

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date: June 27, 2024

To: Municipal Facilities Committee

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



Subject: **CITYWIDE YARDS AND SHOPS MASTER PLAN STUDY: STATUS UPDATE
AND PROPOSED NEXT PHASE OF IMPLEMENTATION**

It is recommended that the MFC:

1. Acknowledge completion of Phase 1, with a project savings of approximately \$1.3 million dollars;
2. Approve the Phase II Project estimate of \$3,115,788 and funding as noted in the table within the body of this report; and,
3. Approve the preliminary Phase II Project schedule with a completion date in April 2027.

Background The City of Los Angeles (City) operates over 133 yards and shops facilities that provide vital infrastructure for the provision of services to its residents, visitors, and local businesses. The current system of facilities was developed over 30 years ago due to the scarcity of resources required for significant capital investment to properly respond to the current service needs of the City's diverse communities.

Due to the limited funding resources available and the cost-prohibitive estimate to proceed with full implementation of the Master Plan Study, a phased implementation to assess the City's existing yards and shops facilities within geographic clusters is recommended, with the successive phases to be funded through future fiscal years. The proposed scope of work would include collaborative effort with the respective department operators to:

- Identify opportunities to: promote operational efficiencies;
- Implement needed adjustments to current service boundaries;
- Identify options to relocate or co-locate services to achieve more effective deployments;
- Address capital repairs, technology and security needs;
- If feasible, identify the best and highest use for potential acquisitions of new sites; and,
- Assess opportunities to provide additional community enhancement features.

On December 6, 2019, the Bureau of Engineering (BOE) released Task Order Solicitation (TOS) No. 56 Phase I – Task A (Transmittal No. 1) to all 20 firms on the 2014 Pre-Qualified On-Call (PQOC) Architectural and Related Professional Services Consultants List. The TOS focused on providing the necessary assessments on a total of 51 yards and shops in the following geographic areas:

- 1) Selected yards adjacent to the Los Angeles River (12);
- 2) Yards in the South LA Region (Council District Nos. 8, 9 and 10) (13 yards);
and
- 3) Yards in the Civic Center and its surrounding communities within a three-mile-radius (26 yards).

On January 24, 2020, the BOE had only received one proposal response for TOS No. 56 Phase I – Task A, from IBI Group, for a total amount of \$2,435,355.

On April 6, 2020, IBI Group presented a revised fee of \$2,891,000, after re-examining the scope.

In discussion with the Office of the City Administrative Officer (CAO), a decision was made to work with IBI to negotiate the fees from the April 6, 2020 proposal, and limit the work to the first two groups of yards: Group 1 – Los Angeles River adjacent yards (12 yards) and Group 2 – South LA Region Yards (13 yards).

On May 20, 2020, IBI Group submitted a revised fee for Groups 1 and 2 for a combined amount of \$1,319,638, which reflects a total deduction of \$199,728.46. Furthermore, the initiation of Group 3 – Civic Center and Surrounding Communities – would be deferred to a later date, once funding becomes available.

On July 7, 2020, the IBI Group submitted a fee amount for \$43,609 to complete the space analysis to perform a space analysis to determine the best and highest use for co-locating displaced and expanded yard and shops operation at the 1925 North Marianna Avenue site, which was a priority site per the CAO.

On November 25, 2020, the Mayor authorized the Board of Public Works, or designee, on behalf of the Bureau of Engineering to execute a proposed contract with IBI Group to perform the space analysis at the 1925 North Marianna Avenue site for an amount not-to-exceed \$50,000, which is comprised of: \$43,609 for the space analysis and \$6,391 for contingency.

On February 18, 2021, Notice to Proceed (NTP) 1 for 1925 North Marianna Avenue Space Study was issued. This was a feasibility study for potential collocation of different departments, LA Sanitation & Environment (LASAN), City of Los Angeles Department of Transportation (LADOT), Los Angeles Police Department (LAPD), and City of Los Angeles Bureau of Street Services (StreetsLA). BOE submitted the final report and the cost estimate to the CAO, and it was determined that it is cost prohibitive to continue with the implementation of the project.

On August 30, 2021, a meeting was held between the BOE and IBI to discuss the full scope moving forward and continue with the negotiation of the costs for

the Group 3 – Civic Center and Surrounding Community yards (26 yards), since funds became available at this time, for the amount of \$1,272,140, which reflects deduction of \$100,000.67.

On November 15, 2021, NTP 2 for Group 1 (LA River Adjacent Yards) and 3 (Civic Center and Surrounding Community Yards) was issued, and NTP 3 for Group 2 (South LA Region) was issued on March 24, 2022.

On December 5, 2022, a 30% report (Outline) was submitted for review, and the report was presented to the CAO and the Mayor's Office on January 4, 2023. On September 5, 2023, a 60% report (Substantially Developed) was submitted for review, and the 60% report was presented to the CAO and the Mayor's office on October 3, 2023.

On January 23, 2024, a 90% report was submitted for review. Staff distributed the report for departmental review. On March 11, 2024, a 100% report was submitted for review. Staff distributed the report to the CAO and the Mayor's Office for final review.

On March 26, 2024, Arcadis, formerly known as IBI Group, submitted a proposal for Phase II, which was revised and resubmitted on April 12, 2024.

On May 17, 2024, a final Phase I report was submitted, and the revised final report was submitted on May 29, 2024 (See Attachment 1).

Phase I Summary

Phase I Study found several critical issues in the majority of the yards. These issues represent direct costs, potential liability costs, and indirect costs in the form of diminished functional efficiency. Some of the pervasive issues are listed below:

- **Fire/Life Safety:** Since many of the yards studied have seen little improvements since their inceptions, provisional adaptations have been made to spaces, resulting in loss of sprinkler coverage or obstructed sprinkler coverage and loss of safe and adequate exiting pathways. Some structures show signs of significant rotting and the absence of adequate seismic restraint.
- **Security:** Security is an ongoing issue with weekly or monthly incidents of break-ins, theft, and vandalism. This is an issue for nearly every yard and results in both direct and indirect costs. This not only incurs obvious liability issues, damage and loss to property, and safety concerns but also long-term costs from damaged/lost equipment and vehicles, which because of supply chain issues and repair delays can extend beyond 6 months. The long term functional and efficiency costs are difficult to quantify but are substantial. Many of the yards have inadequate camera and alarm coverage as well as easily breached perimeters.
- **Gender Equity and Social Inclusion:** Gender equity and Americans with Disabilities Act (ADA), which prohibits discrimination against people

with disabilities in several areas including employment, transportation, public accommodations, communications and access to state and local government programs and services, issues are similarly widespread. Yards typically have been designed for a male-dominated workforce and therefore women's facilities are typically grossly undersized or absent.

- **Space Limitations:** Over time many of the yards have increased the workforce, equipment needs, and yard laydown space than they were originally designed for resulting in functional limitations to the sites: Inadequate turning clearances for larger modern vehicles, inadequate repair bay sizes for maintaining modern equipment and vehicles, inadequate yard space for laydown and material storage, inadequate yard space for safely parking personally-owned vehicles separate from City-owned vehicles, inadequate work spaces and storage spaces for staff resulting in makeshift solutions, etc.

Issues representing direct threats to life safety and potential liabilities have been prioritized, i.e., fire and life safety, ADA, and security. It is recommended that these are addressed forthwith. General equity issues and social inclusion issues have been assigned a medium priority as well as general systems issues. Efficiency concerns, space limitations, and green investment issues are assigned the lowest priority.

Short- and long-term cost line items are included in the master plan, and solutions range from renovations to existing yards to relocation and consolidation of divisions to new yards.

Phase II Scope

The following represents the main scope of tasks, which will need to be completed for Phase II:

- a) Confirm the 2018 survey results, as well as gather additional data for the fifty-four (53) yards in West Los Angeles region, Hollywood region, and San Fernando Valley region subjected to this task;
- b) Work with the operating departments to identify opportunities to achieve operational efficiencies and evaluate whether adjustments are needed to the current service area boundaries defined for various yards and shops functions;
- c) Identify potential relocation and co-location of functions needed to optimize deployment of services within the redefined service area boundaries;
- d) Evaluate and develop an inventory of current needs for capital repairs and infrastructure projects, technology upgrades, security enhancements and space for employee and fleet parking, which includes a prioritized plan, cost estimate and implementation timeline for addressing these needs; and;
- e) If feasible, provide recommendations on the best and highest use for potential site acquisitions for new yards and shops facilities, including preferred locations.

Budget

Budget History:

- BOE submitted a request for 2023-24 Capital and Technology Improvement Expenditure Program (CTIEP) funding in the amount of \$2.1 million for the implementation of Phase II of the Master Plan Study for the three geographic regions, West Los Angeles (16 yards), Hollywood (1 yard), and San Fernando Valley (36 yards).
- The estimated amount for the implementation of Phase II is \$3,115,788, which includes estimated consultant costs of \$2,492,630, as noted in the negotiated proposal from Arcadis dated April 12, 2024 (Attachment 2), estimated City staff costs of \$373,895 and the contingency amount of \$249,263.

Phase II Project Budget	Estimated Costs
Consultant Design	\$2,492,630
City Staff Costs (BOE)	\$373,895
Contingency	\$249,263
Estimated Total Costs	\$3,115,788

Funding Availability:

- As part of the 2021-22 Budget, the Yards and Shops Master Plan Study project received \$2,762,000 funding. As part of this scope of work, South Los Angeles and Valley region were to be included as part of Phase I. However, the LA River, South LA, Civic Center, and its surrounding communities were prioritized in Phase I. As a result, the remaining unused funding from Phase I will be allocated to fund the Valley portion of Phase II and approximately \$1.2 million remaining funds from Phase 1, and an unspent contingency amount of \$126,915, will be utilized for the Phase II study.
- \$2.1 million was included in the 2023-24 Budget for implementation of Phase II.

Funding Source	Available Funds
Unspent Amount from Phase I (Approx.)	\$1,200,000
Unspent Contingency from Phase I	\$126,915
2023-24 CTIEP	\$2,100,000
Total Available Funds	\$3,426,915

Proposed
Schedule

Phase II Estimated Project Duration: 28 Months

Phases		Start	End
Task Order Solicitation/ Award		October 2024	January 2025
Project Initiation		January 2025	March 2025
Data Gathering		March 2025	March 2026
30% Report (Outline)		March 2026	May 2026
Analysis		May 2026	August 2026
60% Report		August 2026	October 2026
City Review		October 2026	November 2026
90% Report		November 2026	January 2027
City Review		January 2027	February 2027
Final Report		February 2027	April 2027

Status

The Citywide Yards and Shops Master Plan Study Phase I is completed. The final report is attached.

For implementation of Phase II, BOE will request the Board of Public Works for authority to issue a TOS to PQOC Architectural and Related Professional Services Consultants List, or a sole source TOS to the consultant who has already worked on this project for Phase I in order to preserve the budget, schedule, and design continuity.

Key Issues

None

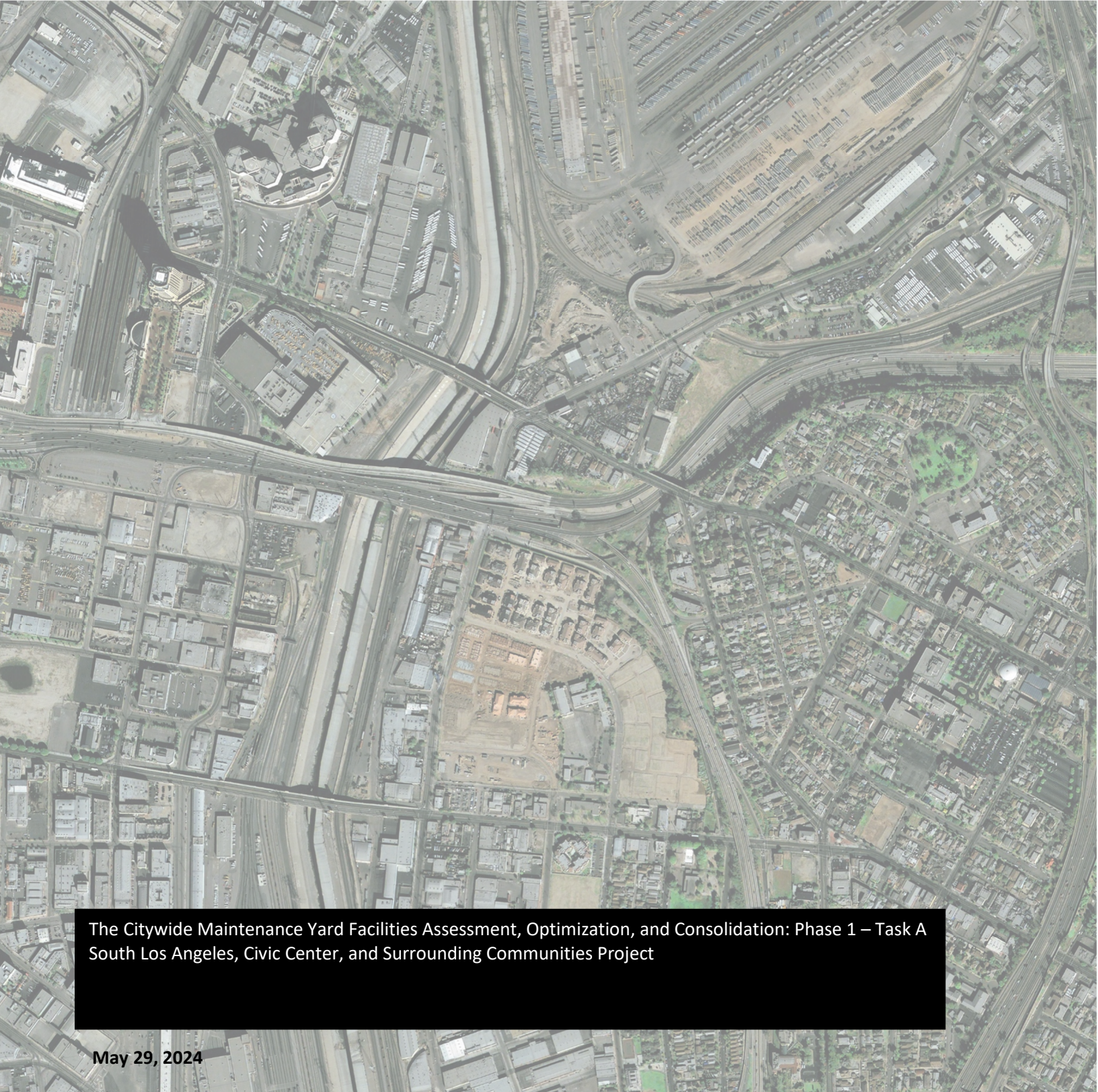
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Box\ARC\PROJECTS\Citywide Maintenance Yard Study\D-Design\D-1. Preliminary Engineering\D-1.5 Phase II (West LA & SF Valley)\MFC

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Attachment(s)

1. Phase I – Final Report dated 05.29.2024
2. Phase II – Consultant Fee Proposal



The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project

May 29, 2024



TABLE OF CONTENTS

EXECUTIVE SUMMARY1.3

SECTION ONE – INTRODUCTION1.15

1.1 Introduction 1.15

1.2 Purpose of Report..... 1.18

1.3 Methodology..... 1.18

1.4 Report Overview 1.18

SECTION TWO – YARD SUMMARY SHEETS2.1

2.1 Introduction 2.1

2.2 Bureau of Sanitation (BOS/LASAN) 2.2

2.3 Bureau of Street Services (BSS/StreetsLA)..... 2.17

2.4 General Services Department (GSD)..... 2.44

2.5 Bureau of Street Lighting (BSL/LA Lights) 2.77

2.6 Department of Recreation and Parks (RAP)..... 2.82

2.7 Department of Transportation (LADOT) 2.107

2.8 Fire Department (LAFD) 2.126

2.9 Police Department (LAPD) 2.133

2.10 Office of the City Clerk 2.156

2.11 Office of Community Beautification (OCB) 2.163

2.12 Information Technology Agency (ITA) 2.168

2.13 Bureau of Engineering (BOE)-Survey 2.173

SECTION THREE – SPACE NEEDS PROGRAM.....3.1

3.1 Introduction 3.1

3.2 Space Standards..... 3.2

3.3 Rules of Thumb Planning Ratios 3.4

3.4 Circulation Factors 3.5

3.5 Design Criteria (Maintenance and Service Facility Modules) 3.6

APPENDICES

Appendix A: Sample Questionnaire

Appendix B: Space Needs Programs

Appendix C: Field Notes



EXECUTIVE SUMMARY

The City of Los Angeles (City) has approximately 133 individual and shared maintenance and service yard facilities throughout the City. These yards (others not covered in this study) serve a population of roughly 3.9 million citizens and over 469 square miles. These yards provide vital uninterrupted services to City residents and are critical infrastructure for the operating departments. Many of these yards are outdated and require significant repairs and/or capital improvements and are operating at capacity.

The City asked the design team to undertake a study to identify strategies to improve the collective and individual operational efficiency of these City Yards. The first phase of this study focuses on 44 yards in three geographic locations as follows:

1. Group 1: Selected Los Angeles River Adjacent Yards (11 Yards)
2. Group 2: Yards and Shops in The South LA Region (11 Yards)
3. Group 3: Civic Center and Surrounding Community Yards (22 Yards)

The primary objectives of this study are as follows:

- Identify Capital Improvements
- Identify Opportunities for Consolidation of City Yards or With Other Public Yards/Shops
- Identify Need and/or Opportunities for Improved Technology
- Identify The Optimum Utilization of Sites

Key operational considerations addressed include:

- Operational Efficiency
- Projected Growth
- Geographic Location and Demographics (Geographic service areas)
- Facility Standardization
- Technological Advancement

The following City departments were represented in this report: Bureau of Sanitation (BOS, LASAN), Bureau of Street Services (BSS), StreetsLA, General Services Department (GSD), Bureau of Street Lighting (BSL/LA Lights), Recreation and Parks (RAP), Los Angeles Department of Transportation (LADOT, DOT), Los Angeles Fire Department (LAFD), Los Angeles Police Department (LAPD), Office of the City Clerk, Office of Community Beautification (OCB), Information Technology Agency (ITA), and Bureau of Engineering (BOE).

To begin this study, Arcadis distributed questionnaires to representatives from each department. Once the questionnaires were completed, Arcadis conducted a series of interviews with each department to review the content of the information provided. With the information provided by the questionnaires and with City departmental feedback, the project team developed a Space Needs Program that captured the space needs desired for interior offices, support spaces, common spaces, shop spaces, and storage spaces as well as exterior parking and storage requirements.



There are several pervasive issues for nearly all yards. These issues represent both direct costs, potential liability costs, and indirect costs in the form of diminished functional efficiency:

Fire/Life Safety: Since many of the yards studied have seen little improvements since their inception, provisional adaptations have been made to spaces resulting in loss of sprinkler coverage or obstructed sprinkler coverage and loss of safe and adequate exiting pathways. Some structures show signs of significant rotting and the absence of adequate seismic restraint.

Security: Security is an ongoing issue with weekly or monthly incidents of break-ins, theft, and vandalism. This is an issue for nearly every yard and results in both direct and indirect costs. This not only incurs obvious liability issues, damage and loss to property, and safety concerns but also long-term costs from damaged/lost equipment and vehicles, which because of supply chain issues and repair delays can extend beyond 6 months. The long term functional and efficiency costs are difficult to quantify but are substantial. Many of the yards have inadequate camera and alarm coverage as well as easily breached perimeters.

Gender Equity and Social Inclusion: Gender equity and ADA (Americans with Disabilities Act, which prohibits discrimination against people with disabilities in several areas including employment, transportation, public accommodations, communications and access to state and local government programs and services) issues are similarly widespread. Yards typically have been designed for a male-dominated workforce and therefore women's facilities are typically grossly undersized or absent completely.

Space Limitations: Over time many of the yards have increased the workforce, equipment needs, and yard laydown space than they were originally designed for resulting in functional limitations to the sites: Inadequate turning clearances for larger modern vehicles, inadequate repair bay sizes for maintaining modern equipment and vehicles, inadequate yard space for laydown and material storage, inadequate yard space for safely parking personally-owned vehicles separate from City-owned vehicles, inadequate work spaces and storage spaces for staff resulting in makeshift solutions, etc.

Issues representing direct threats to life safety and potential liabilities have been prioritized—i.e. fire and life safety, ADA, and security. It is recommended that these are addressed forthwith. General equity issues and social inclusion issues have been assigned a medium priority as well as general systems issues. Efficiency concerns, space limitations, and green investment issues are assigned the lowest priority.

Short- and long-term cost line items are included for the master plan. Solutions range from renovations to existing yards to relocation and consolidation of divisions to new yards.



The following section provides a departmental overview of recommendations.

Bureau of Sanitation (LASAN)

Of the five yards studied, two are recommended for consolidation: G1Y5 North District Sewer Maintenance Yard is structurally limited by yard space availability and the flow of heavy-duty trucks within a newly revitalized residential neighborhood presents safety concerns. It is recommended that the division's functions are relocated to G1Y8 after BSS is relocated from that site to create a consolidated LASAN yard and an accompanying consolidated BSS yard. Onsite improvements for the remaining yards are recommended. As with nearly all other departments security issues are a major concern.

Bureau of Street Services (BSS/StreetsLA)

Thirteen yards were reviewed. The following are recommended for consolidation and relocation with a brief explanation of the reasons:

- G1Y1 Central Parking Enforcement: This division operates out of what appears to be a former house on a leased site. Yard space is extremely limited, and no ground laydown storage is permitted within the leasing agreement.
- G1Y4 7th Street Consolidated: BSS has a minor presence on this site but still has space limitations for yard parking and laydown. Additionally, workspaces are inappropriate for the type of work performed—e.g. welding within a wood-framed building, ADA limitations, etc.
- G1Y8 San Fernando Road Consolidated: The yard is shared with LASAN, and space is a concern. Additionally, maintenance activities performed by GSD are structurally limited for aerial work requiring significant alterations and expansions to an existing structure.
- G2Y1 Wilshire Yard: This yard is too small for future functions and a house is being leased from an adjacent partial as a makeshift office for staff use. However, the structure is limited with ADA issues.
- G3Y2 Lot Clearing Division: The site used has no permanent structures or available utility infrastructure. Both current and future space requirements are not achievable within the limited lot size.
- G3Y8 Structural Construction Zone: This yard has been created under the Olympic Boulevard overpass. As such, space is restricted both vertically and horizontally, making future growth impossible and exiting within storage bays problematic.

The remaining yards are recommended for localized improvements with attention to security issues for all of them.

General Services Department

This study includes 8 individual sites for GSD. G1Y10 Piper Tech is one of these sites, which includes 8 GSD Divisions and G2Y4 36th Street Yard includes 2 GSD divisions. The following sites/Divisions are recommended for relocation and consolidation:

- G1Y1 Central Parking Enforcement: This is a leased site and GSD is principally responsible for maintaining the collocated LADOT light vehicles. As part of the recommended relocation of LADOT from this site, it is also recommended that GSD is relocated to the same site at 2010 E Washington Street.



- G1Y8 San Fernando Consolidated: GSD has two operations on this site. It is recommended that Refuse Truck maintenance stays on this site but operating out of a new maintenance facility as part of the site reconstruction. Aerial Maintenance is recommended for relocation to an adjacent site at 2131 Humboldt Street within a new complex and collocated with StreetsLA.

G1Y4 7th Street Consolidated Facility is a critical maintenance hub with plans already in place for a new body shop. Investment in this site is recommended to meet GSD's maintenance needs. Similarly, G3Y11 is a critical hub for Refuse heavy maintenance and investment in this site is recommended. GSD divisions within Piper Tech are also recommended for localised improvements, which will be enhanced by relocation of other departments within Piper Tech by freeing up yard and support spaces. G2Y4 36th Street Yard and G3Y7 Testing Standards are recommended for localised improvements.

Bureau of Street Lighting (BSL/LA lights)

Only one yard was studied for BSL/LA Lights, which operates a city-wide service from G3Y19 Street Lighting Field Headquarters. The site is critical. A concurrent internal study is underway to locate a sister site to serve the Valley area. Investment in the current site is recommended to overcome safety, security, and space limitations and enhanced operational efficiencies.

Department of Recreation and Parks (RAP)

11 sites were studied for RAP. Each of the 11 sites is strategically located to serve the parks areas immediately surrounding each site. No relocations are recommended. Instead, investment in improvements to each of the localized sites is recommended to provide appropriate/safe workspaces and yard spaces for staff. Many of the buildings currently used are old, make-shift, and deteriorating and represent significant limitations to adequate security, life safety, and general suitability.

LA Department of Transportation (LADOT)

Of the eight sites studied under this report, three locations are recommended for relocation as follows:

- G1Y1 Central Parking Enforcement: This is a leased site and would not be adequately sized for future growth needs.
- G1Y3 Field Operations-Central Yard: Yard size limitations and interior space limitations are not sufficient for future growth. Additionally, the master plan envisions LAFD expansion to this site as a heavy-duty maintenance yard.
- G1Y10 Piper Tech (4 Divisions): To alleviate parking, infrastructure limitations, and interior space limitations already existing in Piper Tech and to allow for future growth relocation is recommended.

2010 East Washington Street is presented as a model for relocation for these divisions.

G1Y7 Field Operations Equipment Repair is already slated for relocation to 1201 Mateo and G3Y16 Avenue 19 is similarly slated for relocation to 1111/1201 Mateo. G3Y17 Hollywood Parking Enforcement has been recently relocated to this yard and has no major issues.

The remaining yards G2Y3 Western Yard and G2Y10 Southern Yard are recommended for localised improvements.



Los Angeles Fire Department (LAFD)

Only two yards were studied. G1Y2 Fire Station #401 is a critical hub for apparatus maintenance. However, the site has yard space and maintenance space limitations for modern, larger apparatus such as ladder trucks. It is recommended that a heavy shop is developed in two parcels across Avenue 19 by relocating LADOT's G1Y3 Field Operations-Central Yard and acquiring the parcel immediately adjacent. As part of this master plan, it is envisioned that G3Y4 Frank Hotchkin's light maintenance shop is relocated into Fire Station #401's future development as it expands.

Los Angeles Police Department (LAPD)

Except for G1Y1 Central Parking Enforcement, all divisions studied are at Piper Tech. The following divisions are recommended for relocation:

- G1Y1 Central Parking Enforcement
- G1Y10 Mobile Command Response Unit (MCRU)
- G1Y10 Evidence and Property Management (EPMD)
- G1Y10 Forensic Science Division (FSD)
- G1Y10 Supply Section FG
- G1Y10 Information Technology Bureau (ITB)
- G1Y10 Technical Investigation Division (TID)

Except for G1Y1 Central Parking enforcement, which occupies a leased space, relocation for these divisions is recommended to relieve space and infrastructure limitations at Piper Tech and to capitalize on synergies created by collocation such as sharing common spaces—break areas, storage areas, restrooms, etc.

Other divisions, Air Support Division (ASD), Maritime, and Facilities Management Division (FMD) have suitable spaces at Piper Tech that don't warrant relocations.

Office of the City Clerk

Only two Office of the City Clerk divisions were studied. Elections has suitable spaces within Piper Tech. Although Records currently has space limitations and other issues, potential freed up space and localised investment can allow for future growth and suitable work areas.

Office of Community Beautification (OCB)

Only one site was studied for OCB at 7th Street Consolidated. Security improvements and egress improvements are the only short-term recommendations.

Information Technology Agency (ITA)

Only one site was studied at Piper Tech. Localised investment in infrastructure, renovations to existing spaces, and expansion into adjacent spaces freed up by master plan relocations is recommended.

Bureau of Engineering-Survey (BOE)

No short- or long-term improvements were recommended to the single site studied.



A Yard Ranking is given below based on the deficiencies observed. High priority deficiencies are given a value of 3, medium a value of 2, and low a value of 1. Therefore, the higher the total score the higher the individual yard's needs are.



City of Los Angeles
100% Programming Report

Group/Yard	Yard Name	DEPT	Deficiencies									TOTAL
			HIGH FLS	HIGH ADA	HIGH SEC	MED GESI	MED SYS	LOW EFF	LOW SPC	LOW GRI		
G3Y19	Street Lighting Field Headquarters	BSL	3	3	3	2	2	1	1	1	16	
G1Y8	San Fernando Road Consolidated	BSS	3	3	3	2	2	1	1	1	16	
G2Y1	Wilshire Yard	BSS	3	3	3	2	2	1	1	1	16	
G2Y8	Southwest Service Yard	BSS	3	3	3	2	2	1	1	1	16	
G3Y2	Street Maintenance Yard	BSS	3	3	3	2	2	1	1	1	16	
G3Y8	Structural Construction Zone	BSS	3	3	3	2	2	1	1	1	16	
G3Y25	Hollywood Street Maintenance Yard	BSS	3	3	3	2	2	1	1	1	16	
G1Y8	San Fernando Road Consolidated	GSD	3	3	3	2	2	1	1	1	16	
G2Y10	Parking Enforcement-Southern Yard	LADOT	3	3	3	2	2	1	1	1	16	
G1Y2	Fire Station #401	LAFD	3	3	3	2	2	1	1	1	16	
G1Y5	North District Sewer Maintenance Yard	LASAN	3	3	3	2	2	1	1	1	16	
G3Y12	South Central Office Building	LASAN	3	3	3	2	2	1	1	1	16	
G1Y12	Elysian District Service Yard	RAP	3	3	3	2	2	1	1	1	16	
G3Y13	MacArthur Commonwealth District Service Yard	RAP	3	3	3	2	2	1	1	1	16	
G3Y18	Hollenbeck Park Service Yard	RAP	3	3	3	2	2	1	1	1	16	
G3Y21	Sycamore Grove Service Yard	RAP	3	3	3	2	2	1	1	1	16	
G3Y26	Arroyo Seco District Service Yard	RAP	3	3	3	2	2	1	1	1	16	
G1Y4	7th Street Consolidated Facility	BSS	3	3	3	2	0	1	1	1	14	
G3Y1	Central District Service Yard	BSS	3	3	3	0	2	1	1	1	14	
G2Y7	Central District Service Yard	RAP	3	3	3	0	2	1	1	1	14	
G3Y14	Cahuenga Pass Service Yard	RAP	3	3	3	0	2	1	1	1	14	
G1Y1	Central Parking Enforcement	BSS	0	3	3	2	2	1	1	1	13	
G3Y20	Silverlake Service Yard	BSS	0	3	3	2	2	1	1	1	13	
G2Y4	36th Street Yard-Building Maintenance	GSD	3	3	3	2	2	0	0	0	13	
G3Y11	Central Refuse Equipment Repair Shop	GSD	0	3	3	2	2	1	1	1	13	
G1Y3	Field Operations-Central Yard	LADOT	0	3	3	2	2	1	1	1	13	
G1Y8	San Fernando Road Consolidated	LASAN	3	3	3	0	2	1	1	0	13	
G1Y11	South LA Solid Resources Collection Yard	LASAN	0	3	3	2	2	1	1	1	13	
G3Y20	LAG S.A.F.E. Collection Center	LASAN	0	3	3	2	2	1	1	1	13	
G2Y13	Algin Sutton Maintenance District Service Yard	RAP	0	3	3	2	2	1	1	1	13	
G3Y3	Lincoln District Service Yard	RAP	0	3	3	2	2	1	1	0	12	
G1Y4	7th Street Consolidated Facility	GSD	3	0	3	0	2	1	1	1	11	
G3Y6	Central Los Angeles Recycle and Transfer Station	LASAN	0	3	3	0	2	1	1	1	11	
G2Y9	Rancho Cienega District Service Yard	RAP	0	3	3	0	2	1	1	1	11	
G1Y6	Central Service Yard	GSD	0	3	3	2	2	0	0	0	10	
G1Y10	Piper Tech: LADOT	LADOT	3	3	0	0	2	1	1	0	10	
G1Y10	Piper Tech: Distribution Center General (DCG)	GSD	0	3	3	0	2	1	0	0	9	
G2Y11	South Yard	BSS	0	0	3	2	2	0	0	1	8	
G3Y9	Asphalt Plant #1	BSS	0	3	0	0	2	1	1	1	8	
G1Y10	Piper Tech: Information Technology Bureau (ITB)	LAPD	3	0	3	0	2	0	0	0	8	
G3Y7	Testing Lab Standards	GSD	0	0	3	2	2	0	0	0	7	
G1Y10	Piper Tech: Evidence & Property Management Div. (EPMD)	LAPD	3	0	0	2	2	0	0	0	7	
G1Y10	Piper Tech: City Clerks-Records	City Clerks	3	0	0	0	2	0	1	0	6	
G1Y10	Piper Tech: Information Technology Agency	ITA	3	0	0	0	2	0	1	0	6	
G1Y4	Office of Community Beautification (OCB)	OCB	3	0	3	0	0	0	0	0	6	
G3Y4	Frank Hotchkiss Memorial Training Center	LAFD	0	0	3	0	2	0	0	0	5	
G1Y10	Piper Tech: Forensic Science Division (FSD)	LAPD	0	3	0	0	2	0	0	0	5	
G1Y10	Piper Tech: Mobile Command Response Unit (MCRU)	LAPD	0	0	0	0	2	1	1	0	4	
G1Y10	Piper Tech: Building Maintenance	GSD	0	0	3	0	0	0	0	0	3	
G2Y4	36th Street Yard-Fleet Services	GSD	0	0	3	0	0	0	0	0	3	
G2Y3	Western Yard	LADOT	0	0	0	0	2	0	0	1	3	
G1Y10	Piper Tech: Maritime Operations Team	LAPD	3	0	0	0	0	0	0	0	3	
G1Y10	Piper Tech: Construction Forces Division (CFD)	GSD	0	0	0	0	2	0	0	0	2	
G1Y1	Central Parking Enforcement	LADOT	0	0	0	0	0	0	1	1	2	
G1Y10	Piper Tech: Air Support Division (ASD)	LAPD	0	0	0	0	2	0	0	0	2	
G1Y10	Piper Tech: Supply Section FG	LAPD	0	0	0	0	0	1	1	0	2	
G1Y10	Piper Tech: Technical Investigation Division (TID)	LAPD	0	0	0	0	2	0	0	0	2	
G3Y5	Civic Center District Service Yard	RAP	0	0	0	0	0	1	1	0	2	
G1Y10	Piper Tech: Supply Services Division	GSD	0	0	0	0	0	0	1	0	1	
G1Y10	Piper Tech: Publishing Services Division	GSD	0	0	0	0	0	0	1	0	1	
G1Y10	Piper Tech: Salvage	GSD	0	0	0	0	0	1	0	0	1	
G1Y10	Piper Tech: Fleet Services	GSD	0	0	0	0	0	0	1	0	1	
G1Y10	BOE-Survey	BOE	0	0	0	0	0	0	0	0	0	
G1Y10	Piper Tech: City Clerks-Elections	City Clerks	0	0	0	0	0	0	0	0	0	
G1Y1	Central Parking Enforcement	GSD	0	0	0	0	0	0	0	0	0	
G1Y7	Field Operations Equipment Repair	LADOT	0	0	0	0	0	0	0	0	0	
G3Y16	Avenue 19 Yard (Citywide Markout and Striping)	LADOT	0	0	0	0	0	0	0	0	0	
G3Y17	Hollywood Parking Enforcement	LADOT	0	0	0	0	0	0	0	0	0	
G1Y1	Central Parking Enforcement	LAPD	0	0	0	0	0	0	0	0	0	
G1Y10	Piper Tech: Facilities Management Division (FMD)	LAPD	0	0	0	0	0	0	0	0	0	

Exhibit 1A: Yard Rankings



City of Los Angeles
100% Programming Report

The following table includes a complete listing of all of the deficiencies observed along with their accompanying estimated costs.



City of Los Angeles
100% Programming Report

GROUP/ YARD	YARD NAME	ADDRESS	DEPT	DESCRIPTION	PRIORITY	TAG	SHORT/LONG TERM	EST.COST
G1Y5	North District Sewer Maintenance Yard	2335 Dorris Pl	LASAN	Provide expanded women's restrooms and lockers	1	GESI	ST	\$ 90,911
G1Y5	North District Sewer Maintenance Yard	2335 Dorris Pl	LASAN	Provide hardened security perimeter and improved camera coverage	2	SEC	ST	\$ 1,710,726
G1Y5	North District Sewer Maintenance Yard	2335 Dorris Pl	LASAN	Repair envelope in Building A (roof repairs, and possible wall flashing upgrades)	3	SYS	ST	\$ 147,645
G1Y5	North District Sewer Maintenance Yard	2335 Dorris Pl	LASAN	Provide new training trailers	4	SPC	ST	\$ 312,722
G1Y5	North District Sewer Maintenance Yard	2335 Dorris Pl	LASAN	Relocate LASAN program to G1Y8 San Fernando Road Facility	5	SPC	LT	\$ 59,038,711
G1Y8	San Fernando Road Consolidated Facility	452 N San Fernando Rd	LASAN	Security upgrades--fencing, cameras, etc.	1	SEC	ST	\$ 1,236,773
G1Y8	San Fernando Road Consolidated Facility	452 N San Fernando Rd	LASAN	ADA improvements	2	ADA	ST	\$ 44,443
G1Y8	San Fernando Road Consolidated Facility	452 N San Fernando Rd	LASAN	HVAC upgrades to administrative spaces	3	SYS	ST	\$ 346,104
G1Y8	San Fernando Road Consolidated Facility	452 N San Fernando Rd	LASAN	Lighting upgrades throughout but particularly in shop spaces for safety	4	SYS	ST	\$ 129,789
G1Y8	San Fernando Road Consolidated Facility	452 N San Fernando Rd	LASAN	Provide canopy for wash rack to prevent contamination of stormwater	5	SYS	ST	\$ 145,908
G1Y8	San Fernando Road Consolidated Facility	452 N San Fernando Rd	LASAN	Reconstructed site	6	SPC	LT	\$ 57,135,695
G1Y11	South Los Angeles Solid Resources Collection Yard	786 S Mission Rd	LASAN	Provide hardened perimeter security	1	SEC	ST	\$ 3,422,582
G1Y11	South Los Angeles Solid Resources Collection Yard	786 S Mission Rd	LASAN	Provide adequate women's restrooms, lockers, showers	2	GESI	ST	\$ 113,230
G1Y11	South Los Angeles Solid Resources Collection Yard	786 S Mission Rd	LASAN	Provide clarifier for wash bay	3	SYS	ST	\$ 204,671
G1Y11	South Los Angeles Solid Resources Collection Yard	786 S Mission Rd	LASAN	Provide upgraded lighting in maintenance bays	4	SYS	ST	\$ 98,242
G1Y11	South Los Angeles Solid Resources Collection Yard	786 S Mission Rd	LASAN	Add new exhaust/ventilation in locker/bathroom areas	5	SYS	ST	\$ 9,386
G1Y11	South Los Angeles Solid Resources Collection Yard	786 S Mission Rd	LASAN	Provide single level parking deck for current and future needs	6	SPC	LT	\$ 5,614,654
G3Y6	Central Los Angeles Recycle and Transfer Station	2201 E Washington Blvd	LASAN	Provide hardened security perimeter and improved camera coverage	1	SEC	ST	\$ 1,058,853
G3Y6	Central Los Angeles Recycle and Transfer Station	2201 E Washington Blvd	LASAN	Provide canopy over fuel pumps	2	SYS	ST	\$ 169,316
G3Y6	Central Los Angeles Recycle and Transfer Station	2201 E Washington Blvd	LASAN	Provide canopy over wash area	3	SYS	ST	\$ 169,316
G3Y6	Central Los Angeles Recycle and Transfer Station	2201 E Washington Blvd	LASAN	Provide upgraded mechanical systems	4	SYS	ST	\$ 216,315
G3Y6	Central Los Angeles Recycle and Transfer Station	2201 E Washington Blvd	LASAN	Provide structured parking deck to alleviate mixing of private and revenue vehicles	5	SPC	LT	\$ 5,934,073
G3Y6	Central Los Angeles Recycle and Transfer Station	2201 E Washington Blvd	LASAN	Extend maintenance to right-size maintenance bays	6	EFF	LT	\$ 452,086
G3Y12	South Central Office Building	2649 E Washington Blvd	LASAN	Security upgrades--fencing, cameras, etc.	1	SEC	ST	\$ 962,146
G3Y12	South Central Office Building	2649 E Washington Blvd	LASAN	Mechanical System Upgrades	2	SYS	ST	\$ 184,437
G3Y12	South Central Office Building	2649 E Washington Blvd	LASAN	Provide rough wash canopy with clarifier	3	SYS	ST	\$ 1,025,644
G3Y12	South Central Office Building	2649 E Washington Blvd	LASAN	Larger permanent facility with additional parking required	4	SPC	LT	\$ 18,483,760
G3Y20	LAG S.A.F.E. Collection Center	4600 Colorado Blvd	LASAN	Temporary trailer for staff	1	SPC	ST	\$ 315,810
G3Y20	LAG S.A.F.E. Collection Center	4600 Colorado Blvd	LASAN	Provide covered area over "hot zone"	2	FLS	ST	\$ 13,662
G3Y20	LAG S.A.F.E. Collection Center	4600 Colorado Blvd	LASAN	Security improvements to prevent illegal dumping and theft	3	SEC	ST	\$ 674,749
G3Y20	LAG S.A.F.E. Collection Center	4600 Colorado Blvd	LASAN	Provide a permanent conditioned office space, break area, restrooms, and hot zone	4	SPC	LT	\$ 1,624,159
G1Y1	Central Parking Enforcement	1016 N Mission Rd	StreetsLA	Relocation to a new site at 2131 Humboldt Street	1	SPC	LT	\$ 128,289,278
G1Y4	7th Street Consolidated Facility	2222 E 7th St	StreetsLA	Egress evaluation and renovation to Building A, Second Floor	1	FLS	ST	\$ 25,958
G1Y4	7th Street Consolidated Facility	2222 E 7th St	StreetsLA	Stair improvements to Building A	2	FLS	ST	\$ 37,294
G1Y4	7th Street Consolidated Facility	2222 E 7th St	StreetsLA	Addition of unisex restroom	3	GESI	ST	\$ 58,490
G1Y4	7th Street Consolidated Facility	2222 E 7th St	StreetsLA	Security upgrades to Building A	4	SEC	ST	\$ 67,187
G1Y4	7th Street Consolidated Facility	2222 E 7th St	StreetsLA	Relocation to new site	5	SPC	LT	\$ 128,289,278
G1Y8	San Fernando Road Consolidated Facility	452 N San Fernando Rd	StreetsLA	Provide canopy over wash area	1	SYS	ST	\$ 148,147
G1Y8	San Fernando Road Consolidated Facility	452 N San Fernando Rd	StreetsLA	Provide enclosed offices for IED	2	SEC	ST	\$ 59,197
G1Y8	San Fernando Road Consolidated Facility	452 N San Fernando Rd	StreetsLA	Relocate department to a new site at 2131 Humboldt Street	3	SPC	LT	\$ 128,289,278
G2Y1	Wilshire Yard	1274 S Cochran Ave	StreetsLA	Security upgrades to site--fencing, cameras, etc.	1	SEC	ST	\$ 122,467
G2Y1	Wilshire Yard	1274 S Cochran Ave	StreetsLA	Relocate entire operation to a new site	2	SPC	LT	\$ 128,289,278
G2Y8	Southwest Service Yard	5860 South Wilton Pl	StreetsLA	Utilize drive to North as primary entry exit	1	EFF	ST	\$ 85,189
G2Y8	Southwest Service Yard	5860 South Wilton Pl	StreetsLA	Renovate restrooms/lockers/showers to provide adequate, equal accessible facilities	2	ADA	ST	\$ 112,590
G2Y8	Southwest Service Yard	5860 South Wilton Pl	StreetsLA	Provide hardened security with cameras, entry alarms, etc.	3	SEC	ST	\$ 462,912
G2Y8	Southwest Service Yard	5860 South Wilton Pl	StreetsLA	Upgrade site lighting	4	EFF	ST	\$ 219,609
G2Y8	Southwest Service Yard	5860 South Wilton Pl	StreetsLA	Repair roof leaks in office and enclosed storage building	5	SYS	ST	\$ 150,313
G2Y8	Southwest Service Yard	5860 South Wilton Pl	StreetsLA	Provide covered rough wash rack	6	SYS	ST	\$ 154,235
G2Y8	Southwest Service Yard	5860 South Wilton Pl	StreetsLA	Provide fuel canopy	7	SYS	ST	\$ 154,235
G2Y8	Southwest Service Yard	5860 South Wilton Pl	StreetsLA	Provide new compressed air system	8	SYS	ST	\$ 22,226
G2Y8	Southwest Service Yard	5860 South Wilton Pl	StreetsLA	convert exercise room to crew meeting space	9	SPC	ST	\$ 153,911
G2Y8	Southwest Service Yard	5860 South Wilton Pl	StreetsLA	Repave site	10	SYS	LT	\$ 810,701
G2Y11	South Yard	8602 Denver Ave	StreetsLA	Convert men's restrooms, showers, and lockers to unisex	1	GESI	ST	\$ 83,513
G2Y11	South Yard	8602 Denver Ave	StreetsLA	Security upgrades to site--fencing, cameras, etc.	2	SEC	ST	\$ 333,728
G2Y11	South Yard	8602 Denver Ave	StreetsLA	Reconstructed site	3	SPC	LT	\$ 4,183,804
G3Y1	Central District Service Yard	1274 West 2nd St	StreetsLA	Repair gas heater	1	SYS	ST	\$ 3,375
G3Y1	Central District Service Yard	1274 West 2nd St	StreetsLA	Remove and repaint flaking interior paint	2	SYS	ST	\$ 9,205
G3Y1	Central District Service Yard	1274 West 2nd St	StreetsLA	Provide hardened perimeter and security system	3	SEC	ST	\$ 337,321
G3Y1	Central District Service Yard	1274 West 2nd St	StreetsLA	Repave site	4	SYS	ST	\$ 576,336
G3Y1	Central District Service Yard	1274 West 2nd St	StreetsLA	Supply power to sheds	5	SYS	ST	\$ 16,267
G3Y1	Central District Service Yard	1274 West 2nd St	StreetsLA	Relocate Risk and Liability to this site from Mission Road	6	SPC	LT	\$ 239,421



