Date: September 19, 2014

To: Mayor
Council

From: Miguel A. Santana, City Administrative Officer

Reference: City Capital Projects


SUMMARY

Our Office is transmitting for your consideration the First Construction Projects Report (CPR) for Fiscal Year 2014-15. This report recommends funding adjustments needed to keep construction projects on track. The financial transactions are for projects in the City’s Capital Improvement Expenditure Program (CIEP), various recreational facility projects, General Obligation Bond (GOB) funded projects and General Services Department (GSD) construction projects.

RECOMMENDATIONS

That the Council, subject to the approval of the Mayor:

1. Transfer $1,941,007 between departments and funds as specified in Attachment 1;

2. Transfer $5,473,795 between funds and other financings, as specified in Attachment 2;

3. Transfer $1,701,732 between accounts within departments and funds as specified in Attachment 3;

4. Transfer $56,000 between departments and funds from General Obligation Bond Funds as specified in Attachment 4;

5. In accordance to Attachment 2, authorize the Controller to transfer cash from Proposition K and other Special Funds to reimburse the General Fund on an as-needed basis upon proper documentation, from the departments and approval of the Program Managers and the City Administrative Officer;
6. Instruct the Bureau of Engineering to submit required documentation to Caltrans to cancel and deobligate $924,000 for the Barham/Cahuenga Corridor Transportation Improvements Phase IV Project;

7. Instruct the Bureau of Engineering to submit required documentation to Caltrans to cancel and deobligate $1,532,000 for the San Fernando Mission Boulevard - Sepulveda to the Golden State Freeway Improvements Project;

8. Authorize the Controller to decrease appropriations totaling $800,000 from Measure R Local Match Fund 51Q/94, Account 94G401, San Fernando Mission Rd. Widening;

9. Appropriate from GSD Trust Fund 843/40, Account 2200, Miscellaneous Deposits to GSD Trust Fund 843/40, Account TBD entitled Marvin Braude HVAC Improvement;

10. Transfer expenditure of $381,324.00 (P01452872) from CIEP 100/54, Account 00K077 entitled Citywide Infrastructure Improvements, to GSD Trust Fund 843/40, Account TBD entitled Marvin Braude HVAC Improvement; and

11. Authorize the City Administrative Officer to make technical corrections, as necessary, to those transactions included in this report to implement Mayor and Council intentions.

FISCAL IMPACT STATEMENT

Transfers, appropriations and expenditure authority totaling $9,172,534 are recommended in this report. Of this amount, $6,772,058 is for transfers, appropriations, and expenditure authority to the General Services Department and $2,400,476 is for other City funds. All transfers and appropriations are based on existing funds, reimbursements or revenues. There is an estimated annual impact of $312,886 due to operations and maintenance costs as a result of these recommendations (Attachment No. 5).
DISCUSSION

This report contains the specific financial adjustments recommended for Capital Improvement Expenditure Program (CIEP) or General Services Department (GSD) construction projects and for General Obligation Bond (GOB), Municipal Improvement Corporation of Los Angeles (MICLA), other Special Funds and various grant funded projects. The following is a discussion regarding recommendations included in the report and is presented in two sections: Construction Projects and Bond Projects.

1. CONSTRUCTION PROJECTS

The following are brief descriptions, by department, of budgetary adjustment recommendations included in this report for General Fund, Special Fund or MICLA financed projects.

A. Boyle Heights Neighborhood City Hall
CIEP
Attachment No. 1
Recommendation No. 1

An appropriation totaling $130,000 from CIEP funds to the GSD Building Maintenance Division is recommended for maintenance of the Boyle Heights Neighborhood City Hall also known as the Chicago Building.

The Chicago Building, a 33,573 square foot facility, has undergone major rehabilitation and seismic retrofit work over the last six years and was re-opened to the public during the 2013-14 fiscal year. There are multiple City departments and community organizations that provide services from this building. In the 2014-15 Budget, the Mayor and Council authorized CIEP funding in the amount of $130,000 to help maintain this facility. Council approval is now required to effectuate the transfer of these funds to GSD budgetary accounts. O&M Fiscal Impact: The annual impact for operations and maintenance of the facility is estimated at $312,886. Some of these expenses are offset by receipts from the special funded City entities and revenue from non-profit occupants of the building. The remaining fiscal impact of $130,000 will be offset with this transfer.

