

**CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE
L.A FOR KIDS STEERING COMMITTEE MEETING, SEPTEMBER 28, 2023
AGENDA ITEM (3)
BUREAU OF ENGINEERING**

DATE: September 28, 2023

TO: Proposition K – L.A. for Kids Steering Committee

FROM: Ohaji Abdallah, Proposition K Program Manager *Ohaji K. Abdallah, P.A.*
Recreational and Cultural Facilities Program
Bureau of Engineering, Architectural Division

**SUBJECT: STATUS UPDATE – PHASE I ENGINE CO. NO. 23 JR. ARTS CENTER
PROP K PROJECT ID S78, CD14, BOE WO# E170305**

RECOMMENDATION

That the L.A. for Kids Steering Committee (LAFKSC) note and file this report.

SUMMARY

The rehabilitation of the Historic Engine Company 23 structure into a Junior Arts Center was specified in the Proposition K L.A. for Kids Ballot Measure in 1996. The scope of work as described in the Ballot Measure is to “refurbish, retrofit, and convert Engine Company 23 into an Arts Center to serve youth” with specified funding in the amount of \$2.3 million.

The Engine Co. 23 structure was constructed in 1910 as a fully operational fire station in Downtown Los Angeles. Elaborate architectural detailing and expensive materials once led to it being designated the “Taj Mahal” of fire stations. The station served as the Los Angeles Fire Department (LAFD) headquarters for the first 10 years, and subsequently served as the home for LAFD Chiefs until 1928.

The building incorporates ornate architectural elements and an un-reinforced masonry structure, which poses challenges to the historical rehabilitation and retrofit of the facility. Due to the historic nature and existing conditions of the building as well as funding constraints, the project design and construction will be completed in phases.

Phase I includes the design and construction of the structural retrofit and upgrades to the electrical, data, plumbing, and sewer infrastructures. Phase II consists of tenant improvements to accommodate the specified art center programming and code related upgrades. The current building program is centered on providing flexible classroom spaces that can accommodate a variety of art expression and instruction (digital media, visual, dance, music, etc.), office space, restrooms, break room, and storage.

PROJECT STATUS

Phase I:

On May 26, 2016, the LAFKSC approved the report to award the Phase I construction contract to the General Services Department – Construction Forces Division (GSD). A Memorandum of Understanding (MOU) and subsequent amendments were developed to capture the responsibilities of each party, as well as the rising construction costs incurred due to historic preservation challenges, unforeseen conditions, design errors, and additional scope.

Scope changes, unforeseen conditions, and historic preservation challenges were encountered during Phase I. Additional time and funding were required to overcome these challenges. Some of the significant and notable challenges are listed below.

- Rodent Abatement: Prior to mobilizing onsite, GSD noted the need for rodent abatement. The facility's location in Skid Row, and the underutilization over the decades made it a prime target for the local rodent population. Rodent abatement was conducted for 8 months prior to the start of construction.
- Historic Preservations Issues
 - Preservation of Historical Subway Tiles: To preserve the historic subway tiles, a conservationist and adhesion specialist were hired to document the protection of historic fabric and careful removal of the tiles. The tiles were gently removed from their substrate, and subsequently cataloged, and stored for future re-installation.
 - Custom Ceiling Panels: Preserving the ceiling panels required cataloging and the development of custom storage boxes to protect the ceiling panels.
 - Removal of Brick Pavers on the 1st Floor: The pavers were also deemed to be historic fabric, and required selective demolition in order to save the majority of the pavers.
- Structural Retrofit: During excavation of the existing footings, it was revealed that the footings themselves were pyramidal in shape. The structural retrofit design was based on improving footings in a typical rectangular shape. This unforeseen condition had to be addressed with revised structural engineering drawings, subsequent supplemental permitting, and an increase in time and construction costs to modify the footings to meet the seismic and dead load requirements of the current Los Angeles Building Code.
- Utilities
 - Electrical Transformer Design: Due to the overload of transformer design requests submitted to the Department of Water and Power (DWP), the design of the transformer and associated main conduit from the transformer to the building was delayed. This delay has also affected the installation of the foundations and the fabrication of the structural steel.
 - Sewer Main Connections: Upon inspection of the existing sewer line during construction, it was determined that the existing sewer pipe and connections to the main sewer line in the street need to be replaced. A revised design was submitted to the Department of Building and Safety approximately 8 weeks ago for review.