City of Los Angeles 100% Programming Report

G3Y2	Street Maintenance Yard	1315 W 2nd St	StreetsLA	Provide secure perimeter with automatic gate, cameras, fencing	1	SEC	ST	\$	318,337
G3Y2	Street Maintenance Yard	1315 W 2nd St	StreetsLA	Provide stormwater and sewer and pave site	2	SYS	ST	\$	685,860
G3Y2	Street Maintenance Yard	1315 W 2nd St	StreetsLA	Provide trailer for meetings, offices, restrooms, and lockers	3	SPC	ST	\$	326,077
G3Y2	Street Maintenance Yard	1315 W 2nd St	StreetsLA	Provide site lighting	4	EFF	ST	\$	84,805
G3Y2	Street Maintenance Yard	1315 W 2nd St	StreetsLA	Relocate to a new site	5	SPC	LT	\$	128,289,278
G3Y8	Structural Construction Zone	2474 E Olympic Blvd	StreetsLA	Relocate to a new site	1	SPC	LT	\$	128,289,278
G3Y9	Asphalt Plant	2484 E Olympic Blvd	StreetsLA	Repair roof and/or wall leaks in Main Administration Building	1	SYS	ST	\$	106,178
G3Y9	Asphalt Plant	2484 E Olympic Blvd	StreetsLA	Provide adequate lighting on Asphalt Equipment	2	SYS	ST	\$	39,330
G3Y9	Asphalt Plant	2484 E Olympic Blvd	StreetsLA	Provide catwalk safety gangways on Asphalt Equipment	3	FLS	ST	\$	764,383
G3Y9	Asphalt Plant	2484 E Olympic Blvd	StreetsLA	Provide Driver's Amenity Trailer (1,800 SF: bathrooms, showers, breakroom)	4	GESI	ST	\$	323,914
G3Y9	Asphalt Plant	2484 E Olympic Blvd	StreetsLA	Provide canopy over fuel pumps	5	SYS	ST	\$	154,915
G3Y9	Asphalt Plant	2484 E Olympic Blvd	StreetsLA	Acquire southern parcel (1.1 acres)	6	SPC	LT	\$	7,887,740
G3Y9	Asphalt Plant	2484 E Olympic Blvd	StreetsLA	Provide asphalt bunker with concrete apron (50'x50')	7	EFF	LT	\$	243,852
G3Y9	Asphalt Plant	2484 E Olympic Blvd	StreetsLA	Provide covered laydown structure (2,000 sf)	8	EFF	LT	\$	169,506
G3Y20	Silverlake Service Yard	4600 Colorado Blvd	StreetsLA	Provide hardened perimeter and improved security	1	SEC	ST	\$	689,875
G3Y20	Silverlake Service Yard	4600 Colorado Blvd	StreetsLA	Provide new restrooms, lockers, and showers for men and women	2	GESI	ST	\$	585,232
G3Y20	Silverlake Service Yard	4600 Colorado Blvd	StreetsLA	Provide additional yard lighting	3	SYS	ST	\$	113,072
G3Y20	Silverlake Service Yard	4600 Colorado Blvd	StreetsLA	Upgrade power to site	4	SYS	ST	\$	235,980
G3Y25	Hollywood Street Maintenance Yard	6640 W Romaine St	StreetsLA	Repair pavement to remove trip hazards	1	FLS	ST	\$	101,253
G3Y25	Hollywood Street Maintenance Yard	6640 W Romaine St	StreetsLA	Renovate and expand restrooms to provide modernized, equal restrooms, lockers, showers	2	GESI	ST	\$	116,256
G3Y25	Hollywood Street Maintenance Yard	6640 W Romaine St	StreetsLA	Upgrade security in yard	3	SEC	ST	\$	438,155
G3Y25	Hollywood Street Maintenance Yard	6640 W Romaine St	StreetsLA	Repair yard drainage	4	SYS	ST	\$	27,702
G3Y25	Hollywood Street Maintenance Yard	6640 W Romaine St	StreetsLA	Upgrade and replace electrical systems	5	SYS	ST	\$	786,600
G3Y25	Hollywood Street Maintenance Yard	6640 W Romaine St	StreetsLA	Provide covered canopy for fuel building	6	SYS	LT	\$	123,221
G1Y1	Central Parking Enforcement	1016 N Mission Rd	GSD	Relocate to a new co-located site	1	SPC	LT	\$	144,939,458
G1Y4	7th Street Consolidated Facility	2222 E 7th St	GSD	Security upgrades to site—fencing, cameras, etc.	1	SEC	ST	\$	2,202,612
G1Y4	7th Street Consolidated Facility	2222 E 7th St	GSD	Provide new maintenance equipment in existing bays	2	SYS	ST	\$	2,295,804
G1Y4	7th Street Consolidated Facility	2222 E 7th St	GSD	New drive-thru automatic wash	3	SYS	ST	\$	2,670,309
G1Y4	7th Street Consolidated Facility	2222 E 7th St	GSD	Maintenance Shop addition/renovation	4	SPC	LT	\$	13,662,848
G1Y4	7th Street Consolidated Facility	2222 E 7th St	GSD	New two-level parking deck	5	SPC	LT	\$	13,145,881
G1Y6	Central Service Yard	3900 Chevy Chase Dr	GSD	This is part of a previously prepared master plan for the entire campus					
G1Y8	San Fernando Road Consolidated Facility	452 N San Fernando Rd	GSD	Improved shop lighting	1	SYS	ST	\$	129,789
G1Y10	Piper Tech-Supply Services Division	555 Ramirez St	GSD	Relocated and enlarged conference/training room (approx. 30 person capacity)	1	SPC	LT	\$	114,509
G1Y10	Piper Tech-Building Maintenance	555 Ramirez St	GSD	Replace HVAC for office spaces	1	SYS	ST	\$	540,571
G1Y10	Piper Tech-Construction Forces Division (CFD)	555 Ramirez St	GSD	Provide new dust collection and control system for woodworking shop	1	SYS	ST	\$	43,263
G1Y10	Piper Tech-Publishing Services Division	555 Ramirez St	GSD	Provide additional racking for paper storage	1	SPC	ST	\$	25,580
G1Y10	Piper Tech-Publishing Services Division	555 Ramirez St	GSD	Provide dock racking system	2	SPC	ST	\$	25,580
G1Y10	Piper Tech-Publishing Services Division	555 Ramirez St	GSD	Provide automated racking system	3	SPC	LT	\$	31,464
G1Y10	Piper Tech-Publishing Services Division	555 Ramirez St	GSD	Reinforce slab for additional/replacement production printer	4	SYS	LT	\$	45,442
G1Y10	Piper Tech-Salvage	555 Ramirez St	GSD	Annex area directly across from ramp for roll-off loading and unloading	1	SPC	ST	\$	12,000
G1Y10	Piper Tech-Distribution Center General	555 Ramirez St	GSD	ADA bathroom renovations	1	ADA	ST	\$	81,520
G1Y10	Piper Tech-Distribution Center General	555 Ramirez St	GSD	Lighting renovations to warehouse	2	SYS	ST	\$	882,565
G1Y10	Piper Tech-Distribution Center General	555 Ramirez St	GSD	Interior camera installation	3	SEC	ST	\$	614,335
G1Y10	Piper Tech-Distribution Center General	555 Ramirez St	GSD	Condensate line insulation	4	SYS	ST	\$	34,610
G1Y10	Piper Tech-Distribution Center General	555 Ramirez St	GSD	Additional pallet racking in warehouse	5	SPC	ST	\$	63,949
G1Y10	Piper Tech-Distribution Center General	555 Ramirez St	GSD	Additional pallet racking in loading dock	6	SPC	ST	\$	31,975
G1Y10	Piper Tech-Fleet Services	555 Ramirez St	GSD	None					
G2Y4	36th Street Yard-Fleet Services	3330 W 36th St	GSD	Hardened security perimeter	1	SEC	ST	\$	305,640
G2Y4	36th Street Yard-Building Maintenance Division	3330 W 36th St	GSD	Sprinkler renovations	1	FLS	ST	\$	9,735
G2Y4	36th Street Yard-Building Maintenance Division	3330 W 36th St	GSD	ADA restroom modifications	2	ADA	ST	\$	103,018
G2Y4	36th Street Yard-Building Maintenance Division	3330 W 36th St	GSD	Secure perimeter with automatic gates	3	SEC	ST	\$	287,959
G2Y4	36th Street Yard-Building Maintenance Division	3330 W 36th St	GSD	Lighting upgrades in work areas	4	SYS	ST	\$	29,203
G2Y4	36th Street Yard-Building Maintenance Division	3330 W 36th St	GSD	Climate control in work areas	5	SYS	ST	\$	27,256
G2Y4	36th Street Yard-Building Maintenance Division	3330 W 36th St	GSD	Repair roof leaks in administration areas	6	SYS	ST	\$	40,148
G2Y4	36th Street Yard-Building Maintenance Division	3330 W 36th St	GSD	Asphalt repairs to yard	7	SYS	ST	\$	135,810
G3Y7	Testing Lab Standards	2319 Dorris Pl	GSD	Security upgrades to site—fencing, cameras, etc.	1	SEC	ST	\$	158,339
G3Y7	Testing Lab Standards	2319 Dorris Pl	GSD	Repair roof leaks	2	SYS	ST	\$	95,464
G3Y7	Testing Lab Standards	2319 Dorris Pl	GSD	Expand testing lab into Building and Safety's suite	3	SPC	LT	\$	589,812
G3Y11	Central Refuse Equipment Repair Yard	2513 E 24th St	GSD	Security improvements	1	SEC	ST	\$	433,624
G3Y11	Central Refuse Equipment Repair Yard	2513 E 24th St	GSD	Electrical infrastructure improvements	2	SYS	ST	\$	173,250
G3Y11	Central Refuse Equipment Repair Yard	2513 E 24th St	GSD	New site lighting	3	SYS	ST	\$	134,764
G3Y11	Central Refuse Equipment Repair Yard	2513 E 24th St	GSD	New lighting in maintenance bays	4	SYS	ST	\$	275,000
G3Y11	Central Refuse Equipment Repair Yard	2513 E 24th St	GSD	Building renovation/expansion	5	SPC	LT	\$	9,538,374
G3Y19	Street Lighting Field Headquarters	4550 Santa Monica Blvd	BSL	Provide hardened security perimeter	1	SEC	ST	\$	267,894
G3Y19	Street Lighting Field Headquarters	4550 Santa Monica Blvd	BSL	Repair yard pavement and drainage system	2	SYS	ST	\$	3,303,169
G3Y19	Street Lighting Field Headquarters	4550 Santa Monica Blvd	BSL	Repair Roofing	3	SYS	ST	\$	65,682
G3Y19	Street Lighting Field Headquarters	4550 Santa Monica Blvd	BSL	Provide covered wash rack	4	SYS	ST	\$	109,674
G3Y19	Street Lighting Field Headquarters	4550 Santa Monica Blvd	BSL	Reconstructed site	5	SPC	LT	\$	177,148,735



City of Los Angeles 100% Programming Report

G1Y12	Elysian District Service Yard	835 Academy Rd	RAP	Security upgrades to site--fencing, cameras, etc.	1	SEC	ST	\$	441,978
G1Y12	Elysian District Service Yard	835 Academy Rd	RAP	Repair/Replace paving throughout yard to prevent trip hazards	2	FLS	ST	\$	104,898
G1Y12	Elysian District Service Yard	835 Academy Rd	RAP	Provide eyewash at fueling	3	FLS	ST	\$	12,171
G1Y12	Elysian District Service Yard	835 Academy Rd	RAP	Provide new roll-up doors	4	SYS	ST	\$	135,993
G1Y12	Elysian District Service Yard	835 Academy Rd	RAP	Reconstructed site	5	SPC	LT	\$	12,235,182
G2Y7	Central District Service Yard	4454 W Pico Blvd	RAP	Security upgrades to site--fencing, cameras, etc.	1	SEC	ST	\$	319,179
G2Y7	Central District Service Yard	4454 W Pico Blvd	RAP	Replace door and provide exit stair/ramp	2	FLS	ST	\$	5,114
G2Y7	Central District Service Yard	4454 W Pico Blvd	RAP	Repair paving	3	SYS	ST	\$	441,178
G2Y7	Central District Service Yard	4454 W Pico Blvd	RAP	Provide better site lighting	4	SYS	ST	\$	114,002
G2Y7	Central District Service Yard	4454 W Pico Blvd	RAP	Provide covered wash and clarifier	5	SYS	ST	\$	1,453,946
G2Y7	Central District Service Yard	4454 W Pico Blvd	RAP	Provide compressor and compressed air lines	6	SYS	ST	\$	27,586
G2Y7	Central District Service Yard	4454 W Pico Blvd	RAP	Reconstructed site	7	SPC	LT	\$	3,542,457
G2Y9	Rancho Cienega District Service Yard	5001 Obama Blvd	RAP	Security upgrades to site--fencing, cameras, etc.	1	SEC	ST	\$	768,241
G2Y9	Rancho Cienega District Service Yard	5001 Obama Blvd	RAP	Repair and/or provide upgraded stormwater management and paving	2	SYS	ST	\$	1,698,900
G2Y9	Rancho Cienega District Service Yard	5001 Obama Blvd	RAP	Provide accessible restrooms	3	ADA	ST	\$	100,463
G2Y9	Rancho Cienega District Service Yard	5001 Obama Blvd	RAP	Reconstructed site	4	SPC	LT	\$	1,960,131
G2Y13	Algin Sutton Maintenance District Service Yard	8800 Hoover St	RAP	Security upgrades to site--fencing, cameras, etc.	1	SEC	ST	\$	253,246
G2Y13	Algin Sutton Maintenance District Service Yard	8800 Hoover St	RAP	Provide stormwater management system and pave site	2	SYS	ST	\$	615,175
G2Y13	Algin Sutton Maintenance District Service Yard	8800 Hoover St	RAP	Provide internet connectivity to site	3	SYS	ST	\$	12,979
G2Y13	Algin Sutton Maintenance District Service Yard	8800 Hoover St	RAP	Provide permanent, adequate facilities with restrooms and meeting spaces	4	SPC	LT	\$	6,853,237
G3Y3	Lincoln District Service Yard	1350 San Pablo St	RAP	Make accessible entrance into administrative building	1	ADA	ST	\$	5,069
G3Y3	Lincoln District Service Yard	1350 San Pablo St	RAP	Repair/Replace paving/stormwater throughout yard to prevent trip hazards	2	FLS	ST	\$	1,380,756
G3Y3	Lincoln District Service Yard	1350 San Pablo St	RAP	IT improvements to site	3	SYS	ST	\$	72,152
G3Y3	Lincoln District Service Yard	1350 San Pablo St	RAP	HVAC upgrades to administrative and shop buildings	4	SYS	ST	\$	414,129
G3Y3	Lincoln District Service Yard	1350 San Pablo St	RAP	Security upgrades to site--fencing, cameras, etc.	5	SEC	ST	\$	893,021
G3Y3	Lincoln District Service Yard	1350 San Pablo St	RAP	Repair plumbing waste system shared between buildings	6	SYS	ST	\$	157,369
G3Y3	Lincoln District Service Yard	1350 San Pablo St	RAP	Addition of covered parking area and covered vehicle wash with clarifier	7	SYS	LT	\$	1,902,539
G3Y5	Civic Center District Service Yard	200 N Spring St	RAP	Provide storage shelving/racking to improve efficiency	1	EFF	ST	\$	13,758
G3Y5	Civic Center District Service Yard	200 N Spring St	RAP	Finish work spaces to create a better work environment at Pershing Square	2	EFF	LT	\$	258,004
G3Y13	MacArthur Commonwealth District Service Yard	2650 N Commonwealth Ave	RAP	Security upgrades to site--fencing, cameras, etc.	1	SEC	ST	\$	481,621
G3Y13	MacArthur Commonwealth District Service Yard	2650 N Commonwealth Ave	RAP	Provide short term offices in the form of trailers to improve working conditions	2	EFF	ST	\$	310,352
G3Y13	MacArthur Commonwealth District Service Yard	2650 N Commonwealth Ave	RAP	Reconstructed site	3	SPC	LT	\$	7,809,690
G3Y14	Cahuenga Pass Service Yard	2770 N Cahuenga Blvd	RAP	Repair/upgrade branch circuitry within buildings	1	SYS	ST	\$	15,732
G3Y14	Cahuenga Pass Service Yard	2770 N Cahuenga Blvd	RAP	Repair rotten wood structural members	2	FLS	ST	\$	42,753
G3Y14	Cahuenga Pass Service Yard	2770 N Cahuenga Blvd	RAP	Security upgrades to site--fencing, cameras, etc.	3	SEC	ST	\$	1,333,293
G3Y14	Cahuenga Pass Service Yard	2770 N Cahuenga Blvd	RAP	Improved site lighting	4	SYS	ST	\$	649,601
G3Y14	Cahuenga Pass Service Yard	2770 N Cahuenga Blvd	RAP	Reconstructed site	5	SPC	LT	\$	13,443,081
G3Y18	Hollenbeck Park Service Yard	415 S Saint Louis St	RAP	Security upgrades to site--fencing, cameras, etc.	1	SEC	ST	\$	295,227
G3Y18	Hollenbeck Park Service Yard	415 S Saint Louis St	RAP	Provide temporary trailer with water, power, and conditioning	2	EFF	ST	\$	307,762
G3Y18	Hollenbeck Park Service Yard	415 S Saint Louis St	RAP	Provide permanent facilities for staff	3	SPC	LT	\$	4,751,323
G3Y21	Sycamore Grove Service Yard	4702 N Figueroa St	RAP	Provide protected storage for fuel	1	FLS	ST	\$	8,000
G3Y21	Sycamore Grove Service Yard	4702 N Figueroa St	RAP	Provide electrical/lighting upgrades	2	SYS	ST	\$	24,000
G3Y21	Sycamore Grove Service Yard	4702 N Figueroa St	RAP	Repair structural damage	3	FLS	ST	\$	12,000
G3Y21	Sycamore Grove Service Yard	4702 N Figueroa St	RAP	Provide secure perimeter with cameras and alarms	4	SEC	ST	\$	241,520
G3Y21	Sycamore Grove Service Yard	4702 N Figueroa St	RAP	Repave yard	5	SYS	ST	\$	188,477
G3Y21	Sycamore Grove Service Yard	4702 N Figueroa St	RAP	Reconstructed site	6	SPC	LT	\$	3,113,140
G3Y26	Arroyo Seco District Service Yard	6740 Marmion Way	RAP	Security upgrades to site--fencing, cameras, etc.	1	SEC	ST	\$	648,898
G3Y26	Arroyo Seco District Service Yard	6740 Marmion Way	RAP	Repair sewer lines	2	SYS	ST	\$	41,382
G3Y26	Arroyo Seco District Service Yard	6740 Marmion Way	RAP	Provide mobile hygiene trailers for staff with restrooms and lockers	3	GESI	ST	\$	559,787
G3Y26	Arroyo Seco District Service Yard	6740 Marmion Way	RAP	Reconstructed site	4	SPC	LT	\$	9,671,183
G1Y1	Central Parking Enforcement	1016 N Mission Rd	LADOT	Relocate all departments to new site at 2010 E Washington Street	1	SPC	LT	\$	144,939,458
G1Y3	Field Operations-Central Yard	1831 Pasadena Ave	LADOT	Renovate restrooms/lockers for men and women	1	ADA	ST	\$	122,250
G1Y3	Field Operations-Central Yard	1831 Pasadena Ave	LADOT	Security upgrades to site--fencing, cameras, etc.	2	SEC	ST	\$	730,602
G1Y3	Field Operations-Central Yard	1831 Pasadena Ave	LADOT	Improve site lighting	3	SYS	ST	\$	275,957
G1Y3	Field Operations-Central Yard	1831 Pasadena Ave	LADOT	Relocate to new site at 2010 East Washington Street	4	SPC	LT	\$	144,939,458
G1Y7	Field Operations Equipment Repair	430 E Commercial St	LADOT	None					
G1Y10	Piper Tech	555 Ramirez St	LADOT	Departmental relocation to 2010 E Washington Street	1	SPC	LT	\$	144,939,458
G2Y3	Western Yard	2801 Exposition Blvd	LADOT	Upgrade lighting electrical systems in Building G	1	SYS	ST	\$	830,650
G2Y3	Western Yard	2801 Exposition Blvd	LADOT	Envelope improvements in Building G	2	SYS	ST	\$	391,743
G2Y3	Western Yard	2801 Exposition Blvd	LADOT	New HVAC in building G	3	SYS	ST	\$	1,427,679
G2Y3	Western Yard	2801 Exposition Blvd	LADOT	Provide covered fuel canopy	4	SYS	LT	\$	154,915
G2Y10	Parking Enforcement-Southern Yard	7510 S Figueroa St	LADOT	Verify and abate (if required) presence of asbestos	1	FLS	ST	\$	79,536
G2Y10	Parking Enforcement-Southern Yard	7510 S Figueroa St	LADOT	Provide security upgrades to site--perimeter fencing, alarms, cameras	2	SEC	ST	\$	777,642
G2Y10	Parking Enforcement-Southern Yard	7510 S Figueroa St	LADOT	Improve vehicle charging infrastructure	3	SYS	ST	\$	42,398
G2Y10	Parking Enforcement-Southern Yard	7510 S Figueroa St	LADOT	Update plumbing infrastructure	4	SYS	ST	\$	53,099
G2Y10	Parking Enforcement-Southern Yard	7510 S Figueroa St	LADOT	Upgrade electrical infrastructure campus-wide	5	SYS	ST	\$	1,089,262
G2Y10	Parking Enforcement-Southern Yard	7510 S Figueroa St	LADOT	Repair leaking roof	6	SYS	ST	\$	142,036
G2Y10	Parking Enforcement-Southern Yard	7510 S Figueroa St	LADOT	Repair pavement	7	SYS	ST	\$	215,624
G2Y10	Parking Enforcement-Southern Yard	7510 S Figueroa St	LADOT	Add covered fuel canopy	8	SYS	LT	\$	154,915
G2Y10	Parking Enforcement-Southern Yard	7510 S Figueroa St	LADOT	Renovate maintenance shop restrooms	9	ADA	LT	\$	113,086



City of Los Angeles
100% Programming Report

G3Y16	Avenue 19 (City Wide Markout and Striping)	401 N Avenue 19	LADOT	None				
G3Y17	Hollywood Parking Enforcement	888 S Vermont Ave	LADOT	None				
G1Y2	Fire Station #401	140 N Avenue 19	LAFD	Security improvements	1	SEC	ST	\$ 1,593,663
G1Y2	Fire Station #401	140 N Avenue 19	LAFD	Restrooms improvements and additions	2	ADA	ST	\$ 95,233
G1Y2	Fire Station #401	140 N Avenue 19	LAFD	Master Plan	3	SPC	LT	\$ 28,708,266
G1Y2	Fire Station #401	140 N Avenue 19	LAFD	Renovations to buildings A + C	4	EFF	LT	\$ 2,013,836
G3Y4	Frank Hotchklin Memorial Training Facility	1700 Stadium Way	LAFD	Security Improvements	1	SEC	ST	\$ 551,257
G3Y4	Frank Hotchklin Memorial Training Facility	1700 Stadium Way	LAFD	Repair roof leaks	2	SYS	ST	\$ 54,211
G3Y4	Frank Hotchklin Memorial Training Facility	1700 Stadium Way	LAFD	Upgrades to HVAC systems to provide better conditioning /tempering	3	SYS	ST	\$ 26,581
G3Y4	Frank Hotchklin Memorial Training Facility	1700 Stadium Way	LAFD	Reconstruction of apparatus storage building	4	SPC	ST	\$ 3,015,562
G3Y4	Frank Hotchklin Memorial Training Facility	1700 Stadium Way	LAFD	Long term consolidation with Fire Station #401	5	EFF	LT	\$ 28,708,266
G1Y1	Asset Forfeiture Investigative Detail (AFID)	1016 N Mission Rd	LAPD	Relocate to a new site at 525 North Mission Road	1	SPC	LT	\$ 192,320,910
G1Y10	Piper Tech-Air Support Division (ASD)	555 Ramirez St	LAPD	HVAC rebalancing	1	SYS	ST	\$ 19,728
G1Y10	Piper Tech-Mobile Command Response Unit (MRCU)	555 Ramirez St	LAPD	Shop lighting upgrades	1	SYS	ST	\$ 54,079
G1Y10	Piper Tech-Mobile Command Response Unit (MRCU)	555 Ramirez St	LAPD	Relocate to a new site at 525 North Mission Road	2	SPC	LT	\$ 192,320,910
G1Y10	Piper Tech-Evidence and Property Management Div (EPMD)	555 Ramirez St	LAPD	Fire/Life Safety Improvements to chemical storage room	1	FLS	ST	\$ 35,834
G1Y10	Piper Tech-Evidence and Property Management Div (EPMD)	555 Ramirez St	LAPD	Construct lockers/changing rooms	2	GESI	ST	\$ 53,091
G1Y10	Piper Tech-Evidence and Property Management Div (EPMD)	555 Ramirez St	LAPD	HVAC improvements to storage areas	3	SYS	ST	\$ 8,653
G1Y10	Piper Tech-Evidence and Property Management Div (EPMD)	555 Ramirez St	LAPD	Condensate line insulation	4	SYS	ST	\$ 692
G1Y10	Piper Tech-Evidence and Property Management Div (EPMD)	555 Ramirez St	LAPD	Relocate to a new site at 525 North Mission Road	5	SPC	LT	\$ 192,320,910
G1Y10	Piper Tech-Forensic Science Division (FSD)	555 Ramirez St	LAPD	Renovate existing restroom showers	1	GESI	ST	\$ 65,107
G1Y10	Piper Tech-Forensic Science Division (FSD)	555 Ramirez St	LAPD	Test, clean, and rebalance existing HVAC	2	SYS	ST	\$ 29,419
G1Y10	Piper Tech-Forensic Science Division (FSD)	555 Ramirez St	LAPD	Provide mini-split system for network room	3	SYS	ST	\$ 12,730
G1Y10	Piper Tech-Forensic Science Division (FSD)	555 Ramirez St	LAPD	Relocate to a new site at 525 North Mission Road	4	SPC	LT	\$ 192,320,910
G1Y10	Piper Tech-LAPD Supply Section FG	555 Ramirez St	LAPD	Relocate to a new site at 525 North Mission Road	1	SPC	LT	\$ 192,320,910
G1Y10	Piper Tech-Information Technology Bureau (ITB)	555 Ramirez St	LAPD	Add exit to rear caged area	1	FLS	ST	\$ 13,610
G1Y10	Piper Tech-Information Technology Bureau (ITB)	555 Ramirez St	LAPD	Rework sprinkler heads	2	FLS	ST	\$ 20,766
G1Y10	Piper Tech-Information Technology Bureau (ITB)	555 Ramirez St	LAPD	Add eyewash to battery charging area	3	FLS	ST	\$ 7,268
G1Y10	Piper Tech-Information Technology Bureau (ITB)	555 Ramirez St	LAPD	Add interior cameras	4	SEC	ST	\$ 195,549
G1Y10	Piper Tech-Information Technology Bureau (ITB)	555 Ramirez St	LAPD	Provide climate controlled office	5	SYS	ST	\$ 31,563
G1Y10	Piper Tech-Information Technology Bureau (ITB)	555 Ramirez St	LAPD	Relocate to a new site at 525 North Mission Road	6	SPC	LT	\$ 192,320,910
G1Y10	Piper Tech-Facilities Management Division (FMD)	555 Ramirez St	LAPD	None				
G1Y10	Piper Tech-Maritime Operations Team	555 Ramirez St	LAPD	Provide containment unit for tank refills	1	FLS	ST	\$ 8,000
G1Y10	Piper Tech-Technical Investigation Detail (TID)	555 Ramirez St	LAPD	Additional cooling for video processing room	1	SYS	ST	\$ 14,808
G1Y10	Piper Tech-Technical Investigation Detail (TID)	555 Ramirez St	LAPD	Relocate to a new site at 525 North Mission Road	2	SPC	LT	\$ 192,320,910
G1Y10	Piper Tech-Motor Transport Division	555 Ramirez St	LAPD	Expansion into Suite 100	1	SPC	LT	\$ 11,576,626
G1Y10	Piper Tech-City Clerks (Elections)	555 Ramirez St	Clerks	None				
G1Y10	Piper Tech-City Clerks (Records)	555 Ramirez St	Clerks	Provide new exit signage and emergency lighting in records warehouse	1	FLS	ST	\$ 55,507
G1Y10	Piper Tech-City Clerks (Records)	555 Ramirez St	Clerks	Insulate condensate lines and horizontal roof leader lines in records warehouse	2	SYS	ST	\$ 111,012
G1Y10	Piper Tech-City Clerks (Records)	555 Ramirez St	Clerks	Provide conditioning in records warehouse	3	SYS	ST	\$ 2,960,307
G1Y10	Piper Tech-City Clerks (Records)	555 Ramirez St	Clerks	Expansion into Suite 315	4	SPC	ST	\$ 1,725,998
G1Y4	7th Street Consolidated Facility	2222 E 7th St	OCB	Egress improvements to 2nd floor	1	FLS	ST	\$ 95,623
G1Y4	7th Street Consolidated Facility	2222 E 7th St	OCB	Security improvements	2	SEC	ST	\$ 232,940
G1Y10	Piper Tech-Information Technology Agency (ITA)	555 Ramirez St	ITA	Battery storage and charging	1	SPC	ST	\$ 44,661
G1Y10	Piper Tech-Information Technology Agency (ITA)	555 Ramirez St	ITA	Upgraded electrical service	2	SYS	ST	\$ 41,115
G1Y10	Piper Tech-Information Technology Agency (ITA)	555 Ramirez St	ITA	Restroom renovations	3	ADA	ST	\$ 157,496
G1Y10	Piper Tech-Information Technology Agency (ITA)	555 Ramirez St	ITA	Add bunk and shower room	4	SPC	LT	\$ 271,231
G1Y10	Piper Tech-Information Technology Agency (ITA)	555 Ramirez St	ITA	Add lab space	5	SPC	LT	\$ 216,850
G1Y10	Piper Tech-Bureau of Engineering - Survey	555 Ramirez St	Survey	None				

Exhibit 1B: Deficiency Summary



SECTION ONE-INTRODUCTION/PROJECT SUMMARY

1.1 INTRODUCTION

The following section gives a brief overview of the purpose of the report, comments on methodology employed, and general overview of the structure of the report.

As previously mentioned, yards are grouped into three geographical categories:

Group 1: Los Angeles River Adjacent Yards

- G1Y1 Central Parking Enforcement: 1016 North Mission Road
- G1Y2 Fire Station #401: 140 North Avenue 19
- G1Y3 Field Operations-Central Yard: 1831 Pasadena Avenue
- G1Y4 7th Street Consolidated: 2222 East 7th Street
- G1Y5 North District Sewer Maintenance: 2335 North Dorris Place
- G1Y6 Central Service Yard: 3900 Chevy Chase Drive
- G1Y7 Field Operations Equipment Repair: 430 East Commerce Street
- G1Y8 San Fernando Road Consolidated: 452 North San Fernando Road
- G1Y10 Piper Tech: 555 Ramirez Street
- G1Y11 South Los Angeles Solid Resources Collection Yard: 786 North Mission Street
- G1Y12 Elysian District Service Yard: 835 Academy Road

Group 2: The South LA Region Yards

- G2Y1 Wilshire Yard: 1274 South Cochran Avenue
- G2Y2 South Sewer Maintenance: 2002 West Slauson Avenue
- G2Y3 Western Yard: 2801 West Exposition Boulevard
- G2Y4 36th Street Yard: 3330 West 36th Street
- G2Y6 Southeast Service Yard: 4206 South Main Street
- G2Y7 Central District Service Yard: 4454 West Pico Boulevard
- G2Y8 Southwest Service Yard: 5860 South Wilton Place
- G2Y9 Rancho Cienega District Service Yard: 5001 Rodeo Road
- G2Y10 Parking Enforcement-Southern Yard: 7510 South Figueroa Street
- G2Y11 South Yard: 8602 Denver Avenue
- G2Y13 Algin Sutton Maintenance District Service Yard: 8800 South Hoover Street

Group 3: Civic Center and Surrounding Community Yards

- G3Y1 Street Maintenance Central District Yard: 1274 West 2nd Street
- G3Y2 Street Maintenance Yard: 1315 West Boulevard
- G3Y3 Lincoln District Service Yard: 1350 San Pablo Street
- G3Y4 Frank Hotchkin Memorial Training Center: 1700 Stadium Way
- G3Y5 Civic Center District Service Yard: 200 North Spring Street
- G3Y6 Central Los Angeles Recycle and Transfer Station: 2201 East Washington Boulevard



- G3Y7 Testing Lab-Standards: 2319 Dorris Place
- G3Y8 Structural Construction Zone: 2474 East Olympic Boulevard
- G3Y9 Asphalt Plant #1: 2484 East Olympic Boulevard
- G3Y11 Central Refuse Equipment Repair Yard: 2513 East 24th Street
- G3Y12 South Central S.A.F.E. Collection Center: 2649 East Washington Boulevard
- G3Y13 MacArthur, Commonwealth District Service Yard: 2650 North Commonwealth Avenue
- G3Y14 Cahuenga Pass Service Yard: 2770 North Cahuenga Boulevard
- G3Y16 Avenue 19 Yard: 401 North Avenue 19
- G3Y17 Hollywood Parking Enforcement: 411 North Vermont Avenue
- G3Y18 Hollenbeck Park Service Yard: 415 South Saint Louis Street
- G3Y19 Street Lighting Field Headquarters: 4550 Santa Monica Boulevard
- G3Y20 LAG S.A.F.E. Collection Center: 4600 Colorado Boulevard
- G3Y21 Sycamore Grove Service Yard: 4702 North Figueroa Street
- G3Y24 Hollywood Sewer Maintenance: 6014 West Waring Avenue
- G3Y25 Hollywood Street Maintenance Yard: 6640 West Romaine Street
- G3Y26 Arroyo SECO District Service Yard: 6740 Marmion Way

In this report, yard designations are referred to as a two-part designation. The prefix number indicates the yard grouping and the second identifies the yard by a numerical suffix. For example, G1Y4 would indicate the 4th yard in Group 1.

The yards studied all fall within the City's Central Engineering District. The first map shows the overall City map with all the yards studied located and subsequent maps show the overall Central District with yards organized by department.

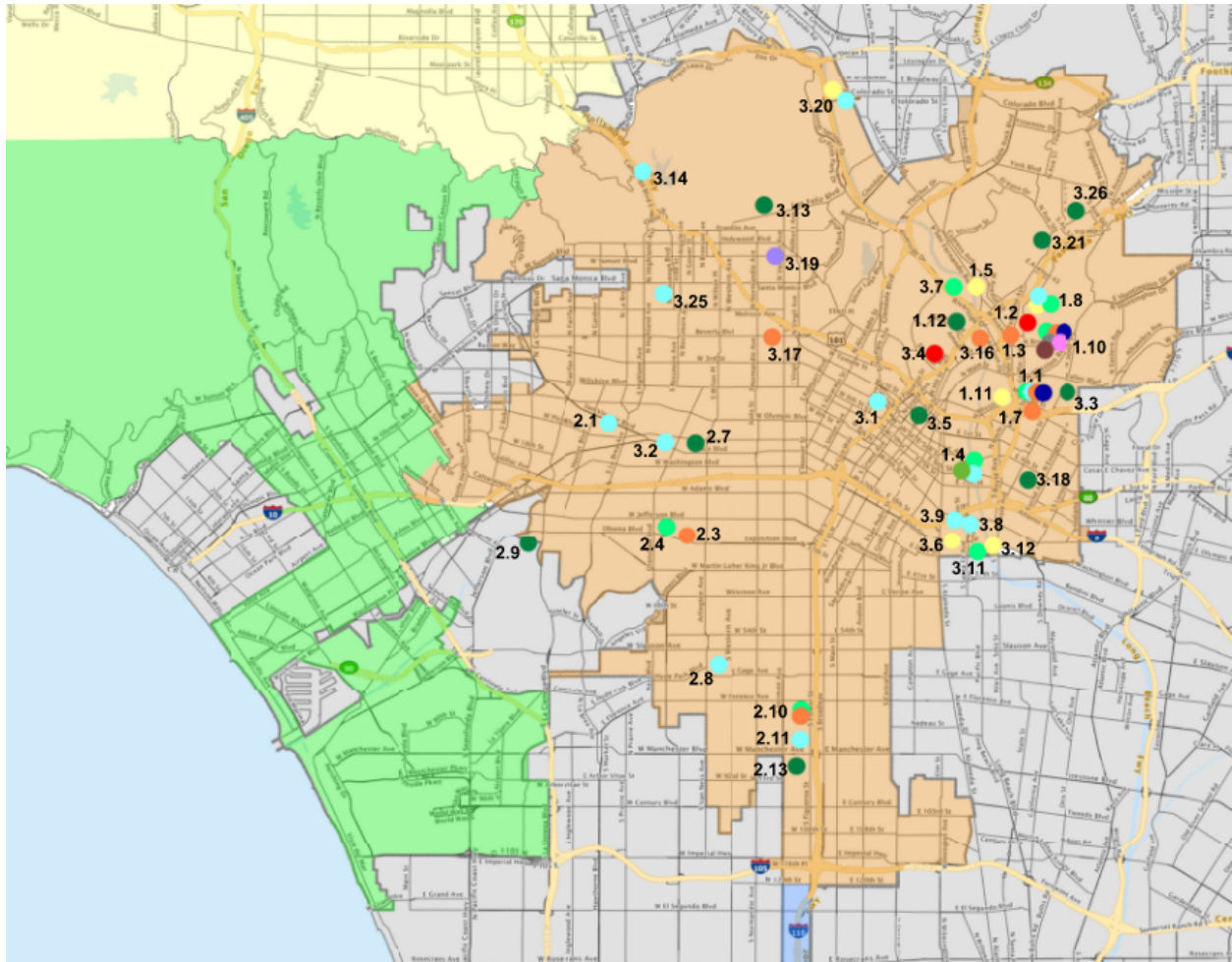














Exhibit 1C: Overall Departmental Yards

LA DEPARTMENTS

- | | | | |
|---|--|---|---|
|  | <u>Bureau of Sanitation (BOS/LASAN)</u> |  | <u>Fire Department (LAFD)</u> |
|  | <u>Bureau of Street Services (BSS/Street LA)</u> |  | <u>Police Department (LAPD)</u> |
|  | <u>General Services Department (GSD)</u> |  | <u>Office of The City Clerk</u> |
|  | <u>Bureau of Street Lighting (BSL / LA Lights)</u> |  | <u>Office of Community Beautification (OCB)</u> |
|  | <u>Department of Recreation and Parks (RAP)</u> |  | <u>Information Technology Agency (ITA)</u> |
|  | <u>Department of Transportation (DOT)</u> |  | <u>Bureau of Engineering (BOE) - Survey</u> |



1.2 PURPOSE OF REPORT

As part of the planning and design process, this report is developed to document assumptions, planning theory, planning ratios, space needs, and other technical data pertaining specifically to the unique functions and equipment required for each department at the new site. This program report is generally intended as a foundation for the client and the design team to develop the space planning needs of each department and determine the possible reorganization, co-location, or relocation of departments on the portion of the site that is available and provide a clear vision/roadmap for the future of the City's maintenance facilities.

1.3 METHODOLOGY

The best and most successful facility design begin with the design team gaining a thorough understanding of the functions and operations to be performed within the facility. With this objective in mind, the design team began this project with staff interviews, facility tours, data collection, and observations. This approach provided the design team with valuable insight and direction that otherwise may not have been related to the team utilizing more traditional and less interactive programming and design methods. The team walked through the existing facility and satellite locations with stakeholders to record the interior and exterior spaces and discuss the strengths and shortcomings of the facility. The information was then used to generate the Space Needs Program which becomes the basis for the new facility design.

1.4 REPORT OVERVIEW

This programming report consists of the following sections with a brief description of each division:

Section One – Introduction/Project Summary

Describes the background of the program and give an overview of the complete report. This section also includes a short description of the propose of the report as well as the methodology employed by the design team.

Section Two—Yard Summary Sheets

This section includes summary sheets for each yard indicating existing conditions and site data as well as short- and long-term improvement recommendations.

Section Three - Space Needs Program

This section provides space standards and rules of thumb planning ratios employed in the programming phase of the project—grossing factors, design criteria modules, etc.



SECTION TWO – YARD SUMMARY SHEETS

2.1 INTRODUCTION

The purpose of this section is to provide a consolidated data sheet for each yard and each department. The sheets are typically organized into two pages. The first page indicating existing information for each site as well as observed deficiencies, which are further prioritized. The second page typically addresses prioritized short-term solutions for these deficiencies and their costs as well as long term master plan type solutions and their costs.

Recommended improvements are listed under the “FUNDING” heading. “PRIORITY SHORT TERM” items are those recommendations that should be addressed as soon as funding becomes available for short term improvements to the yard as it is being used currently. “LONG TERM” items are recommendations that are intended to satisfy longer term problems such as future growth, current space limitations, or any other items that would improve the long-term viability of a department or site.

Most of the yards studied have persistent issues with security—e.g. break-ins, vandalism, theft, etc. Therefore, improved security is frequently recommended. When the recommendations refer to a “hardened security perimeter” this is envisioned as a heavy-duty vandal resistant wire mesh security fence with barbed wire that deters climbing and bolt cutters. Typically, this is intended as a complete perimeter unless natural obstructions don’t warrant—such as, an abutting building or other barrier serves the same purpose.

The summary sheets are organized by department and within that category by group and yard number.