B. Department of Cultural Affairs (DCA) – Percent for the Arts
CIEP
Attachment No. 1
Recommendation No. 1

A transfer of $85,237 from CIEP funds to the Arts and Cultural Facilities and Services Trust Fund (Arts Fund) is recommended. Administrative Code Section 19.85 established a City-wide art program for the cultural benefit of the City. An amount equal to one percent of the total cost of all public works improvement projects undertaken by the City must be deposited into the Arts Fund. The funds are used by DCA to provide art programs throughout the City. Each year, the CIEP includes a line item for the Percent for the Arts program. Council approval is required to transfer $85,237, which represents the fee for Fiscal Year 2013-14 based on actual expenditures from the CIEP.
Council approval is required to appropriate the funds to the Arts Fund and DCA budgetary accounts. **O&M Fiscal Impact:** There is no associated impact to the General Fund since this is an administrative action.

C. Energy and Water Management and Conservation Program – Various City Facilities
CIEP
Attachment No. 1
Recommendation No. 1

An appropriation of $122,566 the CIEP funds to GSD Building Maintenance Division for Energy and Water Management projects at ten City buildings comprised of seven LAPD, one LAFD, and two Municipal facilities to participate in LADWP’s Energy Efficiency Technical Assistance Program (EETAP) is recommended. GSD Building Maintenance Division is in the process of having DWP certified contractors perform energy audits of these facilities to identify potential energy efficiencies. Council approval is required to appropriate the funds to GSD’s budgetary accounts. **O&M Fiscal Impact:** There is no additional General Fund impact for operations and maintenance since these are existing facilities.

D. Bureau of Engineering (BOE) – Barham/Cahuenga Corridor Transportation Improvements Phase IV Project
Cancellation and Deobligation of Grant Funds
Metropolitan Transportation Authority (MTA- 1999 Call for Projects)
Recommendation No. 6

Cancellation and deobligation of Metro grant funds totaling $924,000 for the Barham/Cahuenga Corridor Transportation Improvement Phase IV Project due to significant project funding shortfall and schedule delays is recommended. The total approved project cost was $2,412,000 ($1,495,000 from a Metro Grant plus $917,000 from Proposition C Local Match). MTA is requiring that the City only deobligate remaining grant funds of $924,000.

In November 2007, BOE executed a funding agreement with MTA for this project. In order to implement this street widening project, it was necessary to encroach onto the existing abandoned Barham Boulevard off-ramps from the 101 Hollywood Freeway. As a result, several approvals were required by Caltrans. These included new traffic railing which required environmental and crash test clearances, State Historic Preservation Office (SHPO) approval for any modifications to the existing historic site, and additional right of way at the Odin Street off-ramp to meet Caltrans’ latest 65-foot truck turning radius standards. It was determined that these requirements would add costs significantly to the project’s existing $3 million shortfall and add an extensive amount of delay to the schedule.

Therefore, BOE has concluded that due to the unexpected project scope changes and excessive increase in costs, the project is deemed unreasonable to pursue. In addition, Council District 4 has agreed that the costs have outweighed the public benefits and concurs with BOE’s recommendation to cancel the project.
Council approval is required to instruct BOE to submit documentation to officially request project cancellation and deobligation of grant funds totaling $924,000 from Caltrans. This notification will ensure that the City continues to be eligible to participate in upcoming MTA Call for Projects funding cycles. O&M Fiscal Impact: There is no associated impact to the General Fund since this is an administrative action.

**E. BOE – Crescent Drive Bulkheads and Grading**

**Special Gas Tax Improvement Fund (SGAS)**

**Attachment No. 2**

**Recommendation No. 2**

A transfer of $309,417 from the Gas Tax Fund to the CIEP Crescent Drive Bulkheads project account is recommended. Council previously appropriated $820,000 for this project as part of the Year-end Financial Status Report and that action was deemed a matter of urgent necessity due to potential public safety risks (C.F. 13-0600-S156). Additional funds are needed to complete the work.

The Crescent Drive Bulkheads project will repair two washouts along an unimproved section of Crescent Drive. The washouts developed due to rainstorms in March 2014. This section of Crescent Drive provides the sole means of access to three residential properties. With the exception of the initial 160 feet of Crescent Drive, the majority of the street has been withdrawn from public use and consists of a single-lane unimproved dirt road, 10 feet to 20 feet wide, which extends approximately 1,600 feet west and southwest of where the improved portion of the street ends. The City Attorney has advised that even though the road was withdrawn from public use, the street has not been formally vacated by the City, and the City remains responsible for maintaining the street.

During the surveying process, it was discovered that additional bulkheads will be required to re-establish a minimum travel width of 12 feet to accommodate emergency vehicles. Based on the preliminary plans and estimate, a supplemental appropriation of $309,417 is needed to reestablish access for emergency vehicles.

Project completion is anticipated by March 2015. Council approval is required to transfer funds from the Gas Tax Fund to the CIEP, Crescent Drive Bulkheads project account. O&M Fiscal Impact: There is no General Fund impact for operations and maintenance as this is an existing infrastructure.

