

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: November 07, 2013

CAO File No. 0640-01399-0058

Council File No.

Council District: All

To: Mayor
Council

From: Miguel A. Santana, City Administrative Officer

Reference: Municipal Facilities Projects

Subject: 2013-14 – First Construction Projects Report

SUMMARY

Our Office is transmitting for your consideration the First Construction Projects Report (CPR) for Fiscal Year 2013-14. This report provides brief status reports of major citywide Capital Improvement Expenditure Program (CIEP) projects and General Obligation Bond (GOB) programs. The report also recommends funding adjustments needed to keep construction projects on track. The financial transactions are for projects in the City's CIEP, various recreational facility projects, GOB funded projects and General Services Department construction projects.

RECOMMENDATIONS

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

1. Transfer \$974,575 between departments and funds as specified in Attachment 1;
2. Transfer \$13,470,401 between funds and other financings, as specified in Attachment 2;
3. Transfer \$691,248 between departments and funds from General Obligation Bond Funds as specified in Attachment 3;
4. Transfer \$328,311 between accounts within departments and funds as specified in Attachment 4;
5. In accordance with 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. In accordance with Attachment 3, authorize the Controller to transfer cash from the appropriate General Obligation Bond 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. Authorize the Controller to increase appropriations to various departments as delineated in Attachment No. 5, in the amount of \$6,504,398 from Seismic Bond Fund No. 608 (\$4,915,349) and the Sixth Street Viaduct Improvement Fund No. 54W (\$1,589,049) for estimated project management staff costs related to the Seismic Bridge Improvement Program;
8. Authorize the Controller to reimburse expenses for the Children's Museum/Discovery Science Center of Los Angeles (DSC-LA) project and deposit payments totaling \$19,315,201 into the New Market Tax Credit escrow account established for the DSC-LA with U.S. Bank or the current fiscal control agent, with reimbursements to be paid on a progress payment basis not to exceed the limits specified in the budget schedule approved by the Department of Recreation and Parks and the Office of the City Administrative Officer. These reimbursements will be paid from the approved City funding sources listed below, up to the funding limits specified below, and as reflected in Attachment 6, pursuant to:
 - Lease Agreement between the Department of Recreation and Parks (RAP) and the DSC-LA (Contract No. 121637);
 - Exhibits and Construction Agreement between RAP and the DSC-LA (executed on December 20, 2012);
 - Memorandum of Understanding between the Los Angeles Department of Water and Power (LADWP), RAP and the DSC-LA executed on July 11, 2013; and,
 - Any additional or subsequent agreements executed between City departments and the DSC-LA, relative to the DSC-LA project located at the Hansen Dam Recreation Area, including agreements that may be executed for funding from the Department of Sanitation and for the Proposition K Eighth Cycle competitive grant award.
 - a. Proposition K - \$2,436,111 (46A/10/10T201, 43K/10/10KM01, 43N/10/10JMAF);
 - b. Proposition 40 - \$1,254,700 (100/54/00T729 - cash flow account);
 - c. SAFETEA-LU - \$863,904 (100/54/00T729 - cash flow account);
 - d. MICLA Funds - \$4,700,000 (298/50/50XXXX);
 - e. CIEP - \$440,486 (100/54/00J027);
 - f. City General Fund - \$2,000,000 (100/54/00T729);
 - g. Sanitation Funds - \$3,600,000 (43N/10/10JMAD, 43M/10/10JMAE);
 - h. DWP Funds - \$3,900,000 (43N/10/10JMAB, 43N/10/10JMAC); and,
 - i. Sites and Facilities - \$120,000 (208/88/H204).

9. Instruct the City Clerk to place on the Council agenda on or shortly following July 1, 2014, Recommendation No. 8 above, in order to provide continuing expenditure authority for the project in FY 2014-15 through the scheduled completion of the project anticipated to occur in Fall 2014;
10. Authorize the Controller to reduce the General Services Department's budgetary accounts by \$322,000, as authorized in the FY 2010-11 First Construction Projects Report (C.F. 10-2498), and appropriate the funds to RAP's budgetary accounts for the Oro Vista Park Development Project as delineated in Attachment 2; and,
11. Authorize the City Administrative Officer to make technical corrections, as necessary, to those transactions included in this report to implement the Mayor and Council's intentions.

FISCAL IMPACT STATEMENT

Transfers, appropriations and expenditure authority totaling \$21,968,933 are recommended in this report. Of this amount, \$2,691,920 is for transfers and appropriations to the General Services Department, \$12,772,615 is for other City funds, and \$6,504,398 is for staff cost reimbursements. All transfers and appropriations are based on existing funds, reimbursements or revenues. There is an estimated annual impact of \$534,776 due to operations and maintenance costs as a result of these recommendations (Attachment No. 7).

DISCUSSION

The discussion contains three sections: The first section provides a brief status report of major Capital Improvement Expenditure Program (CIEP) projects and General Obligation Bond (GOB) programs. This is a summary construction status report and operation and maintenance costs are not included in this section. However, operations and maintenance costs are reported for any project receiving funding in the financial adjustment sections of this report. The second and third sections contain the specific financial adjustments recommended for CIEP or General Services Department (GSD) construction, Municipal Improvement Corporation of Los Angeles (MICLA), other Special Funds and various grant funded projects, and for GOB funded projects, respectively.