Six LASAN sites were studied. These are the top priorities for these sites:

1. G3Y20 LAG S.A.F.E Collection Center: Provide a work trailer on site with conditioned work spaces, break/meeting spaces, and restrooms to replace CONEX boxes currently used as work areas
2. G3Y20 LAG S.A.F.E Collection Center: Provide covered area over “hot zone” to prevent environmental contamination and offer shade to workers
3. G3Y20 LAG S.A.F.E Collection Center: Provide security upgrades including fencing, cameras, and alarms
4. G1Y5 North District Sewer Maintenance Yard: Provide expanded women’s restrooms and lockers
5. G1Y5 North District Sewer Maintenance Yard: Provide hardened security perimeter with vandal resistant fencing, cameras, and alarms
6. G1Y5 North District Sewer Maintenance Yard: Repair envelope in Building A—i.e. roof repairs and possible wall flashing upgrades
7. G1Y5 North District Sewer Maintenance Yard: Provide new training trailers to replace condemned trailers on site
8. G3Y12 South Central Office Building: Provide hardened security perimeter with vandal resistant fencing, cameras, and alarms
9. G3Y12 South Central Office Building: Provide mechanical system upgrades to main work spaces



The following map shows the LASAN yards studied in this report:

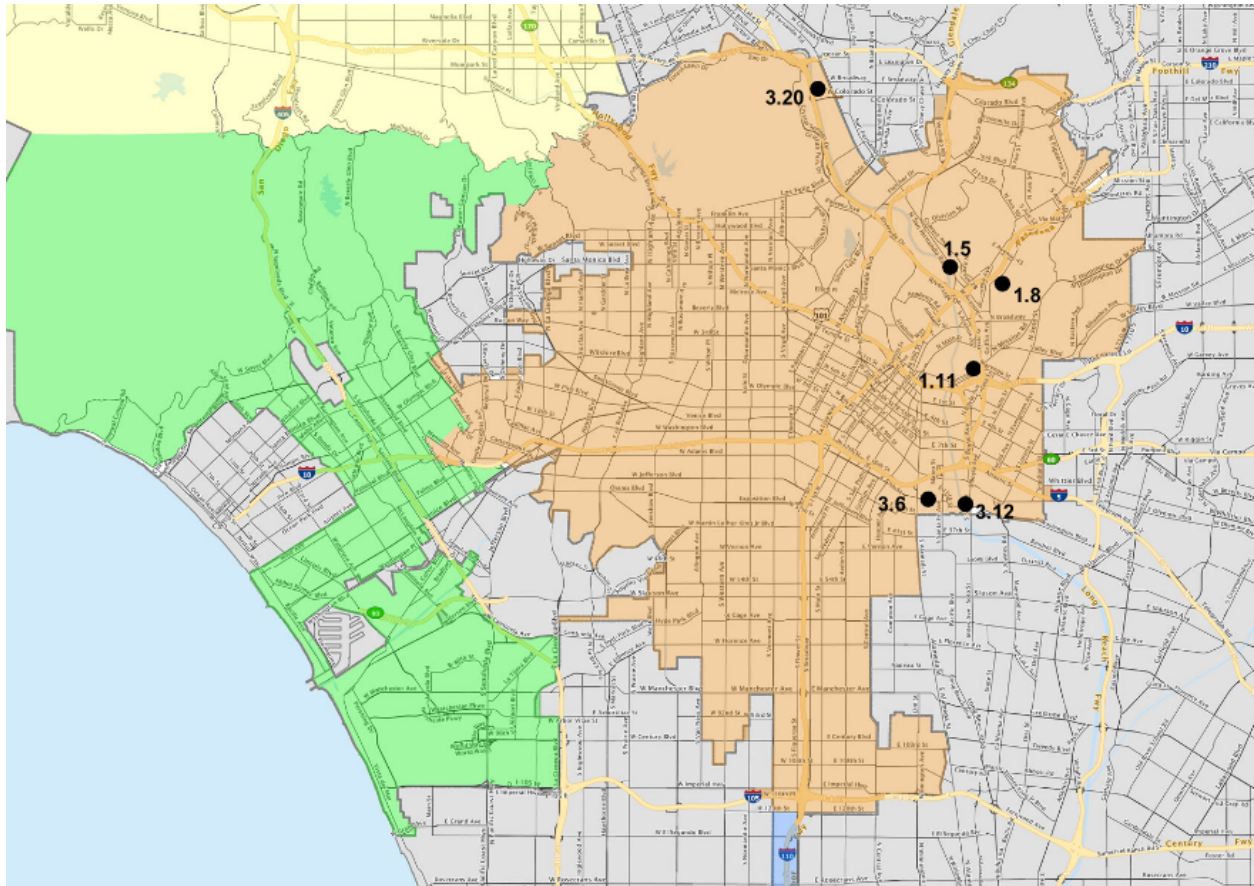


Exhibit 2A: Bureau of Sanitation (LASAN/BOS)

- G1Y5 North District Sewer Maintenance Yard
- G178 San Fernando Road Consolidated Facility
- G1Y11 South Los Angeles Solid Resources Collection Yard
- G3Y6 Central Los Angeles Recycle and Transfer Station
- G3Y11 Central Refuse Equipment Repair Yard
- G3Y12 South Central Office Building
- G3Y20 LAG S.A.F.E. Collection Center



NAME	G1Y5 NORTH DISTRICT SEWER MAINTENANCE YARD	
ADDRESS	2335 Dorris Place	



COUNCIL DISTRICT	13
ZONING	PF
LOT ACREAGE	4.36
BUILDING AREA (SF)	37,500
LEAD DEPARTMENTS	LASAN
STAFF COUNT	220


OVERVIEW OF OPERATIONS	SITE UTILIZATION	CITY SERVICES PROVIDED
	Office spaces	Clean Water Conveyance Division (CWCD)
	Maintenance and Shop spaces	Wastewater Conveyance Maintenance
	Vehicle Fueling	Stormwater Conveyance Maintenance
	Warehouse	

BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS
	A	2-Story, 13,000 SF total office/shop space
	B	1-Story, 6,500 SF office space
	C	Condemned training trailers
	D	Canopy/maintenance area
	E	12,000 SF covered parking structure
	F	12,000 SF covered parking structure
	G	1,000 SF fuel control building and fuel island
	H	1-story, 18,000 SF warehouse

KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	YES
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	YES





NAME	G1Y5 NORTH DISTRICT SEWER MAINTENANCE YARD			
ADDRESS	2335 Dorris Place			
MASTER PLAN				
	FUNDING	ITEM	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	1	Provide expanded women's restrooms and lockers		\$90,911
	2	Provide hardened security perimeter and improved camera coverage		\$1,710,726
	3	Repair envelope in Building A (roof repairs and possible wall flashing upgrades)		\$147,645
	4	Provide new training trailers		\$312,722
LONG TERM	5	Relocate LASAN program to G1Y8 San Fernando Road Facility		\$59,038,711
MASTER PLAN NOTES	<p>Overview:</p> <p>The site is cohabitated by GSD Testing Lab and LASAN North District Sewer Maintenance Yard. The site is located within a residential neighborhood and across from an elementary school. The site lacks adequate clearances for LASAN's vehicles both for maneuvering in, out, and through the site but also the covered parking areas and maintenance areas a structurally limited for larger vehicles such as vactors.</p>			
	<p>Notes:</p> <ol style="list-style-type: none"> 1. In an effort to overcome structural limitations from larger sanitation vehicles, deescalate the impact on the residential surroundings, and open up the river front property for future revitalization the master plan envisions relocating LASAN's Division here to a new location at the San Fernando Road Consolidated Facility. 2. Short term improvements listed would be included in the long term relocation. 			



NAME		G1Y8 SAN FERNANDO ROAD CONSOLIDATED FACILITY-LASAN			
ADDRESS		452 North San Fernando Road			
SITE PLAN					
	COUNCIL DISTRICT	1			
ZONING	UI				
LOT ACREAGE	9.86				
BUILDING AREA (SF)	15,000				
LEAD DEPARTMENTS	LASAN	GSD	BSS	Total	
STAFF COUNT	144	40	135	319	
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED		
	Vehicle maintenance--Refuse and Aerial Vehicles		Regional Refuse Collection		
	Hydraulic shop				
	Fueling: Diesel, regular, CNG, LNG				
	Vehicle Wash: Sweeper and Rough Wash Bay				
	Shop Space				
	Administrative Spaces				
	Streets Spaces; IED, SMD, SRD, UFD				
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS			
	A	1-Story, 9,500 SF maintenance building and wash bay			
	B	Covered fuel lanes			
	C	1-Story, 2,500 SF office and support spaces			
	D	1-story, 3,000 SF storage spaces			
	E	Table-top parking deck			
KEY	MARK	CATEGORY	DEFICIENCY		
Fire Life Safety	FLS	High	YES		
Americans with Disabilities Act	ADA	High	YES		
Security Issues	SEC	High	YES		
General Equity and Social Inclusion	GESI	Medium			
General Systems Issues	SYS	Medium	YES		
Efficiency Issues	EFF	Low	YES		
Space Limitations	SPC	Low	YES		
Green Investment	GRI	Low			



NAME	G1Y8 SAN FERNANDO ROAD CONSOLIDATED FACILITY-LASAN			
ADDRESS	452 North San Fernando Road			
MASTER PLAN				
FUNDING	ITEM	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Security upgrades to site--fencing, cameras, etc	\$1,236,773	
	2	ADA Improvements	\$44,443	
	3	HVAC Upgrades to administrative spaces	\$346,104	
	4	Lighting upgrades throughout but particularly in shop spaces for safety	\$129,789	
	5	Provide canopy for wash rack to prevent contamination of stormwater	\$145,908	
LONG TERM	6	Reconstructed Site	\$57,135,695	
MASTER PLAN NOTES	<p>Overview: The site is occupied by LASAN, GSD, and BSS. Due to lack of parking, yard space is a persistent issue causing employee contention and conflict over parking and an unsafe commingling of revenue and personally owned vehicles. Maintenance activities are hampered by narrow bay space, low bay heights, and a general shortage of bays. The existing parking deck is deteriorating. Structural limitations of deck and maintenance buildings precludes easy short-term fixes and it is recommended that the site is reworked as a yard for a single primary department, LASAN, with maintenance support provided by GSD and a relocation of the BSS department to a new site.</p> <p>Notes: 1. Expanding the existing LASAN program spaces already on site to accommodate growth and space limitations. 2. Relocate LASAN program space from 2335 Dorris Place (G1Y5) to improve functionality of that department 3. Create a single LASAN yard with maintenance capabilities, fueling, and wash as well as administrative support spaces</p> <p>Note: With the exception of Item 1, short term improvements are redundant to a long term reconstructed site.</p>			



NAME		G1Y11 SOUTH LOS ANGELES SOLID RESOURCES COLLECTION YARD	
ADDRESS		786 South Mission Road	
SITE PLAN			
	COUNCIL DISTRICT	14	
	ZONING	PF	
	LOT ACREAGE	5.6	
	BUILDING AREA (SF)	95,000	
	LEAD DEPARTMENTS	LASAN	
	STAFF COUNT		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED
	Vehicle Maintenance		Regional Refuse Collection
	LNG/CNG Fueling		
	Administrative and support spaces		
	Sanitation Vehicle domiciling		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	Partial 2-story, 15,000 SF maintenance, parts storage, office and support spaces	
	B	Truck wash	
	C	Administrative and support spaces, restrooms, lockers, exercise	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	YES



NAME	G1Y11 SOUTH LOS ANGELES SOLID RESOURCES COLLECTION YARD			
ADDRESS	786 South Mission Road			
MASTER PLAN				
FUNDING	ITEM	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Provide hardened perimeter security	\$3,422,582	
	2	Provide adequate women's restrooms, lockers, showers	\$113,230	
	3	Provide clarifier for wash bay	\$204,671	
	4	Provide upgraded lighting in maintenance bays	\$98,242	
	5	Add new exhaust/ventilation in locker/bathroom areas	\$9,386	
LONG TERM	6	Provide single level parking deck for current and future needs	\$5,614,654	
MASTER PLAN NOTES	<p>Overview: The site includes refuse truck domiciling, vehicle fueling, support spaces for LASAN staff and a GSD run maintenance building. The doesn't provide adequate parking for staff so an unsafe mixing of staff and revenue vehicles is frequently a problem. Women's facilities are insufficient.</p> <p>Notes: 1. A new single level parking deck is proposed at the south end of the site to help with the parking problems 2. Addition to administrative spaces to create adequate women's facilities.</p>			



NAME		G3Y6 CENTRAL LOS ANGELES RECYCLE AND TRANSFER STATION											
ADDRESS		2201 East Washington Boulevard											
SITE PLAN													
	COUNCIL DISTRICT	14											
	ZONING	M3-1-RIO											
	LOT ACREAGE	9.12											
	BUILDING AREA (SF)	95,000											
	LEAD DEPARTMENTS	LASAN											
	STAFF COUNT												
	OVERVIEW OF OPERATIONS	<table border="1"> <thead> <tr> <th>SITE UTILIZATION</th> <th>CITY SERVICES PROVIDED</th> </tr> </thead> <tbody> <tr> <td>Office spaces</td> <td>Municipal Solid Waste Transfer Station</td> </tr> <tr> <td>Transfer Station</td> <td></td> </tr> <tr> <td>Vehicle Fueling</td> <td></td> </tr> <tr> <td>Maintenance (sweepers, loaders, forklifts, etc)</td> <td></td> </tr> </tbody> </table>		SITE UTILIZATION	CITY SERVICES PROVIDED	Office spaces	Municipal Solid Waste Transfer Station	Transfer Station		Vehicle Fueling		Maintenance (sweepers, loaders, forklifts, etc)	
	SITE UTILIZATION	CITY SERVICES PROVIDED											
	Office spaces	Municipal Solid Waste Transfer Station											
Transfer Station													
Vehicle Fueling													
Maintenance (sweepers, loaders, forklifts, etc)													
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS											
	A	Partial 2-story, 50,000 SF transfer station, office areas, and vehicle maintenance building											
	B	1-story, 45,000 SF warehouse, green waste sorting building											
KEY	MARK	CATEGORY	DEFICIENCY										
Fire Life Safety	FLS	High											
Americans with Disabilities Act	ADA	High	YES										
Security Issues	SEC	High	YES										
General Equity and Social Inclusion	GESI	Medium											
General Systems Issues	SYS	Medium	YES										
Efficiency Issues	EFF	Low	YES										
Space Limitations	SPC	Low	YES										
Green Investment	GRI	Low	YES										



NAME	G3Y6 CENTRAL LOS ANGELES RECYCLE AND TRANSFER STATION	PAGE 2 OF 2
ADDRESS	2201 East Washington Boulevard	

MASTER PLAN



FUNDING	ITEM	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	1	Provide hardened security perimeter and improved camera coverage	\$1,058,853
	2	Provide canopy over fuel pumps	\$169,316
	3	Provide canopy over wash area	\$169,316
	4	Provide upgraded mechanical systems	\$216,315
LONG TERM	5	Provide structured parking deck to alleviate mixing of private and revenue vehicles	\$5,934,073
	6	Extend the maintenance to right-size the maintenance bays	\$452,086

MASTER PLAN NOTES

Overview:
The site is former private transfer station that was purchased by the City to process mixed refuse and green waste. There is a project underway to connect the second floor operations and administrative spaces. The site is undersized and as a result personally owned vehicles are oftentimes mixed with revenue vehicles causing liability and safety issues. Fueling is uncovered and mechanical systems are not designed to provide positive pressure in regularly occupied spaces so dust infiltration from the sorting floor is a major concern.

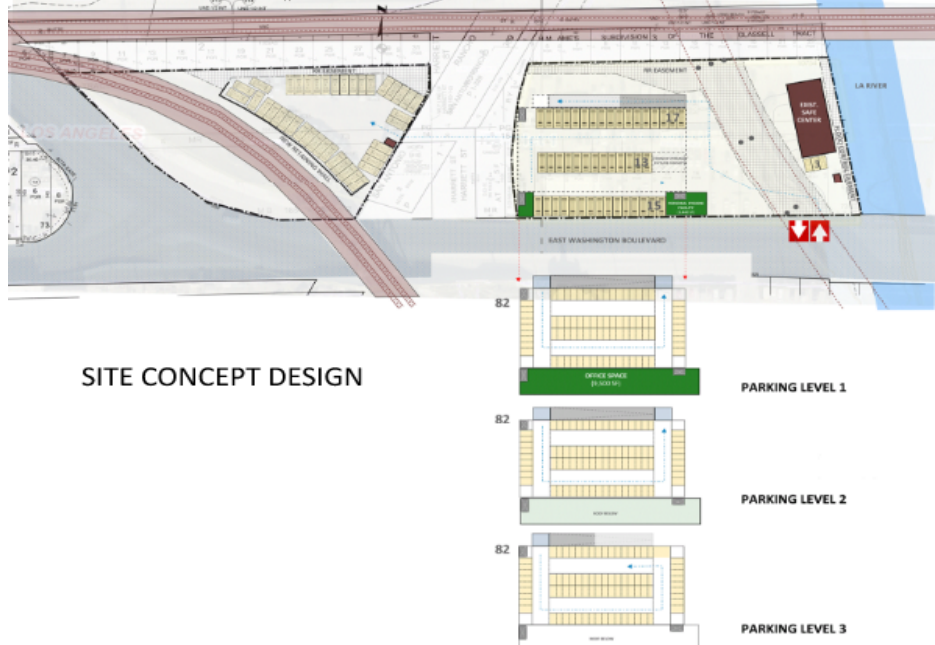
Notes:

1. A new single level parking deck is proposed at the north end of the site to help with the parking problems
2. An extension the maintenance bays is recommended to provide safer maintenance bay lengths and prevent overcrowding
3. A fuel canopy is recommended to prevent stormwater contamination
4. The site is undersized for the amount of refuse processed. An operational shift that prioritizes a single component such as greenwaste would help in the future with interior space needs.



NAME		G3Y12 SOUTH CENTRAL OFFICE BUILDING																											
ADDRESS		2649 E Washington Boulevard																											
SITE PLAN																													
	COUNCIL DISTRICT	14																											
	ZONING	M3-1-RIO																											
	LOT ACREAGE	4.25																											
	BUILDING AREA (SF)	10,170																											
	LEAD DEPARTMENTS	LASAN																											
	STAFF COUNT	10																											
	OVERVIEW OF OPERATIONS	<table border="1"> <thead> <tr> <th>SITE UTILIZATION</th> <th>CITY SERVICES PROVIDED</th> </tr> </thead> <tbody> <tr> <td>Household hazardous waste (HHW) collection</td> <td>Livability Services Division (LSD)</td> </tr> <tr> <td>Electronic Waste collection</td> <td>CARE/CARE+</td> </tr> <tr> <td>Mobile Hygiene Units</td> <td>S.A.F.E. Center</td> </tr> <tr> <td>Vehicle Storage Facility for salvaged vehicles</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	SITE UTILIZATION	CITY SERVICES PROVIDED	Household hazardous waste (HHW) collection	Livability Services Division (LSD)	Electronic Waste collection	CARE/CARE+	Mobile Hygiene Units	S.A.F.E. Center	Vehicle Storage Facility for salvaged vehicles																		
	SITE UTILIZATION	CITY SERVICES PROVIDED																											
	Household hazardous waste (HHW) collection	Livability Services Division (LSD)																											
Electronic Waste collection	CARE/CARE+																												
Mobile Hygiene Units	S.A.F.E. Center																												
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KEY	<table border="1"> <thead> <tr> <th>MARK</th> <th>CATEGORY</th> <th>DEFICIENCY</th> </tr> </thead> <tbody> <tr> <td>FLS</td> <td>High</td> <td>YES</td> </tr> <tr> <td>ADA</td> <td>High</td> <td>YES</td> </tr> <tr> <td>SEC</td> <td>High</td> <td>YES</td> </tr> <tr> <td>GESI</td> <td>Medium</td> <td>YES</td> </tr> <tr> <td>SYS</td> <td>Medium</td> <td>YES</td> </tr> <tr> <td>EFF</td> <td>Low</td> <td>YES</td> </tr> <tr> <td>SPC</td> <td>Low</td> <td>YES</td> </tr> <tr> <td>GRI</td> <td>Low</td> <td>YES</td> </tr> </tbody> </table>	MARK	CATEGORY	DEFICIENCY	FLS	High	YES	ADA	High	YES	SEC	High	YES	GESI	Medium	YES	SYS	Medium	YES	EFF	Low	YES	SPC	Low	YES	GRI	Low	YES	
MARK	CATEGORY	DEFICIENCY																											
FLS	High	YES																											
ADA	High	YES																											
SEC	High	YES																											
GESI	Medium	YES																											
SYS	Medium	YES																											
EFF	Low	YES																											
SPC	Low	YES																											
GRI	Low	YES																											



NAME	G3Y12 SOUTH CENTRAL OFFICE BUILDING			
ADDRESS	2649 E Washington Boulevard			
<p>MASTER PLAN NOTES</p>	 <p style="text-align: center;">SITE CONCEPT DESIGN</p>			
	<p>FUNDING</p>	<p>ITEM</p>	<p>DESCRIPTION</p>	<p>ESTIMATED COST</p>
<p>PRIORITY SHORT TERM</p>	<p>1</p>	<p>Security upgrades to site--fencing, cameras, etc.</p>	<p>\$962,146</p>	
	<p>2</p>	<p>Mechanical system upgades</p>	<p>\$184,437</p>	
	<p>3</p>	<p>Provide rough wash canopy with clarifier</p>	<p>\$1,025,644</p>	
<p>LONG TERM</p>	<p>4</p>	<p>Larger permanent faciliy with additional parking required</p>	<p>\$18,483,760</p>	
<p>MASTER PLAN NOTES</p>	<p>1. Short term improvements to HVAC systems and general site security</p> <p>2. Due to the temporary and inefficient nature of the LSD trailers, unregulated use of conex boxes, space limitations, etc. A permanent building with structured parking is a preferred long-term solution</p> <p>3. The adjoining S.A.F.E Collection center expressed no concerns over their operation so no improvements are recommended at this time.</p> <p><i>Note: Short term improvements would be redudant to a long term site renovation.</i></p>			



NAME		G3Y20 LAG S.A.F.E. COLLECTION CENTER	
ADDRESS		4600 Colorado Boulevard	
SITE PLAN			
	COUNCIL DISTRICT	13	
ZONING	PF-1-RIO		
LOT ACREAGE	0.84		
BUILDING AREA (SF)	1,200		
LEAD DEPARTMENTS	BOS		
STAFF COUNT	22		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED
	Household hazardous waste (HHW) collection		S.A.F.E. Center
	Electronic Waste collection		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	Storage Lockers	
	B	Unaffiliated Wastewater Plant Warehouse	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	YES



NAME	G3Y20 LAG S.A.F.E. COLLECTION CENTER			
ADDRESS	4600 Colorado Boulevard			
MASTER PLAN				
PHASING NOTES	ITEM	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Temporary Trailer for Staff	\$315,810	
	2	Provide covered area over "hot zone"	\$13,662	
	3	Security improvements to prevent illegal dumping and theft	\$674,749	
LONG TERM	4	Provide a permanent conditioned office space, break area, restrooms, and hot zone	\$1,624,159	
MASTER PLAN NOTES	<p>The site was originally designed as a temporary facility so there is no permanent power, water, sewer, or any permanent structures. Short term recommendations include:</p> <ol style="list-style-type: none"> 1. Provide a temporary trailer on site for employees to escape heat and to have suitable work areas 2. Provide a covered area over the "hot zone" to prevent contamination 3. Provide enhanced security with a perimeter vandal-proof fence, cameras, and alarms <p>Long term it is recommended that a permanent facility is created for staff and customers.</p> <p><i>Note: Short term improvements would be redundant to a long term relocation.</i></p>			



2.3 BUREAU OF STREET SERVICES (BSS/STREETSLA)





Twelve StreetsLA sites were studied in this report. The following are the top priorities for these sites:

1. G1Y4 7th Street Consolidated: Egress evaluation and improvements to second level spaces in Building A
2. G1Y4 7th Street Consolidated: Stair improvements to Building A
3. G3Y1 Central District Service Yard: Repair gas heater
4. G3Y1 Central District Service Yard: Remove and repaint flaking interior paint
5. G3Y25 Hollywood Street Maintenance Yard: Repair pavement to address trip hazards
6. G3Y2 Street Maintenance Yard: Provide secure perimeter with automatic gates, fencing, cameras, and alarms
7. G3Y2 Street Maintenance Yard: Provide stormwater management and pave site
8. G3Y2 Street Maintenance Yard: Provide trailer that includes work spaces, meeting spaces, and restrooms (no facilities currently exist on site)
9. G3Y25 Hollywood Street Maintenance Yard: Renovate and expand restrooms to provide modernized, equal restrooms, lockers, and showers
10. G3Y9 Asphalt Plant #1: Repair roof and/or wall leaks in main administration building
11. G2Y11 South Yard: Convert men's restrooms, showers, and lockers to unisex
12. G2Y11 South Yard: Security upgrades to site including fencing, cameras, and alarms



The following map shows the StreetsLA yards studied in this report:

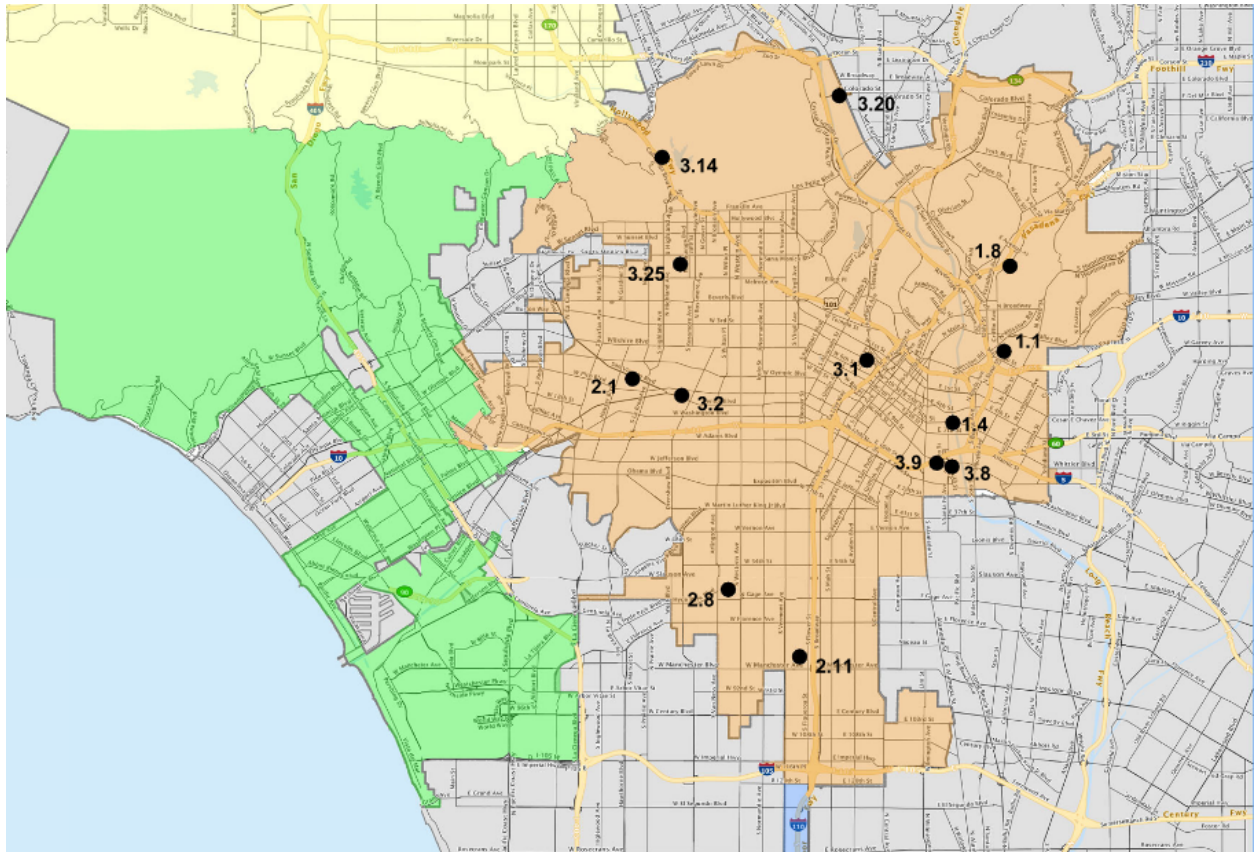


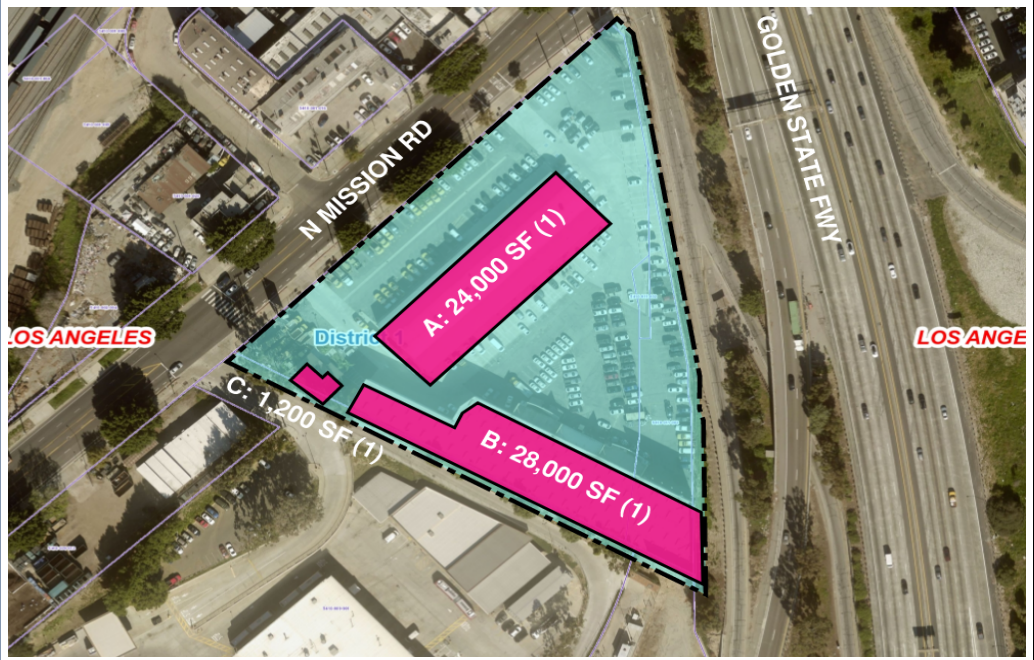
Exhibit 2B: Bureau of Streets Services (StreetsLA/BSS)

- G1Y1 Central Parking Enforcement
- G1Y4 7th Street Consolidated Facility
- G1Y8 San Fernando Road Consolidated Facility
- G2Y1 Wilshire Yard
- G2Y8 Southwest Service Yard
- G2Y11 South Yard
- G3Y1 Central District Service Yard
- G3Y2 Street Maintenance Yard
- G3Y8 Structural Construction Zone
- G3Y9 Asphalt Plant #1
- G3Y20 Silverlake Service Yard
- G3Y25 Hollywood Street Maintenance Yard



NAME	G1Y1 CENTRAL PARKING ENFORCEMENT
ADDRESS	1016 North Mission Road

SITE PLAN



COUNCIL DISTRICT	14				
ZONING	M2				
LOT ACREAGE	4.23				
BUILDING AREA (SF)	52,000				
LEAD DEPARTMENTS	BSS	GSD	DOT	LAPD	TOTAL
STAFF COUNT	6	8	164	0	178

OVERVIEW OF OPERATIONS	SITE UTILIZATION	CITY SERVICES PROVIDED
	Administrative Spaces	Risk and Liability
	Support Spaces	
	Vehicle domiciling	

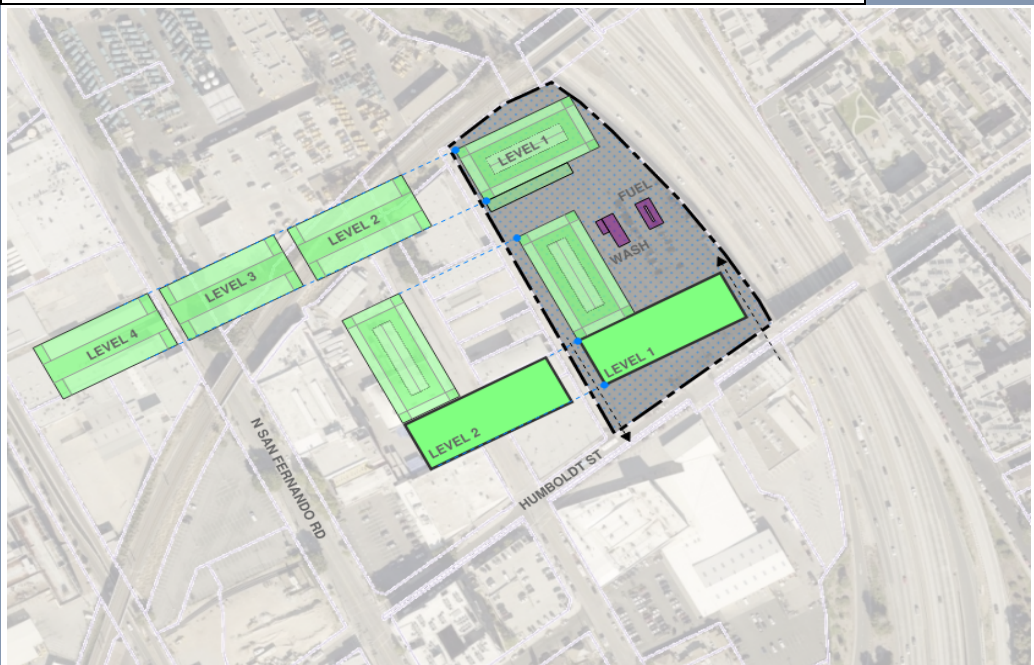
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS
	A	1-Story, 11,000 SF administrative and support building
	B	1-Story, 6,500 SF covered parking/storage building
	C	1-Story, 4,500 SF covered parking/storage building
	D	Uncovered fuel island (unleaded and diesel)

KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	YES



NAME	G1Y1 CENTRAL PARKING ENFORCEMENT
ADDRESS	1016 North Mission Road

MASTER PLAN



FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	None		
LONG TERM	1	Relocation to a new site at 2131 Humboldt Street	\$128,289,278

MASTER PLAN NOTES

Overview:
The site is occupied by several City departments and is leased site. Exterior improvements are managed by the leasing company. Recommended improvements are primarily exterior improvements and also involve structural limitations to the site therefore short term improvements are not recommended and a long-term relocation to nearby 2131 Humboldt Street is recommended.



NAME	G1Y4 7th STREET CONSOLIDATED FACILITY - STREETSLA (BSS)			
ADDRESS	2222 East 7th Street			
SITE PLAN				
COUNCIL DISTRICT	14			
ZONING	PF			
LOT ACREAGE	18			
BUILDING AREA (SF)	200,500			
LEAD DEPARTMENTS	BSS	GSD	OCB	TOTAL
STAFF COUNT	16	56	2	74
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED	
	Administrative Spaces		Office of Community Beautification (OCB)	
	Support Spaces		Heavy-duty repair shop	
	Vehicle domiciling		Small Equipment Repair	
	Warehouse		Machine Shop	
	Vehicle repair and maintenance		Welding Shop	
	Salvage yard			
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS		
	A	2-Story, 60,000 SF administrative, shop, warehouse building		
	B	1-Story, 60,000 SF administrative, shop, maintenance building		
	C	10,000 SF storage canopy		
	D	1-story, 22,000 SF tire shop		
	E	1-story, 8,000 SF office space		
	F	1-story, 3,000 SF office space		
	G	1-story, 20,000 SF maintenance shop		
	H	1-story, 7,000 SF training building		
	I	1-story, 8,000 SF office space		
	J	1-story, 10,000 SF body shop		
	K	1-story, 2,500 SF storage building		
KEY	MARK	CATEGORY	DEFICIENCY	
Fire Life Safety	FLS	High	YES	
Americans with Disabilities Act	ADA	High	YES	
Security Issues	SEC	High	YES	
General Equity and Social Inclusion	GESI	Medium	YES	
General Systems Issues	SYS	Medium		
Efficiency Issues	EFF	Low	YES	
Space Limitations	SPC	Low	YES	
Green Investment	GRI	Low	YES	



NAME	G1Y4 7th STREET CONSOLIDATED FACILITY - STREETS LA (BSS)			PAGE 2 OF 2
ADDRESS	2222 East 7th Street			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Egress evaluation and renovation to Building A, Second Floor	\$25,958	
	2	Stair Improvements to Building A	\$37,294	
	3	Addition of unisex restroom	\$58,490	
	4	Security upgrades to Building A	\$67,187	
LONG TERM	5	Relocation to new site	\$128,289,278	
MASTER PLAN NOTES	<p>Overview: StreetsLA uses the site primarily for offices and shop spaces for nine crew members. The welding shop is cramped and run out of a wood-framed building without adequate ventilation and supporting fire/life-safety infrastructure. Yard space is also limited and creates conflicts with personal and City-owned vehicles and equipment. Relocation to a new site at adjacent 2131 Humboldt Street with other BSS divisions is recommended.</p> <p>Note: Short term improvements would not be required if the division is relocated.</p>			



NAME		G1Y8 SAN FERNANDO ROAD CONSOLIDATED FACILITY-STREETS LA				PAGE 1 OF 2	
ADDRESS		452 North San Fernando Road					
SITE PLAN							
COUNCIL DISTRICT	1						
ZONING	UI						
LOT ACREAGE	9.86						
BUILDING AREA (SF)	15,000						
LEAD DEPARTMENTS	LASAN	GSD	BSS	Total			
STAFF COUNT	144	40	135	319			
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED				
	Vehicle maintenance--Refuse and Aerial Vehicles		Construction Services Division (CSD)				
	Hydraulic shop		Investigative Enforcement Division (IED)				
	Fueling: Diesel, regular, CNG, LNG		Street Maintenance Division (SMD)				
	Vehicle Wash: Sweeper and Rough Wash Bay		Streets Renewal Division (SRD)				
	Shop Space		Urban Forestry Division (UFD)				
	Administrative Spaces						
	Streets Spaces; IED, SMD, SRD, UFD						
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS					
	A	1-Story, 9,500 SF maintenance building and wash bay					
	B	Covered fuel lanes					
	C	1-Story, 2,500 SF office and support spaces					
	D	1-story, 3,000 SF storage spaces					
	E	Table-top parking deck					
KEY	MARK	CATEGORY	DEFICIENCY				
Fire Life Safety	FLS	High	YES				
Americans with Disabilities Act	ADA	High	YES				
Security Issues	SEC	High	YES				
General Equity and Social Inclusion	GESI	Medium	YES				
General Systems Issues	SYS	Medium	YES				
Efficiency Issues	EFF	Low	YES				
Space Limitations	SPC	Low	YES				
Green Investment	GRI	Low	YES				



NAME	G1Y8 SAN FERNANDO ROAD CONSOLIDATED FACILITY-STREETSLA			PAGE 2 OF 2
ADDRESS	452 North San Fernando Road			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Provide canopy over wash area	\$148,147	
	2	Provide enclosed offices for IED	\$59,197	
LONG TERM	3	Relocate department to a new site at 2131 Humboldt Street	\$128,289,278	
MASTER PLAN NOTES	<p>Overview: The site is shared between GSD, StreetsLA, and LASAN. Interdepartmental conflicts fueled by lack of parking and yard space are frequent problems. It is recommended that StreetsLA is relocated to a new site at adjacent 2131 Humboldt Street, while the site is densified to accommodate an expanded LASAN program.</p> <p>Short Term Notes: 1. Provide a canopy over the existing wash area 2. By nature IED requires confidentiality and currently operates out of open workstations. This recommendation involves providing an enclosed acoustically sound work area for this division.</p> <p><i>Note: Short term improvements would not be required if the division is relocated.</i></p>			



NAME		G2Y1 WILSHIRE YARD	
ADDRESS		1274 South Cochran Avenue	
SITE PLAN			
	COUNCIL DISTRICT	10	
	ZONING	R3	
	LOT ACREAGE	0.48	
	BUILDING AREA (SF)	6,200	
	LEAD DEPARTMENTS	BSS	
STAFF COUNT	11		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED
	Administrative Spaces		Street Sweeping
	Support Spaces		City R.O.W. Maintenance
	Vehicle and equipment storage		Bike Lane Maintenance
	Fueling (unleaded and diesel)		Mud Slide/Landslide Remediation
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	1-Story, 1,200 SF administrative and support building (leased)	
	B	1-Story, 2,500 SF covered parking/storage building	
	C	1-Story, 2,500 SF covered parking/storage building	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	YES
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	YES



<p>NAME</p>	<p>G2Y1 WILSHIRE YARD</p>			
<p>ADDRESS</p>	<p>1274 South Cochran Avenue</p>			
<p>MASTER PLAN</p>				
<p>FUNDING</p>	<p>PRIORITY</p>	<p>DESCRIPTION</p>	<p>ESTIMATED COST</p>	
<p>PRIORITY SHORT TERM</p>	<p>1</p>	<p>Security upgrades to site-fencing, cameras, etc</p>	<p>\$122,467</p>	
<p></p>				
<p></p>				
<p></p>				
<p>LONG TERM</p>	<p>2</p>	<p>Relocate entire operation to new site</p>	<p>\$128,289,278</p>	
<p>MASTER PLAN NOTES</p>	<p>Overview: The site is a leased property so short term improvements are limited. Upgrading to a secure perimeter with vandal-resistant, barbed wire fencing and a site-wide security camera system is advised but a long term solution of relocation to 2131 Humboldt Street is recommended.</p>			



NAME		G2Y8 SOUTHWEST SERVICE YARD		PAGE 1 OF 2	
ADDRESS		5860 South Wilton Place			
SITE PLAN		<p>A: 2,000 SF (1) B: 4,800 SF (1) C: 1,000 SF (1) D: 15,500 SF (1) E: Fuel Island</p>			
COUNCIL DISTRICT	8				
ZONING	M1				
LOT ACREAGE	1.3				
BUILDING AREA (SF)	22,300				
LEAD DEPARTMENTS	BSS				
STAFF COUNT	11				
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED		
	Administrative Spaces		Regional Transfer Site		
	Support Spaces				
	Vehicle and equipment storage				
	Fueling (unleaded and diesel)				
	Vehicle washing				
	Transfer site				
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS			
	A	1-Story, 2,000 SF administrative and support building			
	B	1-Story, 4,800 SF enclosed storage building			
	C	1-Story, 1,000 SF enclosed storage building			
	D	1-Story, 15,500 SF enclosed storage building/restroom and locker			
	E	Fuel Island			
KEY	MARK	CATEGORY	DEFICIENCY		
Fire Life Safety	FLS	High	YES		
Americans with Disabilities Act	ADA	High	YES		
Security Issues	SEC	High	YES		
General Equity and Social Inclusion	GESI	Medium	YES		
General Systems Issues	SYS	Medium	YES		
Efficiency Issues	EFF	Low	YES		
Space Limitations	SPC	Low	YES		
Green Investment	GRI	Low	YES		



NAME	G2Y8 SOUTHWEST SERVICE YARD
ADDRESS	5860 South Wilton Place

MASTER PLAN



FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	1	Utilize drive to the North as primary entry exit	\$85,189
	2	Renovate restrooms/lockers/showers to provide adequate, equal, accessible facilities	\$112,590
	3	Provide hardened security with cameras, entry alarms, etc	\$462,912
	4	Upgrade site lighting	\$219,609
	5	Repair roof leaks in office and enclosed storage building	\$150,313
	6	Provide covered rough wash rack	\$154,235
	7	Provide fuel canopy	\$154,235
	8	Provide new compressed air system	\$22,226
	9	Convert exercise room to crew meeting space	\$153,911
LONG TERM	10	Repave Site	\$810,701

MASTER PLAN NOTES

Overview:
The site is a regional transfer station operated by StreetsLA. A separately organized site to the North is operated by LASAN.

Notes:
1. If feasible, the North entry can be used to provide a primary exit/entry to the site and alleviate the unsafe circulation through the adjoining residential neighborhood to the West.
2. Both the rough wash area and the fuel area lack covered canopies, which contribute to stormwater contamination and should be covered.
3. The existing exercise room is no longer used and can be converted to a second, upgraded meeting area for crews.



NAME		G2Y11 SOUTH YARD	
ADDRESS		8602 Denver Avenue	
SITE PLAN			
	COUNCIL DISTRICT	8	
	ZONING	C2	
	LOT ACREAGE	0.56	
	BUILDING AREA (SF)	2,300	
	LEAD DEPARTMENTS	BSS	
STAFF COUNT	3		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED
	Administrative Spaces		District Sidewalk Maintenance
	Support Spaces		District Street Maintenance
	Vehicle domiciling		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	1-Story, 700 SF building	
	B	1-Story, 1,200 SF building	
	C	1-Story, 400 SF building	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	
Americans with Disabilities Act	ADA	High	
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	
Space Limitations	SPC	Low	
Green Investment	GRI	Low	YES



NAME	G2Y11 SOUTH YARD
ADDRESS	8602 Denver Avenue

MASTER PLAN



FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	1	Convert men's restrooms, showers, and lockers to unisex	\$83,513
	2	Security upgrades to site--fencing, cameras, etc	\$333,728
LONG TERM	3	Reconstructed site	\$4,183,804

MASTER PLAN NOTES

Overview:
The site is solely occupied by StreetsLA and is somewhat underutilized. The existing buildings are ad hoc and have dated construction and infrastructure and a reconstruction of the site is recommended.

Notes:
1. New 4,500 SF of office shop space, roughly in same location as existing buildings
2. Create covered rough wash
3. Create three bulk material bunkers
4. Create covered area for sweeper broom storage

Note: Short term improvements would not be required if the site is reconstructed.