**F. BOE – Pacific View Drive Bulkhead Repair**

**SGAS**

**Attachment No. 3**

**Recommendation No. 3**

A transfer of $150,000 within the Gas Tax Fund for the Pacific View Drive Bulkhead Repair project is recommended. Council has declared projects of this type a matter of urgent necessity as defined by Charter Section 371 (e)(5) due to potential public safety risks.
This project will repair an existing bulkhead that is failing. The bulkhead is in urgent need of repair as the wooden lagging boards spanning between vertical steel piles have moved-outwards and are near collapse. This damage has resulted in a portion of the roadway being dislodged. The repair will include replacement of the existing lagging with new lagging of higher strength, and repaving the portion of damaged roadway.

Project completion is anticipated by December 2014. Council approval is required to transfer funds within the Gas Tax Fund into a new project account entitled, Pacific View Drive Bulkhead Repair. O&M Fiscal Impact: There is no General Fund impact for operations and maintenance as this is an existing facility.

G. BOE — San Fernando Mission Boulevard - Sepulveda to the Golden State Freeway Improvements
Cancellation and Deobligation of Grant Funds
Metropolitan Transportation Authority (MTA- 2001 Regional Surface Transportation Program- RSTP)
Recommendation Nos. 7 and 8

Cancellation and deobligation of Metro grant funds totaling $1,532,000 for the San Fernando Mission Boulevard - Sepulveda to the Golden State Freeway Improvements due to significant project funding shortfall and schedule delays is recommended. The total approved project cost was $2,343,941 ($1,543,941 from MTA-RSTP plus $800,000 from Measure R Local Match). MTA is requiring that the City only deobligate remaining grant funds of $1,532,000.

In February 2011, BOE executed a funding agreement with MTA for this project with federal funds which required additional environmental studies and clearances to widen San Fernando Mission Boulevard between Sepulveda Boulevard and the Golden State Freeway. These requirements added significantly to the project's existing $2 million shortfall and created an extensive amount of delay to the schedule. Council District 7 has informed BOE that there was no longer support from the community for this project and requested that the project be canceled.

Therefore, BOE has concluded that due to the unexpected project scope changes and excessive increase in costs, the project is deemed unreasonable to pursue.

Council approval is required to instruct BOE to submit documentation to officially request project cancellation and deobligation of grant funds totaling $1,532,000 from Caltrans. This notification will ensure that the City continues to be eligible to participate in upcoming MTA Call for Projects funding cycles. O&M Fiscal Impact: There is no associated impact to the General Fund since this is an administrative action.

H. BOE – Sunset Boulevard Near Coronado Terrace to Waterloo Street – Phase 1 Remedial Slope Mitigation
SGAS
Attachment No. 3
Recommendation No. 3
A transfer of $208,349 within the Gas Tax Fund is recommended for work on the Sunset Boulevard near Coronado Terrace project. Council previously appropriated $1,015,000 for this project as part of the 2011-12 Adopted Budget. The scope of the project consists of constructing a shotcrete soil-nail retaining wall to stabilize a barren and steep slope at Sunset Boulevard between Coronado Terrace and Waterloo Street within Council District 13.

This shotcrete soil-nail wall option was designated as the most feasible for this project. Because the slope was cut by the City at the time the original Sunset Boulevard was graded, according to the City Attorney’s Office, the City has a responsibility to mitigate the safety hazard to the public way.

The project’s current available balance of $864,060 is not sufficient to fund the higher than expected construction bids received on June 19, 2014 primarily due to the difficult steep slope site conditions. The lowest bid of $974,918 exceeds the construction budget plus 10 percent contingency by $208,349. This additional appropriation of $208,349 will increase the total project appropriations to $1,223,349 ($1,015,000 plus $208,349).

Project completion is anticipated by June 2018. Council approval is required to transfer funds within the Gas Tax Fund Contingency account into the Sunset Boulevard Near Coronado Terrace project account. O&M Fiscal Impact: There is no General Fund impact for operations and maintenance as this is existing infrastructure.

I. BOE – Wilshire Resurfacing, San Vicente to Western Project – Materials Testing Measure R Local Return Fund
Attachment No. 2
Recommendation No. 2

A transfer of appropriations totaling $116,000 from the Measure R Local Return Fund to GSD’s Standards Division is recommended to provide materials testing services for the Wilshire Resurfacing project. The funds for this work were appropriated within the Wilshire Resurfacing, San Vicente to Western account as part of the 2013-14 Measure R Fund’s budget. The work consists of testing the asphalt pavement material for quality assurance purposes.

