

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: January 27th 2022
To: Municipal Facilities Committee
From: Steven Fierce
Principal Architect
Bureau of Engineering



Subject: DEPARTMENT OF TRANSPORTATION (DOT) AUTOMATED TRAFFIC SURVEILLANCE AND CONTROL (ATSAC) CENTER RELOCATION, MUNICIPAL FACILITES COMMITTEE MEETING JANUARY 2022

Recommendation

1. That the MFC increase the construction contingency from \$720,000 to \$1,020,000 by allocating \$300,000 of escalation from the approved budget to contingency.
2. That the MFC direct the CAO to appropriate the contingency to GSD's budgetary accounts for their use.
3. That the MFC approve the revised project completion date of April,1 2022.

1.0

Councilmember De Leon CD 14

PROJECT: Department of Transportation (DOT) Automated Traffic Surveillance and Control (ATSAC) Headquarters Relocation



<p>1. Background</p>	<p>The Automated Traffic Surveillance and Control (ATSAC) system is a digital traffic signal control system that monitors traffic conditions and adjusts traffic lights to foster traffic efficiency. The system was established to decrease traffic congestion during the 1984 Olympics. Due largely to the success of the ATSAC system during the early 1980's, the system has expanded citywide and has grown from 1 hub unit to 40 hub units.</p> <p>The expansion of the ATSAC system and associated hub units have required space to be allocated for server/equipment racks, within the ATSAC center located on P-4 of the City Hall East parking structure. Space is no longer available within P-4 to accommodate the growth of the ATSAC systems and DOT personnel.</p> <p>The BOE and LADOT worked to develop a proposal for the phased upgrades</p>
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of their facilities in two locations; the 11th floor of the Cal Trans Building and level P-4 of City Hall East.

The Caltrans building presented itself to the City as the preferred viable option to satisfy the program requirements for the new ATSAC Control Room and staff office space.

Phase 1A of the current proposal initiates the design and construction of the new Master Control Room and Staff area in 9,300 square feet of available space on the 11th floor of the Cal Trans Building. Phase 1B consists of optimizing the existing server room on level P-4 of City Hall East, by disconnecting old servers no longer in use due to the new Control Room and connecting existing servers that have been waiting for available electrical capacity. This optimization will bring the server room up to standard to address new MTA lines, new streetlight controllers, and major events.

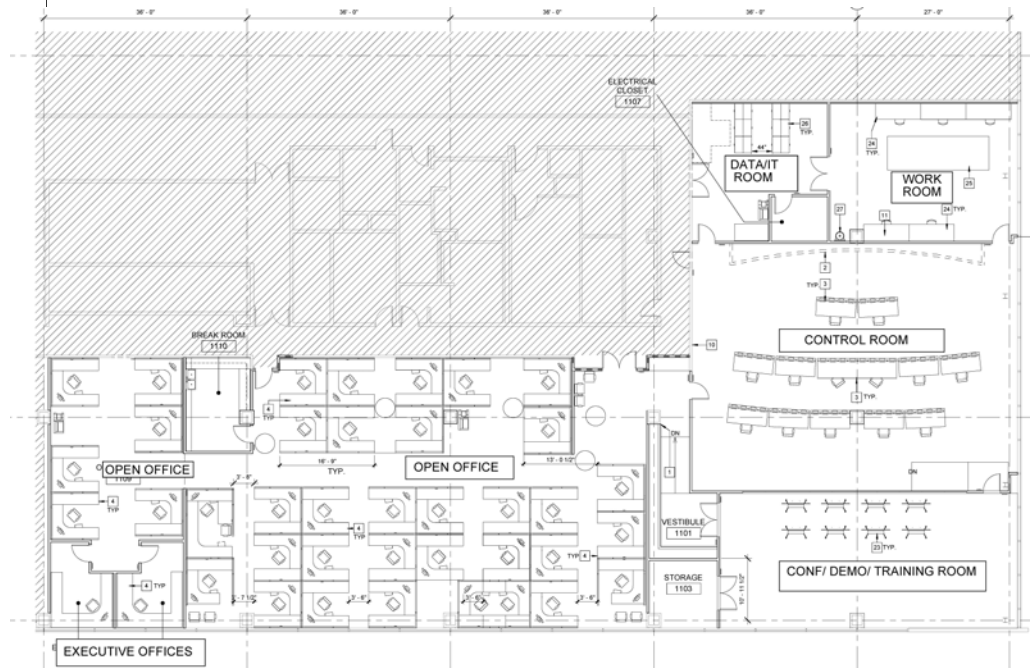
Phase 2 consists of the construction of a new server room on level P-4 of City Hall East, adjacent to the new ITA server rooms. This phase will be postponed until adequate funding is identified.