NAME		G3Y1 CENTRAL DISTRICT SERVICE YARD		PAGE 1 OF 2	
ADDRESS		1274 West 2nd Street			
SITE PLAN					
	COUNCIL DISTRICT	1			
	ZONING	CW			
	LOT ACREAGE	0.55			
	BUILDING AREA (SF)	5,300			
	LEAD DEPARTMENTS	BSS			
	STAFF COUNT	4			
OVERVIEW OF OPERATIONS		SITE UTILIZATION		CITY SERVICES PROVIDED	
		Administrative Spaces		Pothole Dispatch	
		Support Spaces		District Inspections	
		Vehicle and equipment storage			
		Fueling (unleaded and diesel)			
		Vehicle washing			
BUILDING DESCRIPTION		BLDG ID	BUILDING DETAILS		
		A	1-Story, 2,400 SF enclosed garage/storage building		
		B	1-Story, 400 SF administrative		
		C	Fuel Canopy (Diesel and Regular)		
		D	1-story, 300 SF office building		
		E	1-Story, 2,400 SF enclosed garage/storage building		
KEY	MARK	CATEGORY	DEFICIENCY		
Fire Life Safety	FLS	High	YES		
Americans with Disabilities Act	ADA	High	YES		
Security Issues	SEC	High	YES		
General Equity and Social Inclusion	GESI	Medium			
General Systems Issues	SYS	Medium	YES		
Efficiency Issues	EFF	Low	YES		
Space Limitations	SPC	Low	YES		
Green Investment	GRI	Low	YES		



NAME	G3Y1 CENTRAL DISTRICT SERVICE YARD			
ADDRESS	1274 West 2nd Street			
MASTER PLAN				
	FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	1	Repair gas heater	\$3,375	
	2	Remove and repaint flaking interior paint	\$9,205	
	3	Provide hardened perimeter and security system	\$337,321	
	4	Repave site	\$576,336	
	5	Supply power to sheds	\$16,267	
LONG TERM	6	Relocate Risk and Liability to this site from Mission Road	\$239,421	
MASTER PLAN NOTES	<p>Overview:</p> <p>The site is underutilized and only supports workspaces for two employees. It is recommended that the site is improved and interior spaces created to accommodate the two indigenous employees and to relocate staff from Risk and Liability currently located at 1016 N Mission Road (G1Y1)</p>			
	<p>Notes:</p> <ol style="list-style-type: none"> 1. Demolish existing Building D and adjoining canopy. 2. Create new fuel canopy 3. repave entire site 4. Renovate interior spaces for new staff 			



NAME		G3Y2 STREET MAINTENANCE YARD	
ADDRESS		1315 West 2nd Street	
SITE PLAN			
	COUNCIL DISTRICT	10	
ZONING	C4-1-O		
LOT ACREAGE	0.48		
BUILDING AREA (SF)	800		
LEAD DEPARTMENTS	BSS		
STAFF COUNT	18		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED
	Vehicle and equipment storage		Tree Maintenance
			Tree Operations
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	1-Story, 800 SF derelict trailer	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	YES
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	YES



<p>NAME</p>	<p>G3Y2 STREET MAINTENANCE YARD</p>			<p>PAGE 2 OF 2</p>
<p>ADDRESS</p>	<p>1315 West 2nd Street</p>			
<p>MASTER PLAN</p>				
<p>FUNDING</p>	<p>PRIORITY</p>	<p>DESCRIPTION</p>	<p>ESTIMATED COST</p>	
<p>PRIORITY SHORT TERM</p>	<p>1 2 3 4</p>	<p>Provide secure perimeter with automatic gate, cameras, fencing Provide stormwater and sewer and pave site Provide trailer for meetings, offices, restrooms, and lockers Provide site lighting</p>	<p>\$318,337 \$685,860 \$326,077 \$84,805</p>	
<p>LONG TERM</p>	<p>5</p>	<p>Relocate to new site</p>	<p>\$128,289,278</p>	
<p>MASTER PLAN NOTES</p>	<p>Overview: This primitive site is being used by StreetsLA Lot Clearing division. Most of the usage is improvised with no formal workspaces and portable toilets for restrooms. Short term goals include suitable work and meeting spaces and appropriate site improvements. The site is too small to adapt to the division's needs and it is recommended that the division is relocated to a larger site at 2131 Humboldt Street shared by other divisions.</p> <p><i>Note: Short term improvements would not be required if the division is relocated.</i></p>			



NAME		G3Y8 STRUCTURAL CONSTRUCTION ZONE	
ADDRESS		2474 East Olympic Boulevard	
SITE PLAN			
	COUNCIL DISTRICT	14	
ZONING	OS		
LOT ACREAGE	0.84		
BUILDING AREA (SF)	30,000		
LEAD DEPARTMENTS	BSS		
STAFF COUNT	13		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED
	Administrative Spaces		Structural concrete repair and construction
	Support Spaces		Guardrail, catchbasin, fencing repair
	Vehicle and equipment storage		Handrail and gate repair
	Material Storage		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	1-Story, approximately 30,000 SF administrative and support building	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	YES
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	YES

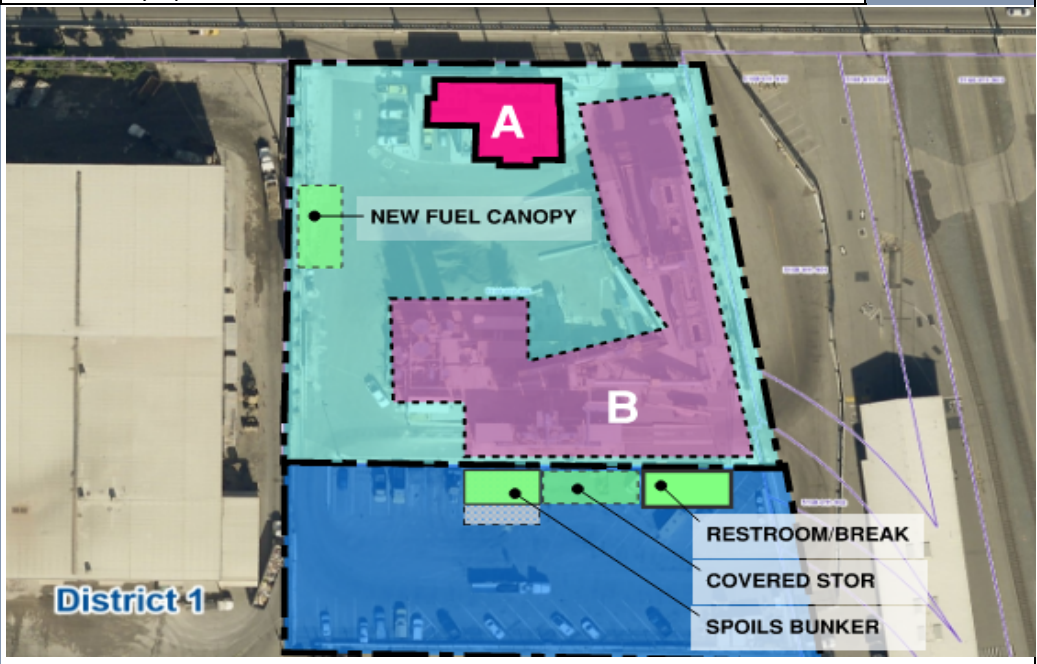


NAME	G3Y8 STRUCTURAL CONSTRUCTION ZONE			
ADDRESS	2474 East Olympic Boulevard			
MASTER PLAN				
	FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	1	None		
LONG TERM	1	Relocate to a new site	\$128,289,278	
MASTER PLAN NOTES	<p>Overview: Office spaces, workshops, and support spaces have been created underneath an existing bridge overpass. As such, structural limitations prevent any short term improvements. It is recommended that the yard is relocated to a new site at 2131 Humboldt Street.</p>			



NAME		G3Y9 ASPHALT PLANT #1		
ADDRESS		2484 East Olympic Boulevard		
SITE PLAN				
	COUNCIL DISTRICT	14		
	ZONING	M3-1-RIO		
	LOT ACREAGE	2.91		
	BUILDING AREA (SF)	5,000		
	LEAD DEPARTMENTS	BSS		
	STAFF COUNT	17		
	OVERVIEW OF OPERATIONS	SITE UTILIZATION	CITY SERVICES PROVIDED	
		Administrative Spaces	Asphalt Production	
		Support Spaces		
	Vehicle Parking			
	Welding			
	Vehicle Fueling			
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS		
	A	1-Story, 5,000 SF administrative and support building		
	B	Asphalt production equipment		
KEY	MARK	CATEGORY	DEFICIENCY	
Fire Life Safety	FLS	High		
Americans with Disabilities Act	ADA	High	YES	
Security Issues	SEC	High		
General Equity and Social Inclusion	GESI	Medium		
General Systems Issues	SYS	Medium	YES	
Efficiency Issues	EFF	Low	YES	
Space Limitations	SPC	Low	YES	
Green Investment	GRI	Low	YES	



NAME	G3Y9 ASPHALT PLANT #1			
ADDRESS	2484 East Olympic Boulevard			
MASTER PLAN				
	FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	1	Repair roof and/or wall leaks in Main Administration Building	\$106,178	
	2	Provide adequate lighting on Asphalt Equipment	\$39,330	
	3	Provide catwalk safety gangways on Asphalt Equipment	\$764,383	
	4	Provide Driver's Ammenities Trailer (1,800 SF: bathrooms, showers, breakrooms)	\$323,914	
	5	Provide canopy over fuel pumps	\$154,915	
LONG TERM	6	Acquire southern parcel (1.1 acres)	\$7,887,740	
	7	Provide asphalt bunker with concrete apron (50'x50')	\$243,852	
	8	Provide covered laydown structure (2,000 SF)	\$169,506	
MASTER PLAN NOTES	<p>Overview: The site's primary function is asphalt production for City's roadways. The site was part of a 2019 modernization effort and the main building is relatively new despite profound waterproofing issues.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Parking is a major issue and the south side of the site is presumably a leasing arrangement with the western neighbor. Transportation uses this lot and should be relocated to alleviate the issue. Acquiring the south lot or formalizing the leasing arrangement is advised. 2. Add an asphalt bunker with a appropriate concrete apron at southern parcel 3. Provide covered area for a more weather-proof storage of wear plates and sheet metal 			
	<p>Additional notes and details regarding the project, including funding sources, implementation timeline, and stakeholder involvement.</p>			



NAME		G3Y20 SILVERLAKE SERVICE YARD	
ADDRESS		4600 Colorado Boulevard	
SITE PLAN			
	COUNCIL DISTRICT	13	
	ZONING	PF-1-RIO	
	LOT ACREAGE	2.72	
	BUILDING AREA (SF)	2,000	
	LEAD DEPARTMENTS	BSS	
	STAFF COUNT	61	
OVERVIEW OF OPERATIONS		SITE UTILIZATION	CITY SERVICES PROVIDED
		Administrative Spaces	Construction Services
		Support Spaces	
		Vehicle and equipment storage	
		Yard storage	
BUILDING DESCRIPTION		BLDG ID	BUILDING DETAILS
		A	Conex box storage
		B	1-story, 1,000 SF restroom trailer/office
		C	Conex box storage
		D	1-story, 1,000 SF material storage building
KEY		MARK	CATEGORY
Fire Life Safety	FLS	High	
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	YES



NAME		G3Y20 SILVERLAKE SERVICE YARD							
ADDRESS		4600 Colorado Boulevard							
MASTER PLAN	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
	BASE		DESIGN		CONSTRUCTION COST		CONSTRUCTION		
	DESCRIPTION	CONSTRUCTION COST	CONTINGENCY (B) X 15%	ESCALATION* 5% PER YEAR	SUBTOTAL (B) +(C) + (D)	CONTINGENCY (E) X 15%	SOFT COSTS** (B) X 20%	TOTAL PROJECT COST (E) + (F) + (G)	
	Phase 1	\$ 78,255,000	\$ 11,738,250	\$ 15,651,000	\$ 105,644,250	\$ 15,847,000	\$ 15,651,000	\$ 137,100,000	
	Phase 2	\$ 2,410,000	\$ 361,500	\$ 602,500	\$ 3,374,000	\$ 510,000	\$ 482,000	\$ 4,300,000	
	Phase 3	\$ 48,160,000	\$ 7,224,000	\$ 14,448,000	\$ 69,832,000	\$ 10,474,800	\$ 9,632,000	\$ 89,938,800	
	Phase 4	\$ 1,445,000	\$ 216,750	\$ 505,750	\$ 2,167,500	\$ 325,125	\$ 289,000	\$ 2,700,000	
	Phase 5	\$ 54,180,000	\$ 8,127,000	\$ 21,672,000	\$ 83,979,000	\$ 12,597,000	\$ 10,836,000	\$ 107,400,000	
	Phase 6	\$ 1,805,000	\$ 270,750	\$ 812,250	\$ 2,888,000	\$ 433,200	\$ 361,000	\$ 3,700,000	
	Phase 7	\$ 14,450,000	\$ 2,167,500	\$ 7,225,000	\$ 23,842,500	\$ 3,576,375	\$ 2,890,000	\$ 30,300,000	
TOTAL COST	\$ 200,705,000	\$ 30,105,750	\$ 60,916,500	\$ 291,727,250	\$ 43,763,500	\$ 40,141,000	\$ 375,000,000		
FUNDING	PRIORITY	DESCRIPTION						ESTIMATED COST	
PRIORITY SHORT TERM	1	Provide hardened perimeter and improved security						\$689,875	
	2	Provide new restrooms, lockers, and showers for men and women						\$585,232	
	3	Provide additional yard lighting						\$113,072	
	4	Upgrade power to site						\$235,980	
LONG TERM	None	This is part of a previously prepared Master Plan for the entire campus							
MASTER PLAN NOTES	<p>Overview:</p> <p>The site is part of a larger campus. This location serves the StreetsLA construction services division, which provides concrete construction support for several other City agencies. The site is makeshift and lacks sufficient staff working spaces and parking for personally owned vehicles (POV's) and City vehicles. The site is part of a larger master plan so no long term improvements are recommended. The Central Service Yard Master Plan dated February 22, 2018 includes this master plan. The cost estimates from this plan have been updated to reflect today's escalation and are included above.</p>								



NAME		G3Y25 HOLLYWOOD STREET MAINTENANCE YARD		PAGE 1 OF 2											
ADDRESS		6640 West Romaine Street													
SITE PLAN															
	<table border="1"> <tr> <td>COUNCIL DISTRICT</td> <td>13</td> </tr> <tr> <td>ZONING</td> <td>PF-1XL</td> </tr> <tr> <td>LOT ACREAGE</td> <td>1.06</td> </tr> <tr> <td>BUILDING AREA (SF)</td> <td>8,500</td> </tr> <tr> <td>LEAD DEPARTMENTS</td> <td>BSS</td> </tr> <tr> <td>STAFF COUNT</td> <td>36</td> </tr> </table>				COUNCIL DISTRICT	13	ZONING	PF-1XL	LOT ACREAGE	1.06	BUILDING AREA (SF)	8,500	LEAD DEPARTMENTS	BSS	STAFF COUNT
COUNCIL DISTRICT	13														
ZONING	PF-1XL														
LOT ACREAGE	1.06														
BUILDING AREA (SF)	8,500														
LEAD DEPARTMENTS	BSS														
STAFF COUNT	36														
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED												
	Administrative Spaces		Street Resurfacing												
	Support Spaces		Street Cleaning												
	Vehicle and equipment storage		Street Construction												
	Fueling (unleaded, diesel, and CNG)														
	Vehicle washing														
	Transfer site														
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS													
	A	1-Story, 1,000 SF administrative and support building													
	B	1-Story, 6,500 SF covered parking/storage building													
	C	1-Story, 4,500 SF covered parking/storage building													
KEY	MARK	CATEGORY	DEFICIENCY												
Fire Life Safety	FLS	High	YES												
Americans with Disabilities Act	ADA	High	YES												
Security Issues	SEC	High	YES												
General Equity and Social Inclusion	GESI	Medium	YES												
General Systems Issues	SYS	Medium	YES												
Efficiency Issues	EFF	Low	YES												
Space Limitations	SPC	Low	YES												
Green Investment	GRI	Low	YES												



NAME	G3Y25 HOLLYWOOD STREET MAINTENANCE YARD			
ADDRESS	6640 West Romaine Street			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Repair pavement to remove trip hazards	\$101,253	
	2	Renovate and expand restrooms to provide modernized, equal restrooms, lockers, showers	\$116,256	
	3	Upgrade security in yard	\$438,155	
	4	Repair yard drainage	\$27,702	
	5	Upgrade and replace electrical systems	\$786,600	
LONG TERM	6	Provide covered canopy for fuel building	\$123,221	
MASTER PLAN NOTES	<p>Overview: The site is occupied by StreetsLA and supports street cleaning, resurfacing, and general streets construction projects.</p> <p>Short term improvements include:</p> <ol style="list-style-type: none"> 1. Spot repairing pavement that has deteriorated or has created trip hazards 2. Expanding and renovating restrooms to create equal spaces for men and women 3. Upgrading security in the yard with a vandal proof perimeter fencing, cameras, and alarms 4. Repairing yard drainage issues 5. Upgrading electrical systems in yard and buildings <p>A long term improvement to provide a canopy over the fueling area is recommended to prevent stormwater contamination.</p>			



2.4 GENERAL SERVICES DIVISION (GSD)





Fifteen yards were studied for General Services Division. The following are the top priorities for these sites:

1. G2Y4 36th Street Yard-Building Maintenance Division: Review and provide modifications to sprinkler coverage in working and storage spaces
2. G2Y4 36th Street Yard-Building Maintenance Division: ADA restroom modifications
3. G3Y11 Central Refuse Equipment Repair Yard: Security improvements to site including fencing, alarms, and cameras
4. G3Y11 Central Refuse Equipment Repair Yard: Electrical infrastructure improvements in main working areas.
5. G1Y10 Distribution Center General: Provide ADA bathroom renovations
6. G2Y4 36th Street Yard-Fleet Services: Provide hardened secure perimeter including vandal resistant fencing around the full perimeter
7. G3Y11 Central Refuse Equipment Repair Yard: Provide new site lighting
8. G1Y8 San Fernando Consolidated Facility: Provide improved shop lighting in maintenance spaces
9. G2Y4 36th Street Yard-Building Maintenance Division: Provide lighting upgrades to work areas
10. G3Y11 Central Refuse Equipment Repair Yard: provide new lighting in maintenance spaces



The following map shows the GSD yards studied in this report:

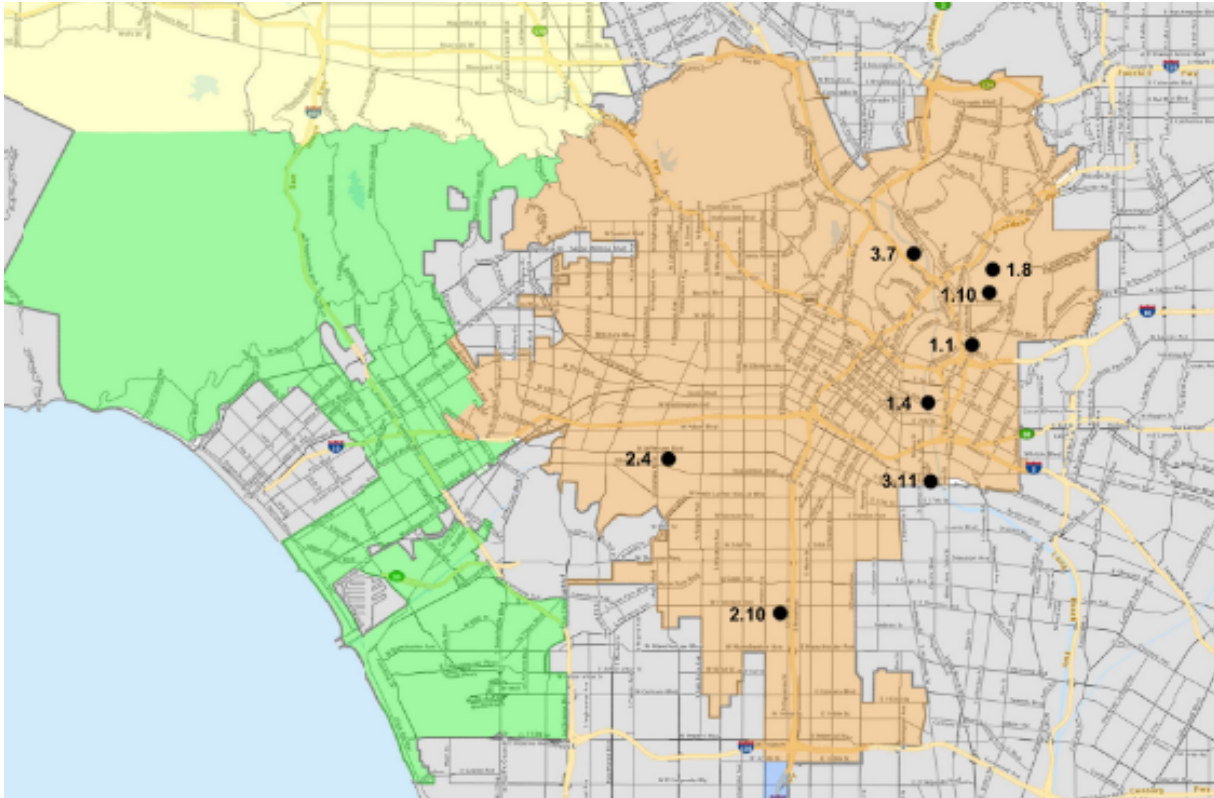


Exhibit 2C: General Services Department (GSD) Location Map

- G1Y1 Central Parking Enforcement
- G1Y4 7th Street Consolidated Facility
- G1Y6 Central Service Yard
- G1Y8 San Fernando Consolidated Facility
- G1Y10 Piper Tech-Supply Services Division
- G1Y10 Piper Tech-Building Maintenance
- G1Y10 Piper Tech-Construction Forces Division (CFD)
- G1Y10 Piper Tech-Publishing Services Division
- G1Y10 Piper Tech-Salvage
- G1Y10 Piper Tech-Distribution Center General (DCG)
- G1Y10 Piper Tech-Fleet Services
- G2Y4 36th Street Yard
- G3Y7 Testing Lab Standards
- G3Y11 Central Refuse Equipment Repair Yard



NAME		G1Y1 CENTRAL PARKING ENFORCEMENT				
ADDRESS		1016 North Mission Road				
SITE PLAN						
	COUNCIL DISTRICT	14				
ZONING	M2					
LOT ACREAGE	4.25					
BUILDING AREA (SF)	53,200					
LEAD DEPARTMENTS	BSS	GSD	LADOT	LAPD	TOTAL	
STAFF COUNT	3	8	166	2	179	
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED			
	Administrative Spaces		Asset Forfeiture Investigative Detail (LAPD)			
	Support Spaces		Vehicle repair and maintenance (GSD)			
	Vehicle domiciling		Emergency Management/Special Events (LADOT)			
	Light Vehicle Maintenance		Active Transportation (LADOT)			
	Evidentiary Storage		Parking Enforcement Traffic Control (PETC-LADOT)			
	Warehousing		Special Traffic Operations (STO-LADOT)			
		Risk and Liability (StreetsLA)				
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS				
	A	1-Story, 24,000 SF administrative and support building				
	B	1-Story, 28,000 SF office, maintenance, and warehouse building				
	C	1-Story, 1,200 SF office building				
KEY	MARK	CATEGORY	DEFICIENCY			
Fire Life Safety	FLS	High				
Americans with Disabilities Act	ADA	High				
Security Issues	SEC	High				
General Equity and Social Inclusion	GESI	Medium				
General Systems Issues	SYS	Medium				
Efficiency Issues	EFF	Low				
Space Limitations	SPC	Low				
Green Investment	GRI	Low				



NAME	G1Y1 CENTRAL PARKING ENFORCEMENT			
ADDRESS	1016 North Mission Road			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	None			
LONG TERM	1	Relocation to a new co-located site	\$144,939,458	
MASTER PLAN NOTES	<p>Overview: The site is occupied by four departments--GSD, StreetsLA, LADOT, and LAPD. The site is leased and all short term improvements are exterior improvements or represent limitations to the site area. Because exterior improvements like roof leaks or site accessibility are handled by the leasing company we can no recommend short term improvements. To overcome the limitations of the site and the fact that the site is leased relocating the native departments to a new site at 2010 East Washington Street is recommended.</p>			



NAME		G1Y4 7TH STREET CONSOLIDATED FACILITY			
ADDRESS		2222 East 7th Street			
SITE PLAN					
COUNCIL DISTRICT	14				
ZONING	PF				
LOT ACREAGE	18				
BUILDING AREA (SF)	200,500				
LEAD DEPARTMENTS	BSS	GSD	OCB	TOTAL	
STAFF COUNT	16	56	2	74	
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED		
	Administrative Spaces		Office of Community Beautification (OCB)		
	Support Spaces		Heavy-duty repair shop		
	Vehicle domiciling		Small Equipment Repair		
	Warehouse		Machine Shop		
	Vehicle repair and maintenance		Welding Shop		
	Salvage yard		Training and Safety		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS			
	A	2-Story, 60,000 SF administrative, shop, warehouse building			
	B	1-Story, 60,000 SF administrative, shop, maintenance building			
	C	10,000 SF storage canopy			
	D	1-story, 22,000 SF tire shop			
	E	1-story, 8,000 SF office space			
	F	1-story, 3,000 SF office space			
	G	1-story, 20,000 SF maintenance shop			
	H	1-story, 7,000 SF training building			
	I	1-story, 8,000 SF office space			
	J	1-story, 10,000 SF body shop			
	K	1-story, 2,500 SF storage building			
KEY	MARK	CATEGORY	DEFICIENCY		
Fire Life Safety	FLS	High	YES		
Americans with Disabilities Act	ADA	High			
Security Issues	SEC	High	YES		
General Equity and Social Inclusion	GESI	Medium			
General Systems Issues	SYS	Medium	YES		
Efficiency Issues	EFF	Low	YES		
Space Limitations	SPC	Low	YES		
Green Investment	GRI	Low	YES		



NAME	G1Y4 7TH STREET CONSOLIDATED FACILITY			
ADDRESS	2222 East 7th Street			
MASTER PLAN				
	FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	1	Security upgrades to site--fencing, cameras, etc	\$2,202,612	
	2	Provide new maintenance equipment in existing bays	\$2,295,804	
	3	New drive-thru automatic wash	\$2,670,309	
LONG TERM	4	Maintenance Shop addition/renovation	\$13,662,848	
	5	New two-level parking deck	\$13,145,881	
MASTER PLAN NOTES	<p>Overview: This site provides vital repair and maintenance functions for the City including sweepers, construction equipment, light-duty, and heavy-duty vehicles.</p> <p>Short Term Notes:</p> <ol style="list-style-type: none"> 1. Provide a new vandal-resistant perimeter with site-wide security camera coverage 2. Existing maintenance equipment is either in the later stages of life or inappropriate for the type of vehicles being maintained. 3. Provide a new, drive-thru automatic wash bay for vehicle washing <p>Long Term Notes:</p> <ol style="list-style-type: none"> 1. Long term recommendations include the addition of maintenance bays to alleviate unsafe and ad-hoc practices the require maintenance activities occurring in aisleways, exitways, and in the yard. 2. Future expansion into the existing "Salvage Hill" area can create space for additional personally-owned vehicle and prevent commingling of city-owned and personally-owned vehicles. <p><i>Note: Short term improvements are generally not duplicated in long term recommendations.</i></p>			
	<p>DRIVE-THRU WASH ADDITION</p> <p>MAINTENANCE SHOP ADDITION</p> <p>NEW BODY SHOP (BY OTHERS)</p> <p>NEW 2-LEVEL PARKING DECK</p>			



NAME		G1Y6 CENTRAL SERVICE YARD	
ADDRESS		3900 Chevy Chase Drive	
SITE PLAN			
	COUNCIL DISTRICT	13	
ZONING	PF-1-RIO		
LOT ACREAGE	10		
BUILDING AREA (SF)	6,000	(GSD Only)	
LEAD DEPARTMENTS	GSD		
STAFF COUNT	20		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED
	Administrative Spaces		Vehicle Repair
	Support Spaces		Vehicle Preventative Maintenance
	Vehicle domiciling		Small Equipment Repair
	Vehicle Maintenance		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	Maintenance Canopy	
	B	Truck Shop	
	C	Turf Shop	
	D	Heavy-duty Trenchers and Tractors	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	
Space Limitations	SPC	Low	
Green Investment	GRI	Low	



NAME	G1Y6 CENTRAL SERVICE YARD							PAGE 2 OF 2	
ADDRESS	3900 Chevy Chase Drive								
MASTER PLAN	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
	BASE								
	DESCRIPTION	CONSTRUCTION COST	CONTINGENCY (B) X 15%	DESIGN CONSTRUCTION COST	ESCALATION* 5% PER YEAR	CONSTRUCTION COST	CONSTRUCTION COST	CONSTRUCTION CONTINGENCY (E) X 15%	SOFT COSTS** (B) X 20%
									TOTAL PROJECT COST (E) + (F) + (G)
	Phase 1	\$ 78,255,000	\$ 11,738,250	\$ 15,651,000	\$ 105,644,250	\$ 15,847,000	\$ 15,651,000	\$ 137,100,000	
	Phase 2	\$ 2,410,000	\$ 361,500	\$ 602,500	\$ 3,374,000	\$ 510,000	\$ 482,000	\$ 4,300,000	
	Phase 3	\$ 48,160,000	\$ 7,224,000	\$ 14,448,000	\$ 69,832,000	\$ 10,474,800	\$ 9,632,000	\$ 89,938,800	
	Phase 4	\$ 1,445,000	\$ 216,750	\$ 505,750	\$ 2,167,500	\$ 325,125	\$ 289,000	\$ 2,700,000	
	Phase 5	\$ 54,180,000	\$ 8,127,000	\$ 21,672,000	\$ 83,979,000	\$ 12,597,000	\$ 10,836,000	\$ 107,400,000	
	Phase 6	\$ 1,805,000	\$ 270,750	\$ 812,250	\$ 2,888,000	\$ 433,200	\$ 361,000	\$ 3,700,000	
	Phase 7	\$ 14,450,000	\$ 2,167,500	\$ 7,225,000	\$ 23,842,500	\$ 3,576,375	\$ 2,890,000	\$ 30,300,000	
TOTAL COST	\$ 200,705,000	\$ 30,105,750	\$ 60,916,500	\$ 291,727,250	\$ 43,763,500	\$ 40,141,000	\$ 375,000,000		
FUNDING	PRIORITY	DESCRIPTION						ESTIMATED COST	
PRIORITY SHORT TERM	None	This is part of a previously prepared Master Plan for the entire campus							
LONG TERM	None	This is part of a previously prepared Master Plan for the entire campus							
MASTER PLAN NOTES	<p>Overview: The site is part of a larger master plan so no long term improvements are recommended. The Central Service Yard Master Plan dated February 22, 2018 includes this master plan. The cost estimates from this plan have been updated to reflect today's escalation and are included above.</p>								



NAME		G1Y8 SAN FERNANDO CONSOLIDATED FACILITY			
ADDRESS		452 North San Fernando Road			
SITE PLAN					
COUNCIL DISTRICT	1				
ZONING	UI				
LOT ACREAGE	9.86				
BUILDING AREA (SF)	15,000				
LEAD DEPARTMENTS	LASAN	GSD	BSS	Total	
STAFF COUNT	144	40	135	319	
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED		
	Vehicle maintenance—Refuse and Aerial Vehicles		Construction Services Division (CSD)		
	Hydraulic shop		Investigative Enforcement Division (IED)		
	Fueling: Diesel, regular, CNG, LNG		Street Maintenance Division (SMD)		
	Vehicle Wash: Sweeper and Rough Wash Bay		Streets Renewal Division (SRD)		
	Shop Space		Urban Forestry Division (UFD)		
	Administrative Spaces				
	Streets Spaces; IED, SMD, SRD, UFD				
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS			
	A	1-Story, 9,500 SF maintenance building and wash bay			
	B	Covered fuel lanes			
	C	1-Story, 2,500 SF office and support spaces			
	D	1-story, 3,000 SF storage spaces			
	E	Table-top parking deck			
KEY	MARK	CATEGORY	DEFICIENCY		
Fire Life Safety	FLS	High	YES		
Americans with Disabilities Act	ADA	High	YES		
Security Issues	SEC	High	YES		
General Equity and Social Inclusion	GESI	Medium	YES		
General Systems Issues	SYS	Medium	YES		
Efficiency Issues	EFF	Low	YES		
Space Limitations	SPC	Low	YES		
Green Investment	GRI	Low	YES		



NAME		G1Y8 SAN FERNANDO CONSOLIDATED FACILITY		PAGE 2 OF 2
ADDRESS		452 North San Fernando Road		
MASTER PLAN				
FUNDING		PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM		1	Improved shop lighting	\$129,789
LONG TERM		2	GSD LASAN maintenance to remain/GSD Aerial (BSS) maintenance to be relocated	See LASAN G1Y8
MASTER PLAN NOTES				
		<p>Overview: GSD essentially runs two operations here. One involves the maintenance of aerial vehicles (chassis work only) from all parts of the City except LAFD vehicles. The second operation involves maintenance of refuse vehicles. The aerial work is structurally limited by low ceiling heights and work must sometimes overflow into the yard. Similarly refuse work is tight due to larger modern trucks that don't fit into the older style bays. It is recommended that the aerial work is relocated to a new location and colocated with BSS while the refuse work continues to be done here in a new completely reconstructed site.</p> <p>With the exception of improved lighting, most other short-term issues are limited because they involve operational changes like keeping ventilation openings clear or involve site/building limitations that are too profound.</p> <p><i>Note: The short term recommendation would not be required if the division is relocated.</i></p>		

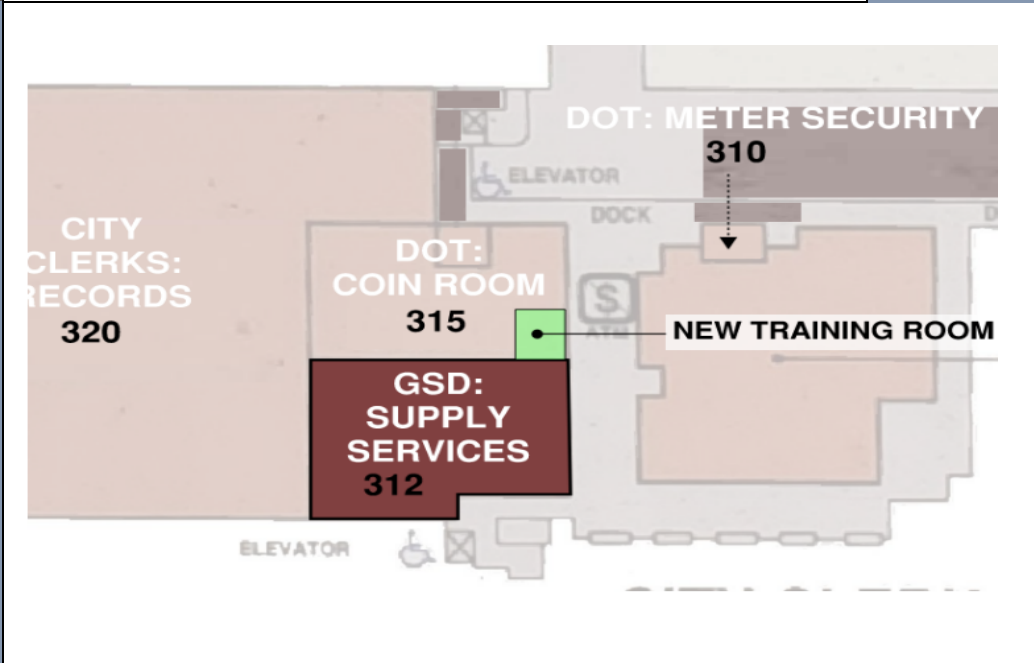


NAME		G1Y10 PIPER TECH - SUPPLY SERVICES DIVISION (GSD)						
ADDRESS		555 Ramirez Street						
SITE PLAN								
COUNCIL DISTRICT	14							
ZONING	PF							
LOT ACREAGE	13.15							
BUILDING AREA (SF)	1.35M							
LEAD DEPARTMENTS	GSD	LADOT	LAPD	CITY CLERK	ITA	SURVEY	TOTAL	
STAFF COUNT	245	81	424	173	71	55	1049	
OVERVIEW OF OPERATIONS	SITE UTILIZATION			CITY SERVICES PROVIDED				
	Administrative Spaces			Payment Services				
	Support Spaces			FMS Procurement				
	Vehicle Domiciling							
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS						
	A	5-Story, 1,350,000 SF administrative and support building						
KEY	MARK	CATEGORY	DEFICIENCY					
Fire Life Safety	FLS	High						
Americans with Disabilities Act	ADA	High						
Security Issues	SEC	High						
General Equity and Social Inclusion	GESI	Medium						
General Systems Issues	SYS	Medium						
Efficiency Issues	EFF	Low						
Space Limitations	SPC	Low	YES					
Green Investment	GRI	Low						



NAME	G1Y8 SAN FERNANDO CONSOLIDATED FACILITY
ADDRESS	452 North San Fernando Road

MASTER PLAN



FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	1	Relocated and enlarged conference/training room (Approx. 30 person capacity)	\$114,509
LONG TERM	None	No long term deficiencies were observed or expressed	

MASTER PLAN NOTES

Overview:
Supply Services Division occupies roughly 10,000 SF of space on the third floor of Piper Tech with a small conference and training room located on the second floor. The master plan recommends relocating the conference room immediately adjacent to the main third floor location. The relocation is contingent on the master plan relocation of the LADOT Coin Room as the new training room would annex some of that suite. Location is conceptual since existing floor plan information isn't available.

Note: The short term recommendation would not be required if the division is relocated.



NAME		G1Y10 PIPER TECH - BUILDING MAINTENANCE (GSD)						
ADDRESS		555 Ramirez Street						
SITE PLAN								
COUNCIL DISTRICT	14							
ZONING	PF							
LOT ACREAGE	13.15							
BUILDING AREA (SF)	1.35M							
LEAD DEPARTMENTS	GSD	LADOT	LAPD	CITY CLERK	ITA	SURVEY	TOTAL	
STAFF COUNT	245	81	424	173	71	55	1049	
OVERVIEW OF OPERATIONS	SITE UTILIZATION				CITY SERVICES PROVIDED			
	Administrative Spaces				City building maintenance			
	Support Spaces							
	Vehicle domiciling							
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS						
	A	5-Story, 1,350,000 SF administrative and support building						
KEY	MARK	CATEGORY	DEFICIENCY					
Fire Life Safety	FLS	High						
Americans with Disabilities Act	ADA	High						
Security Issues	SEC	High	YES					
General Equity and Social Inclusion	GESI	Medium						
General Systems Issues	SYS	Medium						
Efficiency Issues	EFF	Low						
Space Limitations	SPC	Low						
Green Investment	GRI	Low						



NAME	G1Y10 PIPER TECH - BUILDING MAINTENANCE (GSD)			
ADDRESS	555 Ramirez Street			
MASTER PLAN				
	FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	1	Replace HVAC for office spaces	\$540,571	
LONG TERM	None	No long term deficiencies were observed or expressed		
MASTER PLAN NOTES				
	<p>Overview: Building Maintenance Division provides building maintenance for many City owned properties and departments. The location is centrally located to the properties where repairs are made. HVAC improvements are recommended for the office areas while no long term improvements are recommended.</p>			

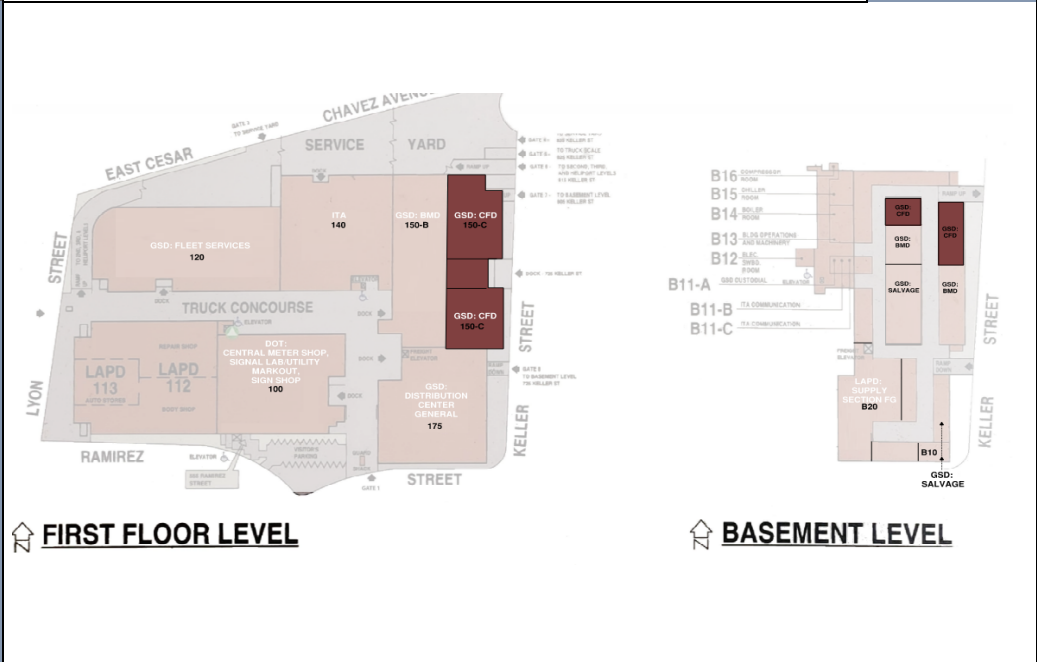


NAME		G1Y10 PIPER TECH - CONSTRUCTION FORCES DIVISION (CFD)					
ADDRESS		555 Ramirez Street					
SITE PLAN							
COUNCIL DISTRICT	14						
ZONING	PF						
LOT ACREAGE	13.15						
BUILDING AREA (SF)	1.35M						
LEAD DEPARTMENTS	GSD	LADOT	LAPD	CITY CLERK	ITA	SURVEY	TOTAL
STAFF COUNT	245	81	424	173	71	55	1049
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED				
	Administrative Spaces		City Construction Services				
	Support Spaces						
	Vehicle domiciling						
	Wood working						
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS					
	A	5-Story, 1,350,000 SF administrative and support building					
KEY	MARK	CATEGORY	DEFICIENCY				
Fire Life Safety	FLS	High					
Americans with Disabilities Act	ADA	High					
Security Issues	SEC	High					
General Equity and Social Inclusion	GESI	Medium					
General Systems Issues	SYS	Medium	YES				
Efficiency Issues	EFF	Low					
Space Limitations	SPC	Low					
Green Investment	GRI	Low					



NAME	G1Y10 PIPER TECH - CONSTRUCTION FORCES DIVISION (CFD)	
ADDRESS	555 Ramirez Street	

MASTER PLAN



FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	1	Provide new dust collection and control system for woodworking shop	\$43,263
LONG TERM	None	No long term deficiencies were observed or expressed	

MASTER PLAN NOTES

Overview:
Construction Forces Division occupies roughly 54,000 SF of space on the first and basement floors of Piper Tech. No major deficiencies were observed other than a need to a new dust collection and control system for the woodworking shop.



