

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Agenda Item No. 7

Date: March 31st, 2022

To: Municipal Facilities Committee

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



Subject: **PROJECT UPDATE - EMERGENCY OPERATIONS CENTER AND FIRE STATION 4 (EOC-FS4) LOCATED AT 500 EAST TEMPLE ST, LOS ANGELES CA 90012 FOR THE LOS ANGELES FIRE DEPARTMENT (LAFD) – W.O. NO E170061**

Recommendations:

1. That the MFC approves the phasing of construction into two phases
2. That the MFC approves the revised projected construction cost and advises that additional funding be provided for Phase 2 construction

Updates:

Denoted in bold print

Councilmember Huizar, CD 14

**EMERGENCY OPERATIONS CENTER & FIRE STATION NO. 4
FAÇADE REPLACEMENT – PHASE 1**



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1. Background	<ul style="list-style-type: none"> • 2017, City hired a consultant to evaluate the condition of the tile installation and provide recommendations to mitigate the falling tiles. <ul style="list-style-type: none"> ○ Falling tiles were mostly falling from the south-facing stone façade. This side received the most sunlight, and thereby the most heat ○ The report found that there were tiles that had not been installed correctly ○ Recommendations from the report were to fully replace the tile façade (\$2 million) or remove original tiles and replace with a plaster veneer façade (\$785,000) ○ Municipal Facilities Committee (MFC) chose the latter and directed the BOE to proceed with development of construction drawings. Construction drawings would be provided to Department of General Services (GSD) to construct the new façade treatment, subject to additional funding • October 2019, MFC directed BOE to hire an architectural firm from the on-call consultant list to develop conceptual designs, construction estimate, and construction drawings with a not-to-exceed amount of \$145,000 • March 2020, all projects were placed on hold by the Mayor's office due to the COVID-19 pandemic • October 2020, BOE requested an exception from the contracting restrictions set forth by the Mayor's Cost Containment Measures memo dated June 24, 2020. This exemption was granted by the Mayor's Office in December 2020.
2. Current Status	<ul style="list-style-type: none"> • January 2021, the BOE executed a task order solicitation and hired Paul Murdoch Architects (PMA) to prepare to develop construction documents and provide a construction estimate to replace the exterior façade with plaster veneer for a not-to-exceed amount of \$785,000 <ul style="list-style-type: none"> ○ PMA provided a construction estimate for a plaster veneer façade at the cost of \$1,231,149, citing construction costs for materials and labor had significantly increased due to the demand of construction services and short supply of construction materials ○ The CAO allocated additional funding of \$1,272,481 to cover the revised construction cost of \$1,231,149 to replace the exterior façade with a plaster veneer • November 2021, BOE provided constructions documents to GSD to finalize construction costs. GSD estimated and provided a new construction cost of \$1,899,764. <ul style="list-style-type: none"> ○ GSD cited the increase costs in construction labor and materials throughout the entire year ○ BOE reported the revised estimated cost to the CAO and requested additional funding of \$954,938 through CTIEP funds to cover the shortfall

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- CAO reported that new CTIEP funding would not be available until the start of fiscal year 2022-2023.
- January 2022, BOE and GSD agree to phase the construction into 1) Phase 1 – South Side façade replacement and construction, and 2) Phase 2 – North Side and Courtyard façade replacement and construction. Phasing the construction would allow BOE and GSD to use the current allocated funding of \$944,826 to advance the project, as it addresses the safety issue the facility was having. No tiles from the north side have been observed to have fallen from the façade.
 - February 2022, GSD revised their construction estimate to \$899,993 for Phase 1. This leaves Phase 2 construction costing \$999,771
 - BOE reported the phased construction plan and updated construction estimate to the CAO. The CAO found the phased construction plan to be a suitable solution to address the tiles falling on the south side and to progress the project forward while waiting for additional funds.
 - BOE issued an NTP to GSD on March 2, 2022 to begin construction on Phase 1

3. Budget The budget for the proposed work is from MICLA authorized funding for EOC-FS4 and CTIEP funds. Below is are summary tables of the funding and estimated costs of the project

Per MFC Report Dated 2019				
		Estimated Cost	Allocated Funding	Shortfall
	Design	\$ 200,000.00	\$ 239,352.00	\$ -
	Construction	\$ 785,000.00	\$ 545,648.00	\$ -

Estimated Costs as of August 2021				
		Estimated Cost	Allocated Funding	Shortfall
	Design	\$ 200,000.00	\$ 239,352.00	\$ -
	Construction	\$ 1,250,000.00	\$ 1,250,000.00	\$ -

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Estimated Costs as of November 2021				
		Estimated Cost	Allocated Funding	Shortfall
	Design	\$ 200,000.00	\$ 239,352.00	\$ -
	Construction	\$ 1,899,764.00	\$ 1,250,000.00	\$ 649,764.00

Estimated Costs as of February 2022 (Phased Construction)				
Phase		Estimated Cost	Allocated Funding	Shortfall
Phase 1	Design	\$ 200,000.00	\$ 239,352.00	\$ -
	Construction	\$ 899,993.00	\$ 1,250,000.00	\$ -
Phase 2				
	Construction	\$ 999,771.00	Unknown	\$ 999,771.00

4. Schedule	<p>The proposed project design and construction schedule is as follows:</p> <table border="0"> <thead> <tr> <th>Activity Description</th> <th>Previous Start</th> <th>Revised Start</th> <th>Previous Finish</th> <th>Revised Finish</th> </tr> </thead> <tbody> <tr> <td>Design</td> <td>3/1/2020</td> <td>2/1/2021</td> <td>6/1/2020</td> <td>1/31/2022</td> </tr> <tr> <td>Bid and Award</td> <td>6/1/2020</td> <td>2/1/2022</td> <td>8/1/2020</td> <td>3/7/2022</td> </tr> <tr> <td>Construction</td> <td>8/1/2022</td> <td>3/7/2022</td> <td>11/30/2021</td> <td>8/31/2022</td> </tr> <tr> <td>Post Construction</td> <td>11/30/2021</td> <td>8/31/2022</td> <td>12/31/2021</td> <td>10/31/2022</td> </tr> </tbody> </table>	Activity Description	Previous Start	Revised Start	Previous Finish	Revised Finish	Design	3/1/2020	2/1/2021	6/1/2020	1/31/2022	Bid and Award	6/1/2020	2/1/2022	8/1/2020	3/7/2022	Construction	8/1/2022	3/7/2022	11/30/2021	8/31/2022	Post Construction	11/30/2021	8/31/2022	12/31/2021	10/31/2022
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5. Key Issues	<p>The BOE requests that the MFC advise that additional funding be provided to complete Phase 2 construction of the plaster façade at the EOC-FS4 facility. The additional funding would enable a uniform plaster façade throughout the entire facility. Without the additional funding, only the south side façade would have the new plaster façade.</p>																									

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South-facing side of EOC facility



Close-Up view of fallen tiles on south side of EOC

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Erected scaffolding over entrance on South Side. Visible tiles fallen from façade



North side of facility. Erected scaffolding over FS4 firetruck entrances

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Attachments:

cc: Paul Wang, Office of the Mayor
Alma Lopez, Office of the Mayor
Shawn Kuk, Office of Council District 14
Sean Torres, City Attorney's Office
Yolonda Chavez, City Administrative Officer
Berynce C. Hollins, City Administrative Officer
Albert Griego, City Administrative Officer
Matias Farfan, City Legislative Analyst
Cheryl Banares, 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
Gary Lee Moore, City Engineer Bureau of Engineering
Deborah Weintraub, Bureau of Engineering
Steven Fierce, Bureau of Engineering