

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: September 21st, 2022

To: Municipal Facilities Committee

From: Steven Fierce, AIA
Municipal Facilities Program Manager
Bureau of Engineering



Subject: **PROJECT UPDATE - EMERGENCY OPERATIONS CENTER AND FIRE STATION 4 (EOC-FS4) LOCATED AT 500 EAST TEMPLE ST, LOS ANGELES CA 90012 FOR THE LOS ANGELES FIRE DEPARTMENT (LAFD) – W.O. E1908718**

Recommendations:

1. That the MFC approve a proposed change order of \$370,305, and transfer the remaining available funds per the Proposed Funding chart to cover the increase in construction costs for Phase 1 construction
2. That the MFC provide direction on whether BOE should proceed, defer, or cancel Phase 2 construction for \$2,055,356.00

Updates:

Denoted in bold print

Councilmember Huizar, CD 14

**EMERGENCY OPERATIONS CENTER & FIRE STATION NO. 4
FAÇADE REPLACEMENT – PHASE 1**



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<ul style="list-style-type: none"> • Background 	<ul style="list-style-type: none"> • 2017 - City hired a consultant to evaluate the condition of the tile installation and provide recommendations to mitigate the falling tiles. <ul style="list-style-type: none"> ○ Falling tiles were mostly falling from the south-facing stone façade. This side received the most sunlight, and thereby the most heat ○ The report found that there were tiles that had not been installed correctly ○ Recommendations from the report were to fully replace the tile façade (\$2 million) or remove original tiles and replace with a plaster veneer façade (\$785,000) ○ Municipal Facilities Committee (MFC) chose the latter and directed the BOE to proceed with development of construction drawings. Construction drawings would be provided to Department of General Services (GSD) to construct the new façade treatment, subject to additional funding • October 2019 - MFC directed BOE to hire an architectural firm from the on-call consultant list to develop conceptual designs, construction estimate, and construction drawings with a not-to-exceed amount of \$145,000 • March 2020 - all projects were placed on hold by the Mayor’s office due to the COVID-19 pandemic • October 2020 - BOE requested an exception from the contracting restrictions set forth by the Mayor’s Cost Containment Measures memo dated June 24, 2020. This exemption was granted by the Mayor’s Office in December 2020. • April 2022 - MFC was updated regarding the required phasing of the façade replacement into two phases and the revised projected construction cost of \$1,899,764, and advised that additional funding would be provided for Phase 2 construction.
<ul style="list-style-type: none"> • Current Status 	<ul style="list-style-type: none"> • January 2021, the BOE executed a task order solicitation and hired Paul Murdoch Architects (PMA) to prepare to develop construction documents and provide a construction estimate to replace the exterior façade with plaster veneer for a not-to-exceed amount of \$785,000 <ul style="list-style-type: none"> a. PMA provided a construction estimate for a plaster veneer façade at the cost of \$1,231,149, citing construction costs for materials and labor had significantly increased due to the demand of construction services and short supply of construction materials b. The CAO allocated additional funding of \$1,272,481 to cover the revised construction cost of \$1,231,149 to replace the exterior façade with a plaster veneer