NAME		G1Y10 PIPER TECH - PUBLISHING SERVICES DIVISION (GSD)						
ADDRESS		555 Ramirez Street						
SITE PLAN								
COUNCIL DISTRICT	14							
ZONING	PF							
LOT ACREAGE	13.15							
BUILDING AREA (SF)	1.35M							
LEAD DEPARTMENTS	GSD	LADOT	LAPD	CITY CLERK	ITA	SURVEY	TOTAL	
STAFF COUNT	245	81	424	173	71	55	1049	
OVERVIEW OF OPERATIONS	SITE UTILIZATION			CITY SERVICES PROVIDED				
	Administrative Spaces			Printing Services				
	Support Spaces							
	Vehicle domiciling							
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS						
	A	5-Story, 1,350,000 SF administrative and support building						
KEY	MARK	CATEGORY	DEFICIENCY					
Fire Life Safety	FLS	High						
Americans with Disabilities Act	ADA	High						
Security Issues	SEC	High						
General Equity and Social Inclusion	GESI	Medium						
General Systems Issues	SYS	Medium						
Efficiency Issues	EFF	Low						
Space Limitations	SPC	Low	YES					
Green Investment	GRI	Low						



NAME	G1Y10 PIPER TECH - PUBLISHING SERVICES DIVISION (GSD)			
ADDRESS	555 Ramirez Street			
MASTER PLAN				

FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	1	Provide additional racking for paper storage	\$25,580
	2	Provide dock racking system	\$25,580
LONG TERM	3	Provide automated racking system	\$31,464
	4	Reinforce slab for additional/replacement production printer	\$45,442

MASTER PLAN NOTES			
	<p>Overview: Publishing Services occupies roughly 40,000 SF on the second floor of Piper Tech. Storage for paper goods and dock storage are the primary short term concerns. Long term solutions include automated racking systems for paper storage and staging as well as slab reinforcement for future production printers is recommended.</p> <p>These recommendations are intended to provide improved operational efficiency and allow for future production upgrades and improvements.</p>		



NAME		G1Y10 PIPER TECH - SALVAGE (GSD)						
ADDRESS		555 Ramirez Street						
SITE PLAN								
COUNCIL DISTRICT	14							
ZONING	PF							
LOT ACREAGE	13.15							
BUILDING AREA (SF)	1.35M							
LEAD DEPARTMENTS	GSD	LADOT	LAPD	CITY CLERK	ITA	SURVEY	TOTAL	
STAFF COUNT	245	81	424	173	71	55	1049	
OVERVIEW OF OPERATIONS	SITE UTILIZATION				CITY SERVICES PROVIDED			
	Administrative Spaces				Equipment and material salvaging			
	Support Spaces							
	Vehicle domiciling							
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS						
	A	5-Story, 1,350,000 SF administrative and support building						
KEY	MARK	CATEGORY	DEFICIENCY					
Fire Life Safety	FLS	High						
Americans with Disabilities Act	ADA	High						
Security Issues	SEC	High						
General Equity and Social Inclusion	GESI	Medium						
General Systems Issues	SYS	Medium						
Efficiency Issues	EFF	Low	YES					
Space Limitations	SPC	Low						
Green Investment	GRI	Low						



NAME	G1Y10 PIPER TECH - SALVAGE (GSD)			
ADDRESS	555 Ramirez Street			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Annex area directly across from ramp for roll-off loading and unloading	\$12,000	
LONG TERM	None			
MASTER PLAN NOTES	<p>Overview: Salvage utilizes roughly 13,000 SF of space in the basement of Piper Tech. One of the more problematic issues is maneuvering space for weekly loading and unloading roll-off bins. Annexing space from LAPD's Supply Section that provides more direct access to the ramp is recommended to alleviate maneuvering limitations and therefore improve safety. This is contingent on relocating LAPD's Supply Section to a new site.</p>			



NAME		G1Y10 PIPER TECH - DISTRIBUTION CENTER GENERAL (DCG)						
ADDRESS		555 Ramirez Street						
SITE PLAN								
COUNCIL DISTRICT	14							
ZONING	PF							
LOT ACREAGE	13.15							
BUILDING AREA (SF)	1.35M							
LEAD DEPARTMENTS	GSD	LADOT	LAPD	CITY CLERK	ITA	SURVEY	TOTAL	
STAFF COUNT	245	81	424	173	71	55	1049	
OVERVIEW OF OPERATIONS	SITE UTILIZATION			CITY SERVICES PROVIDED				
	Administrative Spaces			Distibution within City departments				
	Support Spaces							
	Vehicle domiciling							
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS						
	A	5-Story, 1,350,000 SF administrative and support building						
KEY	MARK	CATEGORY	DEFICIENCY					
Fire Life Safety	FLS	High						
Americans with Disabilities Act	ADA	High	YES					
Security Issues	SEC	High	YES					
General Equity and Social Inclusion	GESI	Medium						
General Systems Issues	SYS	Medium	YES					
Efficiency Issues	EFF	Low	YES					
Space Limitations	SPC	Low						
Green Investment	GRI	Low						



NAME	G1Y10 PIPER TECH - DISTRIBUTION CENTER GENERAL (DCG)																											
ADDRESS	555 Ramirez Street																											
MASTER PLAN	<p style="text-align: center;">FIRST FLOOR LEVEL SECOND FLOOR LEVEL</p>																											
	<table border="1"> <thead> <tr> <th data-bbox="131 982 443 1010">FUNDING</th> <th data-bbox="443 982 524 1010">PRIORITY</th> <th data-bbox="524 982 1300 1010">DESCRIPTION</th> <th data-bbox="1300 982 1472 1010">ESTIMATED COST</th> </tr> </thead> <tbody> <tr> <td data-bbox="131 1010 443 1146" rowspan="6">PRIORITY SHORT TERM</td> <td data-bbox="443 1010 524 1031">1</td> <td data-bbox="524 1010 1300 1031">ADA bathroom renovations</td> <td data-bbox="1300 1010 1472 1031">\$81,520</td> </tr> <tr> <td data-bbox="443 1031 524 1052">2</td> <td data-bbox="524 1031 1300 1052">Lighting renovations to warehouse</td> <td data-bbox="1300 1031 1472 1052">\$882,565</td> </tr> <tr> <td data-bbox="443 1052 524 1073">3</td> <td data-bbox="524 1052 1300 1073">Interior camera installation</td> <td data-bbox="1300 1052 1472 1073">\$614,335</td> </tr> <tr> <td data-bbox="443 1073 524 1094">4</td> <td data-bbox="524 1073 1300 1094">Condensate line insulation</td> <td data-bbox="1300 1073 1472 1094">\$34,610</td> </tr> <tr> <td data-bbox="443 1094 524 1115">5</td> <td data-bbox="524 1094 1300 1115">Additional pallet racking in warehouse</td> <td data-bbox="1300 1094 1472 1115">\$63,949</td> </tr> <tr> <td data-bbox="443 1115 524 1146">6</td> <td data-bbox="524 1115 1300 1146">Additional pallet racking in loading dock</td> <td data-bbox="1300 1115 1472 1146">\$31,975</td> </tr> <tr> <td data-bbox="131 1146 443 1192">LONG TERM</td> <td data-bbox="443 1146 524 1192">None</td> <td data-bbox="524 1146 1300 1192"></td> <td data-bbox="1300 1146 1472 1192"></td> </tr> </tbody> </table>	FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	PRIORITY SHORT TERM	1	ADA bathroom renovations	\$81,520	2	Lighting renovations to warehouse	\$882,565	3	Interior camera installation	\$614,335	4	Condensate line insulation	\$34,610	5	Additional pallet racking in warehouse	\$63,949	6	Additional pallet racking in loading dock	\$31,975	LONG TERM	None		
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST																									
PRIORITY SHORT TERM	1	ADA bathroom renovations	\$81,520																									
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	5	Additional pallet racking in warehouse	\$63,949																									
	6	Additional pallet racking in loading dock	\$31,975																									
LONG TERM	None																											
MASTER PLAN NOTES	<p>Overview: Distribution Center General uses two floors--roughly 50,000 SF each at Piper Tech. The spaces are largely warehouse type usage. No long term changes are recommended but short term changes include providing additional racking at the loading dock and within the warehouse spaces to alleviate the need to congest aisleways, interior camera installation for liability reasons, lighting renovations to improve visibility in the warehouse stock aisles, and condensate insulation to prevent leaks that might cause property damage or create slipping hazards.</p>																											



NAME		G1Y10 PIPER TECH -FLEET SERVICES						
ADDRESS		555 Ramirez Street						
SITE PLAN								
COUNCIL DISTRICT	14							
ZONING	PF							
LOT ACREAGE	13.15							
BUILDING AREA (SF)	1.35M							
LEAD DEPARTMENTS	GSD	LADOT	LAPD	CITY CLERK	ITA	SURVEY	TOTAL	
STAFF COUNT	245	81	424	173	71	55	1049	
OVERVIEW OF OPERATIONS	SITE UTILIZATION			CITY SERVICES PROVIDED				
	Administrative Spaces			Fleet Light Vehicle Maintenance				
	Support Spaces							
	Vehicle domiciling							
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS						
	A	5-Story, 1,350,000 SF administrative and support building						
KEY	MARK	CATEGORY	DEFICIENCY					
Fire Life Safety	FLS	High						
Americans with Disabilities Act	ADA	High						
Security Issues	SEC	High						
General Equity and Social Inclusion	GESI	Medium						
General Systems Issues	SYS	Medium						
Efficiency Issues	EFF	Low						
Space Limitations	SPC	Low	YES					
Green Investment	GRI	Low						



NAME	G1Y10 PIPER TECH -FLEET SERVICES																																
ADDRESS	555 Ramirez Street																																
MASTER PLAN	<p style="text-align: center;">FIRST FLOOR LEVEL</p>																																
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FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST																														
PRIORITY SHORT TERM	None																																
LONG TERM	None																																
MASTER PLAN NOTES	<p>Overview: Fleet Services maintains sedans and other light vehicles on the ground floor of Piper Tech. Parking is a persistent problem resulting in a unsafe commingling of personally owned vehicles with City vehicles. The relocation of other departments within the complex is intended to free up staff spaces and parking spaces to alleviate this problem.</p>																																



NAME		G2Y4 36TH STREET YARD-FLEET SERVICES (GSD)	
ADDRESS		3330 West 36th Street	
SITE PLAN			
	COUNCIL DISTRICT	10	
ZONING	C2		
LOT ACREAGE	2.96		
BUILDING AREA (SF)	31,500		
LEAD DEPARTMENTS	GSD		
STAFF COUNT	6		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED
	Administrative Spaces		Small to Medium Vehicle Maintenance
	Shop Spaces		
	Vehicle domiciling		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	1-Story, 12,000 SF administrative, shop, and support building	
	B	1-Story, 10,500 SF administrative, shop, and support building	
	C	1-Story, 9,000 SF maintenance building	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	
Americans with Disabilities Act	ADA	High	
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	
General Systems Issues	SYS	Medium	
Efficiency Issues	EFF	Low	
Space Limitations	SPC	Low	
Green Investment	GRI	Low	



NAME	G2Y4 36TH STREET YARD-FLEET SERVICES (GSD)			
ADDRESS	3330 West 36th Street			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Hardened secure perimeter--vandal resistant fencing around full perimeter	\$305,640	
LONG TERM	None			
MASTER PLAN NOTES	<p>Overview: The site is shared between GSD's Building Maintenance Division and Fleet Services. Fleet's building is relatively new and estimated to have been built in the early 2000's. No major concerns were noted other than a need for improved security.</p>			



NAME		G2Y4 36TH STREET YARD-BUILDING MAINTENANCE DIVISION (GSD)	
ADDRESS		3330 West 36th Street	
SITE PLAN			
	COUNCIL DISTRICT	10	
ZONING	C2		
LOT ACREAGE	2.96		
BUILDING AREA (SF)	31,500		
LEAD DEPARTMENTS	GSD		
STAFF COUNT	6		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED
	Administrative Spaces		City owned building maintenance services
	Shop Spaces		
	Vehicle domiciling		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	1-Story, 12,000 SF administrative, shop, and support building	
	B	1-Story, 10,500 SF administrative, shop, and support building	
	C	1-Story, 9,000 SF maintenance building	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	YES
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	
Space Limitations	SPC	Low	
Green Investment	GRI	Low	



NAME	G2Y4 36TH STREET YARD-BUILDING MAINTENANCE DIVISION (GSD)			PAGE 2 OF 2
ADDRESS	3330 West 36th Street			
<p>MASTER PLAN</p>				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
<p>PRIORITY SHORT TERM</p>	<p>1 2 3 4 5 6 7</p>	<p>Sprinkler renovations ADA restroom modifications Secure perimeter with automatic gates Lighting upgrades in work areas Climate control in work areas Repair roof leaks in administration areas Asphalt repairs to yard</p>	<p>\$9,735 \$103,018 \$287,959 \$29,203 \$27,256 \$40,148 \$135,810</p>	
<p>LONG TERM</p> <p>MASTER PLAN NOTES</p>	<p>None</p> <p>Overview: The site is shared between GSD's Building Maintenance Division and Fleet Services. Fleet's building is relatively new and estimated to have been built in the early 2000's. No major long-term changes are advised. Short-term suggestions are outlined below:</p> <ol style="list-style-type: none"> 1. Floor plan changes have resulted in loss of adequate sprinkler coverage 2. Women's restrooms are insufficient and renovations are advised to not only create ADA improvements but also to create gender Equity. 3. A new hardened perimeter with automatic gates is recommended for security. 4. Some work areas are not well lit and lighting upgrades are advised for safety and efficiency. 5. Work areas don't have adequate climate control, so HVAC upgrades are recommended in regularly occupied spaces. 6. Repairs to an ongoing roof leak in the Administration areas 7. Paving in yard requires spot repairs and general resurfacing. 			



NAME		G3Y7 TESTING LAB STANDARDS	
ADDRESS		2319 Dorris Place	
SITE PLAN			
	COUNCIL DISTRICT	13	
	ZONING	PF-1XL	
	LOT ACREAGE	1.6	
	BUILDING AREA (SF)	36,500	
	LEAD DEPARTMENTS	GSD	
	STAFF COUNT	78	
OVERVIEW OF OPERATIONS	SITE UTILIZATION	CITY SERVICES PROVIDED	
	Administrative Spaces	Materials Testing	
	Support Spaces	Research Laboratory	
	Vehicle domiciling		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	1-Story, 30,500 SF administrative, lab, and support building	
	B	1-Story, 3,000 SF office/lab space	
	C	1-Story, 3,000 SF storage building	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	
Americans with Disabilities Act	ADA	High	
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	
Space Limitations	SPC	Low	
Green Investment	GRI	Low	



NAME	G3Y7 TESTING LAB STANDARDS			
ADDRESS	2319 Dorris Place			
MASTER PLAN				
	FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
	PRIORITY SHORT TERM	1	Security upgrades to site--fencing, cameras, etc	\$158,339
		2	Repair Roof Leaks	\$95,464
LONG TERM	3	Expanding testing lab into Building and Safety's suite	\$589,812	
MASTER PLAN NOTES	<p>Overview: The site includes 4 different City departments. Testing Lab Standards occupies the southeast portion of the site and the main building is shared with Building and Safety, which utilizes a roughly 4,000 SF space only intermittently occupies by a staff member. Short term recommendations include security upgrades to the perimeter and repairs to the roof system. Plans had already been arranged to relocate Building and Safety from the site and allowing the Testing Lab to annex that space. This would enable staff to provide a much needed women's restroom/locker facility as well as expanding office and lab spaces for efficiency and future growth.</p>			



NAME		G3Y11 CENTRAL REFUSE EQUIPMENT REPAIR YARD	
ADDRESS		2513 East 24th Street	
SITE PLAN			
	COUNCIL DISTRICT	14	
	ZONING	M3-1-RIO	
	LOT ACREAGE	2.83	
	BUILDING AREA (SF)	43,000	
	LEAD DEPARTMENTS	GSD	
STAFF COUNT	42		
OVERVIEW OF OPERATIONS	SITE UTILIZATION	CITY SERVICES PROVIDED	
	Body Shop	Major Vehicle Repair Shop	
	Major Truck Repair		
	Vehicle Painting		
	Supply/Warehouse		
	Welding shop		
	Transmission Shop		
	Vehicle Cleaning		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	Partial 2-story, 35,000 SF body shop, major vehicle repairs, support spaces	
	B	1-story, 5,000 SF parts and supplies warehouse, weld shop	
	C	500 SF metal brake canopy	
	D	1,200 SF steam cleaning bay canopy	
	E	3,000 SF single story transmission shop	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	YES



NAME	G3Y11 CENTRAL REFUSE EQUIPMENT REPAIR YARD			
ADDRESS	2513 East 24th Street			
MASTER PLAN				
FUNDING	ITEM	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Security Improvements	\$433,624	
	2	Electrical infrastructure improvements	\$173,250	
	3	New site lighting	\$134,764	
	4	New lighting in maintenance bays	\$275,000	
LONG TERM	5	Building renovation/expansion	\$9,538,374	
MASTER PLAN NOTES	<p>Overview: The site provides critical major repair support to Sanitation trucks not offered at nearby yards. The location is good. The mezzanine spaces are underutilized and not accessible and women's facilities are lacking. By expanding the mezzanine this will free up spaces on the ground floor to expand vehicle bays and move overflow repairs from the yard back into the building. Long term improvements include demolishing existing "outbuildings", consolidating and adding program within a new addition to the East side of the building</p> <p><i>Note: Short term improvements are not redundant to long term recommendations.</i></p>			



2.5 BUREAU OF STREET LIGHTING (BSL/LA Lights)





Only one yard was studied for BSL/LA Lights, which maintains a city-wide service area. A study is underway to locate a second service yard in the Valley, which will greatly relieve the operating limitations of only having a single yard for the entire city. Primary concerns include:

1. Upgrading security around the perimeter of the site and within the site to alleviate theft, break-ins, and vandalism
2. Repairing the yard's pavement and improving yard storm drainage
3. Repairing roof leaks in the main building
4. Providing a covered wash rack to prevent stormwater contamination
5. Reconstructing the site to provide new facilities and yard spaces



The following map shows the BSL yard studied in this report:

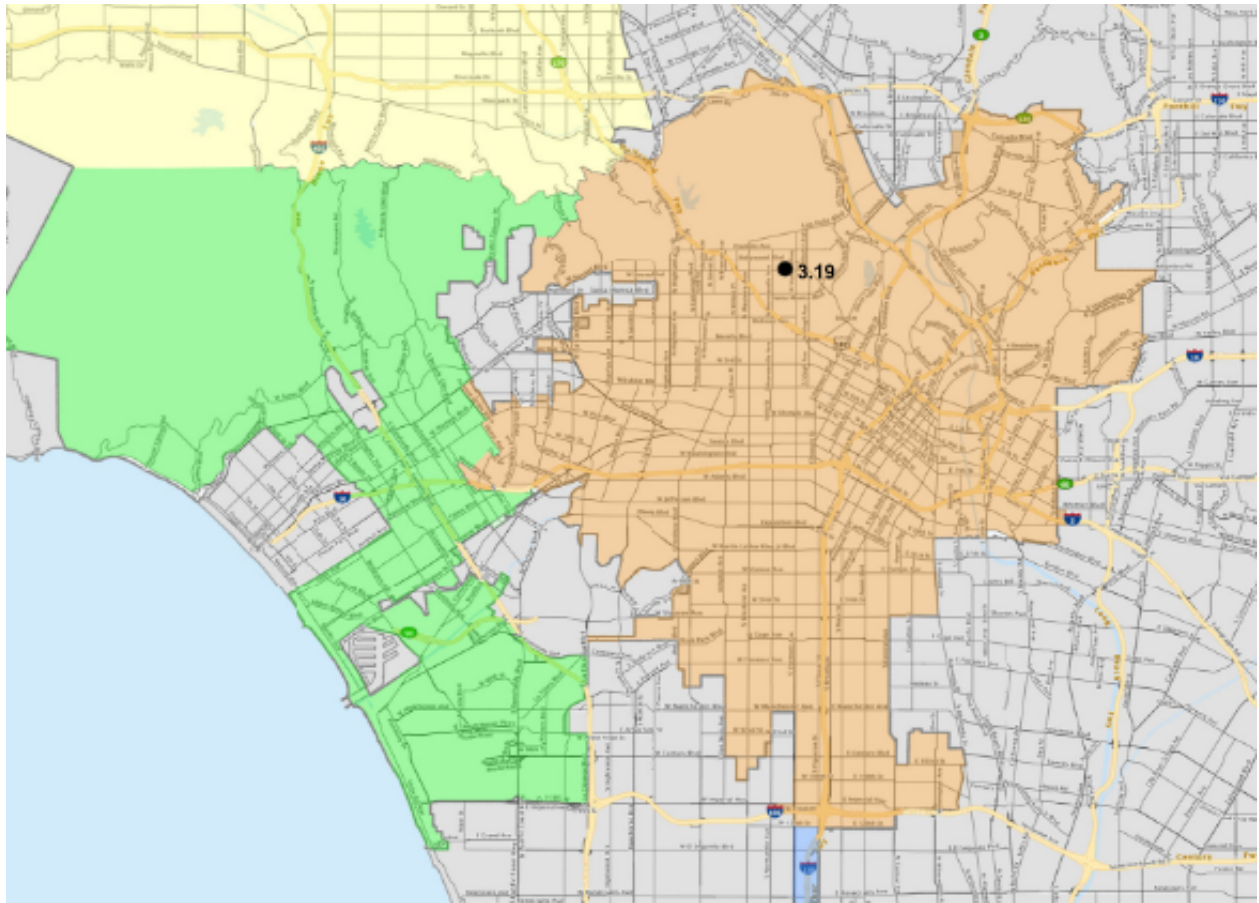


Exhibit 2D: Bureau of Street Lighting (BSL) Location Map

G3Y19 Street Lighting Field Headquarters



NAME		G3Y19 STREET LIGHTING FIELD HEADQUARTERS	
ADDRESS		4550 Santa Monica Boulevard	
SITE PLAN			
	COUNCIL DISTRICT	13	
ZONING	PF-1XL		
LOT ACREAGE	4.13		
BUILDING AREA (SF)	36,000		
LEAD DEPARTMENTS	BSL		
STAFF COUNT	432		
OVERVIEW OF OPERATIONS	SITE UTILIZATION	CITY SERVICES PROVIDED	
	Administrative Spaces	Street Light Maintenance and Construction	
	Support Spaces	Vandalism Prevention and Response	
	Vehicle and equipment storage	Series to Multiple Conversion Program	
	Warehousing	Co-location Program	
	Training	EV Chargers	
	Welding	SMART City Program	
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	1-Story, 36,000 SF administrative and support building	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	YES
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	YES



NAME	G3Y19 STREET LIGHTING FIELD HEADQUARTERS			
ADDRESS	4550 Santa Monica Boulevard			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Provide hardened security perimeter	\$267,894	
	2	Repair yard pavement and drainage system	\$3,303,169	
	3	Repair Roofing	\$65,682	
	4	Provide covered wash rack	\$109,674	
LONG TERM	5	Reconstructed Site	\$177,148,735	
MASTER PLAN NOTES	<p>Overview: The site serves as a regional headquarters for the Bureau of Street Lighting. The site is cramped with tight vehicle circulation and choked yard laydown space. Adding structured parking with distinct parking for city-owned vehicles and personally owned vehicles along with a two-story administration, warehouse, and shop space will free up yard space.</p> <p>Priority Short Term Notes: 1. Provide a vandal-resistant, barbed wire fencing along the full perimeter of the yard 2. Resurface yard pavement with accompanying improvements to yard drainage 3. Repair roof coping and flashings 4. Provide a covered canopy over wash area</p> <p>Long Term Notes: 1. Demolish existing 36,000 SF building 2. Build new, 2-story 86,000 SF building (18,000 SF of office and support space / 68,000 SF of warehouse and shop space) 3. Build new 4-level structured parking for City-owned, large vehicle parking 4. Build new 4-level structured parking for personally-owned vehicle parking</p> <p><i>Note: With the exception of Priority Short Term Improvement Item #1, all other short term improvements would be redundant in the Long Term Reconstructed Site.</i></p>			



2.6 RECREATION AND PARKS (RAP)





Eleven Recreation and Parks sites were studied. Many of the existing staff buildings have severe issues and haven't seen improvements in many years. The following is a list of top priorities for RAP:

1. G3Y18 Hollenbeck Park Service Yard: Provide security upgrades to site including fencing, cameras, and alarms
2. G3Y18 Hollenbeck Park Service Yard: Provide temporary trailers to provide appropriate work and break areas for staff including water, power, air conditioning and restrooms.
3. G3Y21 Sycamore Grove Service Yard: Provide protected storage for fuel canisters
4. G2Y7 Central District Service Yard: Provide security upgrades to site including fencing, cameras, and alarms
5. G2Y7 Central District Service Yard: Replace rotted door and stair with new door, ramp, and stair
6. G2Y13 Algin Sutton Maintenance District Service Yard: Provide security upgrades to site including fencing, cameras, and alarms
7. G2Y13 Algin Sutton Maintenance District Service Yard: Provide stormwater management system and repave site
8. G2Y13 Algin Sutton Maintenance District Service Yard: Provide internet connectivity to site
9. G3Y5 Civic Center District Service Yard: Provide storage racking at Civic Center site
10. G3Y5 Civic Center District Service Yard: Provide appropriate/finished work spaces at Pershing Square site



The following map shows the RAP yards studied in this report:

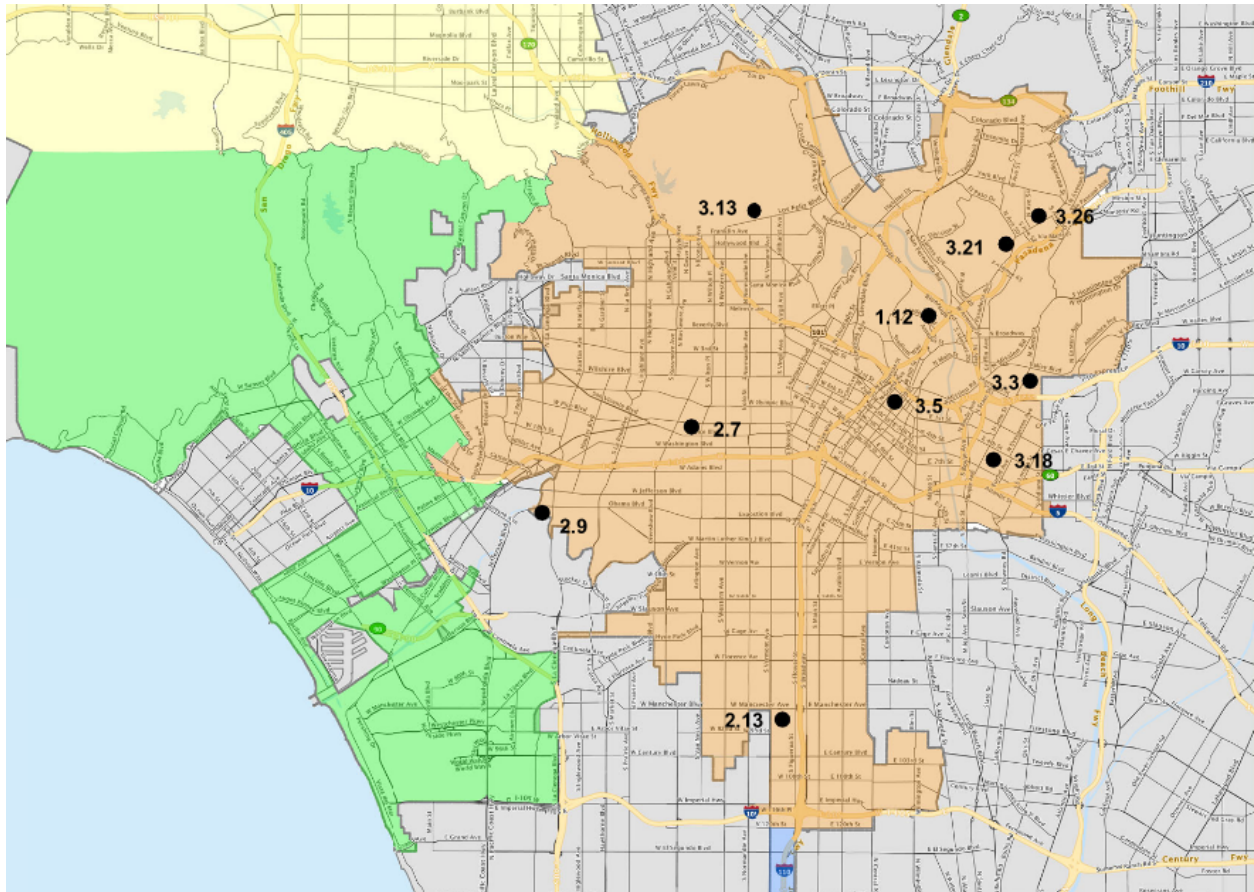


Exhibit 2E: Recreation and Parks (RAP) Location Map

- G1Y12 Elysian District Service Yard
- G2Y7 Central District Service Yard
- G2Y9 Rancho Cienega District Service Yard
- G2Y13 Algin Sutton Maintenance District Service Yard
- G3Y3 Lincoln District Service Yard
- G3Y5 Civic Center District Service Yard
- G3Y13 MacArthur Commonwealth District Service Yard
- G3Y14 Cahuenga Pass Service Yard
- G3Y18 Hollenbeck Park Service Yard
- G3Y21 Sycamore Grove District Service Yard
- G3Y26 Arroyo Seco District Service Yard



NAME		G1Y12 ELYSIAN DISTRICT SERVICE YARD	
ADDRESS		835 Academy Road	
SITE PLAN			
	COUNCIL DISTRICT	1	
ZONING	OS		
LOT ACREAGE	1.3		
BUILDING AREA (SF)	11,000		
LEAD DEPARTMENTS	RAP		
STAFF COUNT	42		
OVERVIEW OF OPERATIONS	SITE UTILIZATION	CITY SERVICES PROVIDED	
	Administrative Spaces	Grounds and Custodial Maintenance	
	Support Spaces		
	Vehicle and equipment storage		
	Fueling (unleaded and diesel)		
	Vehicle washing		
	Small plant nursery		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	1-Story, 11,000 SF administrative and support building	
	B	1-Story, 6,500 SF covered parking/storage building	
	C	1-Story, 4,500 SF covered parking/storage building	
	D	Uncovered fuel island (unleaded and diesel)	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	YES
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	YES



NAME	G1Y12 ELYSIAN DISTRICT SERVICE YARD			
ADDRESS	835 Academy Road			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Security upgrades to site--fencing, cameras, etc.	\$441,978	
	2	Repair/Replace paving throughout yard to prevent trip hazards	\$104,898	
	3	Provide eyewash at fueling	\$12,171	
	4	Provide new roll-up doors	\$135,993	
LONG TERM	5	Reconstructed Site	\$12,235,182	
MASTER PLAN NOTES	<p>Overview: The site is primarily occupied by Recreation and Parks (RAP) but also includes spaces for park rangers servicing adjacent park. The location is good to service the adjacent park grounds.</p> <p>Notes: 1. The creation of a new 2-story office and support space building will free up valuable yard space and create more modern spaces and infrastructure for employees and patrons. 2. The yard can be reorganized to provide drive-thru wash and fueling and create separate parking zones for employee and city-owned vehicles</p> <p><i>Note: Short term improvements would be redundant to a long term relocation.</i></p>			



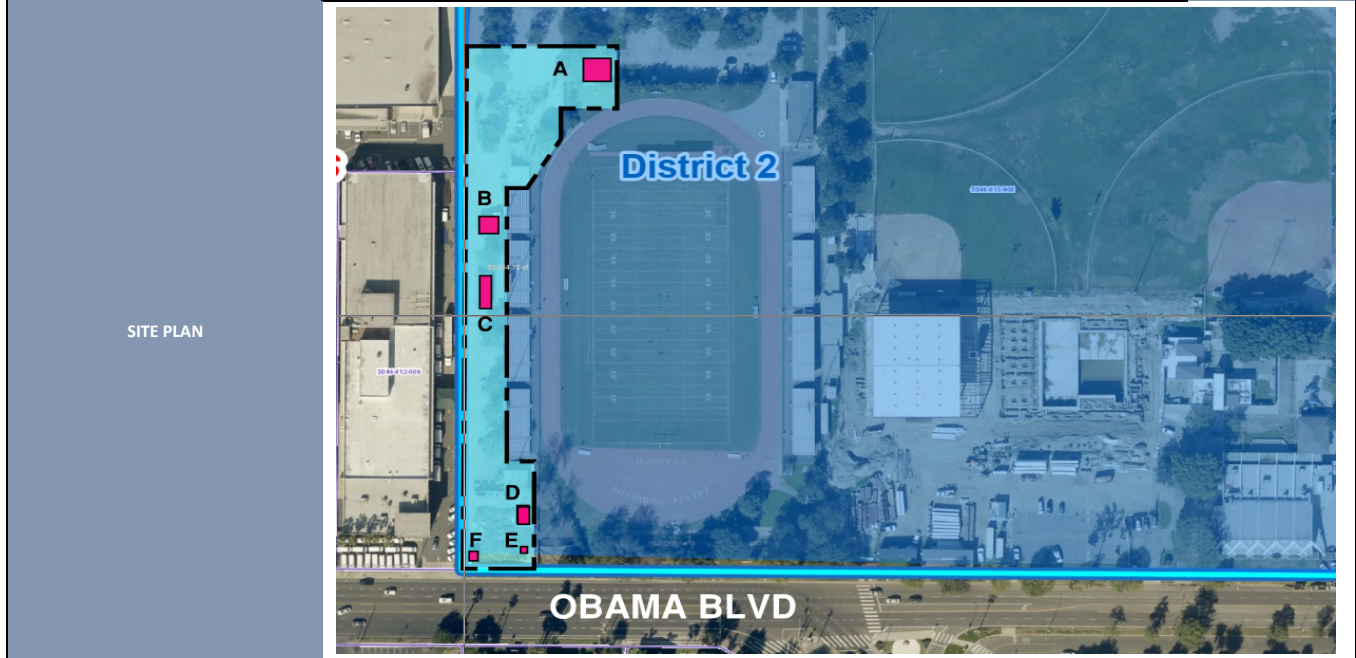
NAME		G2Y7 CENTRAL DISTRICT SERVICE YARD	
ADDRESS		4454 West Pico Boulevard	
SITE PLAN			
	COUNCIL DISTRICT	10	
ZONING	C4		
LOT ACREAGE	0.55		
BUILDING AREA (SF)	1,200		
LEAD DEPARTMENTS	RAP		
STAFF COUNT	21		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED
	Administrative Spaces		Grounds and Custodial Maintenance
	Support Spaces		
	Vehicle domiciling		
	Material Storage		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	1-Story, 1,200 SF administrative and support trailer	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	YES
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	YES



NAME	G2Y7 CENTRAL DISTRICT SERVICE YARD			
ADDRESS	4454 West Pico Boulevard			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Security upgrades to site—fencing, cameras, etc	\$319,179	
	2	Replace door and provide exit stair/ramp	\$5,114	
	3	Repair paving	\$441,178	
	4	Provide better site lighting	\$114,002	
	5	Provide covered wash and clarifier	\$1,453,946	
	6	Provide compressor and compressed air lines	\$27,586	
LONG TERM	7	Reconstructed Site	\$3,542,457	
MASTER PLAN NOTES	<p>Overview: The yard is served by a single-wide trailer with insufficient work and support spaces. The yard location is good but lacks permanent structures to function adequately.</p> <p>Notes: 1. The creation of a new 1-story office and support building and covered vehicle parking will greatly improve work conditions and efficiency 2. Material bunkers, material laydown areas, and parking for personally owned vehicles distinct from city-owned vehicles will also improve safety and efficiency.</p> <p><i>Note: Short term improvements would be redundant to a long term renovation.</i></p>			



NAME	G2Y9 RANCHO CIENEGA DISTRICT SERVICE YARD	PAGE 1 OF 2
ADDRESS	5001 Obama Boulevard	



COUNCIL DISTRICT	10
ZONING	OS-1XL
LOT ACREAGE	0.5
BUILDING AREA (SF)	1,500
LEAD DEPARTMENTS	RAP
STAFF COUNT	29

OVERVIEW OF OPERATIONS	SITE UTILIZATION	CITY SERVICES PROVIDED
	Administrative Spaces	Grounds and Custodial Maintenance
	Support Spaces	
	Vehicle domiciling	
	Transfer station	

BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS
	A	1-Story, 1,500 SF maintenance building
	B	Conex box for tool storage
	C	Conex box for tool storage
	D	Conex box for tool storage
	E	Fuel storage building
	F	Conex box for tool storage

KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	YES



NAME	G2Y9 RANCHO CIENEGA DISTRICT SERVICE YARD		
ADDRESS	5001 Obama Boulevard		
MASTER PLAN			
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	1	Security upgrades to site—fencing, cameras, etc	\$768,241
	2	Repair and/or provide upgraded stormwater management and paving	\$1,698,900
	3	Provide accessible restrooms	\$100,463
LONG TERM	4	Reconstructed Site	\$1,960,131
MASTER PLAN NOTES	<p>Overview: The site is primarily occupied by Recreation and Parks (RAP) and sits alongside the park stadium. Much of the useable enclosed area available consists of conex boxes and derelict buildings.</p> <p>Notes: 1. Demolition and reconstruction of a new roughly 4,000 SF office/storage building 2. New paved site with stormwater management. 3. Secure perimeter</p> <p><i>Note: Short term improvements would not be redundant to a long term site renovation.</i></p>		



NAME		G2Y13 ALGIN SUTTON MAINTENANCE DISTRICT SERVICE YARD	
ADDRESS		8800 Hoover Street	
SITE PLAN			
	<p>COUNCIL DISTRICT: 8</p> <p>ZONING: PF-1</p> <p>LOT ACREAGE: 0.15</p> <p>BUILDING AREA (SF): 600</p> <p>LEAD DEPARTMENTS: RAP</p> <p>STAFF COUNT: 18</p>		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED
	Administrative Spaces		Grounds and Custodial Maintenance
	Support Spaces		
	Vehicle and equipment storage		
	Regional transfer station		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	1-Story, 600 SF storage and support building	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	YES




NAME	G2Y13 ALGIN SUTTON MAINTENANCE DISTRICT SERVICE YARD			
ADDRESS	8800 Hoover Street			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Security upgrades to site--fencing, cameras, site lighting, etc	\$253,246	
	2	Provide stormwater management system and pave site	\$615,175	
	3	Provide internet/connectivity to site	\$12,979	
LONG TERM	4	Provide permanent, adequate facilities with restrooms and meeting spaces	\$6,853,237	
MASTER PLAN NOTES	<p>Overview: The site is primarily occupied by Recreation and Parks (RAP) to serve the adjacent park and other regional parks. The site lacks permanent, functional meeting and support spaces.</p> <p>Notes: 1. The master plan involves enlarging the existing yard to the East, unused portion of the park. 2. A new administrative and support building is envisioned to the Northeast 3. A new secure storage building for vehicles and equipment is envisioned in the vicinity of the existing storage building</p> <p>Note: Short term improvements would be redundant to a long term site renovation.</p>			



NAME	G3Y3 LINCOLN DISTRICT SERVICE YARD		
ADDRESS	1350 San Pablo Street		
SITE PLAN			
	COUNCIL DISTRICT	14	
	ZONING	OS-1XL	
	LOT ACREAGE	2.8	
	BUILDING AREA (SF)	16,900	
	LEAD DEPARTMENTS	RAP	
STAFF COUNT	26		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES
	Administrative Spaces		Grounds and Custodial Maintenance
	Support Spaces		
	Vehicle and equipment storage		
	Vehicle washing		
	Transfer site		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	1-Story, 7,200 SF administrative and support building	
	B	1-Story, 9,700 SF enclosed parking/storage building	
	C	Non-profit leased building	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	




NAME	G3Y3 LINCOLN DISTRICT SERVICE YARD			
ADDRESS	1350 San Pablo Street			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Make accessible entrance into administrative building	\$5,069	
	2	Repair/replace paving and stormwater to prevent trip hazards and vehicle damage	\$1,380,756	
	3	IT improvements to site	\$72,152	
	4	HVAC upgrades to Administration and Shop buildings	\$414,129	
	5	Security upgrades to site--fencing, cameras, etc.	\$893,021	
	6	Repair plumbing waste systems shared between buildings	\$157,369	
LONG TERM	7	Addition of covered parking area and covered vehicle wash with clarifier	\$1,902,539	
MASTER PLAN NOTES	<p>Overview: The site is primarily occupied by Recreation and Parks (RAP) but also includes a separate building and parking for the Legacy Foundation.</p> <p>Notes: 1. Add covered parking structure to storage building to protect and secure vehicles and equipment from the weather and to prevent theft and vandalism 2. Add a covered rough wash and clarifier addition to storage building</p>			



NAME		G3Y5 CIVIC CENTER DISTRICT SERVICE YARD	
ADDRESS		200 North Spring Street	
SITE PLAN			
	COUNCIL DISTRICT	14	
	ZONING	PF-2D	
	LOT ACREAGE	5.86	
	BUILDING AREA (SF)	125,600	
	LEAD DEPARTMENTS	RAP	
	STAFF COUNT	42	
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED
	Administrative Spaces		Grounds and Custodial Maintenance
	Support Spaces		
	Vehicle and equipment storage		
	Vehicle washing		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	Multi-story above grade and below grade parking and storage	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	
Americans with Disabilities Act	ADA	High	
Security Issues	SEC	High	
General Equity and Social Inclusion	GESI	Medium	
General Systems Issues	SYS	Medium	
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	



NAME	G3Y5 CIVIC CENTER DISTRICT SERVICE YARD			
ADDRESS	200 North Spring Street			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Provide storage shelving/racking to improve efficiency	\$13,758	
LONG TERM	2	Finish work space to create better work environment at Pershing Square	\$258,004	
MASTER PLAN NOTES	<p>Overview: The work areas for this yard are divided between Civic Center and nearby Pershing Square. The Civic Center spaces are primarily for storage of equipment and some supplies as well as office space. Pershing Square includes break areas, lockers, equipment storage, and material storage areas. None of the Pershing Square spaces are finished areas. Finishing these spaces will provide a better work environment and more efficient use of these areas.</p>			



NAME		G3Y13 MACARTHUR COMMONWEALTH DISTRICT SERVICE YARD		
ADDRESS		2650 North Commonwealth Avenue		
SITE PLAN				
	COUNCIL DISTRICT	4		
	ZONING	OS-1XL		
	LOT ACREAGE	6.99		
	BUILDING AREA (SF)	2,500		
	LEAD DEPARTMENTS	RAP		
	STAFF COUNT	44		
	OVERVIEW OF OPERATIONS	SITE UTILIZATION	CITY SERVICES	
		Administrative Spaces	Grounds and Custodial Maintenance	
		Support Spaces		
	Vehicle and equipment storage			
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS		
	A	1-Story, 2,500 SF administrative and support building		
	B	Covered/enclosed parking and equipment storage building		
	C	Containers and material storage		
	D	Greenhouses largely under control of the LA Conservancy		
	E	(3) conex boxes for MacArthur and (2) for Commonwealth		
KEY	MARK	CATEGORY	DEFICIENCY	
Fire Life Safety	FLS	High	YES	
Americans with Disabilities Act	ADA	High	YES	
Security Issues	SEC	High	YES	
General Equity and Social Inclusion	GESI	Medium	YES	
General Systems Issues	SYS	Medium	YES	
Efficiency Issues	EFF	Low	YES	
Space Limitations	SPC	Low	YES	
Green Investment	GRI	Low	YES	



NAME	G3Y13 MACARTHUR COMMONWEALTH DISTRICT SERVICE YARD			
ADDRESS	2650 North Commonwealth Avenue			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Security upgrades to site--fencing, cameras, etc	\$481,621	
LONG TERM	2	Provide short term offices in the form of trailers to improve working conditions	\$310,352	
LONG TERM	3	Reconstructed Site	\$7,809,690	
MASTER PLAN NOTES	<p>Overview: In addition to other outside, non-profits, this site includes the MacArthur and Commonwealth Recreation and Parks facilities. The buildings being used are severely degraded and ultimately require replacement.</p> <p>Short Term Improvements: 1. Provide enhanced security with vandal-proof fencing and additional camera coverage 2. Provide temporary trailers for staff work spaces.</p> <p>Long Term Improvements-Reconstructed Site: 1. Create a new single story office/support building for combined MacArthur and Commonwealth staff. 2. Create a covered vehicle parking area for larger city-owned vehicles and an adjoining bulk material storage area. 3. Demolish all existing structures in affected area and repave site</p> <p><i>Note: Short term improvements would be redundant to a long term site renovation.</i></p>			



NAME		G3Y14 CAHUENGA PASS SERVICE YARD	
ADDRESS		2770 North Cahuenga Boulevard	
SITE PLAN			
	COUNCIL DISTRICT	4	
ZONING	RE15-1-H		
LOT ACREAGE	4.31		
BUILDING AREA (SF)	5,600		
LEAD DEPARTMENTS	RAP		
STAFF COUNT	70		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES
	Administrative Spaces		Grounds and Custodial Maintenance
	Support Spaces		
	Vehicle and equipment storage		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	1-story, 3,000 SF shop, support space	
	B	1-story, 600 SF support building	
	C	1-story, 2,000 SF office/support building	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	YES
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	YES



NAME		G3Y14 CAHUENGA PASS SERVICE YARD	
ADDRESS		2770 North Cahuenga Boulevard	
MASTER PLAN			
	FUNDING	PRIORITY	DESCRIPTION
PRIORITY SHORT TERM	1	Repair/upgrade branch circuitry within buildings	\$15,732
	2	Repair rotten wood structural members	\$42,753
	3	Security upgrades to site--vandal resistant fencing, security cameras, and alarm systems	\$1,333,293
	4	Improved Site Lighting	\$649,601
LONG TERM	5	Reconstructed Site	\$13,443,081
MASTER PLAN NOTES	<p>Overview: This site is solely occupied by RAP. The three small buildings are older and disconnected and have both wiring and structural issues that present life safety concerns. Additionally, security and site lighting are poor and present recurring problems for staff. Long term improvements for demolishing the existing buildings and rebuilding the site are recommended.</p> <p><i>Note: Short term improvements would be redundant to a long term site renovation.</i></p>		



