

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

Date: September 12, 2023  
 To: Municipal Facilities Committee  
 From: Steven Fierce, AIA  
 Municipal Facilities Program Manager  
 Bureau of Engineering, Architectural Division



Subject: **LA SANITATION AND ENVIRONMENT- HAYNES STREET GREENWAY PROJECT, MUNICIPAL FACILITES COMMITTEE (MFC) MEETING**

**Recommendation**

1. That the MFC award the construction activities to the Department of General Services- Construction Forces Division, in the amount of \$468,362 Dollars.

1.0

Councilmember Bob Blumenfield CD 3

**PROJECT: HAYNES STREET GREENWAY PROJECT**

**HAYNES STREET GREENWAY**  
CA Native Plants for Wildlife Biodiversity

Environment LAsanitation  
SAFE CLEAN WATER PROGRAM  
ENGINEERING  
Rendering July 2023  
CITY OF LOS ANGELES

1.	<b>Background</b>	The Haynes Street Greenway Project (Project) is a proposed stormwater improvement project located at 19941 West Haynes Street in the neighborhood of Woodland Hills, City of Los Angeles. The Project is funded by
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		<p>the Measure W - Safe Clean Water. Initially, the Project has two (2) phases. Phase I will consist of a greenway which will be located on the city-owned parcel. Phase II consisted of utilizing water diverted from the open channel through a low flow diversion system to be built across Haynes Street from greenway. Due to budget constraints, Phase II was removed completely.</p> <p>The Project will transform the existing vacant lot, at 19941 West Haynes Street, into a beautiful greenway area for the community to enjoy and fulfill the commitment by LASAN/WPD to the Council District 3. The Project's scope of work includes the installation of walkways, trees, vegetation, decorative fencing and gates, seating, bio-swales, and subsurface irrigation. Throughout the design of the Project, staff engaged with the community for feedback which was received and was taken into consideration when determining project elements.</p>																														
<p><b>2.</b></p>	<p><b>Status</b></p>	<p>The General Services Division- Construction Forces Division (GSD-CFD) completed their estimate utilizing a 90% Construction Document set of drawings and delivered an estimate in early March 2023 (Attachment No 1).</p> <p>The Construction Documents and technical specifications have been finalized and are ready to be transmitted to GSD</p>																														
<p><b>3.</b></p>	<p><b>Budget</b></p>	<p>▶ <b><u>Project Budget:</u></b></p> <p style="padding-left: 20px;"><u>Haynes Street Greenway Project</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Construction Costs</td> <td style="text-align: right;">\$390,302</td> </tr> <tr> <td style="padding-left: 20px;">- General Requirements</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">- Painting</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">- Landscaping</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">- Sheet Metal</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">- Concrete</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">- Vendor</td> <td></td> </tr> <tr> <td>Construction Contingency (+20%)</td> <td style="text-align: right;">\$78,060</td> </tr> <tr> <td><b>Total GSD costs:</b></td> <td style="text-align: right;"><b>\$468,362</b></td> </tr> <tr> <td><u>Soft Cost</u></td> <td style="text-align: right;"><u>\$186,000</u></td> </tr> <tr> <td>Sub Total</td> <td style="text-align: right;">\$654,362</td> </tr> <tr> <td><u>Escalation (approx. 16% x 2yrs)</u></td> <td style="text-align: right;"><u>\$80,000</u></td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$734,362</td> </tr> </table> <p>▶ <b><u>Availability of Funding for Project:</u></b></p> <p>Funding for the project is available in the following sources:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Measure W Fund (Fund No. 60W), Haynes Street Green Project, Department 50, Account 50VAAN</td> <td style="text-align: right;">\$250K</td> </tr> <tr> <td>Department 50, Account 50YAEL</td> <td style="text-align: right;">\$500K</td> </tr> </table>	Construction Costs	\$390,302	- General Requirements		- Painting		- Landscaping		- Sheet Metal		- Concrete		- Vendor		Construction Contingency (+20%)	\$78,060	<b>Total GSD costs:</b>	<b>\$468,362</b>	<u>Soft Cost</u>	<u>\$186,000</u>	Sub Total	\$654,362	<u>Escalation (approx. 16% x 2yrs)</u>	<u>\$80,000</u>	Total	\$734,362	Measure W Fund (Fund No. 60W), Haynes Street Green Project, Department 50, Account 50VAAN	\$250K	Department 50, Account 50YAEL	\$500K
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5.	<b>Current Events</b>													

