

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Agenda Item No. 6

Date: November 17th, 2022

To: Municipal Facilities Committee

From: Steven Fierce, AIA
Municipal Facilities Program Manager
Bureau of Engineering



Subject: **VISION THEATRE PHASES 2, 3, 4 & 5
LOCATED AT 3341 WEST 43rd PLACE, LOS ANGELES CA 90008**

RECOMMENDATIONS

That the Municipal Facilities Committee (MFC) provide approval of:

- 1. Additional scope of work defined as Phase 5 and;**
- 2. Phase 5 project budget of \$7,725,000 and authorize the use of funds as shown in the report.**



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1. BACKGROUND

Vision Theatre project, previously known as the Vision Theatre / Manchester Junior Arts Center project, is located in Council District 10 at 3341 West 43rd Place, Los Angeles, CA 90008. The Proposition K Ballot measure included a specified project (S70) that funded refurbishing, retrofitting, and converting a city building into a Junior Arts Center. On September 20, 2006, the Proposition K Steering Committee approved modifications to the project scope and was subsequently divided into the following phases (Phases 1A, 1B, 2, 3 and 4):

- PHASES 1A and 1B: Restoration of historic lobby and entrance vestibule including the addition of a new elevator, renovation of first floor restrooms and stairs, mechanical and electrical upgrades, and restoration and renovation of the theatre marquee.
- PHASES 2 and 3: Restoration of the audience chamber and orchestra pit including platform seating, control room, ADA access/egress, installation of audio/video, theatrical lighting and rigging, and house lighting. Work also includes a new stage, fly-loft superstructure, basement under stage containing green room/dressing rooms/trap room, and backstage support spaces and offices.
- PHASE 4: Installation of fly-loft articulation equipment, acoustical enhancement system, production drapery & rigging, control booth equipment, infrastructure for audio system, house lighting systems/controls, A/V control systems, lighting distribution system, theatrical light fixtures, and other tenant improvement work.

On January 31, 2011, the Board of Public Works Commissioners (Board) awarded the construction contract for Phases 1A and 1B to Ford E.C. Inc. in the amount of \$3,744,500 with a contingency of \$748,900. The construction of these two phases was completed with a final construction cost of \$5,074,537 and the Board accepted the project on August 23, 2013.

On February 5, 2018, the Board awarded a contract to Royal Construction Company (General Contractor) in the amount of \$23,543,000, with a contingency amount of \$4,070,224.55, for a total approved construction budget of \$27,613,224.55 to construct the Phases 2, 3 and 4. The construction of these phases are currently in progress and is approximately 85% complete.

Due to limited space availability and the need to support theatre operations, reductions were made to the dedicated space available for junior arts programming. The remaining space available to be dedicated to the Manchester Junior Arts Center (MJAC) was only 16 percent of the average space available (or planned) for the seven other Proposition K junior art centers located in other regions across the City. In consideration of the equity parameters defined in the Ballot Measure that established the Proposition K program and, in an effort to provide comparable programming space to the impacted South LA communities, the program management team recommended consideration of the replacement facility at a former fire station facility, which is located within one mile of the Vision Theatre, in close proximity to continue serving residents of the Leimert Park community.

On December 16, 2021, the Office of the City Administrative Officer (CAO) Staff made a recommendation to the L.A. for Kids Steering Committee to approve the repayment of up to \$2.82 million in Proposition K funds expended on the co-location of the MJAC at the Vision Theatre

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facility. The repayment utilized Sites and Facilities funds, which in turn enables the re-use of the same funding capacity to develop a replacement facility to satisfy the Proposition K project scope.

2. SCOPE OF WORK

Department of Cultural Affairs (DCA), has requested additional scope of work to be added to the Project, identified as Phase 5 and detailed below:

Additional scope of work (Phase 5) will include: additions of Information Technology (IT), Marquee repair and renovation, Phase 1 repair, Property Line Walls repair and construction, Parking Lot, Audiovisual & Lighting (AV+L) redesign scopes, and Construction Administration.