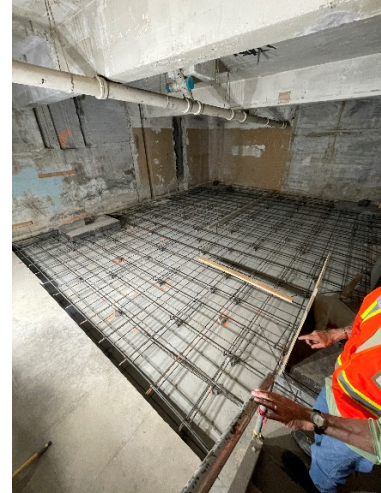
Due to the changes and delays that have occurred, BOE requested GSD to provide an updated estimate and construction schedule. Phase I is now scheduled to be completed in September 2024, at a cost of approximately \$14 million, including \$2.6 million in contingency.



Pyramidal Foundations Repair



Historic Tile Preservation



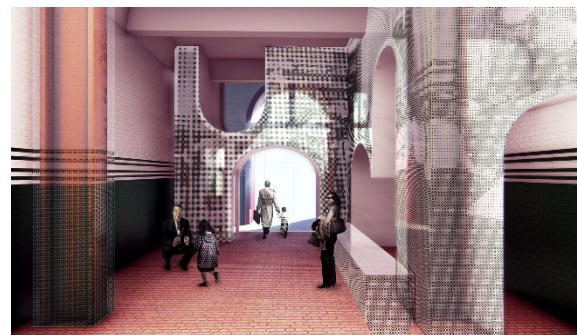
Matt Slab Rebar Preparation

Phase II:

This phase entails the design and construction of tenant improvements and infrastructure upgrades and new mechanical, electric, and plumbing building systems to address the building program. Due to the delays in construction and clarification of the building program, BOE has decided to re-issue the Task Order Solicitation (TOS) for the design of the Phase II scope of work in hopes of receiving more competitive offers for the remaining design services. BOE will report back with an estimated schedule once proposals have been received for the Phase II TOS. An allowance of \$6 million has currently been allotted for the Phase II design and construction scope of work.



Existing Entry



Concept at Entry

Local Volunteer Neighborhood Oversight Committee (LVNOC):

As noted in the Ballot Measure, three LVNOC meetings are required for specified Proposition K projects. This project has conducted three LVNOC meetings that led to contentious discussions regarding the use of adult programming at the site. The Department of Cultural Affairs (DCA) and BOE agreed to conduct a design charette/

round table discussion to develop youth art programming that may have some tangential adult programming that is compatible with and does not interfere with the youth programming. The results of the discussion will be presented in another LVNOC meeting, which will complete the LVNOC meetings for this project.

FUNDING STATUS

The current total project estimate, including all phases, is approximately \$22.5 million. BOE will report back with updated Phase II construction estimates upon the completion of the schematic design phase. Funding is currently appropriated for the project from the following funds:

Funding Source	Fiscal Year	Council File	Amount
Sites and Facilities	2020-21	20-1021-S3	\$450,000.00
Sites and Facilities	2021-22	21-1028-S2	\$116,511.00
Subtotal			\$566,511.00
General Fund	2021-22	21-0600	\$450,000.00
General Fund	2022-23	22-0600	\$1,650,000.00
General Fund	2023-24	23-0600	\$1,600,000.00
Subtotal			\$3,700,000.00
MICLA	2022-23	22-0600	\$1,650,000.00
MICLA	2023-24	23-0600	\$1,600,000.00
Subtotal			\$3,250,000.00
Proposition K	2001-02	97-0031-S11	\$247,946.78
Proposition K	2014-15	12-1670-S2	\$5,093,430.00
Proposition K	2014-15	14-0133	\$800,000.00
Proposition K	2015-16	14-1194	\$3,099,074.00
Proposition K	2018-19	17-0999	\$600,000.00
Proposition K	2022-23	22-1045	\$5,102,352.00
Subtotal			\$14,942,802.78
Total			\$22,459,313.78

SCHEDULE

Task Name	Start	Finish	2024				2025				2026			
			Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4		
Phase 1: Structural Retrofit	Mon 7/13/15	Sun 9/15/24	[Gantt bar]											
Phase 2	Wed 11/1/23	Tue 11/24/26	[Gantt bar]											
Consultant Selection & Award	Wed 11/1/23	Tue 1/23/24	[Gantt bar]											
Design	Wed 1/24/24	Tue 9/3/24	[Gantt bar]											
Permitting	Wed 9/4/24	Tue 1/21/25	[Gantt bar]											
Bid & Award	Wed 1/22/25	Tue 7/8/25	[Gantt bar]											
Construction	Wed 7/9/25	Tue 11/24/26	[Gantt bar]											