

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: July 27, 2020

To: Municipal Facilities Committee

From: Steven Fierce, AIA, Division Manager
Architectural Division, Bureau of Engineering



Subject: **WARNER GRAND THEATRE PROJECT W.O. #E1908215 – RECOMMENDATION TO THE BOARD OF PUBLIC WORKS TO PROCEED WITH THE DESIGN FOR A TOTAL PROJECT COST IN THE AMOUNT OF \$9,873,000, COMMITTEE MEETING JULY 30, 2020**

It is recommended that the MFC:

1. Recommend to the Board of Public Works (Board) that they proceed with the design for the Warner Grand Theater Rehabilitation Project with a **Total Project Cost** of \$9,873,000, and;
2. Direct staff to work with CAO, Council District 15, and the Department of Cultural Affairs (**DCA**) to identify an additional \$4,000,000 to fully fund the project, and;
3. Recommend that the MFC recommends to the Los Angeles City Council to approve an extension to the term of previously allocated MICLA funds for this project from their current expiration dates and to recommend an expiration date of June 30, 2023, as shown in the table that follows:

Funding	Amount	Current Expiration	Extension
MICLA – FY 17/18	\$ 780,226.68	June 30, 2022	June 30, 2023
MICLA – FY 18/19	\$ 5,000,000.00	June 30, 2021	June 30, 2023

Council member Buscaino, CD 15



<p>1. Background</p>	<p>The Theatre was opened in 1931 by film pioneer Jack Warner and is one of three “neighborhood movie palaces” commissioned by Warner Brothers in the Los Angeles region. It was designed by the noted architect of the day B. Marcus Priteca in the art deco-moderne style.</p> <p>The Department of Cultural Affairs (DCA) has operated the Theatre since 1996 as a multi-use facility, primarily as a rental facility to ensure that artists, producers/presenters and audiences could access the facility. The Grand Vision Foundation is a private non-profit organization, whose role since 1996 has been to raise funds for historic and aesthetic restorations and renovations of various elements of the physical plant. In recent years, the Grand Vision Foundation has also assisted the DCA and individual producers/presenters with promotion and marketing to the residents of the Harbor area and has made improvements to the stage audio system and digital projection system as well as, the purchase and installation of a new main drape.</p> <p>The Theatre (known at the time as the Juarez Theatre) is a City of Los Angeles Historic-Cultural Monument (#251) and is listed in the National Register of Historic Places as #98001633.</p> <p>The Theatre contains 1,489 seats, including 889 in the orchestra, 200 in the lower balcony and 400 in the upper balcony. The stage is 50’ wide and 24’ deep, capped by a curved Steel Deck Masonite extension covering an organ/orchestra pit that is 10’ deep, for a total stage depth of 34’ at the center. The stage is composed of tongue and groove hardwood laid on concrete. There is a small backstage area and minimal wings (approximately 20’ stage right and 10’ stage left). In addition, there are two built-in concession areas and a lower floor lounge. All of the dressing rooms are one floor below the stage and a loading access area is at street level directly east of the theatre storefronts.</p> <p>The City of Los Angeles, the Department of Cultural Affairs, and the community stakeholders in San Pedro/South Bay are interested in making much needed renovations, upgrades, and improvements to the historic Warner Grand Theatre. There are multiple goals, but ultimately, the proposed improvements are meant to allow the theatre to better serve the citizens of San Pedro and to the broader community at large. These improvements will significantly increase and maximize the venue usage through increasing rental opportunities, engaging community stakeholders, and enlisting leading performing arts organizations to return.</p> <p>Following the issuance of a Task Order Solicitation (TOS) No. 35, the Bureau of Engineering issued a Notice to Proceed on March 4, 2014, in the amount of \$75,000 to Studio Pali Fakete: architects (SPF:a) to provide Pre-Design services. SPF:a completed the task that includes recommendations and options, along with associated cost estimates on how best to proceed.</p> <p>The initial findings of the Pre-Design Phase resulted in a scope of work that far exceeded budget expectations. As such, the BOE worked with the CD15, DCA, Architects, and the Friend’s Group, over the past year, which established the scope of work priorities validated through extensive budget analysis. The current scope of work identified has been determined to be the minimum required to effectively begin to meet the goals as outlined above.</p> <p>The Task Order Solicitation to proceed with Design Services with a total project budget of \$9,873,000, will allow a minimum / optimum scope of work to go into construction, given that the costs used for Overhead and Mobilization are similar, whether for a small or larger project. Breaking up the Bid Documents into Base Contract and Deductive Alternates or Phases will provide flexibility as future funds are becomes available.</p>
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<p>2.</p>	<p>Scope of Work</p>	<p>The project is divided into three phases: Phase 1 and 2 (\$9,873,000)</p> <ul style="list-style-type: none"> • Elevator: Back Northwest corner, access to basement, Main Floor Lobby, and Second Floor lobby (three floors). • Upgraded and add Gender-Neutral Restrooms: Maximize and upgrade all gendered bathrooms in the basement. Basement restrooms will be re-configured to remain within the existing basement area. Main floor lobby, and 2nd Floor lobby. Expand the Women's Restroom, plus one all gender fluid Restroom, and one area for Men's urinals. Place Lavatories in the lobby if possible. Create space for venue exhibition on walls and vintage lounge seating. Add 2nd Floor Single-Occupancy, Gender Neutral, and ADA restrooms utilizing the Men's and Women's Restroom Foyers. • Entrance lobby: <ul style="list-style-type: none"> A. Terrazzo Repairs: Restore damaged terrazzo flooring. B. Restore foyer ceiling, historic ticketing booth, doors, and marketing displays. Create an opportunity for part of the foyer and ticketing booth to be an outdoor standing reception area for the general public. C. Marquee - NO electronic marquee, repurpose the poster frames within the vestibule for electronic display. • Ticketing Offices and Usher Storage: Transform far left storefront into security safe ticketing and info office. Allows for ticketing to be controlled out on the street to manage ingress. Also allow for additional staff office and storage. Plus the purchasing of all updated ticketing equipment, scanners, software, and PPE. Restore front facing shapes and historic awnings • Administrative Office / Green Room / Piano Storage / COVID cleaning storage; Transform far eastern section of store fronts into multi-use space for ADA wheelchair artist dressing rooms, holding space for large casts, production/stage manager office, and off-stage equipment and costuming quick changes. Restore front facing shapes and historic awnings. Plus this room can serve as piano storage. • 2nd Floor VIP Fundraising and Event Space and Overlook: Transform historic venue apartment (current offices) to small reception lounge; can also be used for celebrity artists; keep closet bathroom. Keep the historic nature of the apartment. The safe can be the back bar. Needed for all rental clients and local arts organizations. Need high touch vintage design. • Digital Projector: Purchase new digital projector, as old one is non-operations. \$65,000. • Restore and adapt Main floor lobby and 2nd Floor lobbies: Add vintage furniture and restore lighting fixtures. Add vintage inspired moveable/rolling buffet/bar stations that can be rolled to various sections of the lobby based on needs of renter and to maximize flow and sales. Allows for vintage pop-up stations for merchandise, food and beverage sales, registration and ticketing, and donor's wall. Events could take place in both the founders room and main lobby at the same time, requires two full refrigerators. Add additional electrical as needed. Restore historic fountain at upper lobby. • Theatrical Audio, Visual, Lighting Equipment upgrades: Minor purchase for wireless sound equipment and labeling and storage. Plus purchase of rolling production cart. • General Improvements: Paint stage and auditorium floors, and touch ups, podium, and stage risers. Verify Fire department requirements to convert organ lofts to storage space. • Install wireless: Install wireless, green screen, and all-live streaming equipment. <p>Depending on funding, Phase 1 and Phase 2 may be separated: Phases 1 for the available \$5,873,226.68 and Phase 2 for the currently unfunded \$4.0M. This approach does not take advantage of a larger projects' Economy of Scale.</p>
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Phase 3: Future Elements