NAME		G3Y18 HOLLENBECK PARK SERVICE YARD	
ADDRESS		415 South Saint Louis Street	
SITE PLAN			
COUNCIL DISTRICT	14		
ZONING	OS-1XL		
LOT ACREAGE	0.52		
BUILDING AREA (SF)	600		
LEAD DEPARTMENTS	RAP		
STAFF COUNT	4		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED
	Offices		Grounds and Custodial Maintenance
	Material and equipment storage		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	Conex box office and storage	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	YES
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	YES



NAME	G3Y18 HOLLENBECK PARK SERVICE YARD			
ADDRESS	415 South Saint Louis Street			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Security upgrades to site--fencing, cameras, etc	\$295,227	
	2	Provide temporary trailer with water, power, and conditioning	\$307,762	
LONG TERM	3	Provide permanent facilities for staff	\$4,751,323	
MASTER PLAN NOTES	<p>Overview: The site is completely makeshift with staff using conex boxes for workspaces and storage of equipment. Creating adequate, permanent workspaces for staff and secure storage for materials and equipment will greatly improve work conditions and efficiency of operations.</p> <p>Note: Short term improvements would be redundant to a long term site renovation.</p>			



NAME		G3Y21 SYCAMORE GROVE SERVICE YARD	
ADDRESS		4702 North Figueroa Street	
SITE PLAN			
COUNCIL DISTRICT	1		
ZONING	OS-1XI		
LOT ACREAGE	0.57		
BUILDING AREA (SF)	2,000		
LEAD DEPARTMENTS	RAP		
STAFF COUNT	2		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED
	Office spaces		Grounds and Custodial Maintenance
	Material and equipment storage		
	Bulk Material Storage		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	1-Story, 2,000 SF administrative and storage building	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	YES
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	YES



NAME	G3Y21 SYCAMORE GROVE SERVICE YARD			
ADDRESS	4702 North Figueroa Street			
MASTER PLAN				
	FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	1	Provide protected storage for fuel	\$8,000	
	2	Provide electrical/lighting upgrades	\$24,000	
	3	Repair structural damage	\$12,000	
	4	Provide secure perimeter with cameras and alarms	\$241,520	
	5	Repave yard	\$188,477	
LONG TERM	6	Reconstructed Site	\$3,113,140	
MASTER PLAN NOTES	<p>Overview: The RAP site is used by staff to service the adjoining park and regional parks. Buildings are older and don't provide adequate work and storage needs.</p>			
	<p>Short term improvements include:</p> <ol style="list-style-type: none"> 1. Provide appropriate storage for fuel canisters 2. Provide new electrical service and lighting upgrades for buildings 3. Repair structural damage to existing wood building 4. Provide vandal proof security fencing, security cameras, and alarms 5. Repave yard <p>Long term improvements include demolishing existing building and rebuilding new staff and support spaces.</p> <p><i>Note: Short term improvements would be redundant to a long term site renovation.</i></p>			



NAME		G3Y26 ARROYO SECO DISTRICT SERVICE YARD	
ADDRESS		6740 Marmion Way	
SITE PLAN			
COUNCIL DISTRICT	1		
ZONING	OS		
LOT ACREAGE	2.69		
BUILDING AREA (SF)	3,300		
LEAD DEPARTMENTS	RAP		
STAFF COUNT	15		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED
	Administrative Spaces		Grounds and Custodial Maintenance
	Support Spaces		
	Vehicle and equipment storage		
	Bulk material storage		
	Transfer station		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	1-Story, 1,000 SF administrative and support building	
	B	1-Story, 2,300 SF breakroom, garage, and equipment storage	
	C	Conex boxes for storage of materials and equipment	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	YES
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	YES



NAME	G3Y26 ARROYO SECO DISTRICT SERVICE YARD		
ADDRESS	6740 Marmion Way		
MASTER PLAN			
	FUNDING	PRIORITY	DESCRIPTION
PRIORITY SHORT TERM	1	Security upgrades to site--fencing, cameras, etc.	\$648,898
	2	Repair sewer lines	\$41,382
	3	Provide mobile hygiene trailer for staff with restrooms and lockers	\$559,787
LONG TERM	4	Reconstructed Site	\$9,671,183
MASTER PLAN NOTES	<p>Overview: The site provides workspaces and storage spaces for RAP. Existing staff and support spaces are insufficient for current and future needs.</p> <p>Short term improvements include: 1. Provide vandal proof fencing around perimeter of site and security cameras 2. Repairing existing sewer lines 3. Provide a short term mobile hygiene trailer for staff</p> <p>Long term improvements include demolishing existing buildings and reorganizing site to provide adequate facilities and yard space.</p> <p><i>Note: Short term improvements would be redundant to a long term site renovation.</i></p>		



2.7 LA DEPARTMENT OF TRANSPORTATION (LADOT)

LADOT



Eight yards were studied at various locations for LA DOT. The following are the top priorities for these sites:

1. G2Y10 Parking Enforcement-Southern Yard: Verify and abate asbestos
2. G2Y10 Parking Enforcement-Southern Yard: Provide security upgrades to site—perimeter fencing, alarms, cameras
3. G2Y10 Parking Enforcement-Southern Yard: Improve vehicle charging infrastructure
4. G2Y10 Parking Enforcement-Southern Yard: Update plumbing infrastructure
5. G2Y3 Western Yard: Update lighting electrical systems in Building G
6. G1Y3 Field Operations-Central Yard: Renovate men’s and women’s restrooms and lockers
7. G1Y3 Field Operations-Central Yard: Security upgrades to site—fencing, cameras, alarms
8. G2Y3 Western Yard: Envelope improvements to Building G
9. G2Y3 Western Yard: New HVAC systems for Building G
10. G1Y3 Field Operations-Central Yard: Improve site lighting



The following map shows the LADOT yards studied in this report:

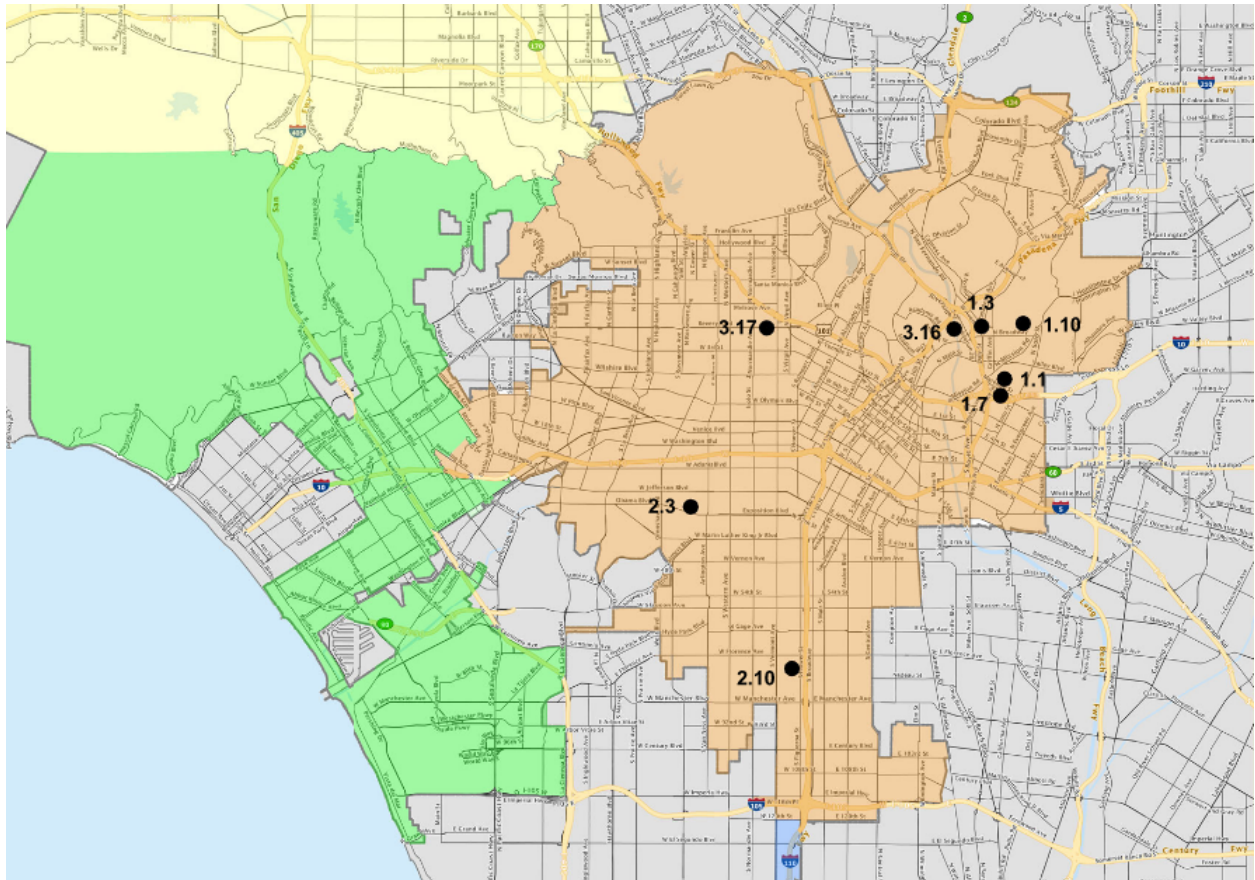


Exhibit 2F: LA Department of Transportation (LADOT) Location Map

- G1Y1 Central Parking Enforcement
- G1Y3 Field Operations-Central Yard
- G1Y7 Field Operations Equipment Repair
- G1Y10 Piper Tech
- G2Y3 Western Yard
- G2Y10 Parking Enforcement-Southern Yard
- G3Y16 Avenue 19 Yard (City Wide Markout and Striping)
- G3Y17 Hollywood Parking Enforcement



NAME		G1Y1 CENTRAL PARKING ENFORCEMENT					
ADDRESS		1016 North Mission Road					
SITE PLAN							
		COUNCIL DISTRICT	14				
		ZONING	M2				
		LOT ACREAGE	4.25				
		BUILDING AREA (SF)	53,200				
		LEAD DEPARTMENTS	BSS	GSD	LADOT	LAPD	TOTAL
STAFF COUNT	3	8	166	2	179		
OVERVIEW OF OPERATIONS		SITE UTILIZATION		CITY SERVICES PROVIDED			
		Administrative Spaces		Asset Forfeiture Investigative Detail (LAPD)			
		Support Spaces		Vehicle repair and maintenance (GSD)			
		Vehicle domiciling		Emergency Management/Special Events (LADOT)			
		Light Vehicle Maintenance		Active Transportation (LADOT)			
		Evidentiary Storage		Parking Enforcement Traffic Control (PETC-LADOT)			
		Warehousing		Special Traffic Operations (STO-LADOT)			
				Risk and Liability (StreetsLA)			
BUILDING DESCRIPTION		BLDG ID	BUILDING DETAILS				
		A	1-Story, 24,000 SF administrative and support building				
		B	1-Story, 28,000 SF office, maintenance, and warehouse building				
		C	1-Story, 1,200 SF office building				
KEY		MARK	CATEGORY	DEFICIENCY			
Fire Life Safety		FLS	High				
Americans with Disabilities Act		ADA	High				
Security Issues		SEC	High				
General Equity and Social Inclusion		GESI	Medium				
General Systems Issues		SYS	Medium				
Efficiency Issues		EFF	Low				
Space Limitations		SPC	Low	YES			
Green Investment		GRI	Low	YES			



NAME	G1Y1 CENTRAL PARKING ENFORCEMENT			
ADDRESS	1016 North Mission Road			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	None			
LONG TERM	1	Relocate all departments to new site at 2010 East Washington Street	\$144,939,458	
MASTER PLAN NOTES	<p>Overview: The site is occupied by four departments--GSD, StreetsLA, LADOT, and LAPD. The site is leased and all short term improvements are exterior improvements or represent limitations to the site area. Because exterior improvements like roof leaks or site accessibility are handled by the leasing company we can not recommend short term improvements. To overcome the limitations of the site and the fact that the site is leased, relocating the native departments to new sites are recommended.</p>			



NAME		G1Y3 FIELD OPERATIONS-CENTRAL YARD		PAGE 1 OF 2	
ADDRESS		1831 Pasadena Avenue			
SITE PLAN					
COUNCIL DISTRICT	1				
ZONING	UV				
LOT ACREAGE	2				
BUILDING AREA (SF)	#				
LEAD DEPARTMENTS	BSS				
STAFF COUNT	71				
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED		
	Administrative Spaces		Install and maintain traffic safety signs		
	Support Spaces		Install and maintain street name signs		
	Vehicle and equipment storage		Curb painting		
	Material laydown		Pavement markings		
			Traffic signal repair		
			New traffic signal installation		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS			
	A	1-Story, 3,300 SF administrative and support building, ready room, sign storage			
	B	1-Story, 1,200 SF covered thermoplastic storage			
	C	1-Story, 700 SF paint storage			
	D	1-story, 9,000 SF GSD building			
	E	1-story, 700 SF covered storage (electrical)			
KEY	MARK	CATEGORY	DEFICIENCY		
Fire Life Safety	FLS	High			
Americans with Disabilities Act	ADA	High	YES		
Security Issues	SEC	High	YES		
General Equity and Social Inclusion	GESI	Medium	YES		
General Systems Issues	SYS	Medium	YES		
Efficiency Issues	EFF	Low	YES		
Space Limitations	SPC	Low	YES		
Green Investment	GRI	Low	YES		

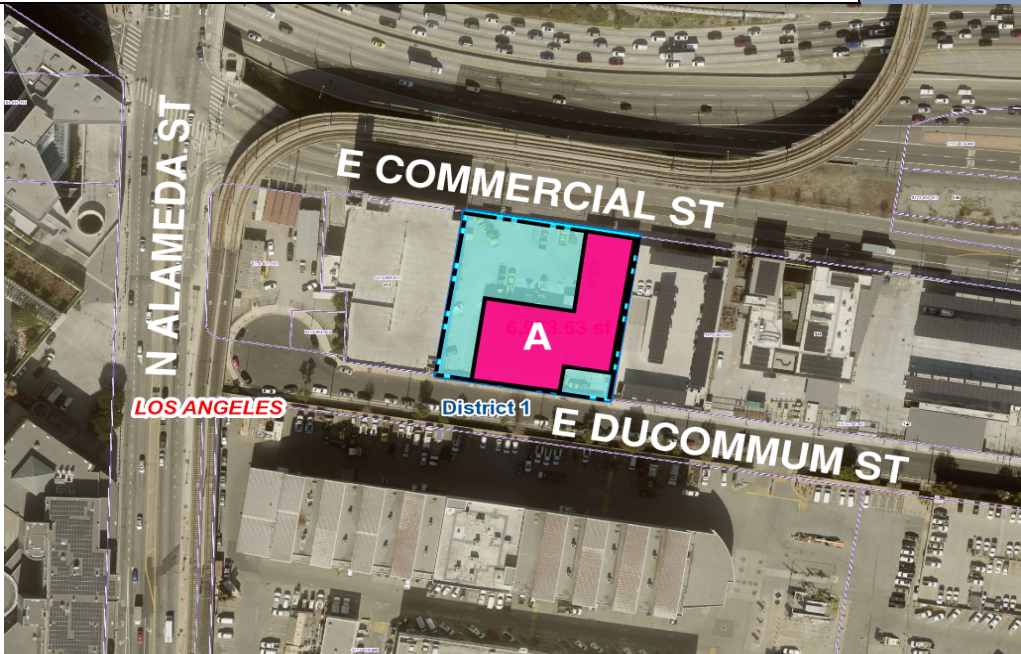


NAME	G1Y3 FIELD OPERATIONS-CENTRAL YARD			
ADDRESS	1831 Pasadena Avenue			
MASTER PLAN				
	FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	1	Renovate restrooms/lockers for men and women		\$122,250
	2	Security upgrades to site—fencing, cameras, etc		\$730,602
	3	Improve site lighting		\$275,957
LONG TERM	4	Relocate to new site at 2010 East Washington Street		\$144,939,458
MASTER PLAN NOTES	<p>Overview: The site is primarily occupied by LADOT's Field Operations, Paint and Sign, and Signal repair divisions.</p> <p>Notes: 1. Provide equal restrooms and lockers for men and women. 2. Provide improved security with vandal-proof fencing and site wide camera coverage 3. Provide a comprehensive site lighting package for improved security and better nighttime working conditions.</p> <p>Ultimately, it is recommended that this department is relocated to a new site at 2010 East Washington Street, which is envisioned as a new location for several consolidated LADOT divisions where future growth and synergies between divisions may be exploited.</p> <p><i>Note: Short term improvements would not be required if a long term relocation was pursued.</i></p>			



NAME		G1Y7 FIELD OPERATIONS EQUIPMENT REPAIR	
ADDRESS		430 East Commercial Street	
SITE PLAN			
COUNCIL DISTRICT	14		
ZONING	CM		
LOT ACREAGE	0.89		
BUILDING AREA (SF)	20,000		
LEAD DEPARTMENTS	LADOT		
STAFF COUNT	86		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED
	Administrative Spaces		Mechanical Equipment Repair
	Support Spaces		
	Vehicle and equipment maintenance		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	1-Story, 20,000 SF maintenance shop	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	
Americans with Disabilities Act	ADA	High	
Security Issues	SEC	High	
General Equity and Social Inclusion	GESI	Medium	
General Systems Issues	SYS	Medium	
Efficiency Issues	EFF	Low	
Space Limitations	SPC	Low	
Green Investment	GRI	Low	



NAME	G1Y7 FIELD OPERATIONS EQUIPMENT REPAIR			
ADDRESS	430 East Commercial Street			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	None			
LONG TERM	None			
MASTER PLAN NOTES	<p>Overview: The site is currently occupied by LADOT's Equipment Repair Division, which is moving to 1201 Mateo Street. Interviews and site tours were conducted.</p>			



NAME		G1Y10 PIPER TECH - LADOT						
ADDRESS		555 Ramirez Street						
SITE PLAN								
COUNCIL DISTRICT	14							
ZONING	PF							
LOT ACREAGE	13.15							
BUILDING AREA (SF)	1.35M							
LEAD DEPARTMENTS	GSD	LADOT	LAPD	CITY CLERK	ITA	SURVEY	TOTAL	
STAFF COUNT	245	81	424	173	71	55	1049	
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED					
	Administrative Spaces		Signal Lab					
	Support Spaces		Coin Collection and Counting					
	Vehicle domiciling		Meter Repair					
			Meter Security					
			Central Meter Shop					
			Sign Shop					
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS						
	A	5-Story, 1,350,000 SF administrative and support building						
KEY	MARK	CATEGORY	DEFICIENCY					
Fire Life Safety	FLS	High	YES					
Americans with Disabilities Act	ADA	High	YES					
Security Issues	SEC	High						
General Equity and Social Inclusion	GESI	Medium						
General Systems Issues	SYS	Medium	YES					
Efficiency Issues	EFF	Low	YES					
Space Limitations	SPC	Low	YES					
Green Investment	GRI	Low						

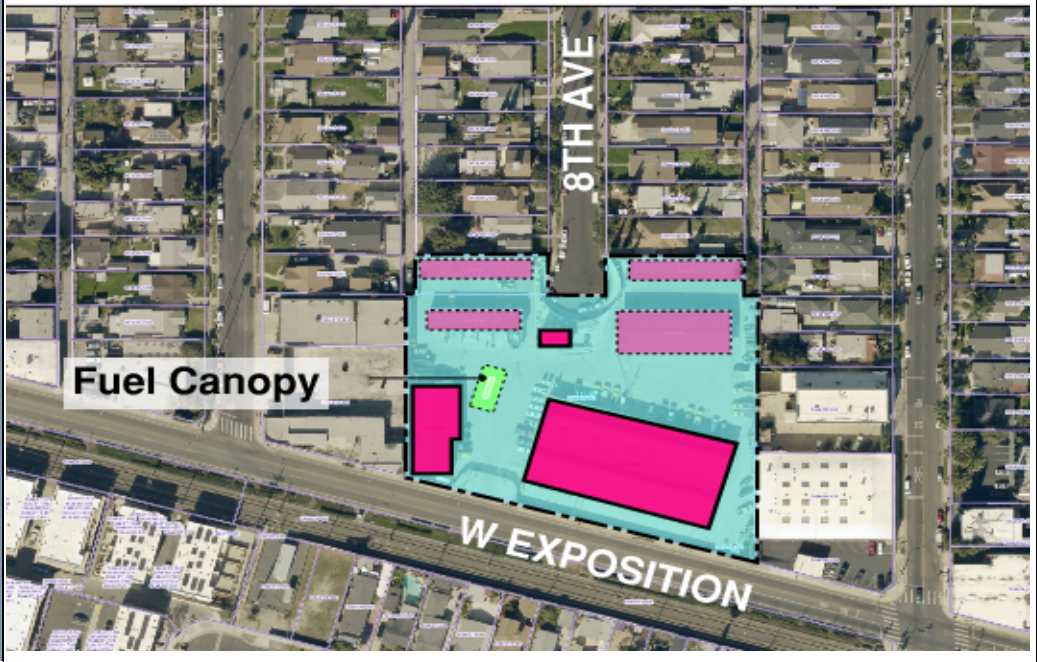


NAME	G1Y10 PIPER TECH - LADOT			PAGE 2 OF 2
ADDRESS	555 Ramirez Street			
MASTER PLAN				
	FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
	PRIORITY SHORT TERM	None		
LONG TERM	1	Departmental Relocation to 2010 East Washington Street	\$144,939,458	
MASTER PLAN NOTES				
	<p>Overview: Piper Tech is home to 6 different City departments. LA-DOT's functional limitations stem from structural limitations primarily from inadequate or inappropriate spaces. As a result, short term improvements are not feasible. It is recommended that the department is relocated to a new site that offers more space for future growth and improved operational efficiency.</p>			



NAME		G2Y3 WESTERN YARD		
ADDRESS		2801 Exposition Boulevard		
SITE PLAN				
	COUNCIL DISTRICT	#		
	ZONING	#		
	LOT ACREAGE	2.55		
	BUILDING AREA (SF)	25,400		
	LEAD DEPARTMENTS	LADOT		
	STAFF COUNT	63		
	OVERVIEW OF OPERATIONS	SITE UTILIZATION	CITY SERVICES PROVIDED	
		Administrative Spaces	Install and Maintain Street Signage	
		Support Spaces	Install and Maintain Traffic Signals	
	Vehicle and equipment storage	Street Marking		
	Fueling (unleaded and diesel)			
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS		
	A	2,600 SF covered parking		
	B	2,200 SF covered parking		
	C	1-Story, 4,800 SF storage building		
	D	1-story, 600 SF storage building		
	E	2,600 SF covered parking		
	F	6,000 SF covered parking		
	G	1-story, 20,000 SF office, shop, warehouse		
KEY	MARK	CATEGORY	DEFICIENCY	
Fire Life Safety	FLS	High		
Americans with Disabilities Act	ADA	High		
Security Issues	SEC	High		
General Equity and Social Inclusion	GESI	Medium		
General Systems Issues	SYS	Medium	YES	
Efficiency Issues	EFF	Low		
Space Limitations	SPC	Low		
Green Investment	GRI	Low	YES	

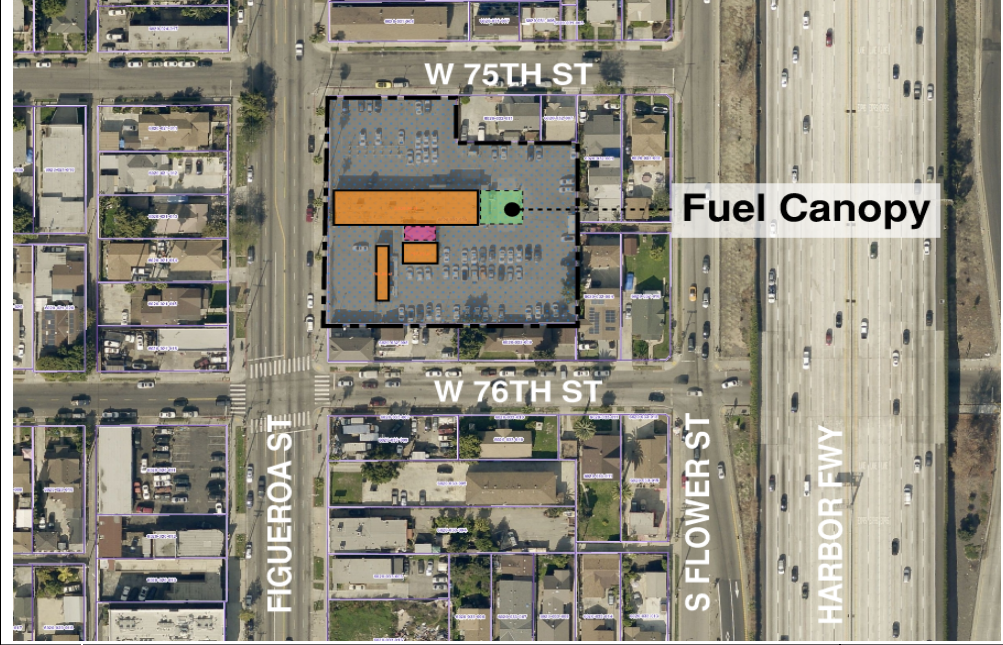


NAME	G2Y3 WESTERN YARD			
ADDRESS	2801 Exposition Boulevard			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Update lighting electrical systems in Building G	\$830,650	
	2	Envelope improvements to Building G	\$391,743	
	3	New HVAC systems for Building G	\$1,427,679	
LONG TERM	4	Provide covered fuel canopy	\$154,915	
MASTER PLAN NOTES	<p>Overview: The site occupied by LADOT's Field Operations. GSD is scheduled to move into part of the warehouse space in the near future.</p> <p>Notes: 1. Building's are older and Building G, which contains most of the regularly occupied spaces, needs HVAC, electrical/lighting, and envelope upgrades. 2. A fuel Canopy is also needed to cover the fueling positions.</p>			



NAME		G2Y10 PARKING ENFORCEMENT-SOUTHERN YARD	
ADDRESS		7510 South Figueroa Street	
SITE PLAN			
	COUNCIL DISTRICT	8	
ZONING	PF		
LOT ACREAGE	1.37		
BUILDING AREA (SF)	8,800		
LEAD DEPARTMENTS	BSS		
STAFF COUNT	113		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED
	Administrative Spaces		City Parking Enforcement
	Support Spaces		
	Vehicle domiciling		
	Fueling (unleaded and diesel)		
	Vehicle washing		
	Small plant nursery		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	1-Story, 11,000 SF administrative and support building	
	B	1-Story, 6,500 SF covered parking/storage building	
	C	1-Story, 4,500 SF covered parking/storage building	
	D	Uncovered fuel island (unleaded and diesel)	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	YES
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	YES



NAME	G2Y10 PARKING ENFORCEMENT-SOUTHERN YARD			
ADDRESS	7510 South Figueroa Street			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Verify and abate (if required) presence of asbestos	\$79,536	
	2	Provide security upgrades to site--e.g. perimeter fencing, alarms, cameras	\$777,642	
	3	Improve vehicle charging infrastructure	\$42,398	
	4	Update plumbing infrastructure	\$53,099	
	5	Update electrical infrastructure campus-wide	\$1,089,262	
	6	Repair leaking roof	\$142,036	
	7	Repair pavement	\$215,624	
LONG TERM	8	Add covered fuel canopy	\$154,915	
	9	Renovate Maintenance Shop Restrooms	\$113,086	
MASTER PLAN NOTES	<p>Overview: The site includes workspaces for LADOT and a maintenance garage run by GSD.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Visual inspection of spaces seems to indicate the presence of asbestos but further testing is required 2. New vandal resistant fencing, building alarms, and security cameras site wide. 3. Charging infrastructure is make-shift, at capacity, and unsafe. 4. Plumbing improvements are recommended to address staff concerns. 5. Existing electrical infrastructure appears to be at capacity. 6. Spot repair of roof leaks and perimeter coping 7. Resurfacing pavement is recommended for long term durability and to prevent trip hazards. 8. Adding a fuel canopy over existing fuel area is recommended to prevent stormwater contamination. 9. Renovate restrooms for equal and appropriate facilities for men and women. 			



NAME		G3Y16 AVENUE 19 YARD (CITY WIDE MARKOUT AND STRIPING)	
ADDRESS		401 North Avenue 19	
SITE PLAN			
COUNCIL DISTRICT	N/A		
ZONING	N/A		
LOT ACREAGE	N/A		
BUILDING AREA (SF)	N/A		
LEAD DEPARTMENTS	LADOT		
STAFF COUNT	N/A		
OVERVIEW OF OPERATIONS		SITE UTILIZATION	CITY SERVICES PROVIDED
		Administrative Spaces	
		Support Spaces	
		Vehicle parking	
BUILDING DESCRIPTION		BLDG ID	BUILDING DETAILS
		A	N/A
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	
Americans with Disabilities Act	ADA	High	
Security Issues	SEC	High	
General Equity and Social Inclusion	GESI	Medium	
General Systems Issues	SYS	Medium	
Efficiency Issues	EFF	Low	
Space Limitations	SPC	Low	
Green Investment	GRI	Low	



NAME	G3Y16 AVENUE 19 YARD (CITY WIDE MARKOUT AND STRIPING)			
ADDRESS	401 North Avenue 19			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	None			
LONG TERM	None			
MASTER PLAN NOTES	<p>Overview: This department is slated for relocation to 1111/1201 Mateo. No site tours were conducted and no recommendations are advised.</p>			



NAME		G3Y17 HOLLYWOOD PARKING ENFORCEMENT	
ADDRESS		888 South Vermont Avenue	
SITE PLAN			
COUNCIL DISTRICT	13		
ZONING	C2-1		
LOT ACREAGE	1.95		
BUILDING AREA (SF)	N/A		
LEAD DEPARTMENTS	LADOT		
STAFF COUNT	45		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED
	Administrative Spaces		City Parking Enforcement
	Support Spaces		
	Vehicle parking		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	Multi-story building with LADOT on 2nd and 5th floors	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	
Americans with Disabilities Act	ADA	High	
Security Issues	SEC	High	
General Equity and Social Inclusion	GESI	Medium	
General Systems Issues	SYS	Medium	
Efficiency Issues	EFF	Low	
Space Limitations	SPC	Low	
Green Investment	GRI	Low	



NAME	G3Y17 HOLLYWOOD PARKING ENFORCEMENT			
ADDRESS	888 South Vermont Avenue			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	None			
LONG TERM	None			
MASTER PLAN NOTES	<p>Overview: The site is a mixed use, multi-story building. LADOT relocated to this location within the last six months. All of the staff spaces are modernized and meet the department's space needs. No improvements are advised.</p>			



2.8 LA FIRE DEPARTMENT (LAFD)





Two yards were studied for LAFD—Frank Hotchkin Memorial Training Center and Fire Station #401. The following are the top priorities for these sites:

1. G3Y4 Frank Hotchkin: Security improvements to the site – secure fencing, alarm systems, camera coverage
2. G1Y2 Fire Station #401: Security improvements to the site – secure fencing, alarm systems, camera coverage
3. G3Y4 Frank Hotchkin: Repair roof leaks at main building
4. G1Y2 Fire Station #401: Provide a restroom to the body shop building which currently has no facilities
5. G3Y4 Frank Hotchkin: Provide HVAC upgrades to main shop building for improved work conditions
6. G3Y4 Frank Hotchkin: Reconstruct apparatus storage building to provide adequate protection for vehicle storage
7. G1Y2 Fire Station #401: Expansion of the site into G1Y3 Field Operations Yard to allow for adequate heavy-duty vehicle maintenance and relocation/colocation of G3Y4 Frank Hotchkin to G1Y2 Fire Station #401's site.



The following map shows the LAFD yards studied in this report:

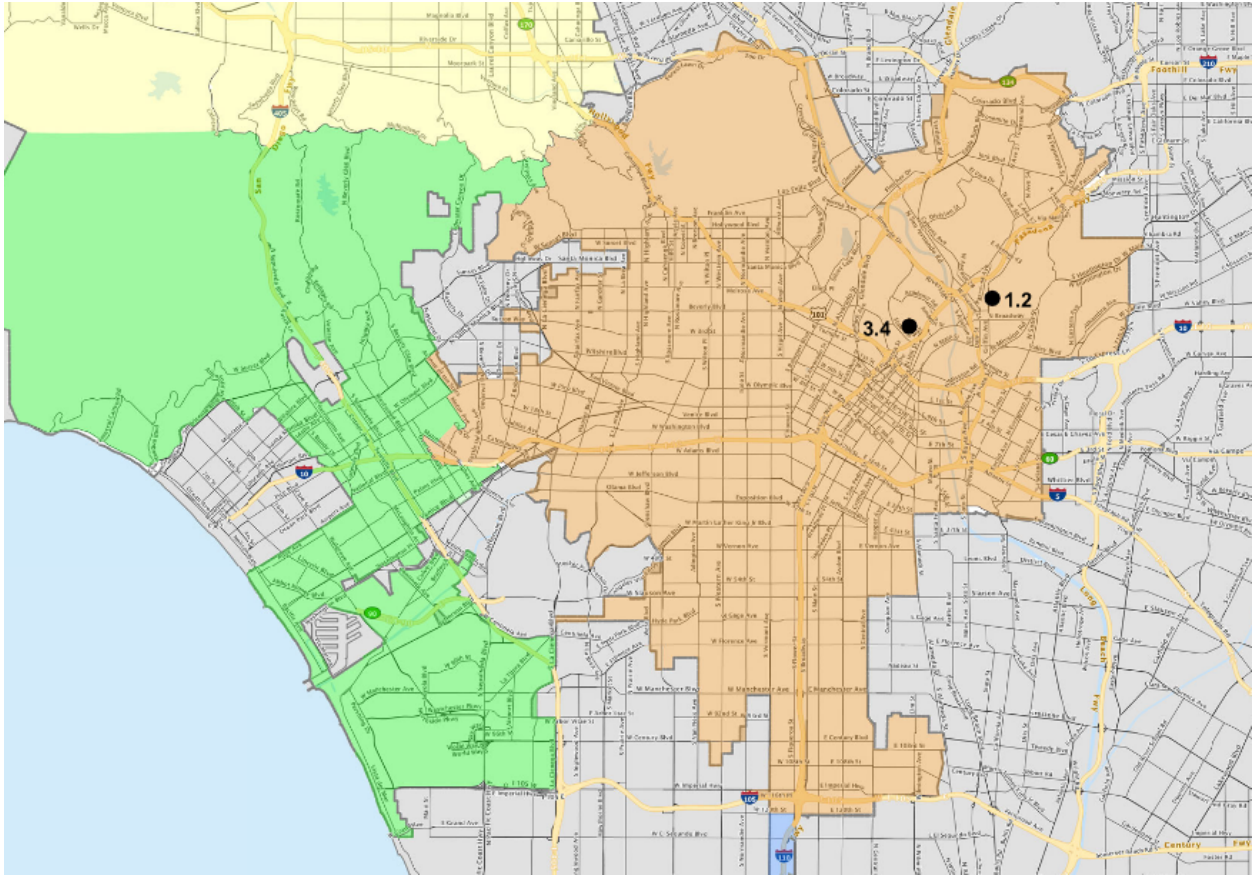
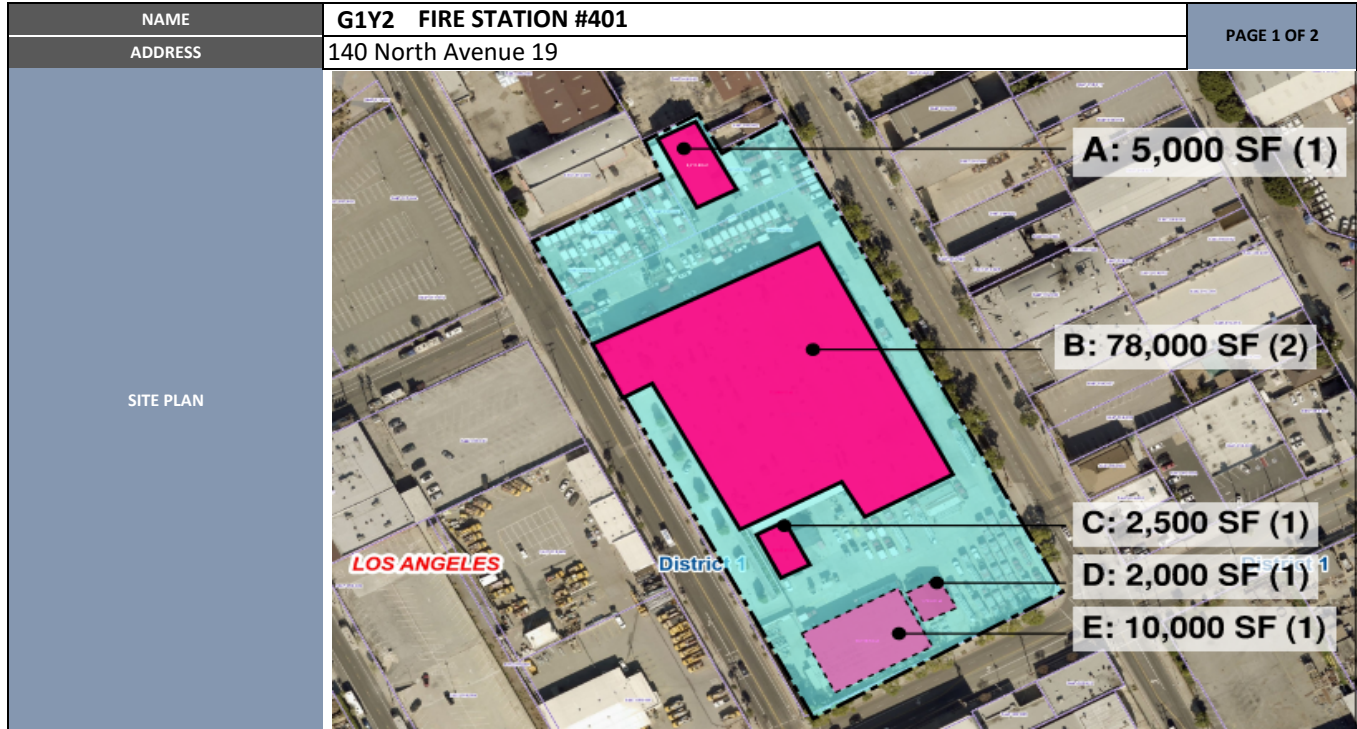


Exhibit 2G: LA Fire Department (LAFD) Location Map

G1Y2 Fire Station #401

G3Y4 Frank Hotchkin Memorial Training Center



COUNCIL DISTRICT	1		
ZONING	UV+GW		
LOT ACREAGE	5.02		
BUILDING AREA (SF)	86,000		
LEAD DEPARTMENTS	LAFD	GSD	TOTAL
STAFF COUNT			

OVERVIEW OF OPERATIONS	SITE UTILIZATION	CITY SERVICES PROVIDED
	Fire department apparatus maintenance	LAFD apparatus maintenance
	Body Shop	
	Paint Booth	
	Tire Shop	
	Sheet Metal Shop	
	Carpentry Shop	
	Hose Repair, Oxygen Repair, Engine and Pump Testing	
	Machine Shop	

BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS
	A	1 story, 5,000 SF body shop
	B	Partial 2-story, maintenance, shops, administration, support building
	C	1 story, 2,500 SF tire shop
	D	Covered test pit
	E	10,000 SF covered equipment storage building

KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	YES
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	YES
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	YES



NAME		G1Y2 FIRE STATION #401	
ADDRESS		140 North Avenue 19	
MASTER PLAN			
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	1	Security improvements	\$1,593,663
	2	Restroom improvements and additions	\$95,233
LONG TERM	3	Master Plan	\$28,708,266
	4	Renovations to Buildings A+C	\$2,013,836
MASTER PLAN NOTES		<p>Short term notes:</p> <ol style="list-style-type: none"> Security improvements in the form of vandal-resistant perimeter fencing Renovate and expand existing restrooms to allow for gender Equity and ADA improvements. <p>Long term notes:</p> <ol style="list-style-type: none"> Existing lot is better re-purposed as a light to medium duty shop due to site circulation limitations Maintenance bays are too narrow and too short to accommodate larger apparatus Repurposing the existing G1Y3 Field Operations Yard (1831 Pasadena Avenue) and acquiring an additional adjacent parcel will provide a large enough site to build a new heavy-duty maintenance shop The existing LAFD site can focus on medium to light-duty vehicles and possibly absorb the maintenance functions for light vehicles occurring also at Frank Hotchkins <p>These improvements are intended to improve operational efficiency, allow for long term growth, and overall safety.</p> <p>Note: Long term improvements would not be redundant to short term improvements.</p>	



NAME		G3Y4 FRANK HOTCHKIN MEMORIAL TRAINING CENTER	
ADDRESS		1700 Stadium Way	
SITE PLAN			
	COUNCIL DISTRICT	1	
ZONING	PF-1XL		
LOT ACREAGE	0.18		
BUILDING AREA (SF)	3,000		
LEAD DEPARTMENTS	LAFD		
STAFF COUNT	2		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED
	Light vehicle maintenance		Vehicle maintenance
	Vehicle storage		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	Fire department light vehicle preventative maintenance (3 maintenance bays)	
	B	Frank Hotchkin Training Center	
	C	Covered Storage Canopy	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	
Americans with Disabilities Act	ADA	High	
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	
Space Limitations	SPC	Low	
Green Investment	GRI	Low	



NAME	G3Y4 FRANK HOTCHKIN MEMORIAL TRAINING CENTER
ADDRESS	1700 Stadium Way

MASTER PLAN



FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	1	Security Improvements	\$551,257
	2	Repair Roof Leaks	\$54,211
	3	Upgrades to HVAC systems to provide better conditioning/tempering	\$26,581
	4	Reconstruction of apparatus storage building	\$3,015,562
LONG TERM	5	Long term consolidation with Fire Station #401	See G1Y2

MASTER PLAN NOTES

This yard supplements Fire Station #401 for light-duty LAFD vehicle maintenance. Combining this division with Fire Station #401 will capitalize on synergies available with collocation by eliminating duplication of support spaces and improved operational efficiencies.

1. Short term repairs to maintenance building roof
2. Vehicle storage building is not adequate for vehicles stored on site and should be demolished and rebuilt
3. In the long term moving the preventative maintenance functions to Fire Station #401

Note: Short term improvements would not be necessary if a long term relocation is chosen instead.