- 1) Information Technology (IT): Due to the budget constraints, during the design phases of the project, IT scope was value engineered from the contract drawings. This infrastructure scope will be completed by the General Contractor and City of Los Angeles Information Technology Agency (ITA) construction forces during the current phase of the project.
- 2) Marquee: Vision Theatre's historic Marquee sign, which was restored as part of the Phase 1 work, sustained a significant fire damage in April of 2020 and requires repairs and renovation. This scope will be completed by the General Contractor.
- 3) Phase 1 Repairs: Phases 1A and 1B of the project were completed in 2013. Since the start of current phase of the project, this portion of the building sat idle and hence caused a deterioration of the building systems, which require maintenance, restart, and recommissioning. Portion of this scope are being negotiated to be completed by the General Contractor and by General Services Department (GSD) construction forces.
- 4) Property Line Walls: In connection with the renovation of the historic Vision Theatre, there is a need to demolish and replace the existing unreinforced masonry portions of the property fence walls on the east and west sides of the Vision Theatre. This scope is required to obtain a Certificate of Occupancy for the facility and will be completed by the General Contractor.
- 5) Parking Lot: The current parking lot layout is inefficient and lacks a complete security fence and gates. To address these issues, the parking lot redesign will include repaving, restriping, repairs to the perimeter fencing and additions of access gates. This scope will be completed by GSD.
- 6) Audiovisual & Lighting (AV+L): Due to the substantial number of years between when the AV+L equipment was originally designed in 2017 and equipment procurement in 2021, said AV+L equipment was deemed outdated, obsolete, and or discontinued. This necessitated the issuance of Deductive Change Order No. 177, for the original AV scope of work, and issuance of a Change Order for redesign and installation. Redesign of AV+L will be completed by the General Contractor and installation will be done by GSD.
- 7) Construction Administration: The addition of scope and schedule duration related to Phase 5 requires extension of Design Consultant's scope for Design & Construction Administration.

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3. BUDGET

Phases 2, 3 & 4 have received combined funding from Community Development Block Grant (CDBG), Capital Improvement Expenditure Program (CIEP) and Municipal Improvement Corporation of Los Angeles (MICLA) funds for the total of \$29,653,340.70.

Phase 5 has received combined funding from CDBG and CIEP for the total of \$7,725,000. CIEP funds of \$2,000,000 were specified for AV equipment and related work and were identified by the CAO in the Fiscal Year 2021-2022 City budget for \$1,300,000 and \$700,000 in Fiscal Year 2022-2023.

Authorization of the funds identified for Phase 5 scope will allow to pay for the infrastructure scope needed to support the Phase 5 scope, which will be completed during the current phase by the General Contractor.

The Project Past and Current appropriated funding is as follows:

Funding Sources for Phases 2, 3 & 4	Total
BOE Special Services (CDBG)	\$ 9,932,527.10
CIEP	\$ 7,880,129.60
MICLA	\$ 11,840,684.00
Total	\$ 29,653,340.70

Funding Sources for Phase 5	Total
BOE Special Services (CDBG)	\$ 5,725,000.00
CIEP	\$ 2,000,000.00
Total	\$ 7,725,000.00

Total Project Funding for Phases 2-5	\$ 37,378,340.70
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See Attachments No.1 and No. 2

4. SCHEDULE

Projected completion of Phase 2, 3, 4 and the Phase 5 scope detailed in Section 2 of this report, is anticipated by February of 2023. The remaining Phase 5 scope is anticipated to commence in March of 2023 by GSD, and to be completed by December of 2023.