The material testing work should be completed by the end of March 2015, and the Wilshire Resurfacing project is anticipated to be completed by June 2015. Council approval is required to transfer and appropriate the funds to GSD’s budgetary accounts. O&M Fiscal Impact: There is no General Fund impact for operations and maintenance as this is existing infrastructure.

J. Bureau of Street Lighting – 3rd Street Tunnel Project
SGAS
Attachment No. 2
Recommendation No. 2

A transfer of $350,000 from savings in the Sepulveda Tunnel Lighting project to the 3rd Street Tunnel project within the SGAS is recommended. The monies are needed to pay
for unforeseen contractor expenses. BSL installed 114 street lights as part of the 3rd Street Tunnel Project. Unforeseen conditions such as rebar and soft masonry areas in the ceiling that altered the structural design and caused multiple change orders were encountered at a total cost of $350,000. Council approval is required to appropriate the funds to BSL's budgetary accounts. **O&M Fiscal Impact:** There is no General Fund impact for operations and maintenance since these costs are financed by special funds.

K. BSL — Fire Hydrant and High Voltage Conflict Program  
Street Lighting Maintenance Assessment Fund (SLMAF)  
Attachment No. 2  
Recommendation No. 2

An appropriation of $509,728 from SLMAF to the BSL is recommended for the Fire Hydrant and High Voltage Conflict Program. This program converts high voltage streetlights that are within 20 feet of a fire hydrant to low voltage units reducing the danger to the public if either the street lighting unit or fire hydrant were damaged. The estimated completion date is June 2015. Council approval is required to appropriate funds to BSL's budgetary accounts. **O&M Fiscal Impact:** There is no General Fund impact for operations and maintenance since these costs are financed by special funds.

L. BSL — LED Conversion General Benefit Lights  
SGAS  
Attachment No. 2  
Recommendation No. 2

An appropriation of $48,156 from the SGAS to BSL to continue converting 1,000 General Benefit Lights in various locations throughout the City is recommended. The work will start in September 2014 and will include the conversion of incandescent lights to energy efficient LED lights. The estimated completion date is June 2015. Council approval is required to appropriate funds to BSL's budgetary accounts. **O&M Fiscal Impact:** There is no General Fund impact for operations and maintenance since these costs are financed by special funds.

M. BSL — My Figueroa Project (Linking South Los Angeles to the Downtown Figueroa Corridor)  
Transportation Grant Fund (TG)  
Attachment No. 2  
Recommendation No. 2

An appropriation of $405,650 from the TG Fund to BSL to continue construction work on the My Figueroa Project is recommended. This project will install 738 street lights covering the areas between Figueroa Street from 7th Street to Martin Luther King Jr. Blvd., 11th Street from Figueroa to Broadway, and Martin Luther King Jr. Blvd. from Figueroa to Vermont. The project is currently 50 percent complete and it is estimated that it will be completed in June 2015. TGF project monies reverted in June 2014 and need to be reappropriated to continue construction. Council approval is required to appropriate the funds to BSL's budgetary accounts. **O&M Fiscal Impact:** There is no
General Fund impact for operations and maintenance since these costs are financed by special funds.

N. BSL – Security Lighting 18 Project
Measure R
Attachment No. 2
Recommendation No. 2

An appropriation of $188,940 from Measure R funds to BSL to begin the installation of approximately 50 streetlights at 17 bus stop locations is recommended. The design has been completed by the Department of Transportation (DOT). BSL crews will begin construction work this fiscal year and the estimated completion date is June 2015. Measure R monies reverted in June 2014 and need to be reappropriated in order to begin construction. Council approval is required to appropriate the funds to BSL’s budgetary accounts. O&M Fiscal Impact: There is no General Fund impact for operations and maintenance since these costs are financed by special funds.

O. Cypress Park Community Center – Youth Recreation Space
CIEP, Sites & Facilities, and CDBG
Attachment No. 2
Recommendation No. 2

An appropriation of $505,903 from CIEP, Sites and Facilities, and Community Development Block Grant (CDBG) 40th Program Year (PY) monies to GSD Construction Forces Division is recommended to provide additional funding for the Cypress Park Community Center located in Council District 1. In June 2011, the project received a total of $500,000 in Proposition K seventh cycle competitive grant monies to construct youth center space as part of a new community center at the former library facility (C.F. 10-2317). The scope of project has since expanded to include facility upgrades for code compliance including disabled access and structural, electrical, mechanical, and fire protection/life safety upgrades. Available funding totaling $305,903 from the CIEP ($59,696) and Sites and Facilities Funds ($246,207) were identified in the Proposition K Program Reconciliation Report to address the additional scope of work (C.F. 12-1670-S2). An additional $300,000 in CDBG 40th PY funds was approved by Council on April 8, 2014 for the additional work (C.F. 13-1395). Of the approved CDBG funding, only $200,000 is being recommended for appropriation at this time. Project completion is anticipated by December 2014. Council approval is required to appropriate the funds to GSD’s budgetary accounts. O&M Fiscal Impact: There is no impact to the RAP operational budget for increase operations and maintenance as this is an existing facility.