1. STATUS OF MAJOR CIEP PROJECTS AND GENERAL OBLIGATION BOND PROGRAMS

A. Alternative Fuels Program

The scope of this program is the construction of alternative fuel stations and retrofit of alternative fuel maintenance facilities throughout the City. In 2001, the City began a citywide multi-year construction program to comply with South Coast Air Quality Management District rules aimed at reducing diesel emissions through the mandated use of alternative fuel vehicles. There are 28 projects in the program and they range from installation of alternative-fuel fueling stations to the retrofitting of maintenance shops as mandated by local, state and federal regulations pertaining to alternative fuel vehicles. To date, 25 out of 28 projects have been completed and the remaining work is expected to be completed by 2016 at a total cost of approximately \$102 million. All of the funding for this program has been authorized.

Funding: \$2 million – Grant Funds; \$5.4 million – RZEDB; \$6 million – General Fund; \$37 million – SWRRB*; and \$51.6 million – MICLA**

**(RZEDB=Recovery Zone Economic Development Bonds; SWRRB=Solid Waste Resources Revenue Bonds; MICLA=Municipal Improvement Corporation of Los Angeles)*

B. Channel 35 Studios Relocation Project

The scope of the project is relocation of the current Channel 35 Studios from leased space to City-owned space and conversion from analog to digital services broadcast. During 2012-13, the Municipal Facilities Committee (MFC) approved the selection of the Merced Theatre in the El Pueblo Monument as the target location. However, the scope requirements for the space may exceed the available maximum square footage provided by that location and may require additional space in the neighboring Masonic Hall, also at the El Pueblo Monument. The design consultant has been selected and refinement of the project scope is underway. The estimated timeline for completion of the project is tentatively April 2016. The estimated budget for this project ranges from \$19 million to \$23 million. Sufficient special funds are available to cover the cost of the project.

Funding: \$23 million – Telecommunications Liquidated Damages and Lost Franchise Fees Fund – Telecommunications Development Account (TDA)

C. Children's Museum / Discover Science Center of Los Angeles – Exhibit Program

The scope of this project is to complete the \$22.42 million exhibit program and various building modifications for the Children's Museum / Discovery Science Center of Los Angeles (DSC-LA) facility located at the Hansen Dam Recreation Area in Council District 7. The construction of the new 58,000 square foot, two-story facility was substantially completed in September 2007. In October 2010, the City selected DSC-LA to complete the facility's exhibit program and replace its prior operator (C.F. 10-1658). Since that time, City partners have been working collaboratively with the DSC-LA to complete the remaining scope. At this time, DSC-LA is continuing to expand its network of local stakeholders, with a temporary board in place to provide governance until a permanent local board is formalized. Both DSC-LA and City departments are in various phases of design, bid and award and construction of the remaining site improvements and exhibit program. The facility is scheduled to open in late 2014 in advance of a state grant deadline of March 2015.

Funding: \$2.44 million – Proposition K; \$1.26 million – Proposition 40; \$0.86 million – SAFETEA-LU; \$4.7 million – MICLA; \$0.44 million – CIEP; \$2 million – DSC-LA fundraising (front funding by General Fund monies approved for this purpose); \$3.6 million – Sanitation Special Funds; \$3.9 million – DWP Special Funds; \$0.12 million – Sites and Facilities; \$3.1 million – Federal New Market Tax Credits.

D. CIEP – General Services Building Maintenance

The scope of this on-going annual program is to address health and safety-related critical infrastructure issues on a citywide basis. The projects include safety and security repairs, air-conditioning, roofs, elevator and other maintenance items.

Funding: \$8.6 million – General Fund; \$2.5 million – MICLA

E. City Hall East (CHE) Electrical Systems Upgrades and P-4 Improvements

The scope of work includes improvements to power systems, HVAC systems, cooling system for the ITA server farm as well as for related mechanical systems that impact power consumption within various downtown Civic Center buildings such as City Hall, City Hall South, City Hall East (CHE) and the Metropolitan Detention Center. In 2007, concerns regarding the ability of CHE to maintain power during peak power use periods were raised. At the time the building was constructed in the early 1970's it was not contemplated that large numbers of energy-consuming equipment would be utilized on a widespread basis. In response to these concerns, the Bureau of Engineering (BOE) and the GSD have retained a consultant to develop engineering recommendations for the CHE power issues. Funding in the amount of \$850,000 was provided in the 2012-13 budget to perform a study to improve the stability of the CHE electrical system. The 2013-14 budget provides \$15 million for improvements to the CHE electrical system. The project is anticipated to be completed by 2017. *Funding: \$850,000 – GF; \$15 million – MICLA*

F. CHE Fire Life Safety (FLS)

The scope of work includes completing fire life safety compliance work in CHE. In April 1989, the voters approved the issuance of \$60 million in GOBs to finance the installation of FLS systems in City-owned high-rise buildings. The entire \$60 million in bonds were issued with major work done in CHE, City Hall, San Pedro City Hall, City Hall South, Van Nuys City Hall, and Parker Center. The work in CHE is the last project in this bond program and addresses compliance issues on floors that were not previously addressed. City staff conducted a comprehensive review to identify all remaining required work and has provided a detailed list of work, budget and schedule. In January 2013, the MFC approved the use of \$5.22 million in FLS monies to complete the CHE retrofit project. The project is scheduled to be completed by March 2015.

Funding: \$5.22 million – FLS GOB

G. Civic Center Tenant Work – Space Optimization Plan

The scope of this program is the relocation of City employees from leased space to vacant City-owned space in the civic center, in accordance with the City's Space Optimization Plan (C.F. 10-0597). Tenant Improvement work for City Attorney units relocating from the Reyes-Lyons Building and Kawada Building leased space is underway and should be completed during 2013-14. Total funding for this program totals \$3 million and includes \$2 million which was approved in 2012-13 and \$1 million in 2013-14. It is anticipated that additional City Attorney units as well as LAPD units located in the L.A. Mall will be relocated to vacant space within City Hall after the current work is completed. Additional funding will continue to be required in future years as restacking opportunities throughout the City are presented and approved by the MFC.