The Phase 1 scope of work, budget and schedule was presented to, and subsequently approved by, the Municipal Facilities Committee in January 2017. Council approved the report (CF-17-0129) on March 7, 2017.

On October 31, 2019, the MFC approved the award of the construction contract to the Department of General Service in the amount of \$4.24 Million Dollars. Funding to cover the base construction costs was transferred to GSD in the 2019-2020 Second CPR (CF 19-0926-S2).

2. Status

The project is currently 95% complete with the construction of Phase 1 A and is on schedule to obtain a Certificate of Completion from the Division of the State Architect (DSA) and State Fire Marshall (SFM) in April 2022. The installation of video screen wall, audio systems, and network integration for the ATSAC control system will begin in February 2022. See the floor plan and pictures below for reference.



1 ATSAC FLOOR PLAN
11th FLOOR

VIEW OF CONTROL ROOM



VIEW OF ADJUSTABLE CONSOLE FURNITURE AND VIDEO WALL STRUCTURE



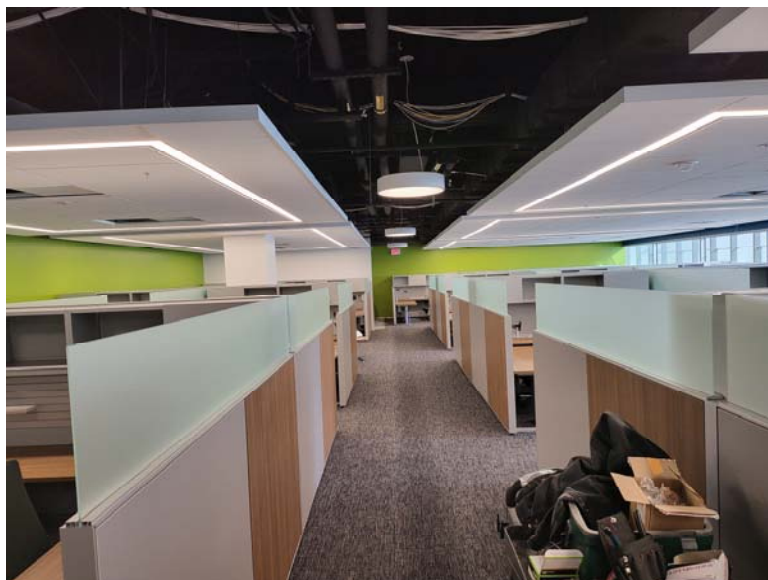
**VIEW OF SMARTGLASS WALL SEPARATING THE CONTROL AND DEMO ROOMS
(W/ SMARTGLASS IN OBSCURE MODE)**



VIEW OF SMARTGLASS WALL (W/ TEST PANEL ON FAR LEFT, IN CLEAR MODE)