P. Daniels Field Sports Center – Restrooms Renovations
Sites & Facilities
Attachment No. 2
Recommendation No. 2

An appropriation of $511,271 from Sites & Facilities monies to GSD Construction Forces Division is recommended to provide additional funding for the restroom
renovations at the Daniels Field Sports Center, located in Council District 15. In June 2011, the project received a total of $485,716 in Proposition K seventh cycle competitive grant monies to construct a new press box and renovate restrooms (C.F. 10-2317). The project has been on hold since 2013 due to a significant funding shortfall caused by the demolition of the old press box. The press box component is being rescinded along with half the funding award. Since being on hold, the original construction estimate for restroom renovations has increased to $754,129 due to inflation. Available funding from the Sites and Facilities Fund was identified in the Proposition K Program Reconciliation Report to address the project's shortfall (C.F. 12-1670-S2). The remaining funds of $242,858 from the original award along with the $511,271 appropriation from Sites and Facilities will be used to complete the restroom renovations. Project completion is anticipated by November 2015. Council approval is required to appropriate the funds to GSD's budgetary accounts. O&M Fiscal Impact: There is no impact to the RAP operational budget for increase operations and maintenance as this is an existing facility.

Q. GSD - Citywide Elevator Repairs Program – Various City Facilities
CIEP
Attachment No. 1
Recommendation No. 1

An appropriation of $102,554 from CIEP funds to GSD Building Maintenance Division to cover elevator repairs at the Central Library is recommended. Funding is provided in the CIEP Citywide Elevator Repairs program budget. Council approval is required to appropriate the funds to GSD’s budgetary accounts. O&M Fiscal Impact: There is no additional General Fund impact for operations and maintenance since these are existing facilities.

R. GSD - Citywide Infrastructure Improvement Program – Various City Facilities
CIEP
Attachment No. 1
Recommendation No. 1

An appropriation of $184,778 from CIEP funds to GSD Building Maintenance Division to cover infrastructure improvement work required at various facilities is recommended as follows:

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<thead>
<tr>
<th>Facility</th>
<th>Work Type</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pacific Area Police Station</td>
<td>Carpentry</td>
<td>$21,000</td>
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<tr>
<td>Foothill Police Station</td>
<td>Flooring</td>
<td>47,000</td>
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<tr>
<td>CD 8 Constituent Services Center</td>
<td>Partial Carpentry</td>
<td>24,113</td>
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<td>Valley Fleet Services Yard (Raymer)</td>
<td>Roll up doors</td>
<td>75,772</td>
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<td>Sanitation Truck Repair Facility</td>
<td>Beam truss system</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>Total</strong></td>
<td><strong>$184,778</strong></td>
</tr>
</tbody>
</table>

Funding for this work is provided within the 2014-15 CIEP Citywide Infrastructure Improvement program budget. Council approval is required to appropriate the funds to
GSD's budgetary accounts. O&M Fiscal Impact: There is no additional General Fund impact for operations and maintenance since these are existing facilities.

S. GSD – Citywide Nuisance Abatement Program  
CIEP  
Attachment No. 1  
Recommendation No. 1  

An appropriation of $25,384 from CIEP funds to GSD Construction Forces Division is recommended to maintain and secure City-owned nuisance properties. GSD responds to complaints on various properties which are often subject to illegal entry, dumping, and vandalism. The work may include general clean-up, removal of illegal dumping, weed abatement, graffiti removal, and boarding and fencing to secure the properties. In the 2014-15 Budget, Council approved $450,000 for nuisance abatement to address these types of issues, with work being prioritized to secure City-owned properties pending disposition for economic development. In addition, there remains an on-going need to secure various nuisance properties in order to address health and safety issues, and minimize liability. Council approval is now required to transfer the funds to GSD's budgetary accounts. O&M Fiscal Impact: There is no additional General Fund impact for operation and maintenance since these are existing facilities.

T. GSD – Eagle Rock Neighborhood City Hall  
CIEP  
Attachment No. 1  
Recommendation No. 1  

An appropriation of $186,000 from CIEP funds to GSD Construction Forces Division is recommended to fund repairs for the Eagle Rock Neighborhood City Hall. This work was authorized as part of the 2014-15 Budget. The scope of work includes various structural repairs, painting and landscaping. The work is expected to be completed by October 2014. Council approval is now required to transfer the funds to GSD's budgetary accounts. O&M Fiscal Impact: There is no additional General Fund impact for operations and maintenance as this is an existing facility.