2.9 LA POLICE DEPARTMENT (LAPD)





Eleven yards were studied for LAPD, with the exception of G1Y1 Central Parking Enforcement, all were at Piper Tech. The following are the top priorities for LAPD:

1. G1Y10 EPMD: Provide fire/life safety improvements to the chemical storage room.
2. G1Y10 ITB: Add a rear exit to the caged storage area
3. G1Y10 ITB: Rework sprinkler heads in storage area to avoid obstructions and align with rack storage
4. G1Y10 ITB: Provide an eyewash near the battery storage area
5. G1Y10 Maritime Operations Team: Provide a containment unit for tank refills in case of an accidental explosion
6. G1Y10 MRCU: Provide additional/new shop lighting in the maintenance/storage area for better visual clarity associated with maintenance activities
7. G1Y10 EPMD: Provide a locker/changing room area to replace the impromptu changing area currently in use
8. G1Y10 FSD: Renovate existing shower rooms
9. G1Y10 TID: Provide cooling unit for video processing room
10. G1Y10 EPMD: Provide HVAC improvements to storage areas



The following map shows the LAPD yards studied in this report:

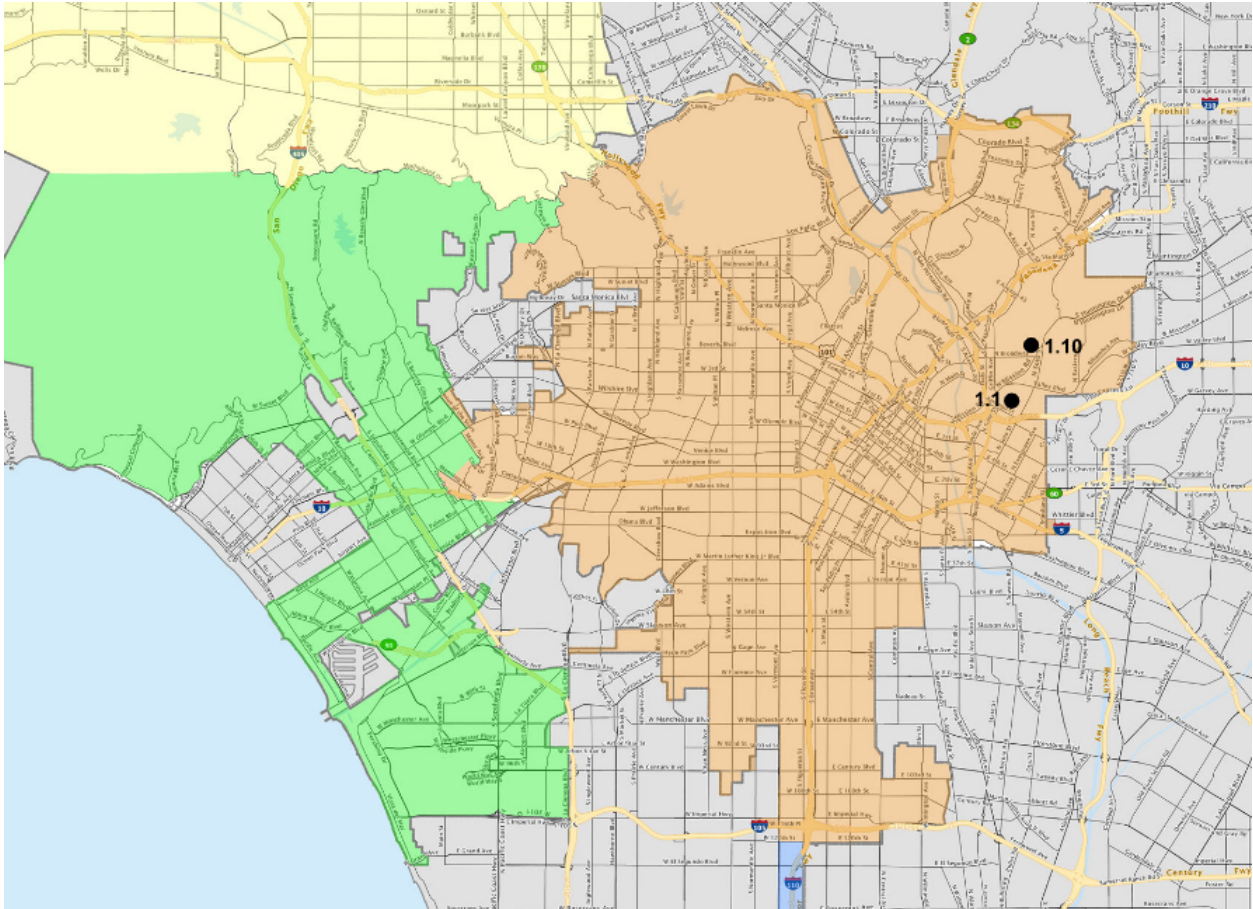


Exhibit 2H: LA Police Department (LAPD) Location Map

- G1Y1 Asset Forfeiture Investigative Detail (AFID)
- G1Y10 Piper Tech-Air Support Division (ASD)
- G1Y10 Piper Tech-Mobile Command Response Unit (MCRU)
- G1Y10 Piper Tech-Evidence and Property Management (EPMD)
- G1Y10 Piper Tech-Forensic Science Division (FSD)
- G1Y10 Piper Tech-Supply Section FG
- G1Y10 Piper Tech-Information Technology Bureau
- G1Y10 Piper Tech-Facilities Management Division (FMD)
- G1Y10 Piper Tech-Maritime Operations Team
- G1Y10 Piper Tech-Technical Investigation Division (TID)



NAME	G1Y1 ASSET FORFEITURE INVESTIGATIVE DETAIL (AFID)				
ADDRESS	1016 North Mission Road				
SITE PLAN					
COUNCIL DISTRICT	14				
ZONING	M2				
LOT ACREAGE	4.25				
BUILDING AREA (SF)	53,200				
LEAD DEPARTMENTS	BSS	GSD	LADOT	LAPD	TOTAL
STAFF COUNT	3	8	166	2	179
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED		
	Administrative Spaces		Asset Forfeiture Investigative Detail (LAPD)		
	Support Spaces		Vehicle repair and maintenance (GSD)		
	Vehicle domiciling		Emergency Management/Special Events (LADOT)		
	Light Vehicle Maintenance		Active Transportation (LADOT)		
	Evidentiary Storage		Parking Enforcement Traffic Control (PETC-LADOT)		
	Warehousing		Special Traffic Operations (STO-LADOT)		
			Risk and Liability (StreetsLA)		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS			
	A	1-Story, 24,000 SF administrative and support building			
	B	1-Story, 28,000 SF office, maintenance, and warehouse building			
	C	1-Story, 1,200 SF office building			
KEY	MARK	CATEGORY	DEFICIENCY		
Fire Life Safety	FLS	High			
Americans with Disabilities Act	ADA	High			
Security Issues	SEC	High			
General Equity and Social Inclusion	GESI	Medium			
General Systems Issues	SYS	Medium			
Efficiency Issues	EFF	Low			
Space Limitations	SPC	Low			
Green Investment	GRI	Low			



NAME	G1Y1 ASSET FORFEITURE INVESTIGATIVE DETAIL (AFID)			
ADDRESS	1016 North Mission Road			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	None		
LONG TERM	1	Relocate to a new site at 525 North Mission Road	\$192,320,910	
MASTER PLAN NOTES	<p>Overview: The site is leased. LAPD has a minor presence here with secure storage for evidentiary vehicle seizures. No permanent staff is assigned to the yard therefore it is infrequently and temporarily occupied. No short term improvements are recommended. A long-term relocation to a new site is recommended.</p>			



NAME		G1Y10 PIPER TECH: AIR SUPPORT DIVISION (ASD-LAPD)						
ADDRESS		555 Ramirez Street						
SITE PLAN								
COUNCIL DISTRICT	14							
ZONING	PF							
LOT ACREAGE	13.15							
BUILDING AREA (SF)	1.35M							
LEAD DEPARTMENTS	GSD	LADOT	LAPD	CITY CLERK	ITA	SURVEY	TOTAL	
STAFF COUNT	245	81	424	173	71	55	1049	
OVERVIEW OF OPERATIONS	SITE UTILIZATION			CITY SERVICES PROVIDED				
	Administrative Spaces			Aviation Support				
	Support Spaces							
	Vehicle domiciling							
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS						
	A	5-Story, 1,350,000 SF administrative and support building						
KEY	MARK	CATEGORY	DEFICIENCY					
Fire Life Safety	FLS	High						
Americans with Disabilities Act	ADA	High						
Security Issues	SEC	High						
General Equity and Social Inclusion	GESI	Medium						
General Systems Issues	SYS	Medium	YES					
Efficiency Issues	EFF	Low						
Space Limitations	SPC	Low						
Green Investment	GRI	Low						

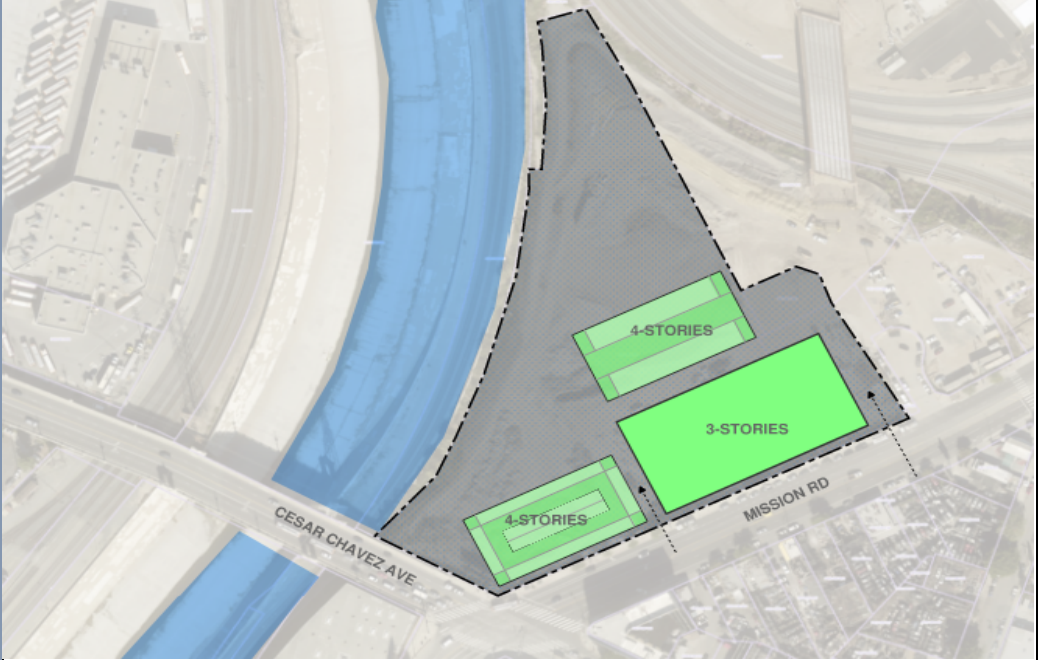


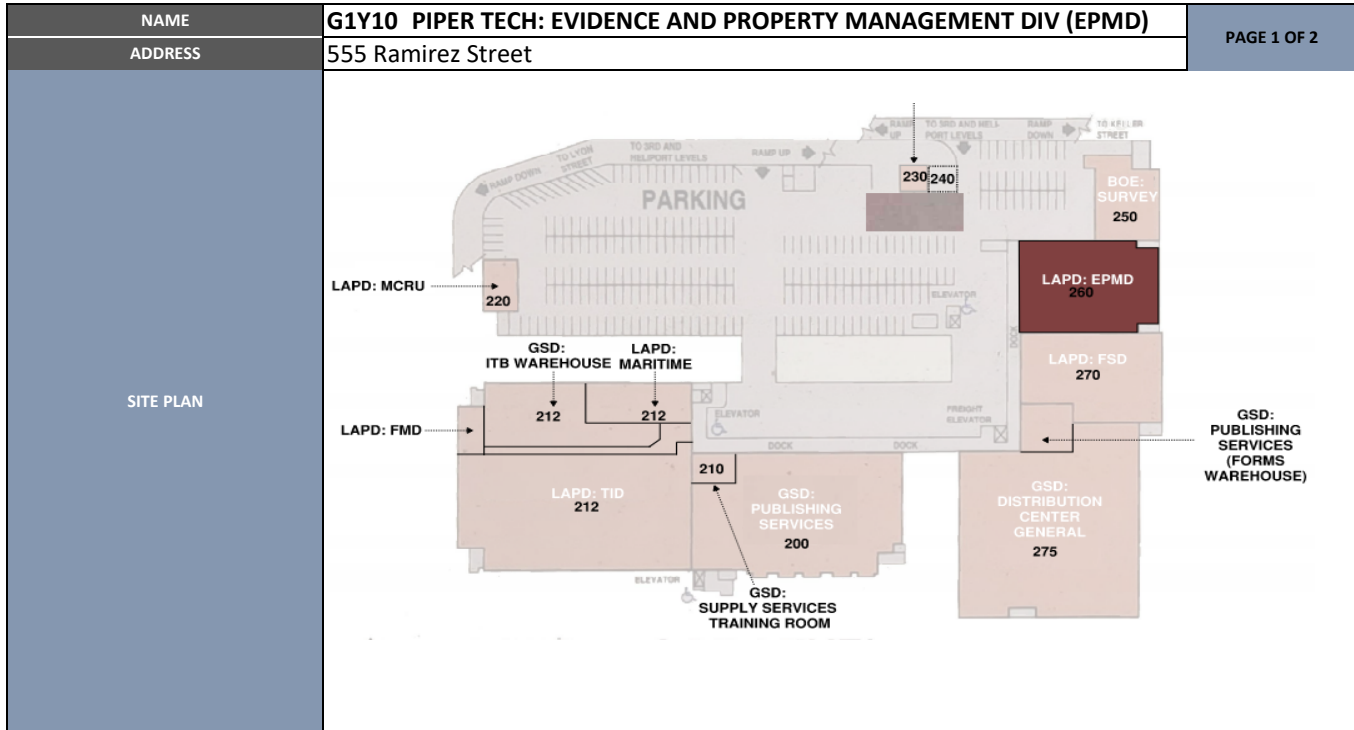
NAME	G1Y10 PIPER TECH: AIR SUPPORT DIVISION (ASD-LAPD)			
ADDRESS	555 Ramirez Street			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	HVAC Rebalancing	\$19,728	
LONG TERM	None			
MASTER PLAN NOTES	<p>Overview: LAPD's Air Support Division (ASD) occupies the top two levels of Piper Tech. The Division's spaces are fairly modern and well-utilized. Issues with HVAC balancing appear to cause temperature swings in some of the regularly occupied spaces. Short term recommendations include re-balancing the system in these spaces, while no long term recommendations are required.</p>			



NAME		G1Y10 PIPER TECH: MOBILE COMMAND RESPONSE UNIT (MCRU-LAPD)							
ADDRESS		555 Ramirez Street							
SITE PLAN									
COUNCIL DISTRICT	14								
ZONING	PF								
LOT ACREAGE	13.15								
BUILDING AREA (SF)	1.35M								
LEAD DEPARTMENTS	GSD	LADOT	LAPD	CITY CLERK	ITA	SURVEY	TOTAL		
STAFF COUNT	245	81	424	173	71	55	1049		
OVERVIEW OF OPERATIONS	SITE UTILIZATION				CITY SERVICES PROVIDED				
	Administrative Spaces				Emergency Heavy Response Vehicles Support				
	Support Spaces								
	Vehicle domiciling								
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS							
	A	5-Story, 1,350,000 SF administrative and support building							
KEY	MARK	CATEGORY	DEFICIENCY						
Fire Life Safety	FLS	High							
Americans with Disabilities Act	ADA	High							
Security Issues	SEC	High							
General Equity and Social Inclusion	GESI	Medium							
General Systems Issues	SYS	Medium	YES						
Efficiency Issues	EFF	Low	YES						
Space Limitations	SPC	Low	YES						
Green Investment	GRI	Low							



NAME	G1Y10 PIPER TECH: MOBILE COMMAND RESPONSE UNIT (MCRU-LAPD)		
ADDRESS	555 Ramirez Street		
MASTER PLAN			
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	1	Shop lighting upgrades	\$54,079
LONG TERM	2	Site relocation to 525 North Mission Road	\$192,320,910
MASTER PLAN NOTES	<p>Overview: LAPD's Mobile Command Response Unit (MCRU) is located on the second level at Piper Tech. Many of the space are ad hoc and some of the shop/storage spaces are congested due to lack of space. Short term improvements focus on lighting upgrades in the shop/storage areas while long term improvements involve relocation to a new site.</p> <p><i>Note: Short term improvements would be redundant if a long term relocation is pursued.</i></p>		



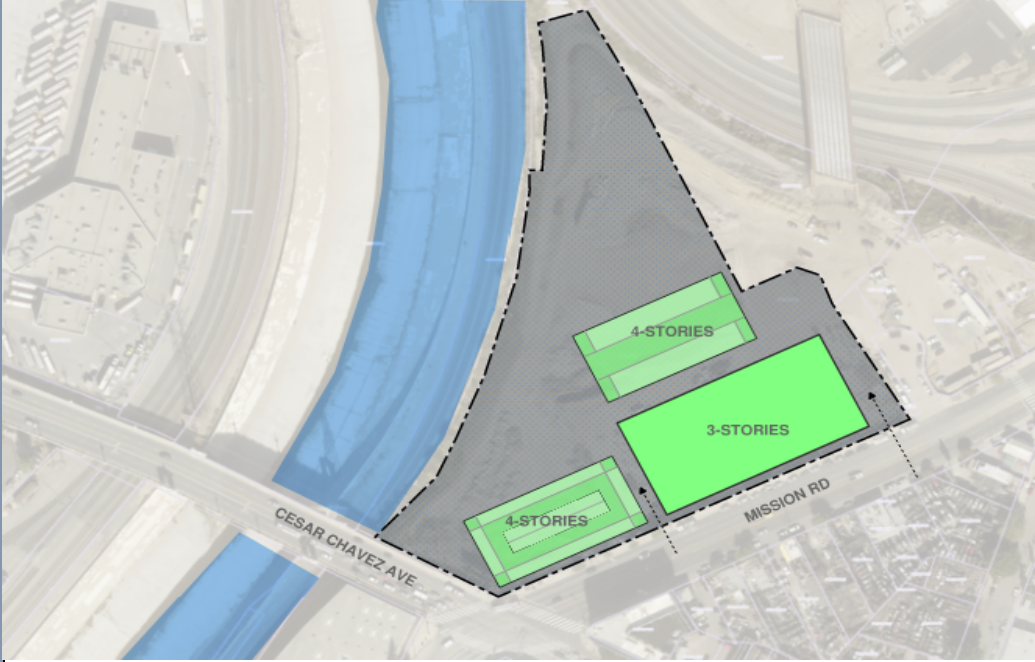
COUNCIL DISTRICT	14						
ZONING	PF						
LOT ACREAGE	13.15						
BUILDING AREA (SF)	1.35M						
LEAD DEPARTMENTS	GSD	LADOT	LAPD	CITY CLERK	ITA	SURVEY	TOTAL
STAFF COUNT	245	81	424	173	71	55	1049

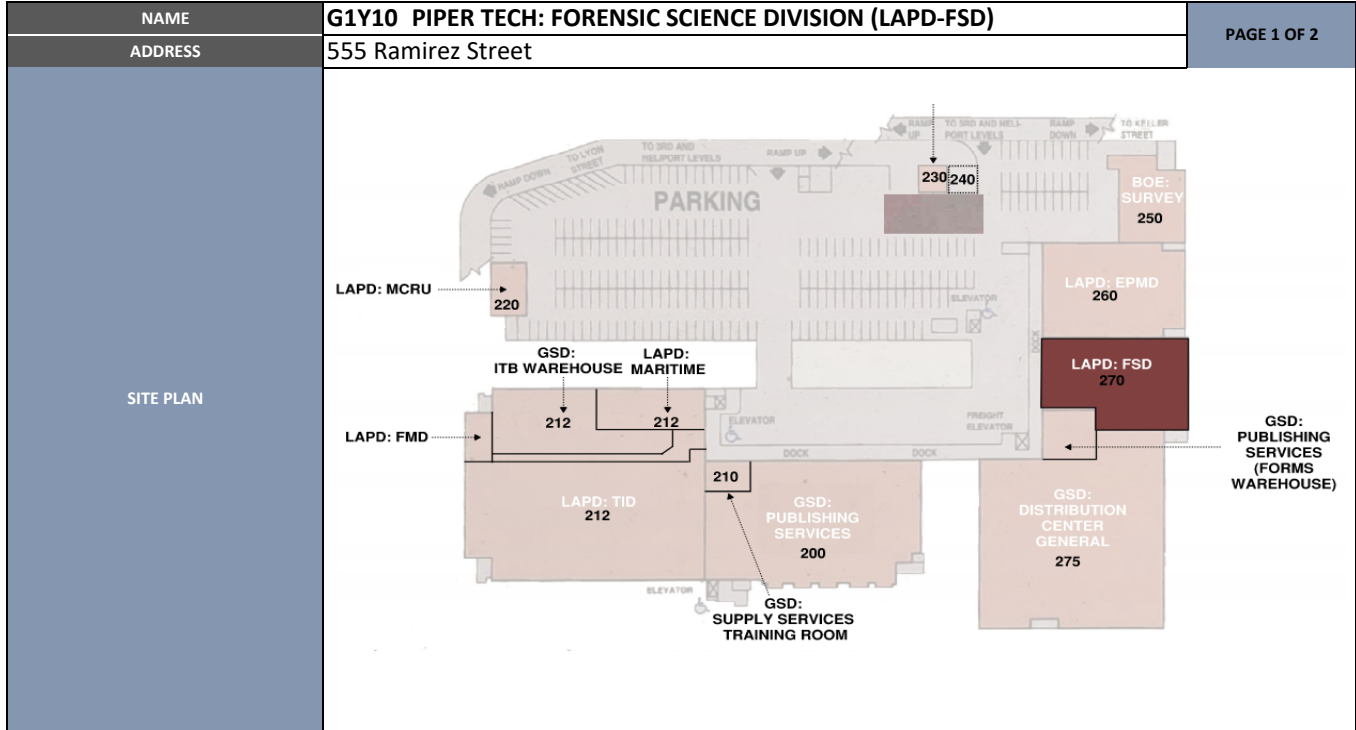
OVERVIEW OF OPERATIONS	SITE UTILIZATION	CITY SERVICES PROVIDED
	Administrative Spaces	Evidence Storage
	Support Spaces	
	Vehicle domiciling	

BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS
	A	5-Story, 1,350,000 SF administrative and support building

KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	YES
Americans with Disabilities Act	ADA	High	
Security Issues	SEC	High	
General Equity and Social Inclusion	GESI	Medium	YES
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	
Space Limitations	SPC	Low	
Green Investment	GRI	Low	



NAME	G1Y10 PIPER TECH: EVIDENCE AND PROPERTY MANAGEMENT DIV (EPMD)			
ADDRESS	555 Ramirez Street			
MASTER PLAN				
	FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	1	Fire/Life Safety Improvements to chemical storage room	\$35,834	
	2	Construct locker/changing rooms	\$53,091	
	3	HVAC improvements to storage areas	\$8,653	
	4	Condensate line insulation	\$692	
LONG TERM	5	Relocation to a new site at 525 North Mission Road	\$192,320,910	
MASTER PLAN NOTES	<p>Overview: EPMD occupies a roughly 20,000 SF suite on the second floor of Piper Tech. While spaces are generally adequate some fire/life safety improvements and systems upgrades are recommended. Due to space limitations at Piper Tech long term relocation is advised.</p>			
	<p>Note: Short term improvements would be redundant to a long term relocation.</p>			



COUNCIL DISTRICT	14						
ZONING	PF						
LOT ACREAGE	13.15						
BUILDING AREA (SF)	1.35M						
LEAD DEPARTMENTS	GSD	LADOT	LAPD	CITY CLERK	ITA	SURVEY	TOTAL
STAFF COUNT	245	81	424	173	71	55	1049

OVERVIEW OF OPERATIONS	SITE UTILIZATION	CITY SERVICES PROVIDED
	Administrative Spaces	Forensics Laboratories
	Support Spaces	
	Vehicle domiciling	

BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS
	A	5-Story, 1,350,000 SF administrative and support building

KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	
Americans with Disabilities Act	ADA	High	YES
Security Issues	SEC	High	
General Equity and Social Inclusion	GESI	Medium	
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	
Space Limitations	SPC	Low	
Green Investment	GRI	Low	



NAME	G1Y10 PIPER TECH: FORENSIC SCIENCE DIVISION (LAPD-FSD)			PAGE 2 OF 2
ADDRESS	555 Ramirez Street			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Renovate existing restroom showers	\$65,107	
	2	Test, clean, and rebalance existing HVAC	\$29,419	
	3	Provide mini-split system for network room	\$12,730	
LONG TERM	4	Relocation to a new site at 525 North Mission Road	\$192,320,910	
MASTER PLAN NOTES	<p>Overview: FSD is located on the second floor of Piper Tech occupying roughly 20,000 square feet of space. Primary short term recommendations include providing renovated ADA compliant showers and upgrades to the existing HVAC system. Due to general space limitations at Piper Tech relocation to a new site is recommended for operational efficiency and long term growth.</p> <p><i>Note: Short term improvements would be redundant to a long term relocation.</i></p>			



NAME		G1Y10 PIPER TECH: LAPD SUPPLY SECTION FG						
ADDRESS		555 Ramirez Street						
SITE PLAN								
	COUNCIL DISTRICT	14						
	ZONING	PF						
	LOT ACREAGE	13.15						
	BUILDING AREA (SF)	1.35M						
	LEAD DEPARTMENTS	GSD	LADOT	LAPD	CITY CLERK	ITA	SURVEY	TOTAL
	STAFF COUNT	245	81	424	173	71	55	1049
	OVERVIEW OF OPERATIONS	SITE UTILIZATION			CITY SERVICES PROVIDED			
		Administrative Spaces			Uniform Shop			
		Support Spaces			Equipment Warehouse			
	Vehicle domiciling							
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS						
	A	5-Story, 1,350,000 SF administrative and support building						
KEY	MARK	CATEGORY	DEFICIENCY					
Fire Life Safety	FLS	High						
Americans with Disabilities Act	ADA	High						
Security Issues	SEC	High						
General Equity and Social Inclusion	GESI	Medium						
General Systems Issues	SYS	Medium						
Efficiency Issues	EFF	Low	YES					
Space Limitations	SPC	Low	YES					
Green Investment	GRI	Low						

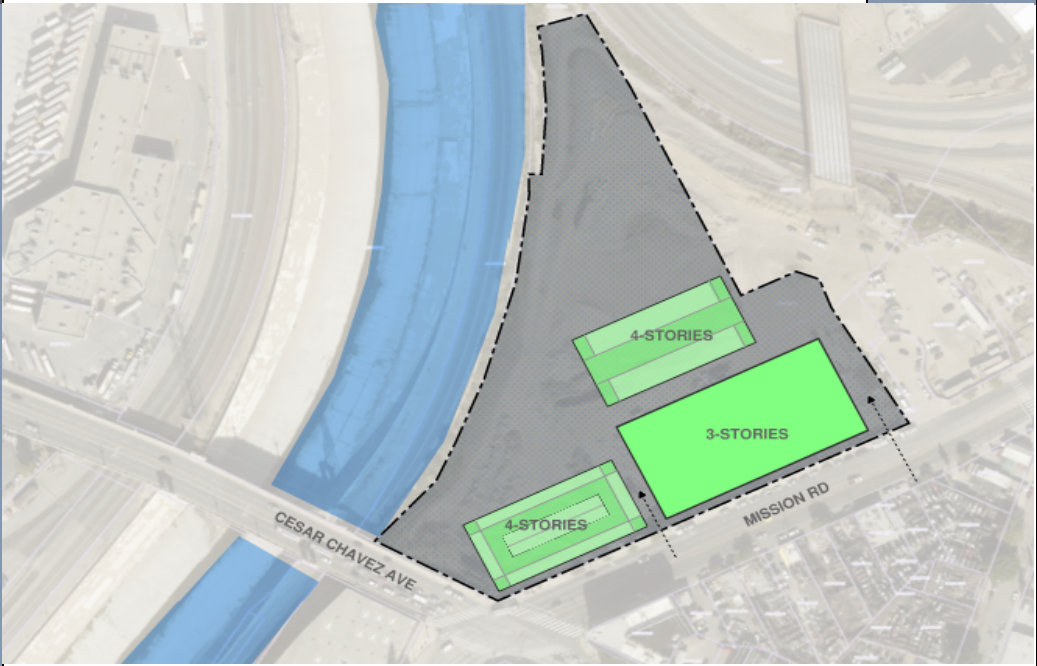


NAME		G1Y10 PIPER TECH: LAPD SUPPLY SECTION FG		
ADDRESS		555 Ramirez Street		
MASTER PLAN				
FUNDING		PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM		None		
LONG TERM		1	Relocation to new site at 525 North Mission Road	\$192,320,910
MASTER PLAN NOTES		<p>Overview: LAPD's Supply Section is located in the basement of Piper Tech and occupies roughly 20,000 SF of space. Due to limitations of the storage space and difficulties with access and loading a long term solution of relocation is recommended for future growth and operational efficiency.</p>		



NAME	G1Y10 PIPER TECH: INFORMATION TECHNOLOGY BUREAU (LAPD-ITB)							
ADDRESS	555 Ramirez Street							
SITE PLAN								
	COUNCIL DISTRICT	14						
ZONING	PF							
LOT ACREAGE	13.15							
BUILDING AREA (SF)	1.35M							
LEAD DEPARTMENTS	GSD	LADOT	LAPD	CITY CLERK	ITA	SURVEY	TOTAL	
STAFF COUNT	245	81	424	173	71	55	1049	
OVERVIEW OF OPERATIONS	SITE UTILIZATION				CITY SERVICES PROVIDED			
	Administrative Spaces				IT support			
	Support Spaces							
	Vehicle domiciling							
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS						
	A	5-Story, 1,350,000 SF administrative and support building						
KEY	MARK	CATEGORY	DEFICIENCY					
Fire Life Safety	FLS	High	YES					
Americans with Disabilities Act	ADA	High						
Security Issues	SEC	High	YES					
General Equity and Social Inclusion	GESI	Medium						
General Systems Issues	SYS	Medium	YES					
Efficiency Issues	EFF	Low						
Space Limitations	SPC	Low						
Green Investment	GRI	Low						



NAME	G1Y10 PIPER TECH: INFORMATION TECHNOLOGY BUREAU (LAPD-ITB)			
ADDRESS	555 Ramirez Street			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Add exit to rear caged area	\$13,610	
	2	Rework sprinkler heads	\$20,766	
	3	Add eyewash to battery charging area	\$7,268	
	4	Add interior cameras	\$195,549	
	5	Provide climate controlled office	\$31,563	
LONG TERM	6	Relocation to new site at 525 North Mission Road	\$192,320,910	
MASTER PLAN NOTES	<p>Overview: ITB occupies a largely makeshift area on the second floor of Piper Tech. Ad hoc improvements have created several life safety issues. No climate control is present for regularly occupied work spaces and no interior cameras are present for security and liability.</p> <p><i>Note: Short term improvements would be redundant to a long term relocation.</i></p>			

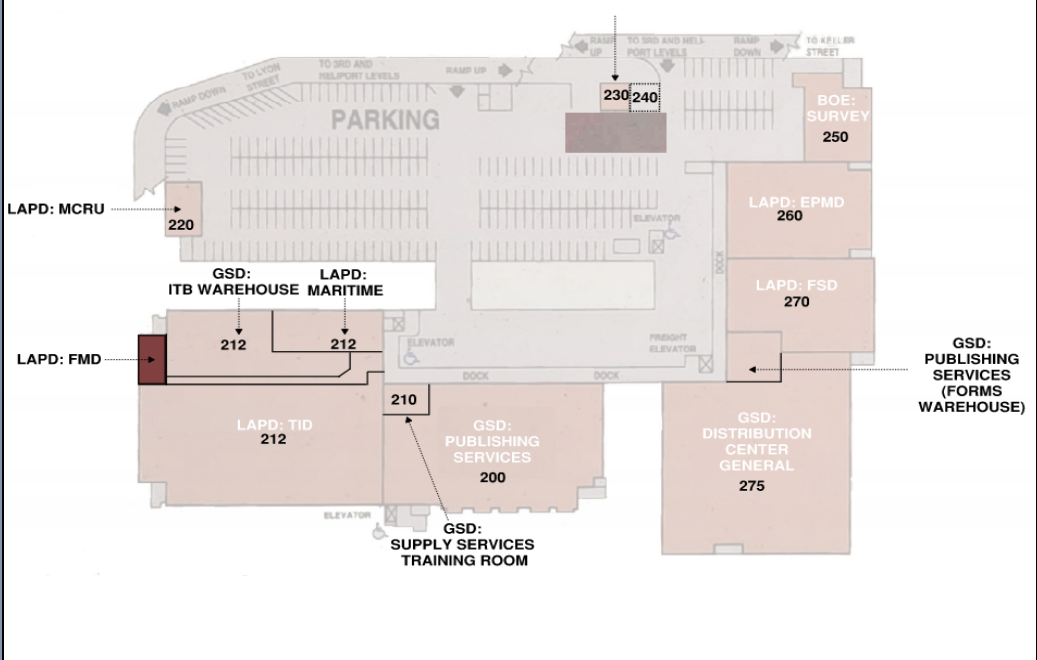


NAME		G1Y10 PIPER TECH: FACILITIES MANAGEMENT DIVISION (LAPD-FMD)						
ADDRESS		555 Ramirez Street						
SITE PLAN								
COUNCIL DISTRICT	14							
ZONING	PF							
LOT ACREAGE	13.15							
BUILDING AREA (SF)	1.35M							
LEAD DEPARTMENTS	GSD	LADOT	LAPD	CITY CLERK	ITA	SURVEY	TOTAL	
STAFF COUNT	245	81	424	173	71	55	1049	
OVERVIEW OF OPERATIONS	SITE UTILIZATION			CITY SERVICES PROVIDED				
	Administrative Spaces			Construction maintenance and coordination				
	Support Spaces			Warehousing				
	Vehicle domiciling							
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS						
	A	5-Story, 1,350,000 SF administrative and support building						
KEY	MARK	CATEGORY	DEFICIENCY					
Fire Life Safety	FLS	High						
Americans with Disabilities Act	ADA	High						
Security Issues	SEC	High						
General Equity and Social Inclusion	GESI	Medium						
General Systems Issues	SYS	Medium						
Efficiency Issues	EFF	Low						
Space Limitations	SPC	Low						
Green Investment	GRI	Low						



NAME	G1Y10 PIPER TECH: FACILITIES MANAGEMENT DIVISION (LAPD-FMD)
ADDRESS	555 Ramirez Street

MASTER PLAN



FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	None		
LONG TERM	None		

MASTER PLAN NOTES

Overview:
FMD occupies a small 2,000 SF space on the second floor of Piper Tech. Because the space is intermittently staffed no short term urgent improvements are included.



NAME		G1Y10 PIPER TECH: MARITIME OPERATIONS TEAM (LAPD)						
ADDRESS		555 Ramirez Street						
SITE PLAN								
	COUNCIL DISTRICT	14						
ZONING	PF							
LOT ACREAGE	13.15							
BUILDING AREA (SF)	1.35M							
LEAD DEPARTMENTS	GSD	LADOT	LAPD	CITY CLERK	ITA	SURVEY	TOTAL	
STAFF COUNT	245	81	424	173	71	55	1049	
OVERVIEW OF OPERATIONS	SITE UTILIZATION				CITY SERVICES PROVIDED			
	Administrative Spaces				Evidence search and recovery			
	Support Spaces							
	Vehicle domiciling							
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS						
	A	5-Story, 1,350,000 SF administrative and support building						
KEY	MARK	CATEGORY	DEFICIENCY					
Fire Life Safety	FLS	High	YES					
Americans with Disabilities Act	ADA	High						
Security Issues	SEC	High						
General Equity and Social Inclusion	GESI	Medium						
General Systems Issues	SYS	Medium						
Efficiency Issues	EPF	Low						
Space Limitations	SPC	Low						
Green Investment	GRI	Low						



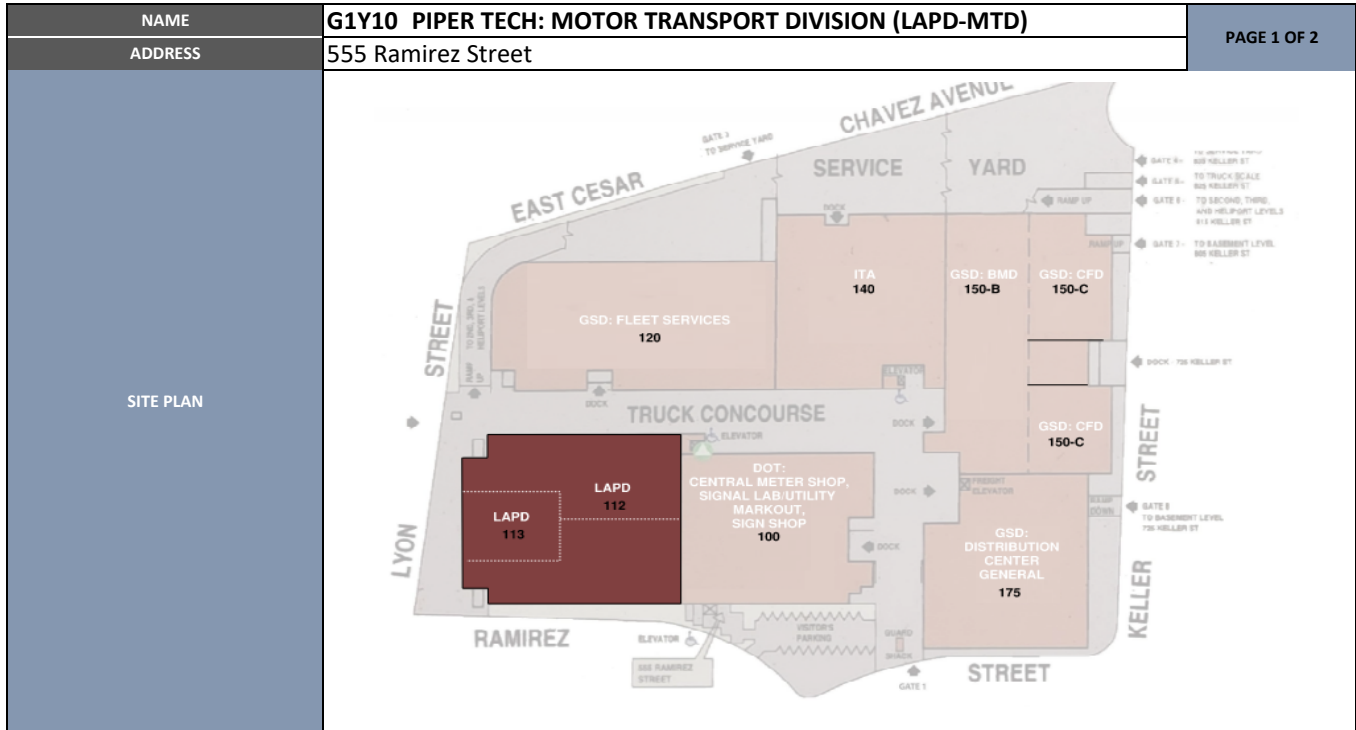
NAME	G1Y10 PIPER TECH: MARITIME OPERATIONS TEAM (LAPD)			
ADDRESS	555 Ramirez Street			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Provide containment units for tank refills	\$8,000	
LONG TERM	None			
MASTER PLAN NOTES	<p>Overview: LAPD's Maritime Operations Team is located on the second floor of Piper Tech. Short term primary concerns are having a safe containment unit for refilling dive tanks. No long term recommendations are advised.</p>			



NAME		G1Y10 PIPER TECH: TECHNICAL INVESTIGATION DIVISION (LAPD-TID)						
ADDRESS		555 Ramirez Street						
SITE PLAN								
	COUNCIL DISTRICT	14						
	ZONING	PF						
	LOT ACREAGE	13.15						
	BUILDING AREA (SF)	1.35M						
	LEAD DEPARTMENTS	GSD	LADOT	LAPD	CITY CLERK	ITA	SURVEY	TOTAL
	STAFF COUNT	245	81	424	173	71	55	1049
	OVERVIEW OF OPERATIONS	SITE UTILIZATION			CITY SERVICES PROVIDED			
		Administrative Spaces			Technical investigative support services			
		Support Spaces						
	Vehicle domiciling							
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS						
	A	5-Story, 1,350,000 SF administrative and support building						
KEY	MARK	CATEGORY	DEFICIENCY					
Fire Life Safety	FLS	High						
Americans with Disabilities Act	ADA	High						
Security Issues	SEC	High						
General Equity and Social Inclusion	GESI	Medium						
General Systems Issues	SYS	Medium	YES					
Efficiency Issues	EFF	Low						
Space Limitations	SPC	Low						
Green Investment	GRI	Low						



NAME		G1Y10 PIPER TECH: TECHNICAL INVESTIGATION DIVISION (LAPD-TID)	
ADDRESS		555 Ramirez Street	
MASTER PLAN			
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	1	Additional cooling for video processing room	\$14,808
LONG TERM	2	Site relocation to 525 North Mission Road.	\$192,320,910
MASTER PLAN NOTES		<p>Overview: TID has a relatively modern suite on the second floor of Piper Tech. The unit occupies roughly 2,000 square feet. The only short term recommendation is additional cooling to offset the heat loads generated by the video processing equipment.</p> <p>To relieve pressure on Piper Tech's overburdened infrastructure and alleviate global space limitations, long term recommendations are for a relocation to a new site.</p> <p><i>Note: Short term improvements would be redundant to a long term relocation.</i></p>	



COUNCIL DISTRICT	14
ZONING	PF
LOT ACREAGE	13.15
BUILDING AREA (SF)	1.35M
LEAD DEPARTMENTS	GSD LADOT LAPD CITY CLERK ITA SURVEY TOTAL
STAFF COUNT	245 81 424 173 71 55 1049

OVERVIEW OF OPERATIONS	SITE UTILIZATION	CITY SERVICES PROVIDED
	Administrative Spaces	Technical investigative support services
	Support Spaces	
	Vehicle domiciling	

BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS
	A	5-Story, 1,350,000 SF administrative and support building

KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	
Americans with Disabilities Act	ADA	High	
Security Issues	SEC	High	
General Equity and Social Inclusion	GESI	Medium	
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	
Space Limitations	SPC	Low	
Green Investment	GRI	Low	



NAME	G1Y10 PIPER TECH: MOTOR TRANSPORT DIVISION (LAPD-MTD)			PAGE 2 OF 2
ADDRESS	555 Ramirez Street			
MASTER PLAN	<p>The site plan shows a complex of buildings at 555 Ramirez Street. Key areas include: <ul style="list-style-type: none"> Service Yard at the top, bounded by East Cesar and Chavez Avenue. Truck Concourse in the center, containing buildings GSD: Fleet Services 120, ITA 140, GSD: BMD 150-B, GSD: CFD 150-C, and GSD: CFD 150-C. RAMIREZ street running along the bottom and left side. KELLER STREET running along the right side. LYON STREET running along the left side. Buildings: LAPD 113 (dark red), LAPD 112 (dark red), SUITE 100 (green), and GSD: DISTRIBUTION CENTER GENERAL 175 (light brown). Other features: ELEVATOR, RAMP UP, RAMP DOWN, DOCK, GATE 1, GATE 2, GATE 3, GATE 4, GATE 5, GATE 6, GATE 7, GATE 8, GATE 9, GATE 10, GATE 11, GATE 12, GATE 13, GATE 14, GATE 15, GATE 16, GATE 17, GATE 18, GATE 19, GATE 20. </p>			
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	None			
LONG TERM	1	Expansion into Suite 100	\$11,576,626	
MASTER PLAN NOTES	<p>Overview: LAPD-MTD occupies a roughly 71,000 SF space on the ground floor of Piper Tech in suites 112 and 113. Adequate space is one of the primary concerns. Long term relocation of the adjacent DOT spaces will enable shop and office expansion into Suite 100, which is approximately 50,000 SF. Additionally, other recommendations to deescalate the overall industrial usages and parking throughout Piper Tech should alleviate current LAPD-MTD parking shortfalls.</p>			



2.10 CITY CLERKS

Office of the CityClerk



Two City Clerks' departments were studied at Piper Tech—Records and Elections. No deficiencies were noted for Elections. For Records, the following priorities were noted:

1. Providing new exit signage and emergency lighting in the warehouse area
2. Insulating overhead condensate lines in the records warehouse to prevent damage to records storage.
3. Provide appropriate warehouse area conditioning to prevent degradation to stored documents.