SF/OA:bh

cc:

Alma Guerrero, Office of the Mayor  
 Aaron Carrera, Office of Councilmember Bob Blumenfield, CD 3  
 David Hirano, City Administrative Office  
 Sharon Tso, Office of the Chief Legislative Analyst  
 Matias Farfan, Office of the Chief Legislative Analyst  
 Julie Allen, LA Sanitation and Environment  
 Michael Scaduto, LA Sanitation and Environment  
 Sean Phan, LA Sanitation and Environment  
 Tony M. Royster, General Services Department  
 Tina Fermin, General Services Department  
 Daniel Rodriguez, General Services Department  
 Ted Allen, Bureau of Engineering  
 Antoinette Barrios, Bureau of Engineering  
 Deborah Weintraub, Bureau of Engineering  
 Juliet Gager-Richards, Bureau of Engineering  
 Bernadette Hernandez, Bureau of Engineering  
 Ohaji K. Abdallah, Bureau of Engineering  
 Henry W. Yun, Bureau of Engineering

**GENERAL SERVICES DEPARTMENT  
CONSTRUCTION FORCES DIVISION**

Attachment No 1

URGENT

**BUDGETARY ESTIMATE**

DATE: 8/21/2023 W.O. #: H739010E r1

TO: HENRY YUN C&M: Nicolás Díaz

FROM: Daniel Rodriguez , Director. PREPARED BY: Bob Dulude

BLDG. NAME: HAYNES ST GREENWAY ADDRESS: 19941 W HAYNES ST, BLDG. NO.: 0/0

DURATION: 2-3 Month (Const.) PLAN # & DATE: N/A DATE REC'D: N/A

PROJECT TITLE: BOE HAYNES ST / LANDSCAPE COUNCIL DIST.: 0

**SCOPE OF WORK:** 98% plans provided for estimate. Clear and grub 5500 SF site. Installation of a small pocket park. Includes DG walkway, Solar Powered Detection Lights, Decoritive Dry Creeks, Decoritive Entry Gate, New Fences, Seating, Trees, and Shrubs with a low-volume Smart Irrigation System.

**NOT IN SCOPE OF WORK:** Unforeseen conditions, Off-hour work, Overtime.

CFT	DESCRIPTION OF WORK	LABOR HOURS	LABOR	MATERIAL or SUB-CONTR	COMMENTS
1 371	GENERAL REQUIREMENTS	110	\$8,357	\$0	
2 374	PAINTING	86	\$5,313	\$894	
3 375	CARPENTER	308	\$24,586	\$28,882	
4 376	SHEET METAL	136	\$12,631	\$2,678	
5 378	CONCRETE	140	\$10,614	\$5,818	
6 390	VENDOR	0	\$0	\$257,944	
7					
8	NOTE: SEE ADDITIONAL PAGES FOR WORK BREAKDOWN, ETC.				
8					
9					
10					
<b>TOTALS:</b>			\$61,501	\$296,217	

Budgetary estimates are for budget purposes and based on preliminary plans and information. Budgetary estimates do not include unforeseen conditions and changes in the original scope of work. **Budgetary estimates are good for 90 days from date of estimate.**

**IMPORTANT NOTE:** The recommended funding amount includes a 20% contingency for unforeseen conditions, missed and/or underestimated line items.

**MATERIAL TOTAL:** \$296,217  
**OP SUPPORT 11%:** \$32,584  
**LABOR TOTAL:** \$61,501  
**ADD ALTERNATIVES:** \$0  
**ESTIMATE TOTAL:** \$390,302  
**RECOMMENDED 20% CONTINGENCY:** \$78,060  
**RECOMMENDED FUNDING AMOUNT:** \$468,362

