


Date: June 18, 2020
To: Municipal Facilities Committee
From: 
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Program Manager
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Subject: **REPORT ON THE DESIGN AND CONSTRUCTION OF AN INDEPENDENT BOILER SYSTEM IN THE METRO DETENTION CENTER - MUNICIPAL FACILITIES COMMITTEE JUNE 25, 2020- CD 14**

RECOMMENDATION:

For note and file.

Existing Boilers in the Civic Center Area.

The Bureau of Engineering (BOE) recommends that funding be identified to design and install an independent system at the Metro Detention Center (MDC) through a design build (DB) contract.

The following are the advantages of installing an independent boiler system in the MDC in order to provide a stable system. Currently the 80-year-old steam lines run from City Hall East/South and through the former Parker Center site. The existing system is costly due to high maintenance and high energy costs.

1. The City has the institutional knowledge of the design & construction parameters of the site and scope of work. The feasibility study has been performed and Rough Order of Magnitude (ROM) costs has been identified through the Silverado Construction, the demolition contractor for the Parker Center.
2. The MDC would not rely on the aged City Hall East / South boiler plant, or the future unknown nature of the development of the former Parker Center site.
3. An independent system at the MDC site will avoid many of the public utilities and fiber optics that run under and intersect with the existing steam line system.
4. The rough order of magnitude estimate to provide the design and prepare a bridging document and complete the DB contract is as follows:

Design/Bridging Document	\$200,000
Construction	\$3,200,000
Subtotal	\$3,400,000
Contingency	\$500,000
Total Budget	\$3,900,000

The above estimate is DB for the MDC boiler system as well as removal of existing steam pipes.

5. The schedule to provide the design, bid and construct will be approximately 24 months. This includes 6 months to design, 6 months to bid and 12 months to construct the MDC boiler system.

Background

On June 16, 2018, the Board of Public Works awarded a design-build contract to Silverado in the amount of \$16,737,549 with a contingency amount of \$3,462,451 for a total approved construction budget of \$20,200,000 to design and deconstruct the Parker Center Demolition Project (Project). The Project consists of removal of hazardous containing materials, deconstruct and demolish the entire facility, including the building, utility tunnel, partial basement, underground parking level, foundations, and all related appurtenances.

As part of the Project scope, communication cables coming from City Hall East/South that service the adjacent Metro Detention and 911 Call Centers were routed through Parker Center. The Project’s scope also included the construction of new underground duct banks within the public right-of-way on Los Angeles Street, First Street, Temple Street, and Judge John Aiso Street. Communication cables and fiber optic lines to service the Metro Detention and 911 Call Centers were installed before the communication cables running through former Parker Center were removed. The new duct banks will be able to accommodate future communication lines for the new Los Angeles Street Civic Building (LASCb) and other future Civic Center development and improvements. The Project has received the Statement of Completion on February 2, 2020 for the construction/demolition contract work.

Late in the demolition phase of the project, Silverado was directed by BOE to provide a steam line feasibility study for options and subsequent cost proposals to install a boiler in MDC to replace the steam line system. Silverado agreed to remain on the project through May 31, 2020, to allow the City time to decide on whether to move forward with the

replacement of the MDC boiler. If funding could be identified to replace the steam lines, economies of scale may have been realized.

Silverado has decided not to extend their contract time beyond May 31, 2020, due to impacts on their bonding capacity and other business-related issues. Therefore, BOE and BCA will proceed with issuing the final Board of Public Works authorization to close out their contract.

CONCLUSION

As a conclusion, the MFC should note and file this report for future project consideration. If you have any questions please contact Reza Bagherzadeh at (213) 485-4773, Principal Civil Engineer.

MK/:dk

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