VIEW OF MAIN HALL WAY IN OPEN OFFICE SPACE



VIEW OF EXECUTIVE OFFICE NO. 1



VIEW OF EXECUTIVE OFFICE NO.2



VIEW OF IT/ DATA ROOM



VIEW OF DISPLAY CABINETS



VIEWS OF CUBICLES



VIEW OF BREAKROOM



<p>3. Budget</p>	<p>▶ <u>Project Budgets:</u></p> <p>Per MFC report dated October 31, 2019</p> <p><u>Phase 1A - Caltrans Building - 11th Floor – 10,700 sq. ft</u></p> <table border="0"> <tr> <td>Construction Costs</td> <td style="text-align: right;">\$4.240M</td> <td style="text-align: right;">-</td> </tr> <tr> <td>- Finishes: Walls, Ceilings, Flooring</td> <td></td> <td></td> </tr> <tr> <td>- Structural Retrofit @ basement for new generator gas tank</td> <td></td> <td style="text-align: right;">-</td> </tr> <tr> <td>- Mechanical (6 New VAV boxes fed by existing Chiller/ Boiler)</td> <td></td> <td></td> </tr> <tr> <td>- Electrical (New Generator and TI work)</td> <td></td> <td></td> </tr> <tr> <td>- Fiber Optics</td> <td></td> <td></td> </tr> <tr> <td>- Overtime for expedited Construction/ Construction</td> <td></td> <td></td> </tr> <tr> <td>- Construction Access Allowance</td> <td></td> <td></td> </tr> <tr> <td>Construction Contingency (+15%)</td> <td style="text-align: right;">\$0.720M</td> <td></td> </tr> <tr> <td>ATSAC Equipment Costs</td> <td style="text-align: right;">\$1.600M</td> <td></td> </tr> <tr> <td>- Cubicles & Control Desks</td> <td></td> <td></td> </tr> <tr> <td>- Control Room Digital Display</td> <td></td> <td></td> </tr> <tr> <td>- Communication Servers/ connection to P-4</td> <td></td> <td></td> </tr> <tr> <td>- ITA Data/ Telephone</td> <td></td> <td></td> </tr> <tr> <td>Lease Costs – 1st year</td> <td style="text-align: right;">\$0.350M</td> <td></td> </tr> <tr> <td><u>Soft Cost</u></td> <td style="text-align: right;"><u>\$0.920M</u></td> <td></td> </tr> <tr> <td>Sub Total</td> <td style="text-align: right;">\$7.830M</td> <td></td> </tr> <tr> <td><u>Escalation (approx. 5% x 1yrs)</u></td> <td style="text-align: right;"><u>\$0.400M</u></td> <td></td> </tr> <tr> <td>Total Phase 1A</td> <td style="text-align: right;">\$8.230M</td> <td></td> </tr> <tr> <td><u>Phase 1B- City Hall East- P4 level -</u></td> <td></td> <td></td> </tr> <tr> <td>Infrastructure allowance</td> <td style="text-align: right;">\$0.100M</td> <td></td> </tr> <tr> <td>Total Phase 1</td> <td style="text-align: right;">\$8.330M</td> <td></td> </tr> </table> <p>▶ <u>Revised per updated Expenditures</u></p> <p><u>Phase 1A - 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		<p>ATSAC Trust Fund (Fund No. 484), ATSAC Control Center Relocation Project, Account 94PU13 \$5.973M <i>Funds transferred and appropriated per CF 17-0600-S114, Attachment 4</i></p> <p>Traffic Congestion Relief Act Funds \$3.334M <i>Funds approved in CF 18-0270, Recommendation 4; pending transfer to Fund 484</i></p> <hr/> <p>Total \$9.307M</p> <p>Funds remaining at the end of Phase 1 will be made available for Phase 2.</p>																																							
<p>4. Schedule</p>		<p>▶ Schedule</p> <table border="1" data-bbox="568 672 1477 1071"> <thead> <tr> <th rowspan="2">Activity Description</th> <th colspan="2">Previous</th> <th colspan="2">Proposed</th> </tr> <tr> <th>Start</th> <th>Finish</th> <th>Start</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td>Design</td> <td>03/28/18</td> <td>07/28/19</td> <td>03/28/18</td> <td>07/28/19</td> </tr> <tr> <td>Bid and Award</td> <td>07/28/19</td> <td>12/15/19</td> <td>07/28/19</td> <td>12/15/19</td> </tr> <tr> <td>Construction</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Phase 1A</td> <td>12/15/19</td> <td>12/15/20</td> <td>03/09/20</td> <td>04/01/22</td> </tr> <tr> <td>Phase 1B</td> <td>12/15/20</td> <td>03/15/21</td> <td>03/20/22</td> <td>06/20/22</td> </tr> <tr> <td>Equipment Commissioning</td> <td>03/15/21</td> <td>06/15/21</td> <td>03/20/22</td> <td>06/20/22</td> </tr> </tbody> </table> <p>Schedule Delays:</p> <ul style="list-style-type: none"> ▶ Construction Start (3 Months): A 2-month delay was incurred due to the transfer of funding, and an additional 