Restore outside of building
 Air conditioning/HVAC repair/replace including electrification appliances
 Earthquake Retrofit
 Restore auditorium and historic lighting fixtures tapestries and doorway curtains.
 ADA Seating
 Backstage upgrades
 Elevator on stage to basement
 Change loading dock to alley
 Purchase dance floor and Marley (special surface for dancing and performances)
 Upgrade technical offices and stage equipment
 Upgrading smart screen and restore flies (theatrical rigging systems).
 Purchase and connect venue to buildings behind the theater all the way to Grand Vision Foundation. Create large dance studios, rehearsal spaces, educational spaces, community meeting space, and rooftop event and catering space connected from the 2nd Floor lobby and crossing the alley.

4. Funding

Funding Required for Phase 1 and 2		
Activity	Incl. Staff Costs	w/o Staff Costs
Pre- Design	\$ 182,453	\$ 182,453
Construction	\$ 8,751,659	\$ 8,751,659
Architectural Consultant	\$ 766,110	\$ 766,110
Other Direct Costs – Permits	\$ 172,778	\$ 172,778
PW / BOE Staff Costs	\$ 986,905	-
PW / BCA Inspection Staff Costs	\$ 483,777	-
Total Project Costs	\$11,343,682	\$ 9,873,000

Available Funds for Phase 1		
Funding Source	Amount	Amount
CIEP	\$ 93,000.00	\$ 93,000.00
MICLA – FY 17/18	\$ 780,226.68	\$ 780,226.68
MICLA – FY 18/19	\$ 5,000,000.00	\$ 5,000,000.00
	\$ 5,873,226.68	\$ 5,873,226.68
Total Funding	\$ 5,873,000.00	\$ 5,873,000.00

- Rounded to the nearest \$1,000.

Surplus / Shortfall		
Shortfall	\$ 5,470,682	\$ 4,000,000

The above chart shows two budget spreadsheets: one budget includes City Staff Costs and the other without City Staff Costs. Currently, the Warner Grand Theatre project has a projected budget shortfall in the amount of \$5,470,682. This amount is reduced to \$4,000,000, if staff cost of \$1,470,682 is not reimbursed. This will result in having a total project cost in the amount of \$9,873,000 as shown in the chart above.

The Council District 15 office in various meetings has given staff a verbal commitment to find \$4,000,000 to offset the shortfall.

The Bureau therefore recommends that the Municipal Facilities Committee send forward a recommendation to the Board to authorize the Bureau to proceed with the design for the Warner Grand Theater rehabilitation Project with a Total Project Cost of \$9,873,000.

5. Schedule	The recommended project schedule is shown below:																						
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	<p>The current expiration dates of the MICLA funding are illustrated in the chart above. Both MICLA funds will need to be extended to June 30, 2023 to accommodate the Bid & Award, Construction, and Close-Out Phases.</p>																						

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cc:

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