U. GSD - Emergency Generator Upgrade for the Police Administration Building (PAB)  
CIEP  
Attachment No. 1  
Recommendation No. 1  

An appropriation of $392,000 from CIEP funds to GSD Construction Forces Division is recommended to repair the emergency generator at the Police Administration Building. The emergency generator at the PAB overheats and may not function properly as a result of coolant leaks in the radiator cores. The radiator associated with the emergency generator needs to be removed and reassembled with new cores to replace the leaking cores. Funding for this work is provided within the 2014-15 CIEP Citywide Infrastructure Improvement program budget. Council authority is required to appropriate the funds to
GSD’s budgetary accounts. O&M Fiscal Impact: There is no additional General Fund impact for operations and maintenance as this is an existing facility.

V. GSD - Fire Life Safety Building Systems (Reg. 4)
CIEP
Attachment No. 1
Recommendation No. 1

An appropriation of $684,887 from CIEP funds to GSD Building Maintenance Division to perform the Los Angeles Fire Department (LAFD) Reg. 4 testing, repair, replacement and certification of mandated fire/life safety fire alarm and monitoring systems in approximately 250 city buildings is recommended. Funding for this work is provided within the 2014-15 CIEP Fire Life Safety Building Systems Reg. 4 program budget. Council approval is required to appropriate the funds to GSD’s budgetary accounts. O&M Fiscal Impact: There is no additional General Fund impact since these are existing facilities.

W. GSD — Old Fire Station 62 Nuisance Abatement
CIEP
Attachment No. 1
Recommendation No. 1

An appropriation of 27,443 from CIEP funds to GSD Construction Forces is recommended to fund abatement work at Old Fire Station 62 located in Council District 11. This work was authorized as part of the 2014-15 Budget. The scope of work will include fencing, graffiti removal, exterior building repairs, landscaping, site clean-up and installation of temporary power source for security lighting. The work is expected to be completed by November 2014. There is no additional General Fund impact for operations and maintenance as this is an inactive facility.

X. GSD — Real Estate Services Residential Properties
Residential Property Maintenance Fund
Attachment No. 2
Recommendation No. 2

An appropriation of $21,290 from the Residential Property Maintenance Fund to GSD Construction Forces Division is recommended for repair and cleanup at 8156 Zitola Terrace in Playa del Rey. Council has authorized GSD to perform renovation work to various City-owned residential properties (C.F. 91-2369). Work at this property includes cleaning, repair, and replacement of all damaged and broken elements such as doors, water heater, kitchen cabinets, restrooms, flooring, and windows. This on-going work at various City-owned residential properties is needed in order to lease the properties to residential tenants. Council approval is required to appropriate the funds to GSD’s budgetary accounts. O&M Fiscal Impact: There is no additional General Fund impact for operation and maintenance since these are existing facilities.
Y. GSD – Standards Division Materials Testing Construction
GSD Laboratory Testing Expense Account
Attachment No. 3
Recommendation No. 3

A transfer of $71,649 within GSD’s accounts to GSD Construction Forces Division is recommended for tenant improvements needed at the Standards Division Testing lab space. Council approval is required to transfer the funds within GSD’s budgetary accounts. O&M Fiscal Impact: There is no additional General Fund impact for operations and maintenance since this is an existing facility.

Z. GSD – Water Conservation Program
GSD Revenue Source Account
Attachment No. 3
Recommendation No. 3

An appropriation of $355,836 from GSD revenue sources to GSD Building Maintenance Division to install 855 water-conserving fixtures at 57 municipal buildings is recommended. GSD Building Maintenance Division submitted a loan application for $355,836 to the LADWP Energy Efficiency Measures Loan Program to cover the purchase and installation costs of these fixtures in addition to the cost of surveying an additional 107 potential sites for future retrofits. DWP approved this loan that will enable the Building Maintenance Division to install 309 water-conserving water closets and urinals and 546 aerators and showerheads. These efficient fixtures are expected to save the City 31.16 acre feet of water which is equivalent to 10,153,531 gallons of water. Council approval is required to appropriate the funds to GSD’s budgetary accounts. O&M Fiscal Impact: There is no additional General Fund impact for operations and maintenance since this is an existing facility.