Funding: \$3 million – MICLA

H. El Pueblo Improvements

The Mayor and Council have authorized a \$31 million capital improvement plan for El Pueblo. The scope of this program encompasses various site improvements. To date, the City has completed several projects in this plan including utility upgrades, Alameda Street improvements, La Placita de Dolores renovation, puesto restoration and the Siqueiros Mural Interpretive Center project. Currently, the Italian Hall Renovation project is in construction and should be completed by April 2014. In addition, the MFC recently approved a \$2.4 million capital repair work program using program savings. The new work includes items such as improvements at Father Serra Park, relocation of the visitor's center, east puesto repairs, and restroom improvements at Lot 2 and the Gallery. All of the funding for this program has been authorized.

Funding: \$2.68 million – Special Funds; \$4.17 million – RZEDB; \$7.4 million – Non-City Funds; \$16.73 million – MICLA

I. Figueroa Plaza – Capital Repair Program

The scope of this program is a capital repair program at the Figueroa Plaza towers. The City purchased the 650,000 square foot Figueroa Plaza towers in August 2007 for a

total of \$219 million. At the time, the City adopted a \$15 million, eight-year plan to maintain the Figueroa Plaza property at a "Class A" standard. To date, \$12 million in MICLA funding has been provided for the multi-year capital improvement program with most of the project work completed. Work completed to date includes, roofing, mechanical, electrical, and fire/life safety repairs. An updated capital improvement and repair plan for the buildings for the next five to ten years is under development.

Funding: \$15 million – MICLA

J. Figueroa Plaza - Restacking/Tenant Improvements

The scope of the project is tenant improvements needed to reoccupy space vacated by private tenants and by other City units. Various departments, including the Department of Recreation and Parks, have moved from privately leased space into the building. During 2012-13, the Department of Aging relocated from leased space to the Figueroa Plaza. A total of \$1.4 million for tenant improvements was provided during 2009-10 and a balance of \$800,000 is available for additional other moves to the building. Additional monies will be required over the next fiscal year when the Los Angeles County District Attorney moves out of the building and the City restacks those spaces with City employees. Funds for those tenant improvements will be requested through the budget at the appropriate time.

Funding: \$1.4 million – RZEDB

K. Master Plan Yards and Shops - Study

The scope of this program is to conduct a master plan study of all City service yards and shops. This multi-phased report will include a comprehensive assessment of the City's service yards and shops and make recommendations on how to best organize the City's yards and shops as well as propose solutions for "regional and/or local needs" specific to the areas in which the yard/shop is located. Phase I work consists of developing the scope of work with the input of all affected departments and stakeholders. Phase II work will consist of development, preparation and adoption of a Yards and Shops Master Plan for the City. Phase III work will be phased implementation of the Yards and Shops Master Plan and is expected to be implemented through coordination with the City's annual budget. A total of \$500,000 was provided in 2012-13 to begin the work.

Funding: \$500,000 – MICLA

L. Neighborhood City Halls (NCH)

NCH - Council District 14

The scope of this project involves acquisition and renovation of a 30,000 square foot building, originally constructed in the 1920's. The project was completed in August 2013. The building has been fully occupied and houses City departments as well as community groups. However, some minor post-construction work is underway and is expected to be completed by Spring 2014.

Funding: \$16 million – MICLA; \$2 million – CRA; \$3 million – CDBG; \$500,000 – Seismic*

**(CDBG=Community Development Block Grant)*

M. New Civic Center Building (former Parker Center) – Environmental Impact Report (EIR)

The scope of this project is EIR work relative to disposition and development options for this building. In January 2013, the City relocated the final occupants from this building. Concurrent with the vacating of the building, BOE began the environmental impact work to explore various disposition and development options as well as to conduct necessary community outreach. On September 5, 2013, the Board of Public Works issued a Draft EIR. The three options listed in the EIR are: 1. Adaptive re-use of the Parker Center; 2. Adaptive re-use with construction of a supplemental building; 3. Demolition of the Parker Center building and construction of a new Civic Center Building with 750,000 square feet. Finalization of the EIR and approval of the most effective option will require Council approval and is anticipated to occur by May 2014. A total of \$2 million has been provided for purposes of preparing the EIR and community outreach. Additional funding will be required to effectuate any of the options.

Funding: \$1 million – MICLA; \$1 million – CIEP

N. Potrero Canyon Stabilization and Park Development Project

The scope of the project is the stabilization of the City-owned Potrero Canyon and subsequent development of a park. Final plans for the stabilization of the canyon and park plans are 50 percent complete. Completion of the entire project is anticipated by 2015. The project is being financed by the sale of 22 City-owned properties around the rim of the canyon which is expected to generate approximately \$31 million. To date, 15 properties have been sold for a net revenue of \$22.2 million. A total of seven properties remain to be sold.

Funding: \$22.2 million – Potrero Canyon Trust Fund; \$8.8 million – future property sales

O. Proposition 12 and 40 – State Parks Bond Programs (Prop 12 and Prop 40)

The scope of the program is to provide funding for the acquisition, development, improvement, rehabilitation, restoration and enhancement of local park and recreation lands and facilities. A total of \$144 million (\$90 million from Prop 40 for 122 projects and \$54 million from Prop 12 for 108 projects) has been apportioned to the City since 2006. All Prop 12 projects have been completed and 19 Prop 40 projects remain active and should be completed by the grant extension deadline of June 2015.

Funding: \$144 million – Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Proposition 12 and 40 Bond Funds

P. Proposition G – Bridge Improvement Program

Bridge Improvement Program (BIP)

The scope of the program *consists* of the seismic strengthening and renovation of bridges. The BIP program consists of 52 projects. An annual program review was completed by BOE in September 2013. This review updated the baseline budget for the program. The City will need to identify \$9.3 million in matching funds through 2020 to complete all remaining work. To date BIP has completed 26 bridge projects and work is on-going on 26 projects.

