

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE
L.A FOR KIDS STEERING COMMITTEE MEETING, SEPTEMBER 28, 2023
AGENDA ITEM (5)
BUREAU OF ENGINEERING

DATE: September 28, 2023

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

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

**SUBJECT: OAKWOOD JUNIOR ARTS CENTER (COUNCIL DISTRICT 11,
PROPOSITION K PROJECT ID #S99)**

RECOMMENDATION

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

DISCUSSION

The Oakwood Junior Arts Center (Project) is located at 610 California Avenue, in the Oakwood Neighborhood of Venice. It was built in 1930 in the Spanish Colonial Revival style, and previously served as the Venice Library. In June of 1984, the facility was designated a Los Angeles Historic Cultural Monument. Construction of a new Venice Library facility was completed in 1995, allowing the existing building to be repurposed as a community center. The facility was renamed the Vera Davis McClendon Youth and Family Center and once housed several Community Based Organizations (CBO) serving low-income families, such as the H.E.L.P.E.R Foundation (Foundation) and Latino Resource Organization (LRO).

The Proposition K – LA For Kids (Prop K) specified description for the Project requires the City to “refurbish, retrofit and convert the Venice Library into a Jr Arts Center.” In 2019, the Bureau of Engineering (BOE) was tasked with managing the design and construction of tenant improvements to meet current codes and standards, and space to accommodate programming for a community arts center. The General Services Department (GSD) reached substantial completion in the Spring of 2022, and are currently completing the building commissioning.

In a collective effort to fill the community services gap left by the CBO’s, CD 11 requested the Proposition K Management Team to consider the option to allow the previous tenants back into the facility, once construction improvements needed to meet Junior Art Center requirements were completed. It was determined that in order to comply with the Prop K Ballot measure scope, and to provide equitable solicitation for Youth arts programming services, a Request for Proposals (RFP) needs to be issued. The

Department of Cultural Affairs (DCA) will lead the effort to either release an RFP for Community arts related services, or to staff the facility themselves with art instructors with a variety of visual, performance, and digital arts backgrounds.

The BOE has attached a conceptual test to fit analysis to ensure that the DCA envisioned art programs can be accommodated within the space (Attachment No .2). Minor improvements that need to be made include the installation of walls and doors to develop two classroom spaces, installation of a sprung floor, installation of new modular furniture to develop conference room and office space and infrastructure relocation to accommodate the new enclosed rooms.

Funding

Community Development Block Grant (CDBG) funds, in the amount of \$3,127,408, were appropriated to fund the design and construction for the initial improvements, which have been completed. The current CDBG expenditures to date is approximately \$2,800,000. The estimated surplus based on expenditures to date is \$327,408.

A total of \$1,880,282 in Proposition K funds (\$1,552,874) and the surplus CDBG funds (\$327,408) are available to address tenant improvements related to the conversion of the facility to meet DCA’s needs. The actual funding necessary will be determined after the construction documents have been completed and GSD has submitted their cost estimates for the improvements.

Upon acknowledgement of the current path to complete the project, the BOE will begin the construction documents and subsequent permitting for the project.

Schedule

Task Name	Start	Finish	Duration	Timeline											
				2023	2024			2025							
				Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2
Phase 1: CDBG Improvements	Mon 5/14/18	Fri 7/29/22	1100 days	[Completed]											
Phase 2: Junior Art Center Improvements	Mon 8/1/22	Thu 5/8/25	724 days	[Ongoing]											
Pre Design	Mon 8/1/22	Thu 9/28/23	15.2 mons	[Completed]											
Design	Fri 9/29/23	Thu 3/14/24	6 mons	[Ongoing]											
Permitting	Fri 3/15/24	Thu 5/9/24	2 mons	[Ongoing]											
Bid & Award	Fri 5/10/24	Thu 8/1/24	3 mons	[Ongoing]											
Construction	Fri 8/2/24	Thu 5/8/25	10 mons	[Ongoing]											

Attachments:

1. Oakwood Junior Arts Center (Vera Davis Center) Estimated Cost
2. Preliminary Space Plan – Oakwood Junior Arts Center

A PROJECT TITLE: OAKWOOD JUNIOR ARTS CENTER

B WORK ORDER NUMBER: Prop K ID S99

C PROJECT SCOPE: Conversion of the Vera Davis Community Center into the Oakwood Junior arts Center: Design and construction of new walls to create two classrooms, new modular offices and conference room, infrastructure relocation as needed to accommodate new enclosed spaces.

