

REPORT FROM

## OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: June 6, 2012

CAO File No. 0640-01399-0049  
Council File No. 11-1487-S4  
Council District:

To: Mayor  
Council

From: Miguel A. Santana, City Administrative Officer *MS*

Reference: Municipal Facilities Projects

Subject: **2011-12 – Fourth Construction Projects Report Addendum**

### SUMMARY

On May 29, 2012, our Office released the Fourth Construction Projects Report for Fiscal Year 2011-12 that detailed the status of major capital projects in the City and recommended a number of financial actions needed to keep projects on track. This addendum is transmitted to include the following appropriations to General Services (GSD) Construction Forces Division:

#### **1. GSD – City Hall East Window Tinting GSD Budgetary Accounts**

A transfer of \$57,693 within GSD's budgetary accounts to GSD Construction Forces Division is recommended to begin window tinting in City Hall East, floors three to seven, to protect the window glass from shattering in case of an earthquake. This transfer and a Federal Emergency Management Agency (FEMA) grant for \$113,499, secured by the City, will cover the total estimated cost of \$171,192. GSD Construction Forces Division will be removing and replacing the existing window tint, and installing window gaskets and caulking on the windows. Estimated completion date is January 2013. Council approval is required to transfer funds within GSD's budgetary accounts.

#### **2. El Pueblo Capital Program – Italian Hall Improvements MICLA**

An appropriation of \$840,000 from MICLA to GSD Construction Forces Division is recommended to perform improvements to strengthen the south wall of the Italian Hall. The Italian Hall improvements are a \$2.5 million element of the \$31.14 million El Pueblo Capital Program. The Italian Hall south wall supports the Siqueiros Mural and the work to be performed by GSD will include treating the wall with a fiberglass reinforcing membrane. The estimated cost of the Italian Hall south wall reinforcements is \$840,000, including a \$142,000 contingency. Council approval is required to appropriate the funds to GSD budgetary accounts.

### **3. Figueroa Plaza Capital Improvements – Fire Life Safety Project MICLA**

An appropriation of \$73,766 from MICLA to GSD Construction Forces Division is recommended for capital repair work at Figueroa Plaza. The funds will allow for a seismic upgrade of the fire alarm system on the 16<sup>th</sup> floor of the 201 tower building. Council approval is required to appropriate the funds to GSD's budgetary accounts.

### **4. Los Angeles World Airports (LAWA) – Various Alteration & Improvement Requests GSD Revenue Source**

An appropriation of \$1,688,274 from a GSD revenue source to GSD Construction Forces Division is recommended for recently completed work at LAWA for Americans with Disabilities Act (ADA) work, parking lot improvements and terminal improvements. Of the appropriation, funds totaling \$226,971 are to provide ADA improvements in the Central Terminal Area. Funds totaling \$567,583 are to provide structure clean-up, hazardous materials abatement, demolition, new asphalt and lighting at the Jenny Parking Lot Development project. Additionally, funds totaling \$877,563 provide for improvements to the ticketing level, satellite holdrooms and connector building of the Alaska Terminal and \$16,157 is for preliminary work associated with façade improvements. Council approval is required to appropriate the funds to GSD's budgetary accounts.

### **5. Old Rampart Police Station (New Metropolitan Division Headquarters) - Demolition and Hazardous Materials Abatement Proposition Q**

An appropriation of \$116,984 from Proposition Q – Citywide Public Safety GOB funds to GSD Construction Forces Division is recommended to cover the full cost of interior demolition and hazardous materials abatement activities at the Old Rampart Police Station (New Metropolitan Division Headquarters). A total of \$256,006 was previously appropriated to GSD (C.F. 11-1487-S3); however, an additional amount of \$116,984 is required. GSD and BOE indicate that the building required substantial lead and asbestos abatement. The demolition and hazardous abatement work was necessary to prepare the building for construction, which is expected to initiate in the Fall of 2012. Council approval is required to appropriate the funds to GSD budgetary accounts.

**RECOMMENDATION**

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

1. Transfer \$57,693 for the City Hall East Window Tinting Projects from the GSD Fund 100/40 Account 3040, Contractual Services, to GSD Fund 100/40 as follows:

<u>Account No.</u>	<u>Account Name</u>	<u>Amount</u>
001014	Construction Salaries	\$ 5,000
003180	Construction Materials and Supplies	<u>52,693</u>
	Total	\$ 57,693

2. Appropriate \$840,000 for the Italian Hall improvements from MICLA Fund 26G/50, Account 50F342, El Pueblo Capital Program '08, to the GSD Fund 100/40 as follows:

<u>Account No.</u>	<u>Account Name</u>	<u>Amount</u>
001014	Construction Salaries	\$250,000
001101	Construction Salaries – Hiring Hall	125,000
001121	Construction Salaries – Fringe Benefits	56,250
003180	Construction Materials & Supplies	<u>408,750</u>
	Total	\$840,000

3. Appropriate \$73,766 for Figueroa Plaza improvements from MICLA Fund 298/40, Account No. 40C603, Figueroa Plaza Property, to the GSD Fund 100/40 as follows:

<u>Account No.</u>	<u>Account Name</u>	<u>Amount</u>
001014	Construction Salaries	\$ 44,259
003180	Construction Materials and Supplies	<u>29,507</u>
	Total	\$73,766

4. Appropriate \$1,688,274 for work performed at LAWA from the GSD Fund 100/40, Revenue Source Account No. 004595 – Service to Airport, to the GSD Fund 100/40 as follows:

<u>Account No.</u>	<u>Account Name</u>	<u>Amount</u>
001014	Construction Salaries	\$ 45,000
001097	Construction Salaries - Overtime	35,000
001101	Construction Salaries – Hiring Hall	200,000
001121	Construction Salaries – Fringe Benefits	100,000
001191	Construction Salaries – Hiring Hall Overtime	25,000
003180	Construction Materials and Supplies	<u>1,283,274</u>
	Total	\$1,688,274

5. Appropriate \$116,984 for work performed at the Old Rampart Police Station (New Metropolitan Division Headquarters) from the Citywide Public Safety GOB Fund No. 16A/50, Account No. 50W317, Rampart Area Station, to the GSD Fund 100/40 as follows:

<u>Account No.</u>	<u>Account Name</u>	<u>Amount</u>
001014	Construction Salaries	\$ 25,000
003180	Construction Materials & Supplies	<u>91,984</u>
		\$116,984

6. In accordance with recommendation Nos. 2 and 3 authorize the Controller to transfer cash from the appropriate MICLA 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;

7. In accordance with recommendation No. 5 authorize the Controller to transfer cash from the appropriate General Obligation Bond Fund to reimburse the General Fund on an as-needed basis upon proper documentation from the departments and approval of the Bureau of Engineering Program Managers and the City Administrative Officer;

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

**FISCAL IMPACT STATEMENT**

Transfers and appropriations totaling \$2,776,717 to the General Services Department are recommended in this report. All transfers and appropriations are based on existing funds, reimbursements or revenues. There is no additional General Fund impact for operations and maintenance since these are existing facilities.