AA. ITA - Mount Lee Communications Electrical Upgrade Project
MICLA
Attachment No. 2
Recommendation No. 2

An appropriation of $2,000,000 from MICLA to GSD Construction Forces Division is recommended for upgrades to the electrical system at the Mount Lee communication site. Mount Lee is a critical communications hub for the City and is used for all public safety radio systems. The current electrical system is outdated and at risk of failure. The City has completed Phases I and II at this site, which included the preparation of a comprehensive system upgrade plan, the overhaul and replacement of obsolete electrical equipment, and the installation of adequate back-up capability. To date, $4.48 million has been approved for this project, including $2 million in the 2014-15 Budget for Phase III of the project. Phase III includes the upgrade of a power supply line and the installation of a monitoring system and final tests and commissioning of the upgraded system. The anticipated completion date for the project is February 2015. O&M Fiscal Impact: There is no additional General Fund impact for operations and maintenance since this is an existing facility.
AB. Los Angeles World Airports (LAWA) TI Work  
GSD Revenue Source Account  
Attachment No. 3  
Recommendation No. 3

An appropriation of $324,728 from GSD revenue sources to GSD Construction Forces Division for tenant improvement and renovation projects at the LAWA is recommended. In accordance with the three-year Memorandum of Understanding (MOU) executed between LAWA and GSD on March 1, 2012 for GSD to perform as needed construction services. GSD has invoiced and received payment for the following approved projects:

<table>
<thead>
<tr>
<th>Projects</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Removal of the upper level roadway planters in preparation for the New Face of the Central Terminal Area project</td>
<td>$3,746</td>
</tr>
<tr>
<td>Hazmat abatement to various locations at the Manchester Square</td>
<td>1,947</td>
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<tr>
<td>Twelve (12) month renewal of construction office trailer and lay down area</td>
<td>838</td>
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<tr>
<td>Demolition and reconstruction of ADA curbs and ramps along travel path of Terminal 1 and 3 parking structures</td>
<td>318,197</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$ 324,728</strong></td>
</tr>
</tbody>
</table>

Council approval is required to appropriate the funds to GSD’s budgetary accounts.  
O&M Fiscal Impact: There is no General Fund impact for operations and maintenance since these costs are financed by special funds.

AC. Marvin Braude San Fernando Valley Constituent Service Center – HVAC Improvement  
GSD Trust Fund  
Attachment No. 3  
Recommendation No. 3, 9, and 10

A transfer of expenditures from the CIEP to the GSD Trust fund in the amount of $381,324 for improvements to Marvin Braude San Fernando Valley Constituent Service Center is recommended. The retrofitting of the controls will save energy and provide better zone temperature control. Furthermore, the project enables remote access to the building’s HVAC system which enables technicians to diagnose problems before going to the site. Council approval is required to appropriate the funds into GSD’s Trust Fund account and to transfer expenditures from the CIEP to the GSD Trust Fund.  
O&M Fiscal Impact: There is no General Fund impact for operations and maintenance since this is an existing facility.
AD. DOT - Burbank Boulevard and Woodley Ave Intersection Improvement
TG Fund
Attachment No. 3
Recommendation No. 3

An increase in appropriations totaling $145,000 within the TG Fund for the Burbank Blvd and Woodley Ave Intersection Improvement Project is recommended. This action would increase total construction funding from $250,000 to $395,000. The total cost of this project is estimated to be $497,000 with contractor expenses of approximately $395,000 and City labor expenditures for construction management totaling approximately $102,000. Contractor expenditures will be paid out of the TG Fund. City labor expenses are already included in the Proposition C Anti-Gridlock Fund departmental appropriations.

This project narrows the existing median and adds an additional eastbound left turn pocket on Burbank Boulevard to northbound Woodley Avenue. In addition, improvements such as new trees, curb and gutter, AC pavement, street lighting and traffic signal upgrades will be provided.

DOT anticipates construction for this project will begin September 2014 and will be completed by June 2015. The cash balance within the TG Fund will front fund this project and costs will be reimbursed to the City. Council approval is required to appropriate the funds to this project. O&M Fiscal Impact: There is no General Fund impact for operations and maintenance since these costs are financed by special funds.

AE. DOT - Bus Maintenance Facility Demolition
Proposition A Local Transit Improvement Fund
Attachment No. 2
Recommendation No. 2

An appropriation of $79,276 from the Proposition A Local Transit Improvement Fund to GSD Construction Forces Division is recommended for the demolition of a warehouse and parking lot at 462 E. Commercial Street on the site of the future DOT Bus Maintenance Facility (Bus Facility). The demolition work also includes the removal of footings and slabs. In 2010, Council approved the construction of the Bus Facility in downtown Los Angeles (C.F. 10-0913). Currently, the project is at 45 percent design completion and it is anticipated that construction of the new facility will begin in September 2015. Before any construction can begin, the demolition work must be completed. Council approval is required to appropriate the funds to GSD's budgetary accounts. O&M Fiscal Impact: There is no additional General Fund impact for operations and maintenance as these costs are financed by special funds.
AF. DOT - Transit Store Relocation
Proposition A Local Transit Improvement Fund
Attachment No. 2
Recommendation No. 2

An appropriation of $348,433 from the Proposition A Local Transit Improvement Fund to
GSD Construction Forces Division is recommended for tenant improvement related to
the relocation of the Transit Store to the Los Angeles Mall (Mall) Space 16. The work
includes removal of existing tenant improvements, plumbing, electrical, and carpentry
work as well as creation of a public counter, configuration of modular furniture, and
construction of storage areas for printed materials.