1-month delay was incurred to address CALTRANS concerns of the new ATSAC’s generator maintenance, and gas tank usage prioritization. The agreement was codified in the revised lease agreement. ▶ State Fire Marshall (SFM) Permitting (6 Months): The project suffered a 6-month delay in obtaining design approval. The delays stemmed from repeated resubmittals of plans. Due to COVID protocols, the SFM reduced the availability of in-office plan check, which created a backlog of plans submitted to the SFM plan check platform. In order to reduce the project delay, the construction team to worked in parallel of the SFM permitting process. Unfortunately, delays were still incurred as inspection of installed work could not be conducted until the SFM plan check process was completed. ▶ Fire Sprinkler System (6 Months): Approximately 6 months of additional delay was incurred due to the design and permitting of the fire suppression system. A 1-month delay occurred in scheduling the appropriate pressure tests to obtain the fire water pressure @ the 11th floor. Although several meetings were conducted with the SFM and the contractor to reduce the number of resubmittals, and the associated review time, an additional 3-month delay occurred due to the lengthy resubmittal and design review process. An additional 2-month delay occurred in mobilizing the fire sprinkler contractor due to their availability. 	Activity Description	Previous		Proposed		Start	Finish	Start	Finish	Design	03/28/18	07/28/19	03/28/18	07/28/19	Bid and Award	07/28/19	12/15/19	07/28/19	12/15/19	Construction					Phase 1A	12/15/19	12/15/20	03/09/20	04/01/22	Phase 1B	12/15/20	03/15/21	03/20/22	06/20/22	Equipment Commissioning	03/15/21	06/15/21	03/20/22	06/20/22
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5.	Current Events	<p>Change Orders:</p> <ul style="list-style-type: none"> ▶ Change Order Summary to date: <table style="margin-left: 20px;"> <tr> <td>▪ CO's Issued to date (27):</td> <td style="text-align: right;">\$573,094</td> </tr> <tr> <td>▪ <u>CO's Pending Approval (13):</u></td> <td style="text-align: right;"><u>\$182,653</u></td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">\$755,747</td> </tr> </table> ▶ Executed Change order Category Summary <table style="margin-left: 20px;"> <tr> <td>▪ U: Unforeseen (10)</td> <td style="text-align: right;">\$185,302.00</td> </tr> <tr> <td>▪ E: Errors & Omissions (1)</td> <td style="text-align: right;">\$2,156.00</td> </tr> <tr> <td>▪ <u>S: Change in Scope (16)</u></td> <td style="text-align: right;"><u>\$385,636.00</u></td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">\$573,094</td> </tr> </table> <p>Action Item:</p> <ul style="list-style-type: none"> ▶ This report requests an increase of the construction contingency from \$720,000 to \$1,020,000 to fund the current estimated changer order total of \$755,094, and any future change orders needed to close out the project. See the attached change order log (Attachment No 1). Funding of \$300,000 shall be allocated from the escalation line item in the previously approved budget, subsequently retaining the previously approved total project budget. <p>Key Note:</p> <ul style="list-style-type: none"> ▶ \$50,000 has also been allocated from the escalation line item in the previously approved budget to cover the increased vendor costs of the Control Room Display and associated infrastructure. <p>Construction Activities:</p> <ul style="list-style-type: none"> ▶ Completing the installation of HVAC infrastructure to the roof. ▶ Completing the installation of fire alarm devices. ▶ Installation of the projector screen and projector in the demonstration room ▶ Testing and commissioning of the rooftop mounted generator 	▪ CO's Issued to date (27):	\$573,094	▪ <u>CO's Pending Approval (13):</u>	<u>\$182,653</u>	Total	\$755,747	▪ U: Unforeseen (10)	\$185,302.00	▪ E: Errors & Omissions (1)	\$2,156.00	▪ <u>S: Change in Scope (16)</u>	<u>\$385,636.00</u>	Total	\$573,094
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ND/OA:bh