Funding: \$833.3 million – Various Federal, State and City Sources

Sixth Street Viaduct

The scope of this project is the replacement of the Sixth Street Viaduct. This bridge is a historical landmark built in 1932. The bridge suffers from a condition which weakens the concrete and has a 70 percent probability of failure during a 7.0 magnitude earthquake within the next 50 years. The estimated cost of this bridge replacement project is \$401 million. The City has received funding from federal and state grants to cover 98 percent of the cost. However, the City must use local funds to cash flow the grant reimbursements. The environmental documents and financial plan for this project were approved by Council in November 2011. BOE is currently working with its selected design firm to develop the final bridge design. The project will be constructed using a Construction Manager General Contract method. The project is anticipated to be completed by 2019.

Funding: \$365.6 million – Federal Highway Bridge Program; \$29.7million – State Proposition 1B Bridge Seismic State Local Seismic Grant Program; \$5.5 million – Local City Funds; (Cash flow: \$98 million – MICLA)

Q. Proposition F – Animal and Fire Facilities Bond Programs

Animal Facilities Bond Program

This program entails the construction and refurbishment of eight animal shelters. These eight original projects are completed. Program savings of approximately \$14.2 million were reprogrammed into a second phase in 2011 (C.F. 10-1759-S1). Phase two consists of improvements at the North Central, Old South Los Angeles, East Valley, West Valley, West Los Angeles and Harbor animal shelters. This phase creates an annex facility at the new South Los Angeles animal shelter. Examples of improvements at the various shelters include lobby renovations, ceiling/roof repairs, HVAC, medical facilities, public parking and additional cages and kennels. The phase two program is scheduled to be completed during 2016-17. The program is fully funded.

Funding: \$3 million – CIEP; \$181.7 million – Proposition F GOB Funds

Fire Facilities Bond Program

This program entails the construction and expansion of 19 neighborhood fire/paramedic stations and an emergency air operations/helicopter maintenance facility. A total of 19 of the original 20 projects have been completed. The remaining original project, Fire Station 82, will be completed by November 2013. Due to program savings, the City added two additional projects to the program: Fire Station 7 and Fire Station 39. Fire Station 7 is in construction and Fire Station 39 is in the design stage. These two additional projects are expected to be completed by 2015-16. The program is fully funded.

Funding: \$431 million – Proposition F GOB Funds

R. Proposition K – Recreational and Cultural Facilities Program

This program entails the construction of recreation and cultural facilities on a city-wide basis. The Proposition K program collects \$25 million in annual revenues for the acquisition and development of recreational and cultural facilities. The program is currently in year 17 of a 30 year program. The ballot measure requires the City to complete 183 specified projects and to add projects through competitive cycles. To

date, 139 specified projects have received their full allocation of program funds totaling \$320 million. The program has added 232 competitive projects with funding of \$132.57 million. A cost-to-complete report is underway to develop a funding strategy for completion of the remaining 44 specified projects.

Funding: \$25 million annually through 2026 – Proposition K.

S. Proposition Q – Public Safety Facilities Bond Program

The scope of this program is the construction of 13 new and replacement police facility projects. All of the original projects have been completed. As a result of program savings, the City authorized four additional projects: two renovation projects at the Police Academy, the renovation of the Old Rampart Police Station to be the new Metro Division Headquarters and the replacement of the Northeast Police Station. The new Metro Division Headquarters project is in construction. The Northeast Police Station project is in bid and award and the Police Academy projects are in design. All four projects should be completed by the end of 2015-16. The program is fully funded.

Funding: \$699.9 million – Proposition Q GOB Funds

T. Proposition CC – Los Angeles Zoo Capital Improvement Program

This program entails the construction of 18 projects for the Los Angeles Zoo. There are 16 completed projects and two active projects: Rainforest of the Americas and the Jaguar Exhibit. The Rainforest of the Americas exhibit is expected to be completed by December 2013. The Jaguar Exhibit is expected to be completed by June 2015.

Funding: \$7.8 million – Other City Funds; \$7.9 million – General Fund; \$11 million – Proposition K; \$15.4 million – MICLA; \$29.2 million – Greater Los Angeles Zoo Association; \$30.6 million – Los Angeles County; and, \$70.7 million – Proposition CC GOB Funds

U. Public Works Building (PWB) – Capital Repair Program

The scope of this program is a capital repair program at the PWB. In 2004, the City acquired the PWB and completed a full renovation of the facility by 2008. A capital repair program is needed to preserve the integrity of the building and to maintain its effectiveness. A total of \$500,000 was provided for this program in 2012-13. Capital repair work that is expected to be completed during 2013-14 includes installation of two backup automatic transfer switches for continuous electrical power source. Additional allocations will be needed and requested during the budget at the appropriate time.

Funding: \$500,000 – MICLA

V. Qualified Energy Conservation Bond (QECB)

In July 2010, the City received an allocation of approximately \$39.8 million of QECB as part of the American Recovery and Reinvestment Act of 2009 to support an energy efficiency program that would result in at least a 20 percent reduction of energy consumption. In September 2011, the Council authorized the City to borrow up to \$12 million through the use of MICLA financing for the energy retrofit program (C.F. 10-1348). In accordance with the City's Retrofit Program, GSD has been charged with

completing multi-year energy projects consisting of lighting; roofing; and heating, ventilation and air conditioning improvements (HVAC) to 52 various City facilities such as, fire stations, libraries and recreational centers.

