

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: November 17, 2022

To: Municipal Facilities Committee

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



Subject: **PROJECT UPDATE – OPERATION VALLEY BUREAU (OVB)/OLD FIRE STATION 39 LOCATED AT 14415 SYLVAN ST, VAN NUYS FOR THE LOS ANGELES FIRE DEPARTMENT (LAFD)**

RECOMMENDATIONS:

1. Approve BOE to proceed with design for Phase 3 as stated in this report
2. Reprogram available uncommitted funds of \$420,315 to Phase 3 and allocate additional funds of \$1,845,882 in FY 23-24 for construction.

Councilmember Council District 6

OVB/OLD FIRE STATION 39



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COMPLETED PHASES 1 and 1.5; ONGOING PHASE 2																															
1. Background	<p>The Old Fire Station 39 building at 14415 Sylvan Street in Van Nuys was vacated in 2019 upon completion of a new, modern fire station at 14615 Oxnard Street. LAFD identified the building for tenant improvements to be used for OVB office staff and commander dispatch center. Council District 6 asked LAFD to also evaluate the Old Fire Station 39 building for use as a mixed-use Fire Department dispatch center and retail facility.</p> <p>OVB- LAFD dispatch center Phase 1 and 1.5.</p> <p>Phase 1 work began in June 2019 and finished April 2021. Scope included:</p> <ul style="list-style-type: none"> • Structural analysis and hazardous material abatement to investigate the condition of the existing structure • Renovation of locker room facilities for separate men and women restrooms and lactation room • Renovation of sleeping quarters to office and cubicle work areas for office staff and new communication room <p>Phase 1.5 work began in October 2020 and finished April 2022. Scope included:</p> <ul style="list-style-type: none"> • Tenant improvements including the addition of an elevator and machine room • First floor ADA-accessible lobby and entrance area including ADA ramps and front door push-button • Second floor open office with kitchenette and cubicle spaces <p>OVB- LAFD dispatch center Phase 2.</p> <p>Phase 2 work began in June 2021 and is in post-construction. Scope includes:</p> <ul style="list-style-type: none"> • Tenant improvements including three 24-hour dormitories and private restrooms • Build-out of one private office and OVB conference room • ITA dispatch equipment and wiring in communication rooms 																														
2. Current Status	<p>Phase 1: Construction completed. Final inspection sign-off was April 12, 2021. Phase 1.5: Construction completed. Final inspection sign-off was April 11, 2022. Phase 2: Certificate of Occupancy acquired in August 2022. GSD continues in post-construction with four (4) change orders per LAFD request. LAFD plans to move in as soon as punch list items are completed in December 2022.</p>																														
3. Budget	<p>The budget for the completed work from Phase 1, Phase 1.5 and Phase 2:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #D3D3D3;">BFY</th> <th style="background-color: #D3D3D3;">Fund</th> <th style="background-color: #D3D3D3;">Dept</th> <th style="background-color: #D3D3D3;">Appropriation Unit</th> <th style="background-color: #D3D3D3;">APPR Type</th> <th style="background-color: #D3D3D3;">Budget FMS</th> </tr> </thead> <tbody> <tr> <td align="center">2020</td> <td align="center">298</td> <td align="center">50</td> <td>50TOVB</td> <td></td> <td align="right">\$ 2,250,000</td> </tr> <tr> <td align="center">2021</td> <td align="center">298</td> <td align="center">50</td> <td>50TOVB – Operations Valley Bureau Facility Package</td> <td align="center">02</td> <td align="right">\$ 700,000</td> </tr> <tr> <td align="center">2022</td> <td align="center">298</td> <td align="center">50</td> <td>50VOVB - Operations Valley Bureau (OVB) Facility Package</td> <td></td> <td align="right">\$ 1,179,000</td> </tr> <tr> <td align="center" colspan="5">Total Phase 1 & 1.5 & 2 Funding</td> <td align="right">\$ 4,129,000</td> </tr> </tbody> </table>	BFY	Fund	Dept	Appropriation Unit	APPR Type	Budget FMS	2020	298	50	50TOVB		\$ 2,250,000	2021	298	50	50TOVB – Operations Valley Bureau Facility Package	02	\$ 700,000	2022	298	50	50VOVB - Operations Valley Bureau (OVB) Facility Package		\$ 1,179,000	Total Phase 1 & 1.5 & 2 Funding					\$ 4,129,000
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4. Schedule	<p>Phase 1 construction was completed on April 12, 2021. Phase 1.5 construction was completed on April 11, 2022. Phase 2 final LA Building and Safety building sign-off was acquired in August 2022. Post-construction change order work is ongoing per LAFD request, completion is anticipated in December, 2022.</p>																																												
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5. Key Issues	No Key Issues, cost by GSD is anticipated to be within budget.																																												

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Figure 1 Private office from Phase 1