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cc:

Alma Guerrero, Office of the Mayor
Nate Hayward, Office of Councilmember De León , CD 14
Bernyce Hollins, City Administrative Officer
Albert Griego, City Administrative Officer
David Hirano, City Administrative Officer
Joshua Drake, City Legislative Analyst
Rafael Prieto, City Legislative Analyst
Amy Benson, General Services Department
Seleta Reynolds, Department of Transportation
Daniel E Mitchell, Department of Transportation

Bill Shao, Department of Transportation
George Chen, Department of Transportation
Gary Lee Moore, Bureau of Engineering
Deborah Weintraub, Bureau of Engineering
Antoinette Barrios, Bureau of Engineering
Juliet Gagar-Ricahrds, Bureau of Engineering
Ohaji Abdallah, Bureau of Engineering
Bernadette Hernandez, Bureau of Engineering
Richard Louie, Bureau of Engineering
Justin Ramirez, Bureau of Engineering
Daniel Rodriguez, General Services Department

ATSAC COST TO COMPLETE 01/05/2021						
CHANGE ORDER REQUEST INFORMATION					BOE	
COR No	Date Initiated	Request for Change Order Title	CO No.	COR Requested Amount	Change Order Request Status	
001-R01		Install masonite and tape seams	CO 003	\$ 9,545.00	FCO Signed	
002-R00		Load Bank For 60 KW Generator	CO 001	\$ 18,592.00		
003-R00		Difference in cost glass wall	CO 002	\$ 19,330.00		
004-R00		Laminate Countertop to a Solid Surface Countertop	CO 004	\$ 7,872.00		
005-R00		A to Z Glass & Mirror (Install window mullions)	CO 005	\$ 3,903.00		
006-R00		Installing additional shelf standards and shelving	CO 006	\$ 6,060.00		
007-R00		Add Power and Data for Card Readers per PC 2.1	CO 007	\$ 56,877.00		
008-R00		Fire Sprinkler Underestimated	CO 008	\$ 98,533.00		
009-R00		Adding plywood to wall per new data plan sheet.	CO 009	\$ 1,997.00		
009-R01		Demo for new exist door	CO 010	\$ 16,672.00		
011-R00		ATSAC Logo	CO 011	\$ 7,437.00		
012-R00		Fire Dampers	CO 012	\$ 16,490.00		
013-R00		Added Channel Iron Beams	VOID		Voided/Deleted/Unused	
014-R00		Install Shut Off Valves	CO 013	\$ 4,851.00	FCO Signed	
015-R00		Remove Overflow Drain for Beam Installation	CO 014	\$ 14,130.00		
016-R00		Window Wall Framing	CO 015	\$ 1,746.00		
017-R00		Reconfigure Break Room Cabinets	CO 016	\$ 8,769.00		
018-R00		Clear Tempered Switchlite Glass Wall System	CO 017	\$ 121,369.00		
019-R01		Demo framed section of wall and shift 4.5" to get 12" at pull side.	CO 018	\$ 1,612.00		
020-R01		Capping and sealing all duct work penetrating into ATSAC space	CO 019	\$ 2,156.00		
021-R00		Furnish and install additional epoxy dowels.	CO 020	\$ 3,204.00		
022-R00		Addition of power , outlets, data drops, lighting for cabinet displays.	CO 021	\$ 51,941.00		
027-R00		Install conduit wiring for both load bank and day tank.	CO 022	\$ 35,072.00		
024-R00		Fabricate and install stainless steel handrail.	CO 023	\$ 13,376.00		
025-R01		Display Case	CO 024	\$ 17,949.00		
026-R01		Champion Reg 4 Test	CO 025	\$ 3,147.00		
028-R00		Run Diesel Lines from POC	CO 026	\$ 20,778.00		
029-R00		Reframe Soffit to Fit Smart Glass	CO 027	\$ 9,686.00		
030-R02		Install Refrigerant line and shaft from from 11th floor to Roof Condensar	CO 028	\$ 79,178.00	Negotiated	
033-R00		Display Cabinet Doors per PC 10	CO 030	\$ 24,398.00		
031-R00		Installation of 6" Raied Flooring	CO 031	\$ 6,694.00		
035-R00		HVAC Platform on the Roof	CO 032	\$ 6,478.00		
032-R03		Relocation of the existing fire sprinklers main and branch lines	CO 033	\$ 8,967.00		
036-R00		Seal Control Room Walls for Leak Test	CO 034	\$ 6,944.00		
038-R00		Add Exhaust Fain in Printer and File Room 1106	CO 035	\$ 6,764.00		
037-R00		Raised Flooring in Storage Room 1103	CO 036	\$ 6,764.00		
CORs in Review						
039-R00	11/16/2021	Rework the Framing for the Refrigerant Lines	TBD	\$ 10,720.00		Pending
040-R00	11/30/2021	Replace Exterior Glass Window	TBD	\$ 2,641.00		Pending
041-R00	12/15/2021	Install New Screen in Ceiling	TBD	\$ 15,660.00		Pending
042-R00	12/27/2021	Power and Controls for 2 Duct Detectors Estimate	TBD	\$ 7,445.00		Pending
034-R01		Credit - Smart Glass Wall System between the Control and Demo Room	CO 029	\$ -		Pending
Total Change Order Amount Executed					\$573,094	
Total Change Order Amount Requested - Pending Execution					\$146,187	
Total Change Order Amount Under Review					\$36,466	
Total Change Order Amount Needed to Complete Project					\$182,653	
TOTAL PROJECT CHANGE ORDERS ACCOUNTED FOR					\$755,747	