Funding: \$12 million – QECB/MICLA funds

W. Department of Transportation (DOT) – Bus Maintenance Yard

The scope of this project is the design and construction of a bus maintenance yard for the City's DASH fleet. Project activities include land acquisition; construction of a facility administration building, a maintenance yard, compressed natural gas (CNG) fueling stations, CNG fuel storage, bus washing equipment, overnight parking capacity for 60 DASH buses, layover parking capacity for 64 Commuter Express buses and parking spaces for facility employees. BOE is currently in the process of completing schematic design and will proceed to design development thereafter. The estimated project budget range is \$29 million to \$35 million. The construction start date for this project is May 2015 with an anticipated completion date of May 2017.

Funding: \$8.3 million – Proposition A; \$28 million – Federal Transit Authority

2. 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. Bureau of Engineering (BOE) – Vine Street Garage

CIEP

MICLA

Attachment No. 1

Recommendation No. 1

An appropriation of \$171,784 from MICLA and CIEP funds to GSD Construction Forces Division is recommended to install various security fences and boulders around sensitive equipment and install the art work on both sides of the garage. This project is to build a new five-level parking structure to provide 457 parking spaces and 2,500 square feet of retail space. The garage is substantially complete. DOT opened it for the public on February 25, 2013. The installation of fences and the art work is anticipated to be completed by February 2014. Council approval is required to appropriate the funds to GSD's budgetary accounts. *Operations and Maintenance (O&M) Fiscal Impact: The 2013-14 budget anticipated that this site would be managed and maintained by a private operator effective July 1, 2013. Since the transition has not occurred there may be a Special Parking Revenue Fund budget shortfall. The budget shortfall is being addressed in a separate report to be released by this Office.*

**B. Bureau of Sanitation (BOS) – East Valley Collection Yard – Alteration and Improvement (A&I) Request
Solid Waste Resources Revenue Fund (SWRRF)
Attachment No. 2
Recommendation Nos. 2 and 5**

An appropriation of \$110,160 from SWRRF funds to GSD Construction Forces Division is recommended for the application of new anti-skid coating on the floor of the East Valley Container Repair Building where damage and warrantable containers are repaired. The existing non-skid floor coating has deteriorated and does not provide for safe working conditions. The floor needs to be improved with a new anti-skid solution to prevent personnel from injuring themselves while working. Project completion is expected by January 2014. 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.*

**C. BOS – West Los Angeles Collection Yard – A&I Request
SWRRF
Attachment No. 2
Recommendation Nos. 2 and 5**

An appropriation of \$9,901 from SWRRF funds to GSD Construction Forces Division is recommended for the installation of new toilet partitions at the West Los Angeles Collection Yard. The partitions, doors, and hardware of the restroom were installed in 1975 and need to be replaced. Project completion is expected by January 2014. 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.*

**D. BOS – North Central Collection Yard – A&I Request
SWRRF
Attachment No. 2
Recommendation Nos. 2 and 5**

An appropriation of \$31,041 from SWRRF funds to GSD Construction Forces Division is recommended for the construction of a partition wall between the locker room and the restroom in the North Central Collection Yard. The proposed partition wall will be equipped with doors accessible with keys by yard staff only. It will allow other City personnel working at odd hours (such as Saturdays and Sundays) to access the restroom only but prohibit them from entering the locker room. Project completion is expected by January 2014. 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.*

**E. BOS – South Los Angeles Collection Yard – A&I Request
SWRRF**

Attachment No. 2

Recommendation Nos. 2 and 5

An appropriation of \$9,969 from SWRRF funds to GSD Construction Forces Division is recommended for the installation of electrical power at the entrance gate to the West Los Angeles Collection Yard. The entrance gate to the yard was installed in 2010. At that time, the electrical power for the gate was connected to the electrical system of the nearby wash rack. However, each time the wash rack breaks down the power supply to the gate is also interrupted. The problem creates unsafe working conditions for City employees and the public. Project completion is expected by January 2014. 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.*

**F. BOS – West Valley Collection Yard – A&I Request
SWRRF**

Attachment No. 2

Recommendation Nos. 2 and 5

An appropriation of \$57,455 from SWRRF funds to GSD Construction Forces Division is recommended for the re-stripping of the parking lot at the West Valley Collection Yard. The parking lot consists of approximately 150 parking stalls. The existing stripping marks are hardly visible. Various areas of the lot have cracks, allowing water runoff containing used oil and grease to seep through. Project completion is expected by January 2014. 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.*

G. Communication Site Upgrades

American Reinvestment and Recovery Act Justice Assistance Grant (ARRA JAG)

Attachment No. 2

Recommendation Nos. 2 and 5

An appropriation of \$124,116 from ARRA JAG funds to GSD Construction Forces Division is recommended to perform construction work related to the Mount Lee and Mount Luken communication sites. Council approved funding in the amount of \$6 million from the ARRA JAG in March 2011 (C.F. 09-0648-S5) to update and improve existing communication sites. The recommended appropriation will allow GSD to complete work related to change orders needed at Mount Lee and Mount Luken. If necessary, additional funds will be transferred in a future CPR. The projects are estimated to be completed by February 2014. Council approval is required to appropriate the funds to GSD's budgetary accounts. *O&M Fiscal Impact: There is a potential impact to the ITA operational budget in an amount not yet determined for increased operations and maintenance that would be addressed through the City budget process once these projects come online.*

H. El Pueblo Capital Program – Father Serra Park Improvements

MICLA

Attachment No. 1

Recommendation No. 1

An appropriation of \$30,000 from MICLA funds to Bureau of Street Lighting (BSL) is recommended to install lighting at Father Serra Park at El Pueblo. At its August meeting, the MFC approved, in concept, a \$2.4 million capital repair program. This program included fencing and light improvements at Father Serra Park. This work is being done immediately to address ongoing security concerns at the site. This work should be completed by Spring 2014. Council approval is required to appropriate the funds to BSL's budgetary accounts. *O&M Fiscal Impact: There is no additional General Fund impact since these are existing facilities.*