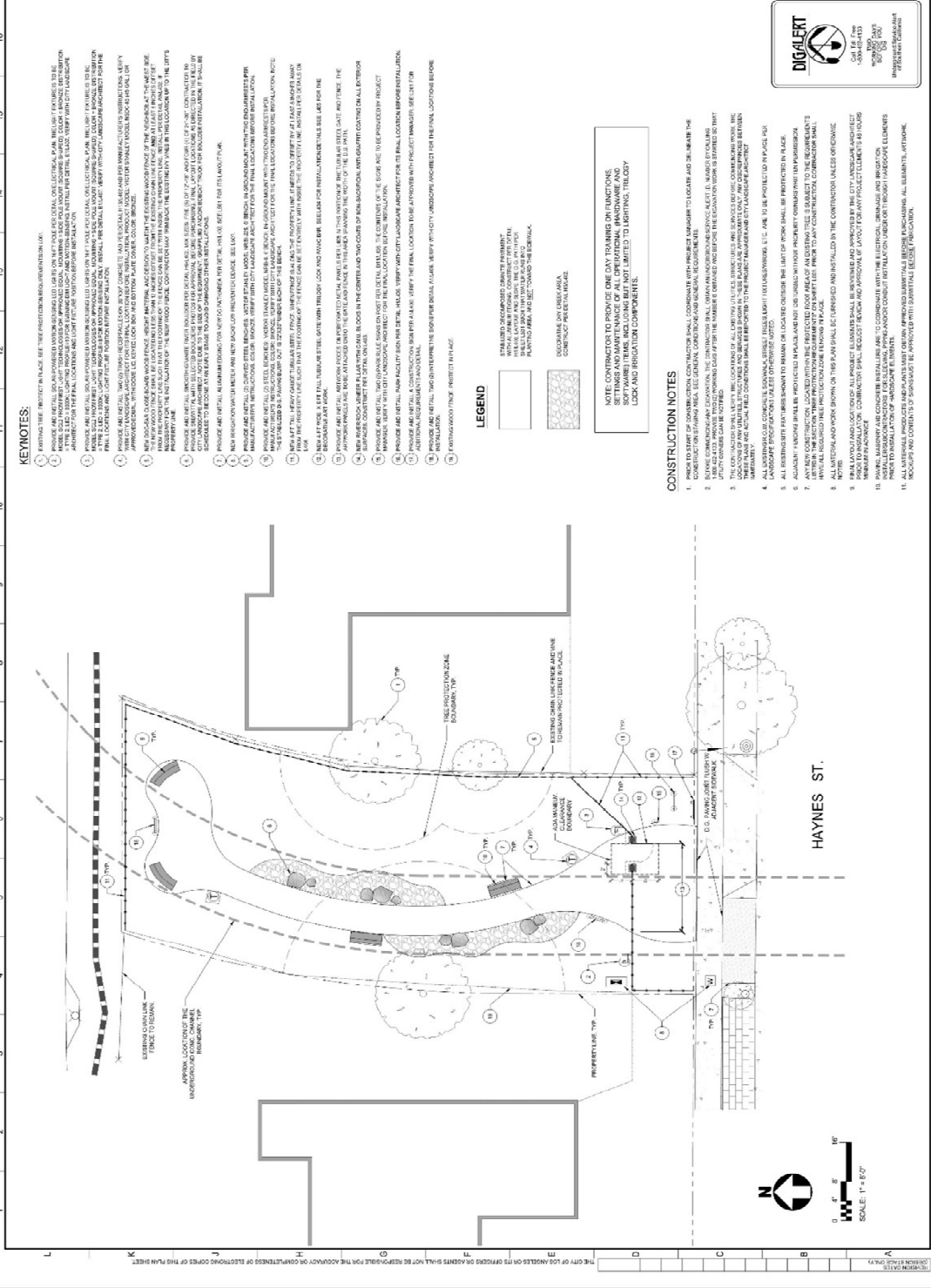
WORK BREAKDOWN STRUCTURE (WBS)		H739010E r1 BOE HAYNES ST / LANDSCAPE					
URGENT		craft/ class	labor		matl. / allow.	sub total	comments
August 21, 2023			labor- hrs	cost			
	SCOPE OF WORK		780	61,501	296,217	357,718	
1	371 - GENERAL REQUIREMENTS		110	8,357	0	8,357	
2	Pre-Construction Meeting.	371.9	2	161	0	161	
3	Estimating.	371	35	2,337	0	2,337	
4	Final Job Walk with Client.	371.9	3	241	0	241	
5	Supervision, CONST & MAINT SUPV- Draft an action plan and timeline that incorporates, revises and updates activities outlined on this WBS, To whatever detail is required.	371.9	70	5,618	0	5,618	
6	374 - PAINTING		86	5,313	894	6,207	
7	Mobilization.	374	20	1,229	0	1,229	
8	Prep & Paint metal art work.	374	58	3,576	894	4,470	
9	Supervision, PAINTING	374.9	8	508	0	508	
10	375 - CARPENTER		308	24,586	28,882	53,469	
11	Mobilization.	375	10	794	0	794	
12	Remove/Return concrete benches.	375	10	794	0	794	
13	Install New Trash Recepticles.	375	7	544	2,175	2,719	
14	Install New Fence Pillars.	375	9	692	1,615	2,307	
15	Install New Curved Benches.	375	6	477	1,908	2,385	
16	Install Aluminum Edging for DG.	375	35	2,812	3,368	6,180	
17	Install Steel Benches.	375	4	325	2,174	2,499	
18	Continuous Cleanup.	375	100	7,939	0	7,939	
19	Fabricate Park Signs.	375	16	1,254	2,831	4,085	
20	Install Park signs.	375	14	1,138	2,570	3,708	
21	Install cobblestone.	375	68	5,372	12,241	17,613	
22	Supervision, CARPENTER	375.9	28	2,445	0	2,445	
23	376 - SHEET METAL		136	12,631	2,678	15,309	
24	Mobilization.	376	20	1,848	0	1,848	
25	Fabricate and install metal art work.	376	103	9,493	2,678	12,170	
26	Supervision, SHEET METAL	376.9	13	1,290	0	1,290	
27	378 - CONCRETE		140	10,614	5,818	16,433	
28	Mobilization.	378	10	751	0	751	
29	Excavate Pillars, Fence Posts and Sign Posts.	378	8	637	212	850	
30	Form and Pour Bench Pads.	378	7	556	371	927	
31	Install footings for pillarars.	378	9	703	301	1,004	
32	Install footings for fence.	378	9	703	301	1,004	
33	Backfill.	378	7	552	297	850	
34	Install Landscape Boulders.	378	31	2,341	3,511	5,852	
35	Install CMU Pillars.	378	44	3,296	824	4,120	
36	Supervision, CONCRETE	378.9	13	1,074	0	1,074	
37	390 - VENDOR		0	0	257,944	257,944	
38	Install Tubeular Fence.	390	0	0	113,115	113,115	
39	Install Landscaping. (plants & Irrigation)	390	0	0	39,050	39,050	
40	Tree Installation.	390	0	0	2,100	2,100	
41	Install Base.	390	0	0	803	803	
42	Install DG.	390	0	0	16,110	16,110	
43	Equipment rental.	390	0	0	3,500	3,500	
44	Remove spoils.	390	0	0	14,183	14,183	
45	Dump Fees	390	0	0	946	946	
46	Install stone veneer on pillars.	390	0	0	16,995	16,995	
47	Rebar.	390	0	0	3,554	3,554	
48	Clear and Grub.	390	0	0	660	660	
49	Install Tubeular Swing Gate.	390	0	0	7,210	7,210	
50	Install single sided wood fence .	390	0	0	3,282	3,282	
51	Install solar lights.	390	0	0	25,628	25,628	
52	Additional misc. irrigation parts. (LASAN).	390	0	0	2,500	2,500	
53	Plant establishment period 270 days.	390	0	0	4,636	4,636	
54	Pre-emergent herbicide and replenishing mulch at the end of the 270 day maintenance period.	390	0	0	2,000	2,000	
	Install Trilogy alarm lock.	390	0	0	1,673	1,673	