D CLIENT DEPARTMENT:

E BOE CONTACT: Ohaji K. Abdallah, Proposition K Program Manager
Richard Campbell, Project Manager

F TYPE OF ESTIMATE:

+5% to -10% +20% to-15% **+30% to -20%**

G PROJECT COST ESTIMATE:

ACTIVITIES	PROJECT BUDGET VALUES	PROJECT BUDGET TEMPI RATE %	COSTS	REMARKS
1 LAND				
1.01 Environmental Reviews (Phase I/II)	\$ -			
1.02 Appraisal/Escrow/Title	\$ -			
1.03 Acquisition	\$ -			
1.04 Relocations and Related Costs	\$ -			
1.05 Land Cost Total			\$ -	
2 PRE-DESIGN OWNER COSTS				
2.01 Real Estate	\$ -	0.0%		Note [1]
2.02 Environmental	\$ -	0.0%		Note [2]
2.03 Survey	\$ -	0.0%		Note [3]
2.04 Geotechnical	\$ 8,338	1.0%		Note [4]
2.05 Hazmat Survey	\$ -	0.0%		Note [5]
2.06 Entitlement	\$ -	0.0%		Note [6]
2.07 Pre-Design Owner Cost Total			\$ 8,338	
3 CONSTRUCTION				
3.01 Site Preparation, Clearing, Demolition	\$ 15,000			
3.02 New Foundations, Walls (approx. 60'L x 20'h), Glazing, Doors,	\$ 200,000			
3.03 MEP, Fire Alarm, Sprinkler relocation, new data conduit	\$ 60,000			
3.04 Modular Sprung/ or padded dance floor, New Carpet as needed	\$ 120,000			
3.05 Off-Site/Public Right-of-Way/Street Work	\$ -			
3.06 Communication (ITA CSR)- To funded by client separately	\$ 30,000			
3.07 Modular Furniture, Fixture & Equipment	\$ 300,000			
3.08 Construction Cost Subtotal			\$ 725,000	
3.09 Sustainability Cost	\$ -	0.0%		
3.10 Design Contingency	\$ 36,250	5.0%		Note [7]
3.11 Construction Contingency	\$ 72,500	10.0%		
3.12 Construction Cost Total			\$ 833,750	
4 BOE COSTS - DESIGN PHASE				
4.01 Project Management	\$ 20,010	2.4%		
4.02 Project Engineering	\$ -	0.0%		
4.03 Architectural	\$ 60,030	7.2%		
4.04 Structural	\$ 25,013	3.0%		
4.05 Mechanical	\$ 16,675	2.0%		
4.06 Electrical	\$ 16,675	2.0%		
4.07 Landscaping	\$ -	0.0%		
4.08 Bid & Award	\$ -	0.0%		
4.09 Estimating	\$ 4,169	0.5%		
4.10 BOE Cost Total - Design		17.1%	\$ 142,571	

5 BOE COSTS - CONSTRUCTION PHASE

5.01	Project Management	\$	8,338	1.0%	
5.02	Construction Management	\$	-	0.0%	
5.03	Construction Administration/As-Builts	\$	16,675	2.0%	
5.04	Structural	\$	-	0.0%	
5.05	Geotechnical	\$	-	0.0%	
5.06	Survey	\$	-	0.0%	
5.07					
	BOE Cost Total - Construction			3.0%	\$ 25,013

6 TOTAL BOE COSTS 20.1% **\$ 167,584**

7 CONSULTANT COSTS

7.01	(Firm Name)	\$	-		
7.02	(Firm Name)	\$	-		
7.03	Constructability Review/Cost Estimating (Independent)	\$	-	0.0%	
7.04	LEED Commissioning (Independent)	\$	-	0.0%	
7.05					
	Consultant Cost Total				\$ -

8 INSPECTION

8.01	BCA Inspection	\$	43,500	6.0%	
8.02	Material Testing	\$	7,250	1.0%	
8.03					
	BCA Cost Total			7.0%	\$ 50,750

9 OTHER DIRECT COST

9.01	Public Art (DCA IDO)	\$	7,250	1.0%	
9.02	Plan Check & Permit Fees (LADBS IDO)	\$	10,875	1.5%	
9.03	Other Approval Agencies (BOE, LASAN, LAFD, etc.)	\$	-	0.0%	
9.04	Printing & Reproduction	\$	-	0.0%	
9.05	Bid Advertising	\$	-	0.0%	
9.06	Building Commissioning	\$	7,250	1.0%	
9.07					
	Other Direct Cost Total			3.5%	\$ 25,375

10 PROJECT TOTAL COST BEFORE ESCALATION **\$ 1,085,796**

11 CONSTRUCTION COST ESCALATION

11.01	Projected Construction Cost Escalation	\$	36,250	5.0%	<i>Note [8]</i>
11.02					
	Projected Escalation Total				\$ 36,250

