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

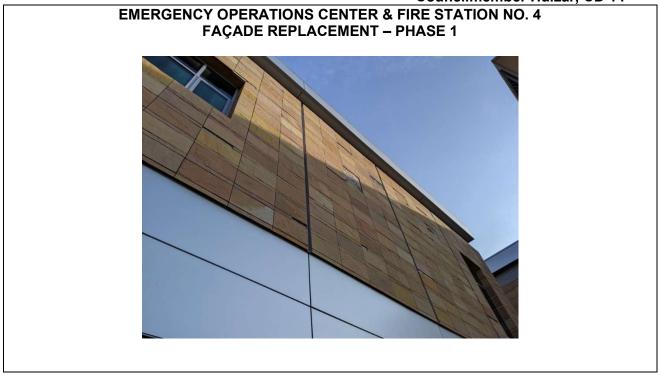
Recommendations:

- 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

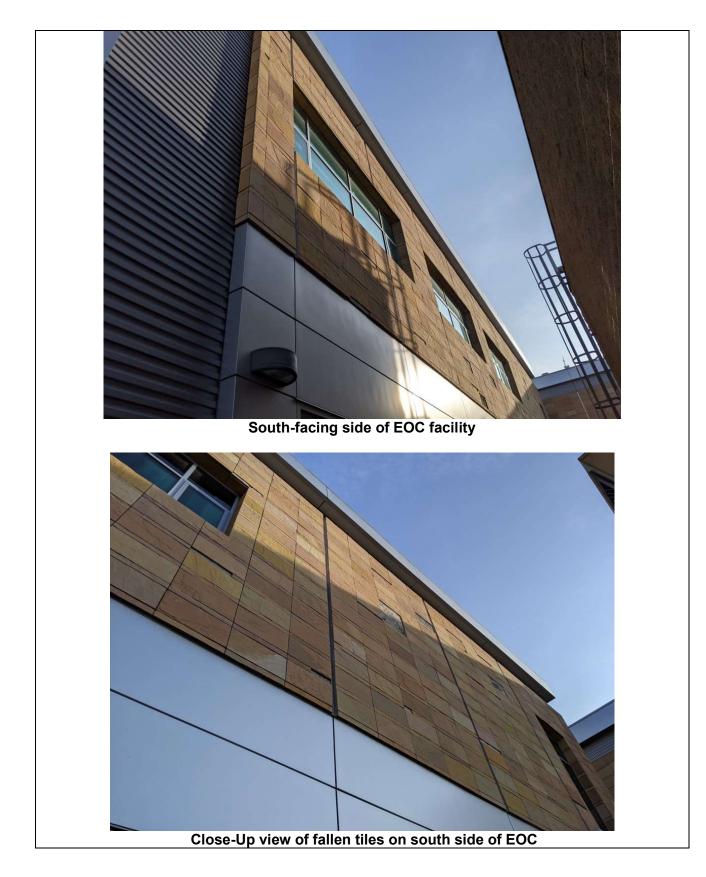


1. Background	 2017, City hired a consultant to evaluate the condition of the tile installation and provide recommendations to mitigate the falling tiles. Falling tiles were mostly falling from the south-facing stone façade. This side received the most sunlight, and thereby the most heat The report found 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	 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 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. 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

3. Budget	and 2) Phase 2 and construction GSD to use the the project, as having. No tiles fallen from the o Februar \$899,99 costing o BOE rep constru phased address the proj o BOE iss constru	y 2022, GSD revised their c 3 for Phase 1. This leaves P \$999,771 ported the phased construc- ction estimate to the CAO. construction plan to be a s the tiles falling on the sour ect forward while waiting for sued an NTP to GSD on Mar ction on Phase 1 oposed work is from MICLA funds. Below is are summar	d façade replacement on would allow BOE and of \$944,826 to advance ue the facility was been observed to have onstruction estimate to Phase 2 construction tion plan and updated The CAO found the uitable solution to th side and to progress or additional funds. ch 2, 2022 to begin
	Per MFC R	eport Dated 2019	
	Per MFC R Estimated Cost	eport Dated 2019 Allocated Funding	Shortfall
Design			Shortfall \$ -
Design Construction	Estimated Cost	Allocated Funding	
	Estimated Cost \$ 200,000.00 \$ 785,000.00	Allocated Funding \$ 239,352.00 \$ 545,648.00	\$ -
	Estimated Cost \$ 200,000.00 \$ 785,000.00 Estimated Cos	Allocated Funding \$ 239,352.00 \$ 545,648.00 sts as of August 2021	\$ - \$ -
	Estimated Cost \$ 200,000.00 \$ 785,000.00	Allocated Funding \$ 239,352.00 \$ 545,648.00	\$ -

			Estimated C	osts as c	of Nove	mber 2021			
		Estim	nated Cost	All	ocated	Funding		Short	tfall
Desig	'n	\$	200,000.00	\$	\$ 239,352.00			\$ -	
Construction		\$ 1,899,764.00		\$	\$ 1,250,000.00			\$ 649,764.00	
	E	stimate	d Costs as of I	ebruary	2022 (Phased Const	ruction		
							-		
hase 1			Estimated C	ost	Alloc	ated Funding		Sho	ortfall
	Design		\$ 200,00	00.00	\$	239,35	2.00	\$	-
	Construc	tion	\$ 899,99	93.00	\$	1,250,000	0.00	\$	-
hase 2									
	Construc	tion	\$ 999,771.00		Unki	Unknown		\$ 999,771.00	
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4. Sch	edule	The p	roposed pro Activity Description	iject de Previc Start	sign a		ction so Previo Finish	chedu	,
4. Sch	edule	The p	Activity	Previc Start	sign a	nd construe Revised	Previo Finish	chedu	le is as follo Revised
4. Sch	edule	The p	Activity Description Design	Previo Start 3/1 6/1	sign a ous	nd construe Revised Start	Previo Finish 6/1/ 8/1/	chedu us /2020 /2020	le is as follo Revised Finish 1/31/2022
I. Sch	edule	The p	Activity Description Design Bid and Award Construction	Previo Start 3/1 6/1 8/1	sign a ous /2020 /2020 /2022	nd construc Revised Start 2/1/2021 2/1/2022	Previo Finish 6/1/ 8/1/	chedu us /2020 /2020 /2021	le is as follo Revised Finish 1/31/2022 3/7/2022 8/31/2022

the south side façade would have the new plaster façade.





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 Bernyce 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