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	<ul style="list-style-type: none"> • November 2021, BOE provided constructions documents to GSD to finalize construction costs. GSD estimated and provided a new construction cost of \$1,899,764 for the entire façade replacement. <ul style="list-style-type: none"> a. GSD cited the increase costs in construction labor and materials throughout the entire year b. BOE reported the revised estimated cost to the CAO and requested additional funding of \$954,938 through CTIEP funds to cover the shortfall c. CAO reported that new CTIEP funding would not be available until the start of fiscal year 2022-2023. • January 2022, BOE and GSD agree to phase the construction into 1) Phase 1 – South Side façade replacement and construction, and 2) Phase 2 – North Side and Courtyard façade replacement and construction. Phasing the construction would allow BOE and GSD to use the current allocated funding of \$944,826 to advance the project, as it addresses the safety issue the facility was having. No tiles from the north side have been observed to have fallen from the façade. <ul style="list-style-type: none"> a. February 2022, GSD revised their construction estimate to \$899,993 for Phase 1. This leaves Phase 2 construction costing \$999,771 b. BOE reported the phased construction plan and updated construction estimate to the CAO. The CAO found the phased construction plan to be a suitable solution to address the tiles falling on the south side and to progress the project forward while waiting for additional funds. c. BOE issued an NTP to GSD on March 2, 2022 to begin construction on Phase 1 • April 2022 – BOE and GSD began construction on the EOC-FS4 facility. The initial scope of the project was to demolish only the façade tiles, leaving the brown coat and installing plaster starting from the brown coat. • June 2022 – During demolition, the first unforeseen condition was encountered by the construction team <ul style="list-style-type: none"> a. GSD discovered the variable difficulty in removing tiles and keeping the brown coat intact; tiles were either easily removed while other tiles needed to be forcibly removed. This left the underlying brown coat unevenly textured. GSD notified BOE that with the unevenness in brown coat and that there was no guarantee that the plaster would be able to stick to the brown coat, thereby hampering a final finished plaster product b. BOE worked with the PMA and concluded the best solution would be to remove the tiles completely, leaving only the sheathing in place. GSD provided a change order of \$276,296.00 to completely demolish the south side tile while leaving the sheathing board in place for Phase 1.
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	<ul style="list-style-type: none"> c. BOE directed GSD to proceed with this change; there was enough built-in contingency and funding in the appropriation accounts to handle this change order. • August 2022 – Once GSD finished tile demolition and prepared to install the expansion and control joints for plastering, they encountered a second unforeseen condition. <ul style="list-style-type: none"> a. The support structure directly behind the sheathing ran horizontally, not vertically. Typically, the studs behind the sheathing are vertical. b. GSD confirmed an additional layer of horizontal channels had been attached between the typical vertical studs and the sheathing. This meant that it would not be possible to install expansion joints and control joints without removing the sheathing to install horizontal supports specifically for our new expansion joints and control joints. c. BOE reviewed the as-built plans for the facility and concluded that this change during initial construction of the EOC and FS4 facilities had not been properly recorded. Therefore, there was no way for PMA or current BOE staff to have known this d. GSD provided BOE with another change order of \$370,305.00
<ul style="list-style-type: none"> • Key Issues 	<p>The BOE recommends that the CAO transfer funds to GSD to complete the Phase 1 portion of the project. BOE’s current funding accounts show a total uncommitted amount of \$335,775.88 dispersed across various appropriation accounts. The cost of the pending change order in the amount of \$370,305.00 would leave the project a deficit of \$34,529.60 in uncommitted funds.</p> <p>The GSD is awaiting the approval of the proposed change order and the transfer of funds to reengage construction of Phase 1. It is critical to complete this work prior to the raining season. LAFD has notified the BOE and GSD that the current rain protection has deteriorated and will need to be replaced.</p> <p>Phase 2 construction will also encounter the same issues encountered on Phase 1. GSD has updated their estimate for Phase 2, currently estimated at \$2,055,360.00 due to the additional labor and material costs required to remove and replace sheathing. Phase 2 funding transfer is pending \$954,938.00 from the 2022-2023 1st CPR.</p> <p>BOE seeks advisement from the MFC on whether to move forward, defer, or cancel the Phase 2 construction.</p> <ul style="list-style-type: none"> 1. Moving forward with Phase 2 construction would provide a uniform plaster façade siding for the entire facility. BOE would continue with Phase 2 immediately after completing Phase 1. Funding for Phase 2 is not fully established as only

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\$954,938.00 was allocated via the first CPR. There is a deficit of **\$1,012,573.00**

2. Deferring Phase 2 construction means the City would need to continue paying for protective scaffolding that is currently erected until Phase 2 construction begins. The monthly cost of scaffolding is roughly \$10,000 per month. The City would need to set aside funding for protective scaffolding based on how long Phase 2 construction is deferred. The City would also need to fund the remaining deficit of \$1,012,573.00 to complete Phase 2 Construction.
3. Cancelling Phase 2 construction would leave the EOC-FS4 facilities with a plaster façade on the south side and tile façade on the north side. The money allocated via first CPR could be reprogrammed to fund the deficit in Phase 1 construction of \$34,529.60. It should be noted that to date, no tiles have fallen from the North Side of the facility and the the City would need to accept the existing condition of the tiles on the North Side and courtyard.

BOE reached out to LAFD and EMD regarding the status of Phase 2 construction, outlined that tiles have not fallen in the Phase 2 area, and discussed the possibility of cancelling Phase 2. LAFD and EMD both requested to move forward or defer Phase 2 construction to maintain the building’s exterior uniformity.