Phases 2, 3 & 4			Phases 5		
	Start Date	Finish Date		Start Date	Finish Date
Bid and Award	08/2017	01/2018	Bid and Award	01/2023	03/2023
Construction	02/2018	02/2023	Construction	03/2023	12/2023
Post Construction	03/2023	08/2023	Post Construction	01/2024	06/2024

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5. KEY ISSUES

It benefits the Project to start the Phase 5 portion, to be completed by GSD, immediately after completion of Phases 2, 3 & 4 by General Contractor. Completion of the Phase 5 also meets the client's grand opening goals and their efforts to retain a qualified operator.

Repurposing of \$1 million in MICLA funds for the solar roof portion of the project will help keep the project within currently anticipated budget and schedule (see Attachment No.1).

6. FISCAL IMPACT

There is no additional impact on the General Fund at this time.

It is BOE's recommendation that the MFC provide approval of the additional scope of work and budget to authorize the use of funds for Phase 5.

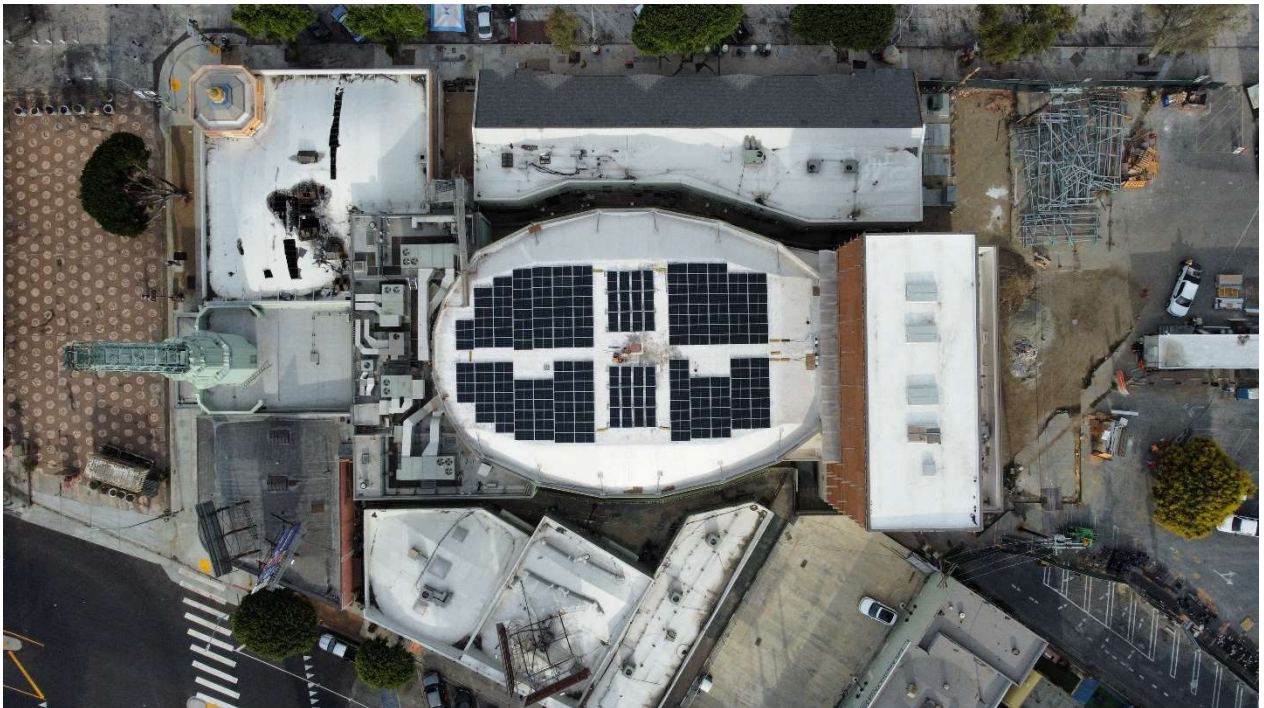
Attachments:

cc: Alma Lopez, Office of the Mayor
Albert Griego, City Administrative Officer
Cheryl Banares, City Legislative Analyst
Joshua Drake, City Legislative Analyst
Greg Avery, Fire Department
Carlos Calvillo, Fire Department
Michael Castillo, Fire Department
Gary Singer, Emergency Management Department
Carol Parks, Emergency Management Department
Ted Allen, City Engineer, Bureau of Engineering
Deborah Weintraub, Bureau of Engineering
Steven Fierce, Bureau of Engineering

