

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: May 25, 2023

To: Municipal Facilities Committee (MFC)

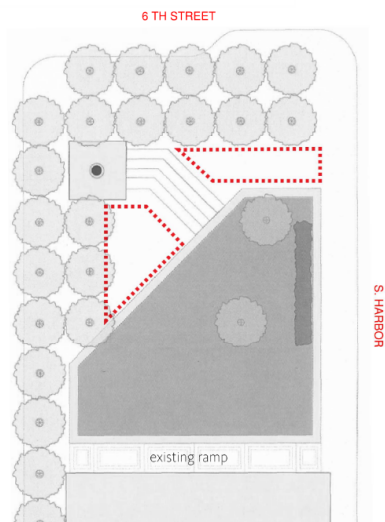
From: Steven Fierce, AIA
Division Manager, Architectural Division
Bureau of Engineering (BOE)



Subject: **SAN PEDRO LITTLE ITALY PLAZA RENOVATION, COMMITTEE MEETING**

It is Recommended that the MFC

- 1. Award the Construction activities to the Department of General Services-Construction Forces Division, in the amount of \$6.18 Million Dollars, with an estimated shortfall of \$1.35 Million Dollars**



Councilmember McOsker, CD 15

1. Background

The San Pedro Little Italy Plaza Renovation Project (Project) is located adjacent to the San Pedro City Hall, located at 638 Beacon Street in the San Pedro community. The existing plaza is at the corner of South Harbor Boulevard and West 6th Street.

Also known as the Pepper Tree Plaza, this open space was provided to the public in 1980. The plaza has been underutilized as an active civic space due to its layout. Most of the plaza is inaccessible for disabled patrons and the majority of the plaza space is dominated by a large, elevated landscape planter. The remaining open areas are divided into small

and fragmented spaces that further reduces the plaza's efficiency and subsequent ability to host large outdoor events.

Council District Fifteen initiated to project by enlisting Gensler Architects to assist with the development of the vision and concept for the plaza, with a goal to transform the plaza into a cultural focal point for the local community. The concept envisioned an open and flexible plaza to optimize its use, with design features inspired by the Italian culture.

To better engage the community, and solicit feedback on the initial concept, a focus group community meeting was held on February 6, 2020. COVID meeting protocol, initiated in March of 2020, sidelined in person community meetings and subsequent outreach was conducted via an online survey in April 2020, which solicited opinions for a variety of desired activities and features in the new plaza.

The survey showed the community's strong desire to have a plaza with the greatest programming flexibility. As a result, the initial open concept was enhanced by locating the landscape and seating areas to the edges of the plaza. The survey also revealed the desire to incorporate a steel trellis for outdoor dining, integrated site lighting, and stone pavers with patterns reminiscent of Italian Piazzas. In addition, the plaza will have a water fountain what will be procured and installed by the Little Italy of Los Angeles Association (LIAA). The final design incorporated all of the features from the survey and was presented to the public during the Urn Removal ceremony on October 21, 2022.

The project was presented to the Cultural Affairs Design Review Commission for conceptual and final approval on May 13th, 2020, and November 9, 2022, respectively. The project was well received and additional community support information for the previously noted fountain was requested and provided.

2. Status

Design / Bid and Award

Gensler provided the BOE a full design service proposal on June 11, 2021, and the design was initiated via a Notice to Proceed on August 3, 2021.

The project design is roughly 90% complete and has been submitted to the Department of Building and Safety (LADBS) for plan check. Plan check comments have been received and are being addressed. We currently anticipate obtaining LADBS approval at the end of May, 2023.

In order to expedite the project, start construction, and reduce possible escalation costs, the BOE solicited a bid from the General Services Department – Construction Forces Division, in September, 2022. An estimate, based on the 90% Construction Document set, was received on November 21, 2022, for an amount of \$6,183, 696 including contingency.

3. Budget

Itemized Costs	Amount
Construction	\$ 5,153,080
Construction Contingency (+20%)	\$ 1,030,616
Design	\$ 606,400
Bureau of Contract Administration	\$ 80,000
1% Public Arts Fee	\$ 70,000
Total	\$ 6,940,096
Available Funding	
BOE Special Project Fund (50SVEH)	\$ 5,584,320
*Projected Shortfall	\$ 1,355,776
*\$1,500,000 was requested in the 2023-24 CTIEP as reflected in the Mayor's proposed budget	

4. Expenditure Plan

Funding Source	Funding	Committed to Date	Estimated Construction Expenditures per FY					
			22-23	23-24	23-24	23-24	23-24	24-25
			4 th Qtr.	1 st Qtr.	2 nd Qtr.	3 rd Qtr.	4 th Qtr.	1 st Qtr.
50SVEH	\$5,584,320	756,400	1,200,000	1,622,000	1,500,000	505,920		
Shortfall Funding	\$1,355,776				500,000	500,000	355,776	
Total	\$6,940,096	756,400	1,200,000	1,622,000	2,000,000	1,005,920	355,776	

5. Schedule

Activity	Start	Finish
Design	08/03/2021	04/07/2023
Bid and Award	04/10/2023	06/09/2023
Construction	06/12/2023	06/28/2024

6. Current Events

A letter from LILAA was sent to the Department of Cultural Affairs requesting approval of the water fountain for its significance to the group and the community.

SF/DW:bh

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cc:

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