- **Budget and Recommendation**

The budget for the proposed work is from MICLA authorized funding for EOC-FS4 and CTIEP funds.

Below are summary tables of the funding and forecasted costs of the project

Funding as of August 2022, Phase 1			
Appropriation Account	Appropriated Funding	Encumbered Funds + Expenditures	Remaining Uncommitted Funds
298/50/50SFS4	\$ 239,352.00	\$ 93,476.60	\$ 145,875.40
298/50/50TSFS	\$ 944,826.00	\$ 937,221.00	\$ 7,605.00
100/54/00T778	\$ 305,174.00	\$ 122,879.00	\$ 182,295.00
	\$ 1,489,352.00	\$ 1,153,576.60	\$ 335,775.40

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Proposed Funding				
Appropriation Account	Appropriated Funding	Encumbered Funds + Expenditures	Proposed Funding for Change Order	Remaining Uncommitted Funds
298/50/50SFS4	\$ 239,352.00	\$ 93,476.60	\$ 180,405.00	\$ (34,529.60)
298/50/50TSFS	\$ 944,826.00	\$ 937,221.00	\$ 7,605.00	\$ -
100/54/00T778	\$ 305,174.00	\$ 122,879.00	\$ 182,295.00	\$ -
TOTAL	\$ 1,489,352.00	\$ 1,153,576.60	\$ 370,305.00	\$ (34,529.60)
Pending CPR #1	\$ 954,938.00		\$ 34,529.60	\$ 920,408.40

<ul style="list-style-type: none"> Schedule 	<p>The project schedule has been revised as follows:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th colspan="3" style="text-align: center;">Previous Schedule</th> </tr> <tr> <th></th> <th>Start Date</th> <th>Finish Date</th> </tr> </thead> <tbody> <tr> <td>Design</td> <td align="center">2/1/2021</td> <td align="center">1/31/2022</td> </tr> <tr> <td>Bid and Award</td> <td align="center">2/1/2022</td> <td align="center">3/7/2022</td> </tr> <tr> <td>Construction</td> <td align="center">3/7/2022</td> <td align="center">8/31/2022</td> </tr> <tr> <td>Post Construction</td> <td align="center">8/31/2022</td> <td align="center">10/31/2022</td> </tr> </tbody> </table> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th colspan="3" style="text-align: center;">Revised Schedule</th> </tr> <tr> <th></th> <th>Star Date</th> <th>Finish Date</th> </tr> </thead> <tbody> <tr> <td>Design</td> <td align="center">2/1/2021</td> <td align="center">1/31/2022</td> </tr> <tr> <td>Bid and Award</td> <td align="center">2/1/2022</td> <td align="center">3/7/2022</td> </tr> <tr> <td>Construction</td> <td align="center">4/1/2022</td> <td align="center">3/30/2023</td> </tr> <tr> <td>Post Construction</td> <td align="center">3/30/2023</td> <td align="center">5/31/2023</td> </tr> </tbody> </table> <p>*Revised dates are shown in bold. This schedule change reflects the additional scope of removing and replacing sheathing to the schedule. The estimated construction completion is based on GSD resuming construction work starting in October (pending change order approval)</p>	Previous Schedule				Start Date	Finish Date	Design	2/1/2021	1/31/2022	Bid and Award	2/1/2022	3/7/2022	Construction	3/7/2022	8/31/2022	Post Construction	8/31/2022	10/31/2022	Revised Schedule				Star Date	Finish Date	Design	2/1/2021	1/31/2022	Bid and Award	2/1/2022	3/7/2022	Construction	4/1/2022	3/30/2023	Post Construction	3/30/2023	5/31/2023
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Demolition of south-side of facility underway



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Close-up view of sheathing, horizontal supports, and insulation.



Erected scaffolding south side of FS4 facility

Attachments:

cc: Alma Lopez, Office of the Mayor
Albert Griego, City Administrative Officer
Cheryl Banares, City Legislative Analyst
Joshua Drake, City Legislative Analyst
Greg Avery, Fire Department
Carlos Calvillo, Fire Department
Michael Castillo, Fire Department
Gary Singer, Emergency Management Department
Carol Parks, Emergency Management Department
Gary Lee Moore, City Engineer Bureau of Engineering
Deborah Weintraub, Bureau of Engineering
Steven Fierce, Bureau of Engineering