12 PROJECT TOTAL COST **\$ 1,122,046**

13 STAFF COSTS ABSORBED BY DEPARTMENTS **\$ -**

14 FINAL PROJECT COST **\$ 1,122,046**

15 FUNDING SOURCES

15.01	CDBG	\$	327,408		<i>Note [9]</i>
15.02	Prop K ID S99	\$	1,552,874		<i>Note [9]</i>
15.03					
	Total Funding Available				\$ 1,880,282

16 FUNDING SURPLUS / SHORTFALL **\$ 758,236**

Prepared by:

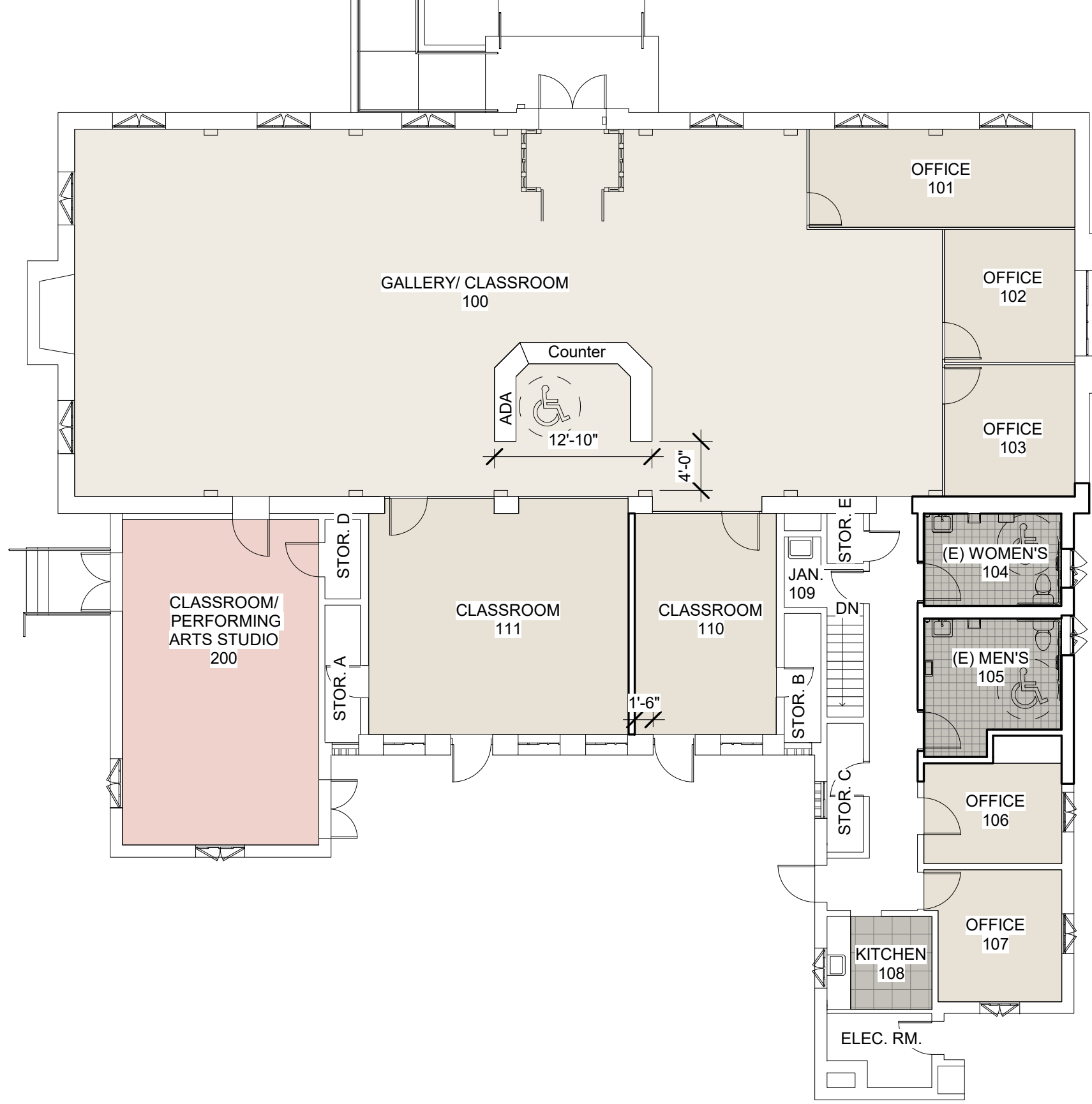
Date:

Reviewed by:

Date:

Approved by:

Date:



<p>ENGINEERING CITY OF LOS ANGELES</p>	<p>TED ALLEN, PE CITY ENGINEER</p>		<p>DESIGN OPTION 1</p>	
	<p>OAKWOOD JR ARTS CENTER</p>		<p>Project number 2/28/23</p>	<p>A-01</p>
<p>RFI#</p>		<p>Drawn by SY</p>	<p>Checked by OKA Scale 1" = 10'-0"</p>	