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Aerial View of the Vision Theatre construction progress

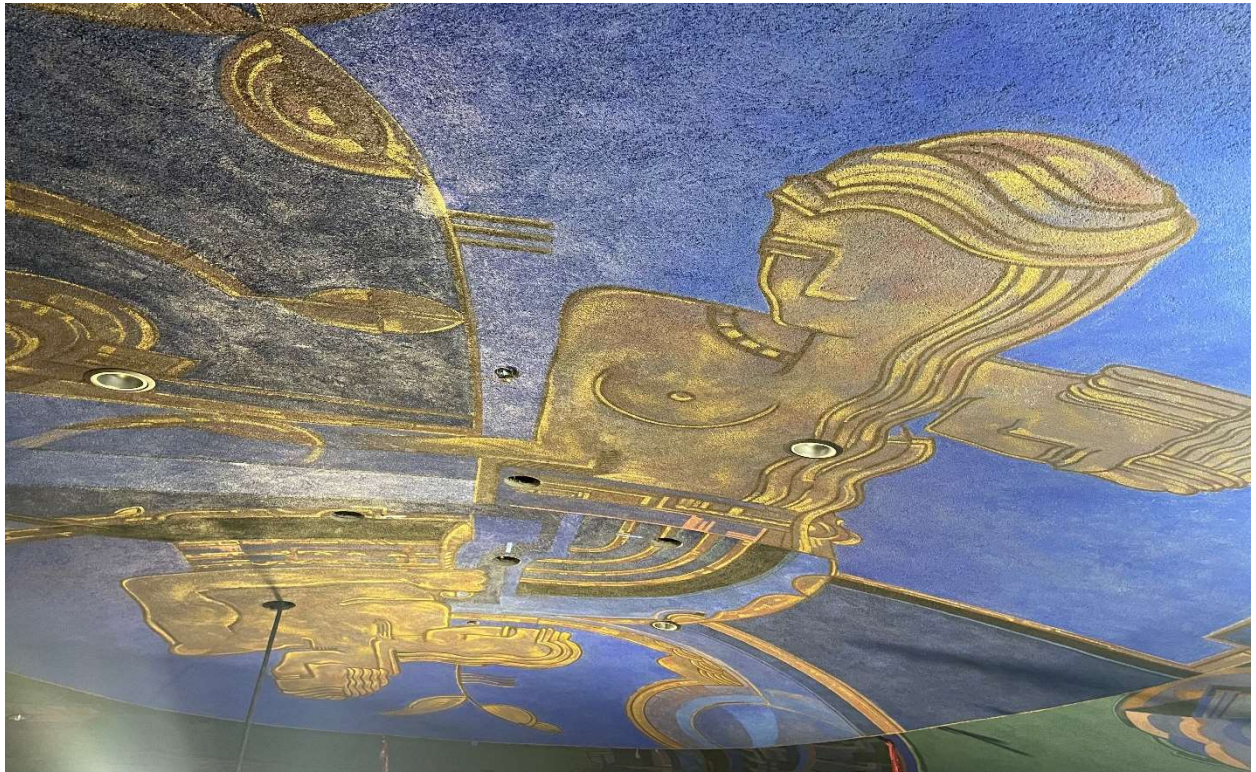


View of the Vision Theatre rooftop solar PV panels

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Interior view of the Vision Theatre audience chamber & historic ceiling (restoration in-progress)