I. GSD – Asset Management Residential Properties

Residential Property Maintenance Fund

Attachment No. 2

Recommendation Nos. 2 and 5

An appropriation of \$38,609 from the Residential Property Maintenance Fund to GSD Construction Forces Division is recommended for repair and clean-up work on City-owned residential properties on Zitola Terrace in Playa Del Rey. This maintenance work will allow the properties to be leased to residential tenants. Council has authorized GSD to perform renovation work to various City-owned residential properties (C.F. 91-2369). The repair and clean-up work is as follows:

- 8156 Zitola Terrace – Carpet repair, yard clean-up, painting, new locks
- 8152 Zitola Terrace – Irrigation landscaping, interior locks, painting, fencing, pool grouting, replacement of window glass for code requirements

Council approval is required to appropriate the funds to GSD's budgetary accounts. *O&M Fiscal impact: There is no additional impact on the General Fund for operations and maintenance since these are existing facilities.*

J. GSD – Building Hazard Mitigation Program – Various City Facilities

CIEP

Attachment No. 1

Recommendation No. 1

An appropriation of \$225,634 from CIEP funds to GSD Construction Forces Division is recommended to cover hazard mitigation work required at various City facilities as listed on the following page.

Project	Description	Costs
Gaffey Street Yard & GSD Fleet Services Maintenance Yard	Stabilization of lead paint and repair.	\$ 175,000
Van Nuys Police Station	Abate asbestos containing material (ACM) pipe insulation in pipe chase of the "Kit Room."	2,796
Fire Station 75	Abate ACM pipe insulation.	4,664
LAPD Central Facilities Building	Abate 1600 square feet of ACM flooring 3 rd floor narcotics division office and replace with selected flooring material.	43,174
	TOTAL:	\$ 225,634

Funding for this work is provided within the 2013-14 CIEP Building Hazard Mitigation 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.*

**K. GSD – Citywide Infrastructure Improvements Program – Various City Facilities
CIEP
Attachment No. 1
Recommendation No. 1**

An appropriation of \$139,734 from CIEP funds to GSD Construction Forces Division is recommended to cover infrastructure improvement work required at various City facilities as follows:

Project	Description	Costs
Wilshire Street Services Yard	Replacement of HVAC equipment	\$ 53,640
Pacific Area Police Station	Replacement of HVAC equipment	86,094
	TOTAL:	\$ 139,734

Funding for this work is provided within the 2013-14 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.*

**L. GSD – Citywide Nuisance Abatement Program
GSD Contractual Services Account
Attachment No. 4
Recommendation No. 4**

An appropriation of \$100,000 from the GSD funds to GSD Construction Forces Division is recommended for rehabilitation and maintenance on City-owned nuisance properties. GSD receives complaints regarding these City-owned nuisance properties and performs rehabilitation and maintenance work as necessary. Work has been completed at five properties includes general clean-up, boarding, and fencing to eliminate continued illegal entry and vandalism at these facilities. GSD has identified multiple properties and requires \$100,000 for both completed work and on-going repair and clean-up work at

various City-owned nuisance properties. 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.*

M. GSD – Fire Life Safety Building Systems (Reg. 4)

CIEP

Attachment No. 1

Recommendation No. 1

An appropriation of \$251,530 from CIEP funds to GSD Construction Forces Division is recommended to perform LAFD Regulation 4 testing, repair, replacement and certification of mandated fire/life safety fire alarm and monitoring systems in approximately 220 city buildings. Funding for this work was provided within the 2013-14 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: This is no additional General Fund impact since these are existing facilities.*

N. L.A. For Kids Program

Central Recreation Center – Building Refurbishment & Outdoor Development

Proposition K

Attachment No. 2

Recommendation Nos. 2 and 5

An appropriation of \$278,000 from Proposition K funds to GSD Construction Forces Division is recommended to provide additional funding for building refurbishments and outdoor development at the Central Recreation Center. In April 2012, GSD received an initial construction award of \$550,000 for this project pending completion of plans and specifications (C.F. 11-1487-S4). Based on the final cost estimate prepared by GSD, an increase of \$278,000 for the construction award is recommended, for a new revised total of \$828,000, subject to Department of Recreation and Parks (RAP) Board approval. The project scope includes ADA restrooms and pathways, office renovations and installation of a new baseball backstop and shade structure for the children's play area. Project completion is anticipated by June 2014. Council approval is required to appropriate the funds to GSD's budgetary accounts. *O&M Fiscal impact: There is a potential impact to the RAP operational budget for increased operations and maintenance estimated at \$153,365 annually, that would be addressed through the City budget process once this project is complete.*

Children's Museum/Discovery Science Center of Los Angeles (DSC-LA)

