

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: September 17, 2020

To: Municipal Facilities Committee

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



Subject: **OLD WASHINGTON IRVING LIBRARY REHABILITATION – MFC MEETING
9/24/20**

It is Recommended that the MFC:

1. Recommend to the Board of Public Works (Board) that they proceed with the design for the Old Washington Irving Library Rehabilitation project with a Total Project Cost of \$7,725,500, and;
2. Direct staff to work with CAO, Council District 10, and the Department of Cultural Affairs (DCA) to identify an additional \$6,725,500 to fully fund the project. Funding will be requested through the City Budget process;





1. Background:

The former Washington Irving Library, located at 1803 S. Arlington Avenue, was originally constructed in 1926 and represents a hybrid of Architectural styles. The former Library is also known as the Old Arlington Library. The design combines Latin and Mediterranean Architectural elements, popular for this era. The 5,500sf Library was designated a Historical Cultural Monument in 1986 (LA-307), and was placed on the U.S. National Register of Historic Properties in 1987 (US-87001010).

Replaced by a larger modernized facility in 2000, the former Washington Irving Library has sat shuttered since 1999. Recently, CD10 requested the Bureau of Engineering's (BOE) Architectural Division (Arch) to analyze the building and its infrastructure for the purposes of adaptive re-use.

A proposed tenant has not been identified. The CAO has asked the BOE to proceed with design of Building element improvements: including Core and Shell, Code Compliance, ADA, etc. Tenant improvement elements can be incorporated at a later time, once a tenant is identified. CD10 and DCA will work to identify a proposed tenant, that could be a Non-Profit Operator, that will also be responsible for the operation and maintenance of the building. Another option is for the Department of Cultural Affairs to utilize the site for an annex to the William Grant Still Art Center.

2. Building Investigation

▶ The Bureau of Engineering's (BOE) Architectural Division (Arch) analyzed the building and its infrastructure for the purposes of adaptive re-use. The report has been summarized below:

1. Landscaping: The grounds surrounding the building have been poorly maintained, which has encouraged the undeterred growth of weeds and other rogue plants. We recommend replacing most of the existing ground cover with drought tolerant & native planting. There are currently three existing large healthy mature trees on the site, which require pruning. The entire irrigation system requires replacement, and additional site lighting should be added.

2. Architectural:

a. Hazardous Materials: Given the age of the building, many of the building materials used during this period contain asbestos. Some of the materials suspected to contain asbestos are mastic adhesives, fireproofing, roofing material, insulations, wall and ceiling joint compounds, and floor tiles. In addition, the original paint used is likely lead-based. Lead-based paint sampling will identify and sample suspect painted surfaces at the site. Funding needs to be included for the survey, mitigation, and removal of Hazardous Materials.

b. Parking: No on site vehicular parking currently exists. Parking would need to be accommodated per the new proposed usage. It is recommended that a variance be applied for immediately to accommodate the required parking spaces, and that we design for at least 1 handicap and 1 standard parking space on site.