The Transit Store provides information about DOT’s Commuter Express, DASH bus
services, and other public transit services. However, the size of the current Transit Store
is not sufficient to meet its growing number of customers. In January 2013, the
Municipal Facilities Committee approved the relocation of the Transit Store from its
current location in Mall Space 18B to a larger location at Mall Space 16. Construction at
the new location is expected to be completed in November 2014, at an estimated cost
of $398,433. DOT approved the estimate and processed a transfer of $50,000 from
Proposition A Local Transit Improvement funds to GSD earlier this fiscal year to begin
demolition work. Council approval is required to appropriate the funds to GSD’s
budgetary accounts. O&M Fiscal Impact: There is no additional General Fund impact for
operations and maintenance as these costs are financed by special funds.

AG. DOT – Vine Street Garage Retail Space
Special Parking Revenue Fund (SPRF)
Attachment No. 2
Recommendation No. 2

An appropriation of $79,732 from the SPRF to GSD Construction Forces Division for
minor improvements to the Vine Street Garage Retail Space is recommended. The
garage has been open since February 2013 for public parking; however the 2,200
square foot retail space is vacant. The proposed improvements will include a restroom
with new flooring, a janitor’s room with new flooring, tankless water heater and sink, and
an HVAC system with open distribution ducts and a sprinkler system. The construction
is expected to be completed by December 2014. Council approval is required to
appropriate the funds to GSD’s budgetary accounts. O&M Fiscal Impact: There is no
additional General Fund impact for operations and maintenance as these costs are
financed by special funds.

AH. Reyes-Lyons Building TI Work
GSD Leasing Account
Attachment No. 3
Recommendation No. 3

A transfer of $64,846 within GSD’s budgetary accounts is recommended for tenant
improvements at the Reyes-Lyons Building located at 312 S. Hill St. The building was
recently vacated by various City Attorney units who were relocated to the 14th and 23rd
floors of City Hall. The completion of the tenant improvement work at the Reyes-Lyons Building will allow for the relocation of City Attorney Family Violence unit, thus allowing for the termination of another lease at the Kawada Building.

In August 2013, the Municipal Facilities Committee authorized a budget of $150,000 for this project. Since then, the landlord offered to perform portions of the approved scope of work. The remaining work includes replacing breakroom floors and patching and priming walls for paint or wall coverings. The revised estimate for this project is $113,548 and construction is expected to be completed by the end of September 2014. GSD processed a transfer of $48,702 to begin the work. Council approval is required to transfer the additional $64,846 within GSD's budgetary accounts. O&M Fiscal Impact: There is no additional General Fund impact for operation and maintenance since this is a leased facility.

2. BOND PROJECTS

The following are brief descriptions of budgetary adjustments included in this report for GOB projects.

A. Proposition F – Animal Facilities Bond Program
   Phase II Animal Facility Renovations
   Harbor and East Valley Animal Shelters
   Attachment No. 4
   Recommendation No. 4

   An appropriation of $26,000 from Proposition F Animal Facilities GOB funds to GSD Construction Forces Division is recommended for Phase II work at the Harbor and East Valley Animal Shelters. The work at the Harbor shelter will include patching and painting the reptile room and is estimated to cost $20,000 and the work at the East Valley shelter will include repairing sprinkler lines and replacing non-working sprinkler heads and is estimated to cost $6,000. Council approval is necessary to appropriate the funds to GSD budgetary accounts. O&M Fiscal Impact: There is no General Fund impact as these are existing facilities.

B. Proposition F – Fire Facilities Bond Program
   Phase II Fire Facility Renovations
   Fire Stations 37 and 104
   Attachment No. 4
   Recommendation No. 4

   An appropriation of $30,000 from Proposition F Fire Facilities GOB funds to GSD Construction Forces Division is recommended to install drainage systems for new extractors at Fire Stations 37 and 104. The work will include saw cutting floors and installation of drain lines and vents. Extractors clean and remove toxic substances and materials that accumulate in clothing worn by firefighters at fire incidents. Council
approval is necessary to appropriate the funds to GSD budgetary accounts. O&M Fiscal Impact: There is no General Fund impact as these are existing facilities.

Donna Vong, Administrative Analyst II

APPROVED:

Assistant City Administrative Officer

MAS:DV:05140068C

Attachments