Various Funding Sources

Attachment No. 6

Recommendation No. 8 and 9

This report recommends that the Controller be authorized to deposit funds totaling \$19,315,201 from approved City project funding sources into an escrow account established for the DSC-LA of Los Angeles project, as required as a condition of funding through the New Market Tax Credit (NMTC) program. On October 26, 2010, Council

approved the execution of a Memorandum of Understanding (MOU) between the RAP and the DSC to develop the museum's exhibit program (C.F. 10-1658). The exhibit program totals \$22.42 million funded by various public funds that include \$3.1 million in federal NMTC funds (C.F. 10-1658-S2). As a condition of the NMTC, all project expenses must be front-funded through a NMTC escrow account with reimbursement from City funds deposited into the same escrow account. In its prior action, Council authorized RAP to execute any documents between the department and DSC that are required as a condition of the New Market Tax Credit financing under Internal Revenue Code Section 45. Recently, the Office of the Controller has advised that additional technical instructions are needed in order to deposit payments as required. Our Office has worked with the City's project management team and DSC-LA to develop a comprehensive budget which reflects costs based on funding sources and eligible uses that is reflected in Attachment 6. All invoiced expenses will be reviewed by BOE and/or RAP, with final approval provided by the CAO. The report recommendations provide the necessary instructions to effectuate these reimbursements in order to preserve the NMTC funding source for the project. The project is on schedule to be completed in advance of the current State grant liquidation deadline of March 2015. Council approval is required to provide the necessary authority to the Controller. *O&M Fiscal Impact: There is no impact to the RAP operational budget as the selected operator, DSC-LA, will be responsible for the cost of operations and maintenance.*

Griffith Park Merry-Go-Round Parking Lot Improvements
RAP Sites and Facilities
Attachment No. 1
Recommendation No. 1

An appropriation of \$93,491 from RAP Sites and Facilities funds to the CIEP is recommended to fund improvements to the parking lot adjacent to the Griffith Park Merry-go-round, located in Council District 4. These monies originated from interest earnings for the Griffith Park Observatory Renovation project and were set aside for use within the park (C.F. 09-2535-S2). Completion of the parking lot improvements is expected by December 2013. Council approval is required to appropriate the funds to a new CIEP account for this project. *O&M Fiscal Impact: There is no impact to the RAP operational budget for increased operations and maintenance as this is an existing facility.*

Hansen Dam – New Ranger Station
Proposition K
Attachment No. 2
Recommendation Nos. 2 and 5

An appropriation of \$114,469 from Proposition K funds to GSD Construction Forces Division is recommended to transfer the balance of funds awarded for the construction of the new Hansen Dam Ranger Station. At its meeting held on May 30, 2013, the L.A. for Kids Steering Committee authorized increasing the construction contract by \$907,469, from the prior award level of \$6,542,531 to the final revised award of \$7,450,000. In June 2013, Council authorized an appropriation of \$793,000 out of the \$907,469 award increase pending availability of the balance of funds that are now

recommended for appropriation (C.F. 12-1409-S5). Council approval is required to appropriate the funds to GSD's budgetary accounts. *O&M Fiscal Impact: There is a potential impact to the RAP operational budget for increased maintenance costs estimated at \$340,039 annually.*

Mar Vista Recreation Center – Restrooms and Storage Renovations
Quimby
Attachment No. 2
Recommendation Nos. 2 and 5

An appropriation of \$47,558 from Quimby monies to GSD Construction Forces Division is recommended to fund final expenses incurred for the Mar Vista Recreation Center Restroom and Storage Renovations project, located in Council District 11. To date a total of \$412,500 has been expended on remodeling and expansion of existing restrooms and storage space, including ADA upgrades. At its meeting held on June 27, 2013, the RAP Board authorized increasing the construction contract by \$47,558, from the original award of \$412,500 (Report No.13-164). The project was completed and accepted by RAP Board on September 11, 2013 (Report No.13-227). 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.*

Oro Vista – Park Development
Proposition K
Attachment No. 2
Recommendation Nos. 2, 5, and 10

Authority to revert funding and decrease appropriations to GSD by \$322,000 in Proposition K funds and to appropriate the same amount to RAP is recommended for the Oro Vista project. The original construction contract for the Oro Vista project was awarded to GSD for the development of passive recreation and equestrian features (C.F. 10-2498). However, BOE later determined that cost efficiencies could be achieved by awarding the construction contract to RAP. The RAP Board rescinded the contract award to GSD at its meeting held July 10, 2013 (Report No. 13-189). Project completion is expected by September 2014. Council approval is needed to appropriate the funds to RAP's accounts. *O&M Fiscal Impact: There is a potential impact to the RAP operational budget for increased maintenance costs estimated at \$16,186 annually.*

Sun Valley Recreation Center – Athletic Field and Restroom Improvements
Proposition K
Attachment No. 2
Recommendation Nos. 2 and 5

An appropriation of \$297,600 from Proposition K funds to RAP is recommended to transfer the remaining balance of construction funds awarded for the Sun Valley Recreation Center athletic field and restroom improvement project. Council previously approved an initial transfer of \$450,000 out of a total construction award of \$747,600, pending availability of the balance of project funds (C.F. 12-1409-S4). These monies will

be used to fund a new synthetic soccer field and new ADA compliant restrooms. At its meeting held February 28, 2013, the L.A. for Kids Steering Committee approved award of construction to RAP. Project completion is expected by February 2014. Council approval is needed to appropriate the funds to RAP's accounts. *O&M Fiscal Impact: There is a potential impact to the RAP operational budget for increased maintenance costs estimated at \$25,186 annually.*

Sun Valley Recreation Center – Building Refurbishments
Proposition K
Attachment No. 2
Recommendation Nos. 2 and 5

An appropriation of \$73,000 from Proposition K funds to RAP is recommended to transfer the remaining balance of construction funds awarded for the Sun Valley Recreation Center building refurbishments that include ADA restroom upgrades. Council previously approved an initial transfer of \$170,000 out of a total construction award of \$243,000, pending availability of the balance of project funds (C.F. 12-1409-S4). These monies will be used to fund building refurbishments that include ADA restroom upgrades. At its meeting held February 28, 2013, the L.A. for Kids Steering Committee approved award of construction to RAP. Project completion is expected by June 2014. Council approval is needed to appropriate the funds to RAP's 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.*