- c. Americans with Disabilities Act (ADA): There are currently no accommodations to provide access for the disabled. There is no accessible Path-of- Travel from the public right of way to the main floor entry, or disabled access parking. The restrooms require re-design in order to meet ADA requirements.
 - d. Interior Improvements: Due to the historical status of the building, the character defining features and finishes will be preserved, while other finishes will be replaced or refinished to accommodate the new use. Additional tenant improvements will be required once the use and tenant have been identified.
- 3. Structural: This one-story building is composed of several structural elements: including cast in place (CIP) concrete walls in the partial basement, brick veneer and hollow clay tile walls are located on the first floor, and the roof is supported by wood carpenter trusses and columns. This building is an existing non-conforming structure, and currently there are no requirements for the seismic upgrade of the building. However, renovating or changing the use of the building will trigger structural upgrade and conformance to current building code requirements. We recommend the replacement of wood posts & joists as needed, the strengthening of the structural diaphragm, and increased anchorage of the roof to wall connections and wall to foundation connections.
- 4. Mechanical:
 - a. HVAC: The existing furnace, air handler, and supply ducts are past their useful life span and must be replaced. The installation of a new central heat pump & associated ductwork is recommended.
 - b. Plumbing: There is an existing 1-1/2" domestic water meter located on 18th street. The existing galvanized steel water piping throughout the building must be replaced with copper. Waste piping should be replaced throughout the building and the connection to the sewer line must be investigated with a camera to determine if it has been impacted by tree roots, and requires replacement. All plumbing fixtures should be replaced, unless deemed as historical fabric. Storm-water piping should also be replaced throughout the site.
- 5. Electrical:
 - a. Electrical Service & Distribution: Service is provided via an overhead powerline from a DWP power pole located to the southwest of the property. The existing 200-amp service meter board, electrical panel, 150-amp main circuit breaker and overhead line must be replaced to meet current standards. Wires, conduit, and outlets throughout the building should be replaced due to possible hazardous materials, and code compliance.
 - b. Lighting System: The indoor lighting at the facility consist of a mixture of incandescent and fluorescent pendant mounted, surface mounted, and wall mounted light fixtures. The exterior lighting consists of (4) incandescent light fixtures located at the front & rear entrances. The light fixtures, switches, and conduit should be replaced throughout.

- c. Fire and Security Alarms: The existing horns, detection devices, annunciator panels, and supporting infrastructure must be demolished and replaced.
- d. Communications: New data infrastructure must be installed to accommodate phone and internet connections. The new installation should include extensive Wi-Fi infrastructure to accommodate future usage.

3. Budget:

Estimates		
Activity	Incl. Staff Costs	w/o Staff Costs
Pre-Design	\$ 100,000	\$ 100,000
Design - Consultants	\$ 742,000	\$ 742,000
Other Direct Costs - Permits	\$ 132,500	\$ 132,500
Construction *	\$ 6,221,000	\$ 6,221,000
PW / BOE Staff Costs	\$ 622,100	\$ 0
PW / BCA Inspection Staff	\$ 371,000	\$ 0
Escalation	\$ 530,000	\$ 530,000
Total Project Costs	\$ 8,718,600	\$7,725,500

Available Funds		
Funding Source	Original Amount	Amount
MICLA – FY 16/17	\$ 1,000,000	\$ 1,000,000

Surplus / Shortfall		
Shortfall	\$ 7,718,600	\$ 6,725,500

The left column of the Estimates chart above shows the total costs to deliver the project, including City Staff Costs. Since the project is funded by MICLA, the Bureau of Engineering Staff costs are covered. If BCA Inspection Staff Costs are also covered, then, it is recommended the right column be utilized, which do not include City Staff Costs.

* Construction includes: Demolition, Landscape Improvements, Historic Preservation, ADA Compliance, Seismic Upgrades, Mechanical, Plumbing, and Electrical systems Improvements, and Tenant Improvements to City Standards, etc.

4. Preliminary Schedule:

The recommended project schedule is shown as follows:

Project Schedule		
Activity	Start	Finish
Pre-Design	04/01/19	11/30/20
Design	01/01/21	12/31/21
Bid and Award	01/01/22	06/30/22
Construction	07/01/22	06/30/23
Post Construction	07/01/23	12/31/23

Available Funds			
Funding Source	Original Amount	Expiration	Extension
MICLA-16/17	\$ 1,000,000	06/30/22	06/30/23

The current expiration date of the MICLA-16/17 funding are illustrated in the chart above. At report publication time, a remaining balance of \$944,470 is available, from an original \$1M funded. The MICLA-16/17 funds will need to be extended to June 30, 2023 to complete the expenditure of said funds for Design and Construction. MICLA analyst recommends making any future extensions, as needed, via a CPR as the expiration date approaches.

Key Issues:

- ▶ Identify a Tenant/Operator, so that the facility can be fully designed to meet the Client's needs.
- ▶ The BOE will report back to the MFC with an updated cost and schedule at the end of the Design Phase.

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