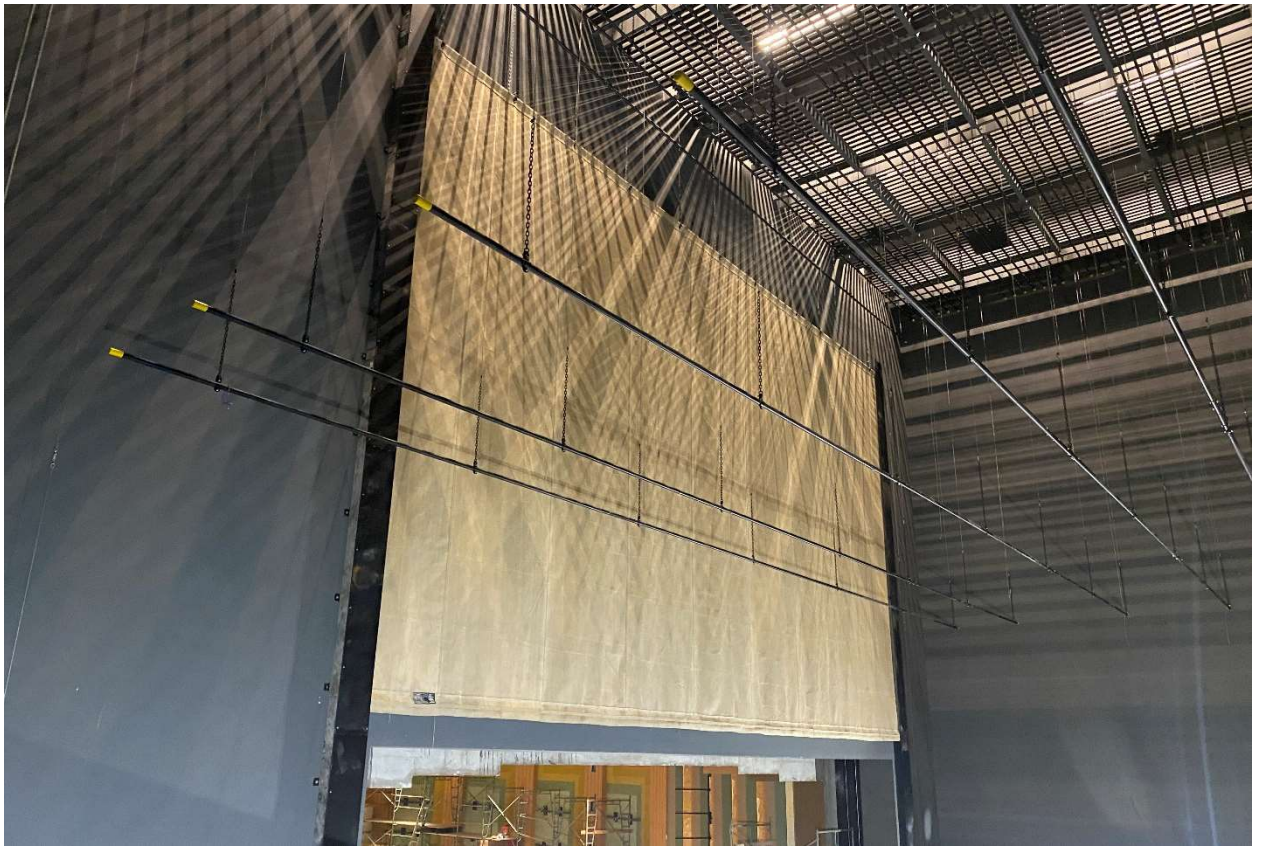


Vision Theatre historic ceiling restored (mural detail)

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View of the Vision Theatre audience chamber & historic ceiling from the stage



Interior view of the stage, fire curtain and fly-loft area

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ATTACHMENT No. 1

The project past and current appropriated funding is as follows:

Fund No.	AUN	Fund Name	Construction Contract	Construction Contingency	Total
682	50RVDJ	BOE Special Services	\$ 9,755,947.10	\$ 176,580.00	\$ 9,932,527.10
100	00K501	CIEP	\$ 150,000.00	\$ 0.00	\$ 150,000.00
100	00W501	CIEP	\$ 1,730,129.60	\$ 0.00	\$ 1,730,129.60
100	00P501	CIEP	\$ 5,000,000.00	\$ 1,000,000.00	\$ 6,000,000.00
298	50PTVT	MICLA	\$ 2,700,000.00	\$ 1,000,000.00	\$ 3,700,000.00
298	50RTVT	MICLA	\$ 3,884,275.45	\$ 2,115,724.55	\$ 6,000,000.00
298	50STVT	MICLA	\$ 1,140,684.00	\$ 0.00	\$ 1,140,684.00
100	001010	ITA	\$ 0.00	\$ 130,000.00	\$ 130,000.00 ³
100	009350	ITA	\$ 0.00	\$ 270,000.00	\$ 270,000.00 ³
424	21VB24	CDBG PY47	\$ 0.00	\$ 3,825,000.00	\$ 3,825,000.00
424	21WB24	CDBG PY48	\$ 0.00	\$ 1,500,000.00	\$ 1,500,000.00
100	00V808	CIEP FY 21-22	\$ 0.00	\$ 1,300,000.00 ¹	\$ 1,300,000.00 ¹
100	00W808	CIEP FY 22-23	\$ 0.00	\$ 700,000.00	\$ 700,000.00 ¹
Totals			\$24,361,036.20	\$ 12,017,304.60	\$ 36,378,340.70
298	50RSTF	MICLA	\$ 0.00	\$ 1,000,000.00	1,000,000.00 ²
Total including solar funds:			\$24,361,036.20	\$ 13,017,304.60	\$ 37,378,340.70

1. Funding for the Audiovisual (AV) System.
2. MICLA funds identified for Solar Energy Solar Installation Municipal Facilities, pending repurposing of the Solar Funds through the Third Construction Projects Report (CPR) Council File No. 22-0847-S2, awaiting Council approval.
3. CDBG funds transferred to the Engineering Special Services Fund and Information Technology Agency (ITA) budgetary accounts with 2021-22 Fourth CPR – Addendum (CAO File No. 0640-01399-0117 / Council File No. 21-1028-S3).

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ATTACHMENT No. 2

Phases 2, 3 & 4 Budget (October 2022)			
Scope	Cost	Change Orders (Executed & Pending)	Total
Construction Budget	\$ 23,543,000.00	\$ 4,870,224.55	\$ 28,413,224.55
Design Budget	\$ 1,240,116.15	\$ 0.00	\$ 1,240,116.15
Total	\$ 24,783,116.15	\$ 4,870,224.55	\$ 29,653,340.70

Phase 5 Cost Estimate (October 2022)			
Scope	Estimated Cost	Contingency	Total
1) Information Technology (IT) ²	\$ 665,287.00	\$ 34,713.00	\$ 700,000.00
2) Marquee ²	\$278,088.00	\$ 1,912.00	\$ 280,000.00
3) Phase 1 Repairs ²	\$ 400,000.00 ¹	\$ 200,000.00	\$ 600,000.00
4) Property Line Walls ²	\$ 500,000.00 ¹	\$ 100,000.00	\$ 600,000.00
5) Parking Lot	\$ 500,000.00 ¹	\$ 100,000.00	\$ 600,000.00
6) Audiovisual & Lighting (AV+L)	\$ 4,000,000.00 ¹	\$ 500,000.00	\$ 4,500,000.00
7) Construction Administration ³	\$ 445,000.00	\$ 0.00	\$ 445,000.00
Total	\$ 6,788,375.00¹	\$936,625.00	\$ 7,725,000.00

Total Project Cost	\$ 31,571,491.15	\$ 5,806,849.55	\$ 37,378,340.70
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1. Pending final cost proposals from General Contractor and or GSD.
2. Portion of the scope to being completed by the General Contractor.
3. Phase 5 Construction Administration fee for the Design Consultants, not to exceed amount.