WORK BREAKDOWN STRUCTURE (WBS)		H739010E r1 BOE HAYNES ST / LANDSCAPE					
URGENT  August 21, 2023		craft/ class	labor		matl. / allow.	sub total	comments
			labor- hrs	cost			
55							
Totals, check, summary:			780	61,501	296,217		
Labor & matl.:				357,718			
OP SUPPORT 11%				32,584			
Subtotal:				390,302			
Add alternatives total:				0			
ESTIMATE TOTAL:				390,302			
Recommended 20% contingency:				78,060			
RECOMMENDED FUNDING AMOUNT:				468,362			

**ENGINEERING**  
CITY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUREAU OF ENGINEERING

PROJECT: HAYNES STREET GREEN PROJECT (PHASE 1)  
DRAWING: CONSTRUCTION PLAN  
SHEET: 833W/HELT  
INDEX NO. D-XXXXX  
CIP NO. SANW500

DATE: 08/15/2017  
SCALE: 1" = 8'-0"



**SCOPE:** 98% plans provided for estimate. Clear and grub 5500 SF site. Installation of a small pocket park. Includes DG walkway, Solar Powered Detection Lights, Decorative Dry Creeks, Decorative Entry Gate, New Fences, Seating, Trees, and Shrubs with a low-volume Smart Irrigation System.

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BOE HAYNES ST / LANDSCAPE**