O. Office of Public Accountability (OPA) – Relocation of Offices
CAO Funds
Attachment No. 1
Recommendation No. 1

An appropriation of \$62,438 from CAO budgetary funds to GSD Construction Forces Division is recommended for tenant improvement work at City Hall, Room 1736. In September 2013, the Municipal Facilities Committee approved the assignment of City Hall, Room 1736 to OPA. Minor tenant improvement work is needed, including the installation of new power/data outlets, new light fixtures, painting, carpet work, and new partitions/doors. Project duration is expected to be approximately 6 weeks. The 2013-14 budget states that funding for direct and indirect costs of the OPA will be fully reimbursed by DWP. 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.*

P. Port of Los Angeles (POLA) – A&I Requests
GSD Revenue Source Account
Attachment No. 4
Recommendation No. 4

An appropriation of \$228,311 from GSD revenue sources to GSD Construction Forces Division is recommended for various improvements at POLA. GSD completed work totaling \$97,663 for interior demolition and removal of 6,000 cubic yards of soil in

connection with the San Pedro Waterfront B 45-49 outer Harbor site improvements and \$130,648 for installation of salvaged existing light standards and hardware, new conduits and light poles in connection with the Berth 94-95 Catalina Express Relocation Project. These projects are completed and POLA funds have been transferred to GSD revenue sources. 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 POLA Special Funds.*

Q. Potrero Canyon Project – Transfer of Funds from Property Sales

CIEP

Potrero Canyon Trust Fund

Attachment No. 2

Recommendation Nos. 2 and 5

An appropriation of \$11,956,524 from the Potrero Canyon Trust Fund to the CIEP Potrero Canyon project account is recommended. These funds, from the sale of surplus properties, will be used to stabilize the canyon and develop a riparian habitat. The project is expected to cost \$29 million and the sale of 22 properties surrounding the site is expected to generate sufficient monies to pay for all project costs. To date, 15 properties have been sold for a total of \$22.2 million. Future project segments will be completed with the proceeds from the sale of the remaining seven properties. The project should be completed by June 2015. Council approval is required to appropriate the funds to the CIEP. *O&M Fiscal impact: There is a potential impact to the RAP operational budget in an amount not yet determined for increased operations and maintenance that would be addressed through the City budget process once this project is completed.*

3. BOND PROJECTS

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

A. Proposition F – Fire and Animal Facilities Program

East Valley Animal Shelter Phase II

Proposition F GOB

Attachment No. 3

Recommendation Nos. 3 and 6

An appropriation of \$305,816 from Proposition F – Animal Facilities GOB funds to GSD Construction Forces Division is recommended to perform construction work at the East Valley Animal Shelter, a Phase II project. The work to be performed is to construct a 420 square foot habitat room that will involve demolition of a floor, bulletin wall, benches and planters and to install floor drains, glass walls, shelving and cat walk ledges. This work should be completed by the end of 2013-14. 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 this is an existing facility.*

B. Proposition G – Seismic Bond Program

Sixth Street Viaduct Improvement Fund – Staff Cost Reimbursements

Proposition G GOB

Attachment No. 5

Recommendation No. 7

The sum of \$6,504,398 from Proposition G – Seismic GOB funds (\$4,915,349) and the Sixth Street Viaduct Improvement Fund (\$1,589,049) is recommended to be appropriated to various departments to reimburse staff costs associated with the Seismic Bridge Improvement Program as delineated in Attachment 5. Positions for this program are authorized by resolution and Council action. Funding for those resources directly supporting the program is provided on a reimbursement basis consistent with bond requirements. Services provided by City staff include program, project and construction management (including design and community outreach) and project control (including monitoring of expenditures). The amount of \$6,504,398 represents the estimated costs of \$6,320,319 for the current fiscal year and reimbursement of \$184,079 for prior year costs. Council approval is required to appropriate the funds to the department accounts. *O&M Fiscal Impact: This is an administrative action and there is no associated General Fund impact for operations and maintenance.*

C. Proposition Q – Citywide Public Safety Facilities Program

Police Academy and Valley Traffic Bureau Improvements

Proposition Q GOB

Attachment No. 3

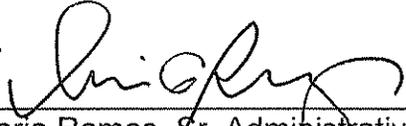
Recommendation Nos. 3 and 6

An appropriation of \$375,432 from Proposition Q – Citywide Public Safety Facilities GOB funds to GSD Construction Forces Division is recommended to perform construction work at the Police Academy and at the Valley Traffic Bureau. The work to be performed at the Police Academy includes soil borings, hazardous materials study and abatement and installation of temporary communications at the training facility and disassembly and relocation of storage units, hazardous materials study and abatement at the administration building and relocation of LAPD trailers. Work at the Valley Traffic Bureau is to perform flooring repairs on the third floor of the facility. This work should be completed by the end of FY 2013-14. 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.*

D. Proposition CC – Zoo Bond Program

**Elephant Restraint Device Upgrade
Proposition CC GOB
Attachment No. 3
Recommendation Nos. 3 and 6**

An appropriation of \$10,000 from Proposition CC - Zoo GOB funds to GSD Construction Forces Division is recommended to complete the repairs of the elephant restraint device (ERD) at the Los Angeles Zoo's Elephants of Asia Exhibit. Funding in the amount of \$25,000 was transferred for this project in the 2012-13 Third CPR. After receiving the funds, GSD did several site visits and bid out the work to their steel vendors. Bids came in higher than estimated and additional funds are needed to cover the bids. The work is anticipated to be completed by December 2013. 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*



Maria Ramos, Sr. Administrative Analyst I

APPROVED:

Assistant City Administrative Officer

MAS:MGR:05140016

Attachments