolition pre-inspection and approved the site for a demolition permit.
  - B&S is reviewing the plans for Demolition permit.

2. **Budget**
1. Funding is available in the amount of \$2,488,100 in the FY 2019-20 CIEP Lot 3 Parking Structure Demolition.

Budget	Option 1 unpaved surface lot	Option 2 asphalt cap parking lot	Option 3 designed parking lot
Construction Cost:	\$990,072	\$1,136,287	\$2,095,441
Contingency:	\$148,511	\$170,443	\$314,316
BOE Staff Costs Estimate:	\$468,570	\$468,570	\$468,570
<b>Sub Total:</b>	<b>\$1,607,153</b>	<b>\$1,775,300</b>	<b>\$2,878,327</b>
Available Funds:	\$2,488,100	\$2,488,100	\$2,488,100
Surplus/(Deficit):	\$880,947	\$712,800	(\$390,223)

### Approved Expenditure

Activity	Budget	Construction Estimate	Current Expenditure	Budget Balance	Cost To Complete
<b>Lot 3 Parking Structure</b>	<b>\$2,488,100</b>	<b>\$2,488,100</b>	<b>\$2,049</b>	<b>\$2,486,051</b>	<b>\$2,486,051</b>
<b>Total</b>	<b>\$2,488,100</b>	<b>\$2,488,100</b>	<b>\$2,049</b>	<b>\$2,486,051</b>	<b>\$2,486,051</b>

**3. Schedule**

**Structure Demolition**

The project's design and demolition schedule as follows:

Activity Description	Original Start	Revised Start	Original Finish	Revised Finish
Pre-Design	10/01/19		12/31/19	10/31/19
Design Documents	01/01/20		03/31/20	01/31/20
Bid & Award	04/01/20	11/01/19	06/30/20	02/28/20
Construction	07/01/20	03/01/20	03/31/21	07/31/20
Post Construction	04/01/21	08/01/20	06/30/21	10/31/20

Schedule Completion Dates	Option 1 unpaved surface lot	Option 2 asphalt capped parking lot	Option 3 fully designed parking lot
Pre-Design	10/31/19	10/01/19	10/01/19
Design Documents	01/31/20	01/31/20	05/31/20
Bid & Award	01/31/20	01/31/20	08/31/20
Construction	05/31/20	08/31/20	01/31/21
Post Construction	08/01/20	11/30/20	04/30/21

**4. Key Issues      ▪    None**

ND/JRL:jrl

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cc: Gary Lee Moore, Bureau of Engineering, MS 490  
 Deborah Weintraub, Bureau of Engineering, MS 490  
 Mahmood Karimzadeh, Bureau of Engineering, MS 507  
 Steven Fierce, Bureau of Engineering MS 507  
 Neil Drucker, Bureau of Engineering, MS 507  
 Antoinette Barrios, Bureau of Engineering, MS 490  
 Bernadette Hernandez, Bureau of Engineering, MS 507  
 Timothy Plummer, Chief Legislative Analyst, MS 136  
 J. Robert Lomelin, Bureau of Engineering, MS 507  
 Bernyce Hollins, City Administrative Officer, MS 130  
 Maria Cecilia Ramos, City Administrative Office, MS 130  
 Megan Cottier, City Administrative Office, MS 130  
 Joshua Drake, Chief Legislative Analyst, MS 136  
 Blayne Sutton-Willis, City Administrative Office, MS 130  
 Cheryl Banares, City Legislative Analyst  
 Paul Wang, Office of the Mayor