Figure 2 Cubicle area from Phase 1



Figure 3 Kitchenette area from Phase 1.5



Figure 4 First floor lobby area and elevator from Phase 1.5



Figure 5 Private dormitory and restroom from Phase 2



Figure 6 Conference room from Phase 2

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1. Background	<p>Council District 6 asked LAFD and BOE to evaluate the Old Fire Station 39 building for use as a mixed-use, Fire Department dispatch center and retail facility. The Council Office would like to see a small Caffe shop on the first floor, this would designate a portion of the apparatus room as retail space. The retail space would not be part of the proposed phase 3.</p> <p>Funding in the amount of \$330,000 was allocated for design for OVB / Old Fire Station 39 Phase 3 in the 2022-23 program budget for Municipal Facilities CTIEP. Additional funding requests are planned as designs are developed.</p>																										
2. Scope	<p>The scope for this phase 3 project entails the design and construction of the first floor of the Old Fire Station 39 building. The scope is divided into two components—Scopes A and B.</p> <ul style="list-style-type: none"> • Scope A includes the renovation of the LAFD space including ADA restroom upgrades on the first floor, demolition of handball court, demolition of drying room, and build-out of a parking lot. Approximately 1,900 sq. ft. of space is also included for division of the existing Apparatus Bay with a portion to be used for the tenant space. Phase 3 will also include fire alarm and sprinklers system throughout the building due to the change of use required to have a retail space within the fire station. • Scope B is for building electrification including changing gas water heaters to electric units, changing HVAC units to energy-saving electric, provision of backup power batteries, photovoltaics, and increase of power to the building. \$1.8M funding for this task will be covered by the Building Decarbonization Fund. The Old Fire Station 39 is one of the nine early building decarbonization projects that the City Council selected to be a building decarbonization pilot project. <p>Upon MFC approval the BOE will begin the CEQA process and design for the following fields:</p> <ul style="list-style-type: none"> • Architectural • Mechanical / Plumbing • Electrical • Fire and Security Alarm • Landscape Design • Survey <p>BOE will report back to the MFC with an updated cost and schedule, once the schematic design is completed, and a Class “C” estimate has been developed.</p>																										
3. Budget/Cost Analysis	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #D9D9D9;">Description</th> <th style="background-color: #D9EAD3;">SCOPE A</th> <th style="background-color: #D9EAD3;">SCOPE B</th> <th style="background-color: #D9EAD3;">Total Project Cost</th> </tr> </thead> <tbody> <tr> <td>Construction Cost</td> <td align="right">\$ 2,005,170</td> <td align="right">\$ 1,495,000</td> <td align="right">\$ 3,500,170</td> </tr> <tr> <td>Total BOE Cost (Design & Construction)</td> <td align="right">\$ 320,827</td> <td align="right">\$ 240,695</td> <td align="right">\$ 561,522</td> </tr> <tr> <td>Other Related Costs</td> <td align="right">\$ 294,140</td> <td align="right">\$ 40,365</td> <td align="right">\$ 334,505</td> </tr> <tr> <td>Total Cost</td> <td align="right">\$ 2,620,137</td> <td align="right">\$ 1,776,060</td> <td align="right">\$ 4,396,197</td> </tr> <tr> <td>Available Funding</td> <td align="right">\$ 330,000</td> <td align="right">\$ 1,800,000</td> <td></td> </tr> </tbody> </table>			Description	SCOPE A	SCOPE B	Total Project Cost	Construction Cost	\$ 2,005,170	\$ 1,495,000	\$ 3,500,170	Total BOE Cost (Design & Construction)	\$ 320,827	\$ 240,695	\$ 561,522	Other Related Costs	\$ 294,140	\$ 40,365	\$ 334,505	Total Cost	\$ 2,620,137	\$ 1,776,060	\$ 4,396,197	Available Funding	\$ 330,000	\$ 1,800,000	
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<p>4. Schedule</p>	<p>Phase 3 design shall begin in January 2023 and continue for eight months, three months for Bid and Award (GSD) and twelve months for construction, depending on approvals for Scopes A and B.</p> <table border="1" data-bbox="565 825 1461 1083"> <thead> <tr> <th colspan="7">Phase 3</th> </tr> <tr> <th>Task</th> <th>Complete Date</th> <th>Jan 2023</th> <th>June 2023</th> <th>Jan 2024</th> <th>June 2024</th> <th>Jan 2025</th> </tr> </thead> <tbody> <tr> <td>Design</td> <td>1/2/23 - 8/31/23</td> <td style="background-color: #4F81BD;"></td> <td style="background-color: #4F81BD;"></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bid and Award</td> <td>9/1/23 - 12/29/23</td> <td></td> <td style="background-color: #70AD47;"></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Construction</td> <td>1/2/24 - 12/31/24</td> <td></td> <td></td> <td style="background-color: #FFC000;"></td> <td style="background-color: #FFC000;"></td> <td></td> </tr> <tr> <td>Post Construction</td> <td>1/1/25 - 4/1/25</td> <td></td> <td></td> <td></td> <td></td> <td style="background-color: #FFFF00;"></td> </tr> </tbody> </table>	Phase 3							Task	Complete Date	Jan 2023	June 2023	Jan 2024	June 2024	Jan 2025	Design	1/2/23 - 8/31/23						Bid and Award	9/1/23 - 12/29/23						Construction	1/2/24 - 12/31/24						Post Construction	1/1/25 - 4/1/25					
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<p>5. Key Issues</p>	<p>GSD will prepare an RFP once construction is underway, the RFP will have specific requirements for a parking variance that will be needed to use the commercial space, LAFD has requested full use of the rear lot. GSD anticipates that this may be a challenge for potential vendors. GSD will establish a commercial lease for a shell space.</p>																																										

cc:

- Bernyce Hollins, City Administrative Officer
- Albert Griego, City Administrative Officer
- David Thomas, Los Angeles Fire Department
- Keenan Porche, Los Angeles Fire Department
- Deborah Weintraub, Bureau of Engineering
- Steven Fierce, Bureau of Engineering
- Marina Quinonez, Bureau of Engineering
- Erik Villanueva, Bureau of Engineering
- Noelia Gonzalez, Bureau of Engineering