City of Los Angeles
100% Programming Report

The following map shows the City Clerks yard studied in this report:

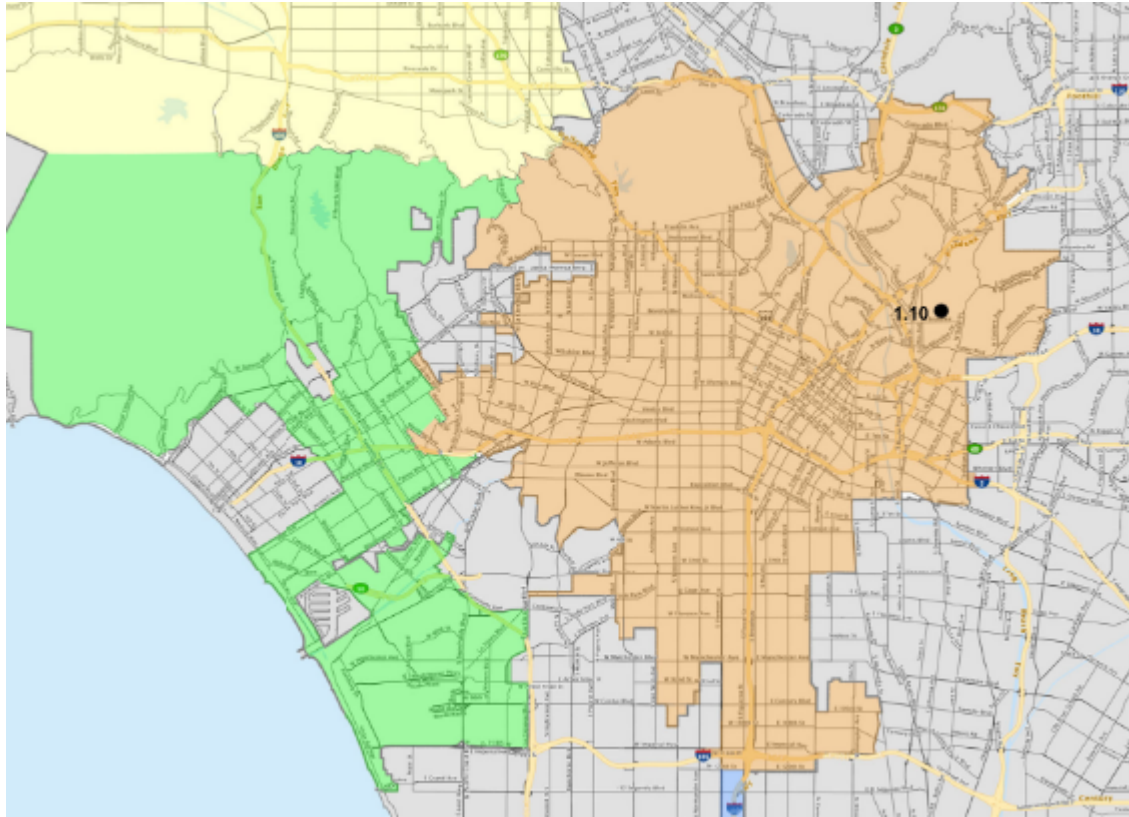


Exhibit 2I: City Clerks Location Map

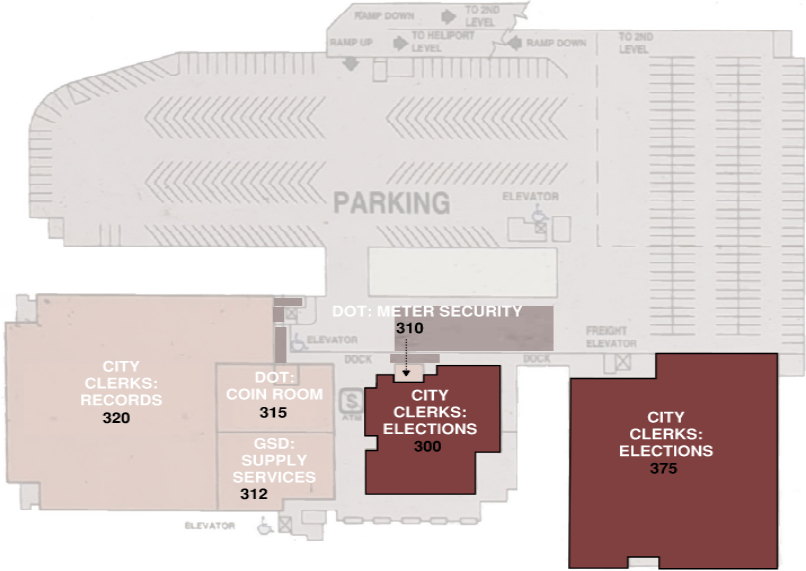
G1Y10 Piper Tech-City Clerks (Elections)

G1Y10 Piper Tech-City Clerks (Records)



NAME		G1Y10 PIPER TECH - CITY CLERKS (ELECTIONS)						
ADDRESS		555 Ramirez Street						
SITE PLAN								
COUNCIL DISTRICT	14							
ZONING	PF							
LOT ACREAGE	13.15							
BUILDING AREA (SF)	1.35M	(70,000 SF this department)						
LEAD DEPARTMENTS	GSD	LADOT	LAPD	CITY CLERK	ITA	SURVEY	TOTAL	
STAFF COUNT	245	81	424	173	71	55	1049	
OVERVIEW OF OPERATIONS	SITE UTILIZATION			CITY SERVICES PROVIDED				
	Administrative Spaces			Administration of municipal elections				
	Support Spaces							
	Warehousing							
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS						
	A	5-Story, 1,350,000 SF administrative and support building						
KEY	MARK	CATEGORY	DEFICIENCY					
Fire Life Safety	FLS	High						
Americans with Disabilities Act	ADA	High						
Security Issues	SEC	High						
General Equity and Social Inclusion	GESI	Medium						
General Systems Issues	SYS	Medium						
Efficiency Issues	EFF	Low						
Space Limitations	SPC	Low						
Green Investment	GRI	Low						



NAME	G1Y10 PIPER TECH - CITY CLERKS (ELECTIONS)			
ADDRESS	555 Ramirez Street			
MASTER PLAN				
	FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
PRIORITY SHORT TERM	None			
LONG TERM	None			
MASTER PLAN NOTES	<p>Overview: City Clerks-Elections includes a Service and Operations Center (Suite 375) and an Administration Section (Suite 300) on the third floor of Piper Tech. No major concerns were noted or expressed.</p>			



NAME	G1Y10 PIPER TECH - CITY CLERKS (RECORDS)						
ADDRESS	555 Ramirez Street						
SITE PLAN							

COUNCIL DISTRICT	14						
ZONING	PF						
LOT ACREAGE	13.15						
BUILDING AREA (SF)	1.35M	(60,000 SF this department)					
LEAD DEPARTMENTS	GSD	LADOT	LAPD	CITY CLERK	ITA	SURVEY	TOTAL
STAFF COUNT	245	81	424	173	71	55	1049

OVERVIEW OF OPERATIONS	SITE UTILIZATION	CITY SERVICES PROVIDED
	Administrative Spaces	Records Management
	Support Spaces	
	Archiving	
	Public Reading Room	

BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS
	A	5-Story, 1,350,000 SF administrative and support building

KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	YES
Americans with Disabilities Act	ADA	High	
Security Issues	SEC	High	
General Equity and Social Inclusion	GESI	Medium	
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	



NAME	G1Y10 PIPER TECH - CITY CLERKS (RECORDS)			
ADDRESS	555 Ramirez Street			
<p style="text-align: center;">MASTER PLAN</p>				
	FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST
	<p style="text-align: center;">PRIORITY SHORT TERM</p>	1	Provide new exit signage and emergency lighting in records warehouse	\$55,507
		2	Insulate condensate lines and horizontal roof leader lines in records warehouse	\$111,012
		3	Provide conditioning in records warehouse	\$2,960,307
<p style="text-align: center;">LONG TERM</p>	4	Expansion into Suite 315	\$1,725,998	
<p style="text-align: center;">MASTER PLAN NOTES</p>	<p>Overview:</p> <p>Records Management provides secure storage, access, retention, and destruction of city records. Major issues stem from lack of space and adaptation of existing spaces without accompanying rework of life safety systems.</p>			
	<p>Notes:</p> <ol style="list-style-type: none"> 1. Reworking of life safety systems including sprinkler systems, exiting systems, and emergency lighting systems particularly in the records storage areas 2. Provide insulation of condensate and horizontal roof leaders in records warehouse 3. Addition of climate control in records storage areas where no climate control currently exists 4. Long term expansion into adjacent suite 315 when it is available. 			



2.11 OFFICE OF COMMUNITY BEAUTIFICATION (OCB)





The Office of Community Beautification is located at the 7th Street Consolidated Facility. Only two improvements are noted:

1. Provide improved egress from the second floor to avoid possible dead ends, improve egress lighting, and provide adequate exit signage.
2. Security is an ongoing concern. To address this issue improvements to the building's alarm systems is recommended.



The following map shows the OCB site studied in this report:

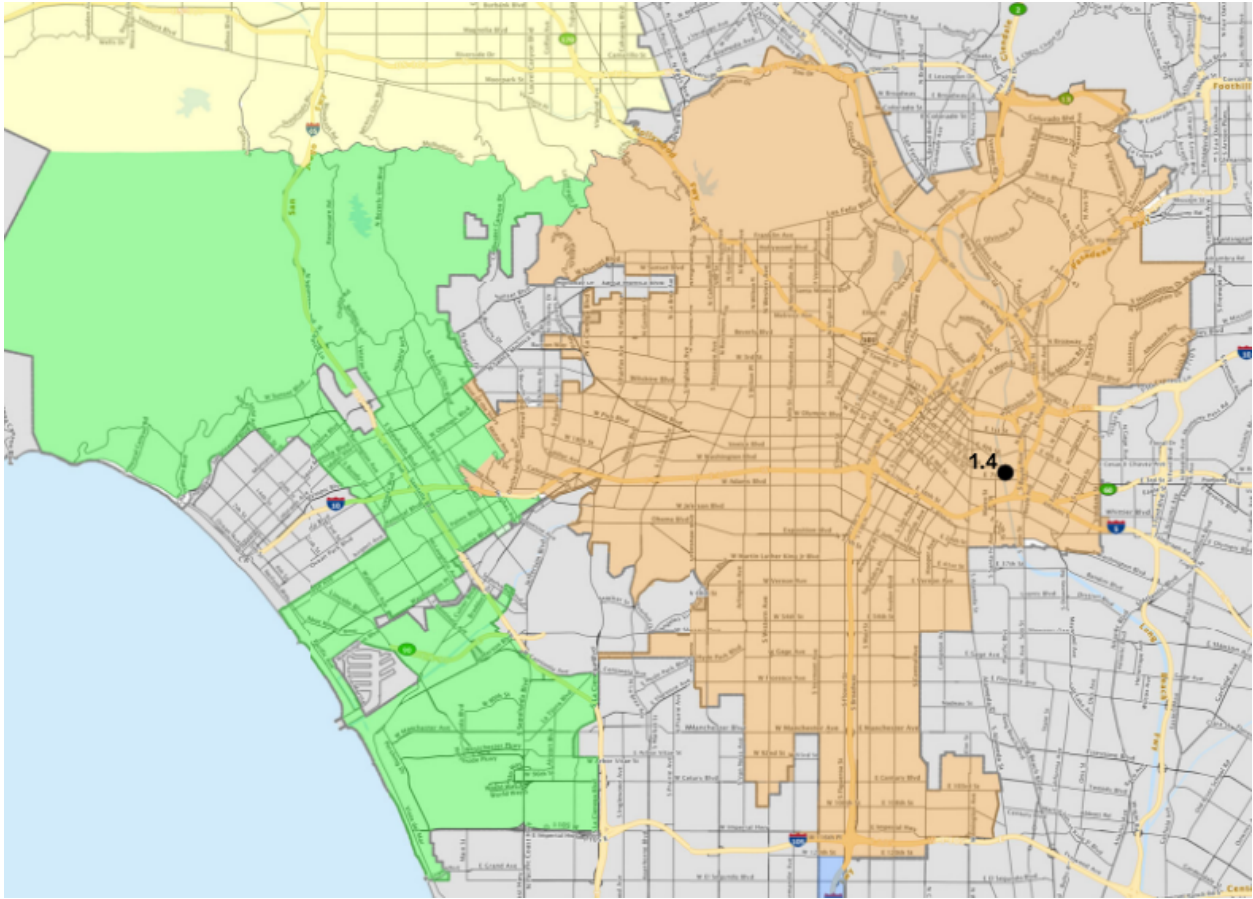


Exhibit 2J: Office of Community Beautification (OCB) Location Map

G1Y4 Office of Community Beautification (OCB)



NAME		G1Y4 7th STREET CONSOLIDATED FACILITY (OCB)	
ADDRESS		2222 East 7th Street	
SITE PLAN			
COUNCIL DISTRICT	14		
ZONING	PF		
LOT ACREAGE	18		
BUILDING AREA (SF)	60,000	(Building A Only)	
LEAD DEPARTMENTS	OCB		
STAFF COUNT	2		
OVERVIEW OF OPERATIONS	SITE UTILIZATION		CITY SERVICES PROVIDED
	Administrative Spaces		Graffiti Removal
	Support Spaces		Community Cleanup and Beautification
	Warehousing		
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS	
	A	2-Story, 60,000 SF administrative, shop, warehouse building	
KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	YES
Americans with Disabilities Act	ADA	High	
Security Issues	SEC	High	YES
General Equity and Social Inclusion	GESI	Medium	
General Systems Issues	SYS	Medium	
Efficiency Issues	EFF	Low	
Space Limitations	SPC	Low	
Green Investment	GRI	Low	



NAME	G1Y4 7th STREET CONSOLIDATED FACILITY (OCB)			
ADDRESS	2222 East 7th Street			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Egress improvements to 2nd Floor	\$95,623	
	2	Security Improvements	\$232,940	
LONG TERM	None			
MASTER PLAN NOTES	<p>Overview: The Office of Community Beautification (OCB) works out of a two-story space shared with StreetsLA and GSD. OCB utilizes the first and second floors for office space, warehouse, and staging for community projects.</p> <p>Notes: 1. Review and implement life safety and exiting on 2nd floor 2. Upgrade building security with door alarms, motion detectors, improved lighting, cameras, etc.</p>			



2.12 INFORMATION TECHNOLOGY AGENCY (ITA)





A single location was studied for the Information Technology Agency at Piper Tech. The following recommendations are made:

1. Currently battery charging is not conducted in a safe environment. Toxic and explosive fumes are an issue. Creating a safe and appropriate room for charging and storage is recommended to prevent toxic fumes, prevent fume accumulation, and proper containment in the event of a spill.
2. Due to the nature of ITA's work, there is a high electrical demand which is currently at maximum capacity. To address this concern, it is recommended that the electrical service is upgraded.
3. To address gender equity, renovating restrooms to provide adequate facilities for men and women is recommended.
4. Staff frequently work after hours and overtime, so a new bunk/shower facility is recommended.
5. A larger lab space is needed. Expanding into Suite 120, after this suite is vacated, is recommended.



The following map shows the ITA yard studied in this report:

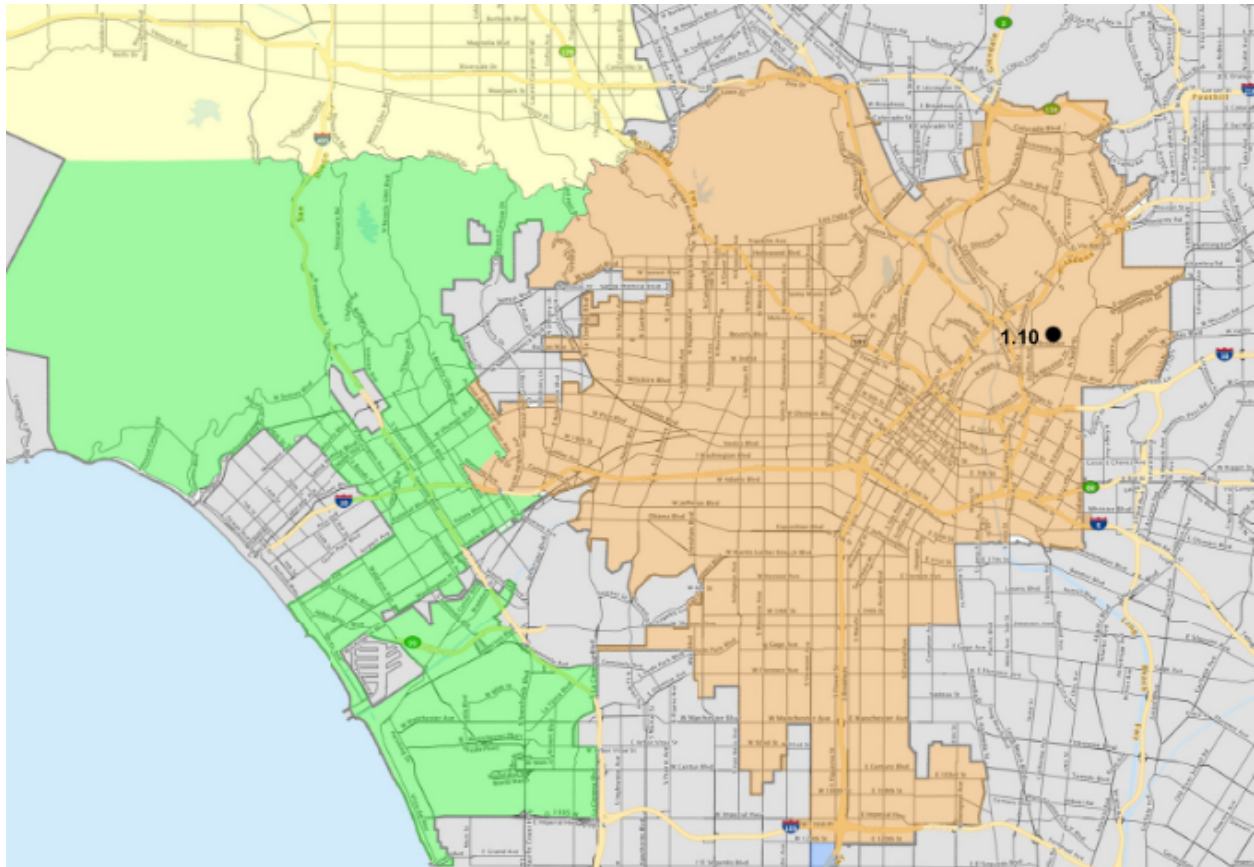


Exhibit 2K: Information Technology Agency (ITA) Location Map

G1Y10 Information Technology Agency (ITA)



NAME	G1Y10 PIPER TECH - INFORMATION TECHNOLOGY AGENCY (ITA)	
ADDRESS	555 Ramirez Street	
SITE PLAN		

COUNCIL DISTRICT	14
ZONING	PF
LOT ACREAGE	13.15
BUILDING AREA (SF)	1.35M (50,000 SF this department)
LEAD DEPARTMENTS	GSD LADOT LAPD CITY CLERK ITA SURVEY TOTAL
STAFF COUNT	245 81 424 173 71 55 1049

OVERVIEW OF OPERATIONS	SITE UTILIZATION	CITY SERVICES PROVIDED
	Administrative Spaces	Radio, microwave, security installation
	Support Spaces	

BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS
	A	5-Story, 1,350,000 SF administrative and support building

KEY	MARK	CATEGORY	DEFICIENCY
Fire Life Safety	FLS	High	YES
Americans with Disabilities Act	ADA	High	
Security Issues	SEC	High	
General Equity and Social Inclusion	GESI	Medium	
General Systems Issues	SYS	Medium	YES
Efficiency Issues	EFF	Low	
Space Limitations	SPC	Low	YES
Green Investment	GRI	Low	



NAME	G1Y10 PIPER TECH - INFORMATION TECHNOLOGY AGENCY (ITA)			PAGE 2 OF 2
ADDRESS	555 Ramirez Street			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	1	Battery storage and charging	\$44,661	
	2	Upgraded electrical service	\$41,115	
	3	Restroom renovations	\$157,496	
LONG TERM	4	Add bunk and shower room	\$271,231	
	5	Add lab space	\$216,850	
MASTER PLAN NOTES	<p>Overview: The Information Technology Agency (ITA) is responsible for radio, microwave, security, installation and service for all city departments. Primary concerns include insufficient electrical infrastructure and insufficient space.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Create an appropriate room for safe battery storage and charging 2. Upgrade electrical service to suite and make electrical improvements to spaces within the suite to improve functionality and safety concerns. 3. Renovation of existing restrooms to provide more equal facilities for men and women. 4. Addition of a needed bunk room/shower area in adjacent Suite 120 for after hours use. 5. Additional lab space created in adjacent Suite 120 for improved functionality and future growth. <p><i>Note: Long term improvements are not redundant to short term recommendations</i></p>			



2.13 BUREAU OF ENGINEERING (BOE)-SURVEY





Only a single location at Piper Tech was studied for the Bureau of Engineering-Survey and no long or short term deficiencies were noted.

The following map shows the BOE yard studied in this report:

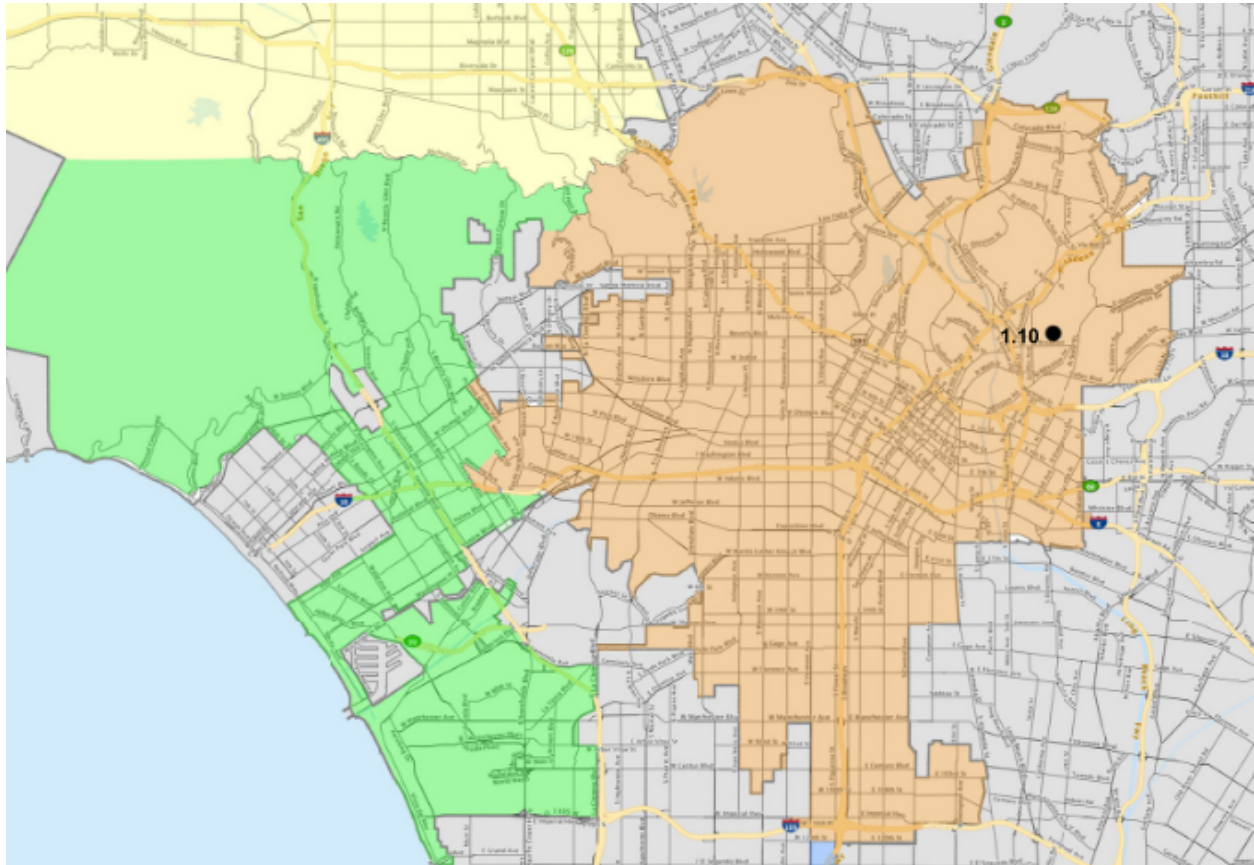


Exhibit 2L: Bureau of Engineering (BOE)-Survey Location Map

G1Y10 Piper Tech-Bureau of Engineering-Survey



NAME	G1Y10 PIPER TECH - BUREAU OF ENGINEERING - SURVEY						
ADDRESS	555 Ramirez Street						
SITE PLAN							
COUNCIL DISTRICT	14						
ZONING	PF						
LOT ACREAGE	13.15						
BUILDING AREA (SF)	1.35M	(9,000 SF this department)					
LEAD DEPARTMENTS	GSD	LADOT	LAPD	CITY CLERK	ITA	SURVEY	TOTAL
STAFF COUNT	245	81	424	173	71	55	1049
OVERVIEW OF OPERATIONS	SITE UTILIZATION			CITY SERVICES PROVIDED			
	Administrative Spaces			Land Surveying			
	Support Spaces						
BUILDING DESCRIPTION	BLDG ID	BUILDING DETAILS					
	A	5-Story, 1,350,000 SF administrative and support building					
KEY	MARK	CATEGORY	DEFICIENCY				
Fire Life Safety	FLS	High					
Americans with Disabilities Act	ADA	High					
Security Issues	SEC	High					
General Equity and Social Inclusion	GESI	Medium					
General Systems Issues	SYS	Medium					
Efficiency Issues	EFF	Low					
Space Limitations	SPC	Low					
Green Investment	GRI	Low					



NAME	G1Y10 PIPER TECH - BUREAU OF ENGINEERING - SURVEY			
ADDRESS	555 Ramirez Street			
MASTER PLAN				
FUNDING	PRIORITY	DESCRIPTION	ESTIMATED COST	
PRIORITY SHORT TERM	None			
LONG TERM	None			
MASTER PLAN NOTES	<p>Overview: The Bureau of Engineering's Survey Division occupies a roughly 9,000 SF space on the second floor of Piper Tech. No short or long term improvements are advised.</p>			



SECTION THREE-SPACE NEEDS PROGRAM

3.1 INTRODUCTION

This section describes the Space Needs Program for the City of Los Angeles. The design team carefully reviewed the program information provided by the staff and developed a detailed design level Space Needs Program. A summary of the Space Needs Program is provided in the subsequent pages of this section. This summary includes the projected square footage needs for all building and exterior area. These projected space needs are subtotaled into net square area requirements and totalled to include site access, landscaping, and setbacks for the total site acreage required for this facility. All the assumptions made regarding staffing and vehicle counts are derived from the programming questionnaires and interviews.

The rule of thumb planning ratios and factors for circulation, parking, landscaping, etc. will be further refined during the conceptual design by using local land use codes and standards. The space needs program presented in the following sections provides the basis for the planning effort and conceptual designs.



3.2 SPACE STANDARDS

Space standards were applied to the Space Needs Program and generally applied to the office and vehicle parking areas. Area requirements in shops and storage areas were derived from functional requirements and equipment space needs. These space standards listed below were utilized to develop the program and overall area requirements. The space standards are based on functional needs and requirements established through the design of other facilities, rules of thumb, and specific requirements of each functional group, and information provided by City staff. See Table 4.2-A, Space Standards

City of Los Angeles Employee Category/
Workplace Standard CF 92-1154 S.4 (5/16/1995)
As of 06/25/08 Rev. CF 01-2337 (1/15/2002)

Job Category	Description	Space Code	Workspace Type	Usable Sq. Ft. (USF)	Size
I	Inspection and Field	OS1A	Open systems workstation	36	6'-0" x 6'-0"
	Includes inspection, investigative and other field-type personnel who spend most of their time out of the office. Typical classes include Tax Compliance Officer, Police Detective, and Building Inspector. This allocation provides for an open area assignment.				
IA	Call Center Operators	OS1A/B	Open systems workstation	36 - 64	6'-0" x 6'-0" up to 8'-0" x 8'-0"
	Allocation between 36 and 64 square feet will be determined at the discretion of the user department by the amount of paperwork generated and/or need for physical storage of reference materials and degree of occupancy.				
II	Clerical	OS1B	Open systems workstation	64	8'-0" x 8'-0"
	Sub-professional	OS1B	Open systems workstation	64	8'-0" x 8'-0"
	Includes all positions requiring desk space that are not provided for in other category standards. Typical classes include all clerical (Sr. and below), Student Worker shared station, Accounting Clerk, Management Aide and System Aide.				
III	Engineering	OS2B	Open systems workstation	64	8'-0" x 8'-0"
	Drafting	OS2B	Open systems workstation	64	8'-0" x 8'-0"
	Includes engineering, architectural, drafting and other personnel requiring use of a drafting table or working with employees using them. Typical classifications include Architectural Associate. Engineering management positions should use allocations provided in Categories IV-VII.				
IV	Administrative	OS2A	Open systems workstation	64	8'-0" x 8'-0"
	Includes positions requiring college graduation or equivalent that spend most of the day in the office. Typical classes include Personnel Analyst I and II, Accountant, Data Processing Technician, Systems Analyst I and II, Management Analyst I and II, Construction Estimator, Senior Accountant I and II, and Police Sergeant I (non-field).				
	Supervisory Clerical/ Support	OS2C	Open systems workstation	64	8'-0" x 8'-0"
	Includes position such as Principal Clerk, Chief Clerk, Payroll Supervisor, Title Examiner, Secretary, Executive Administrative Assistant, and Supervisory positions with interview responsibility. Work table allowance will be added when nature of work requires additional work surface in addition to basic furnishings.				



V	Supervisory	OS3A	Open systems workstation	96	8'-0" x 12'-0"
	Senior-Professional	OS3A	Open systems workstation	96	8'-0" x 12'-0"
	Administrative	OS3A	Open systems workstation	96	8'-0" x 12'-0"
	Engineering	OS3B	Open systems workstation	96	8'-0" x 12'-0"
	Drafting	OS3B	Open systems workstation	96	8'-0" x 12'-0"
	This job category includes positions which supervise administrative and professional staff. The allocation provides for visitor seating and more spacious working arrangements. Positions include Architect, Engineer, Sr. Construction Estimator and Sr. Systems Analyst I, Sr. Management Analyst I, Sr. Personnel Analyst I, Police Sergeant II, Police Detective III, and Fire Captain I.				
VI	Middle Management	OS5A	Open systems workstation	96	8'-0" x 12'-0"
	Category includes top level Senior or middle management positions in various administrative professional or engineering fields such as Sr. Engineer, Sr. Architect, Sr. Management Analyst II, Sr. Systems Analyst II, Police Lieutenant, Fire Battalion Chief, and Fire Captain II.				
VII	Management	PO2	Private Office	180	12'-0" x 15'-0"
	This category includes highest level of departmental or division management positions in administrative, professional or engineering fields including Division or District Engineers (Principal Civil Engineer), Assistant Deputy Superintendent of building, and Principal City Planner, Chief Management Analyst, Police Captain, Police Commander, and Fire Assistant Chief.				
VIII	Executive	PO3	Private Office	250	15'-0" x 17'-0"
	This category includes Department and Public Works Bureau Heads, some Assistants at the first management level below the Manager, and the City Engineer. The inclusion of Assistants will be based on department size and amount of non-departmental contact. Normally included will be those executive officer and comparable level positions in large line or staff departments and bureaus who have frequent meetings with non-departmental personnel.				

Table 4.2-A, Space Standards

AREA	SIZE
Shop and Service Areas	
Heavy-Duty Running Repair Bay	1,375 SF (25' x 55')
Heavy-Duty PM/Inspection Bay	1,375 SF (25' x 55')
Light/Med.-Duty Running Repair Bay	560 SF (16' x 35')
Light/Med.-Duty PM/Inspection Bay	560 SF (16' x 35')
Chassis Wash Bay	1,625 SF (25' x 65')
Common Work Area (Small/Large)	400 SF/1,100 SF
Portable Equipment Storage	550 SF
Automated Drive-Through Wash	2,000 SF (25'x80')
Vehicle Parking	
City Vehicle-Extra Large	480 SF (12' x 40')
City Vehicle-Medium	360 SF (12' x 30')
City Vehicle-Small	200 SF (10' x 20')
Employee/Visitor	162 SF (9' x 18')
Disabled Parking	234 SF (13' x 18')



3.3 RULE OF THUMB PLANNING RATIOS

Methods of applying planning ratios to vehicle quantities has always been an effective way to calculate the number of repair bays required to maintain those vehicles. These ratios are derived from data and space utilization information gathered from numerous other successful maintenance facilities analysed throughout the country by the design team. See Table 4.3-A, Rules of Thumb Planning Ratios.

Table 4.3-A, Rules of Thumb Planning Ratios

SPACE	RATIO OR SPACE STANDARD
Repair Bays Heavy Duty Refuse (25 feet x 55 Feet)	1 bay for every 12 vehicles maintained
Repair Bays Light Duty (16 feet x 35 feet)	1 bay for every 70 vehicles maintained
PM/Inspection Bays Heavy Duty (25 feet x 55 feet)	1 bay for every 50 vehicles maintained
PM/Inspection Bays Light Duty (16 feet x 35 feet)	1 bay for every 250 vehicles maintained
Chassis Wash Bay Heavy Duty (25 feet x 65 feet)	1 bay for every 300 vehicles maintained
Total Bays	



3.4 CIRCULATION FACTORS

The space requirements shown for each function are net usable area only. The planning team hopes to minimize the amount of circulation necessary for an efficient facility. There are three Circulation Factors utilized in the Space Needs Program. These factors are interior or building circulation, parking circulation, and site circulation factor.

- **Interior or Building Circulation:** This factor is applied to the program as a percentage of the total building square footage. It accounts for miscellaneous building spaces such as hallways, stairwells, custodial closets, mechanical, plumbing, and electrical rooms, wall thickness, structure, and access requirements. The following is a list of the factors (in general) that have been applied to the program but may or may not directly reflect the actual design:

Administrative Office Areas	35%
Shared Support Spaces	35%
Maintenance Office Areas	20%
Maintenance Support Spaces	20%
Shop and Bay Area	20%
Internally Circulated Bay Area	40%
Covered Service Areas	10%

- **Parking Circulation:** This factor is included to account for the drive aisles, walkways, islands, and other areas created by site and access inefficiencies. This factor can vary from 75 to 100 percent of the actual space occupied by a vehicle. For this project, the following factors were applied:

City Vehicle Parking Areas	100%
Employee Parking Areas	100%

- **Site Circulation Factor:** this factor is also applied to the program as a percentage of the total program square footage. It accounts for areas around buildings, site drive aisles, building access, and site access. For new construction, a 100 percent factor is normally applied to account for all site inefficiencies. As such, the better the site conditions, access, easement, etc., the more efficient the site layout can become, reducing this factor to as low as 50 percent.



3.5 **DESIGN CRITERIA** (Maintenance and Service Facility Modules)

INTRODUCTION

This section presents the Design Criteria for the proposed facility by providing both micro and macro level design requirements. The Design Criteria format found in this section consists of Functional Area Modules. The Functional Area Module represents a detailed description of specific design issues for each of the areas listed in the Preliminary Space Needs Program. Maintenance, Service, Material Handling, Facilities Maintenance, and Engineering and Maintenance Modules list and illustrate appropriate finishes, equipment, and functions required. All Modules and related equipment are for representation purposes only and do not necessarily depict strict design conformance.



MODULES

The Functional Area Modules in this section are used to rough out each area location in the facility. Reference each area location office/support area modules section for relationships to other areas and comments specific to each space.

MAINTENANCE FACILITY MODULES

Each of the Maintenance Facility modules contains information regarding the function of the space, affinities, critical dimension (if any), equipment, furnishings, and finishes related to this operation. Technical considerations for architectural, structural, mechanical, plumbing, and electrical systems are delineated on the facing page. The space is graphically illustrated. Specific layouts of each area will be developed during detailed design.

Note: The equipment and furnishings listed are not intended to be all-inclusive.

ABBREVIATIONS

A	=	Amperes
AFF	=	Above Finished Floor
ATF	=	Automatic Transmission Fluid
CA	=	Compressed Air
CG	=	Chassis Grease
DEF	=	Diesel Exhaust Fluid
EC	=	Engine Coolant
EO	=	Engine Oil
fc	=	Foot Candles
GFCI	=	Ground Fault Circuit Interrupter
VAC	=	Volts AC
VCT	=	Vinyl composite tile
W	=	Water
WWF	=	Windshield Wiper Fluid
UO	=	Used Engine Oil
UC	=	Used Engine Coolant
GO	=	Gear Oil
HO	=	Hydraulic Oil
K	=	1,000 Pounds
lb	=	Pound
PSI	=	Pounds per Square Inch
SF	=	Square Feet



RUNNING REPAIR BAY – HEAVY DUTY

FUNCTION

General repair and maintenance on large vehicles and equipment with vehicle lifting capabilities and bridge crane coverage.

RELATIONSHIP TO OTHER AREAS

- Proximity to Common Work Areas
- Proximity to Portable Equipment Storage Areas
- Access to Parts Room
- Visibility from Supervisor's Office

CRITICAL DIMENSIONS

- 22'-0" vertical clearance to hook of the bridge crane above
- 20'-0" wide by 55'-0" long

EQUIPMENT/FURNISHINGS

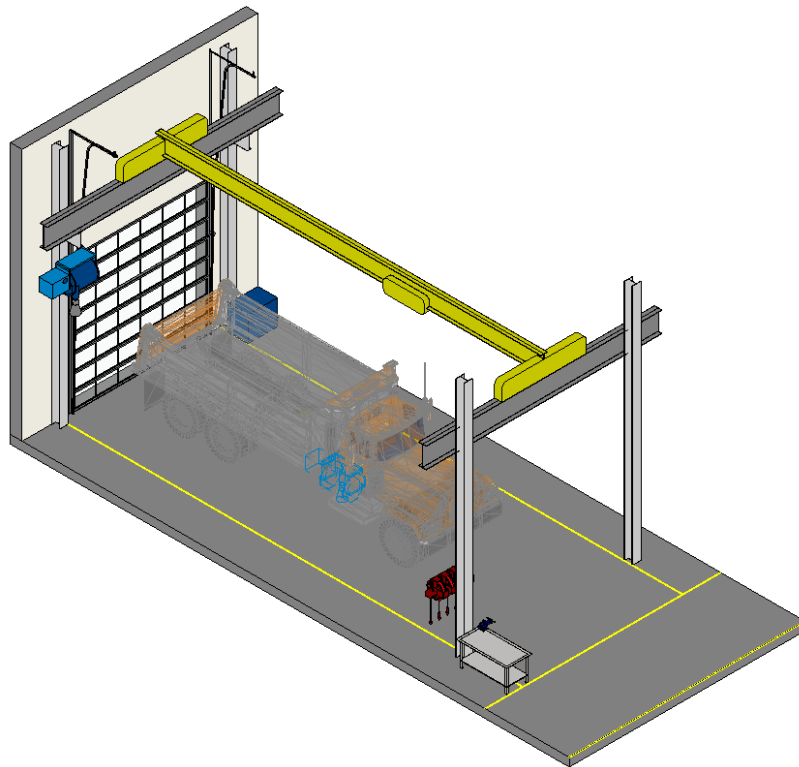
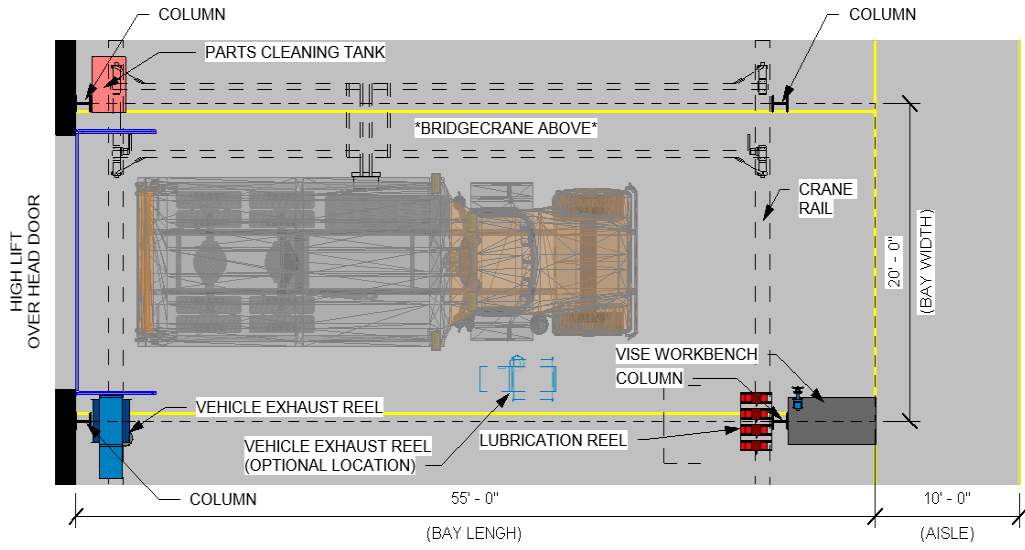
- Heavy duty workbench with vise (one per bay), parts cleaning tank (shared)
- Mobile wheel engaging column lifts.
- Air/Electric trapeze (one per bay)
- Lube reel banks (shared, one each per two bays)
- Vehicle exhaust reel with individual exhaust fan and motorized reel drum control (one per bay)

DESIGN FEATURES

- Pull-in/pull-out configuration with drive through aisle in facility

SUSTAINABLE DESIGN CRITERIA

- Daylighting
- Infrared heating overhead.
- In-floor radiant heat (optional)





TECHNICAL CONSIDERATIONS

ARCHITECTURAL

Finishes

- Floor: Soil, grease, water, resistant concrete, with integral non-metallic light reflective hardener, and chemical bonded concrete sealer
- Walls: Soil and grease resistant, light colored finish
- Ceiling: Painted exposed structure, light colored finish

Doors

- Exterior overhead door: High-lifting sectional, steel, insulated, 14' x 16', with view panels, automatic operator, interior and exterior push button controls, and lockout on exterior
- Bollards on exterior at jambs of overhead door

STRUCTURAL

- Overhead structure to support Lubrication Reels, Vehicle Exhaust, Piping and Bridge Crane
- Floor slab design to accommodate heavy vehicle and lifts.
- Floor slab designed for radiant heating (if applicable)

MECHANICAL

- Wall mounted overhead vehicle exhaust system with 6" exhaust hose on a motorized reel with integral exhaust fan and automatic fan switch.
- All return ducts set at minimum 18" AFF in repair areas.
- NO² and CO sensors interlocked with mechanical ventilation.
- Radiant heating located between apparatus with temperature sensors away from exterior doors.

PLUMBING

- Lubrication reel banks, share one per two bays.
- Hose bib at rear of bay. (1 per 3 bays)
- Compressed air line with cut-off valve, separator, regulator with gauge, lubricator, and quick disconnects on air/electric drop trapeze between each bay (at mid bay) and at 4'-0" AFF (between bay doors). Provide disconnects for 1/2" and 1" impact tools.

ELECTRICAL

Lighting

- LED illumination per IES recommended levels.
- Illuminate walk zones between vehicles.

Power

- Air/electric drop "trapeze" mounted quad receptacle, GFCI circuit, between bays (at mid bay).
- General purpose duplex receptacles, GFCI circuit, on walls, columns, and between overhead doors, at 42" AFF.
- Power and data to fluid management control modules and to technician stations at each column.

Communications

- Data conduit and jack on columns at each bay.
- Paging/intercom system coverage (as needed).



PREVENTATIVE MAINTENANCE AND INSPECTIONS BAY – HEAVY DUTY

FUNCTION

Perform periodic inspections, preventative maintenance, quick fixes on HD vehicles.

RELATIONSHIP TO OTHER AREAS

- Proximity to Common Work Areas
- Access to Parts Room

CRITICAL DIMENSIONS

- 20'-0" wide by 55'-0" long

EQUIPMENT/FURNISHINGS

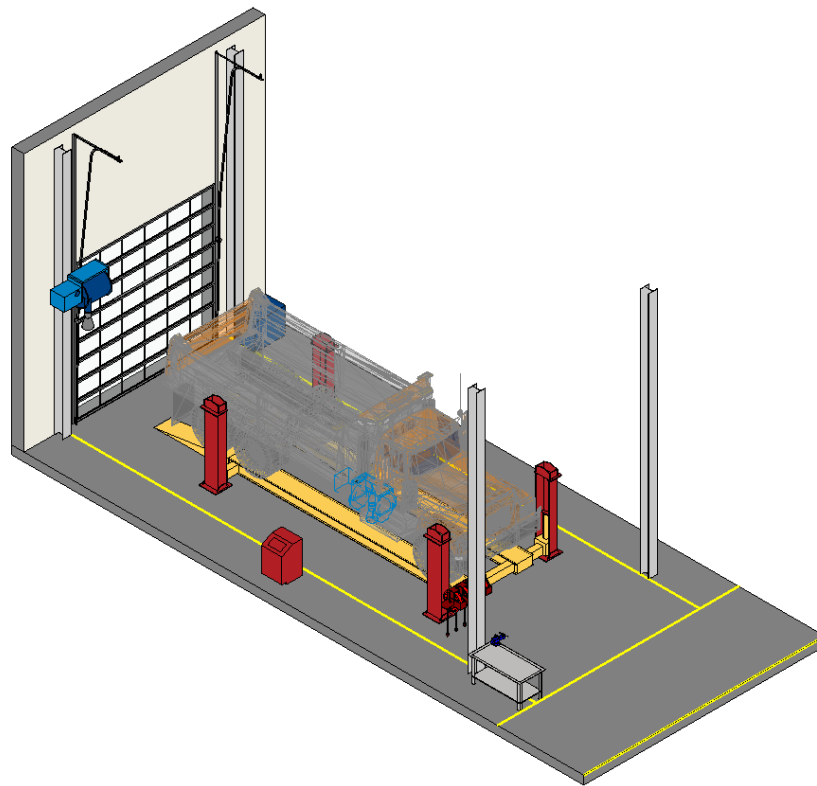
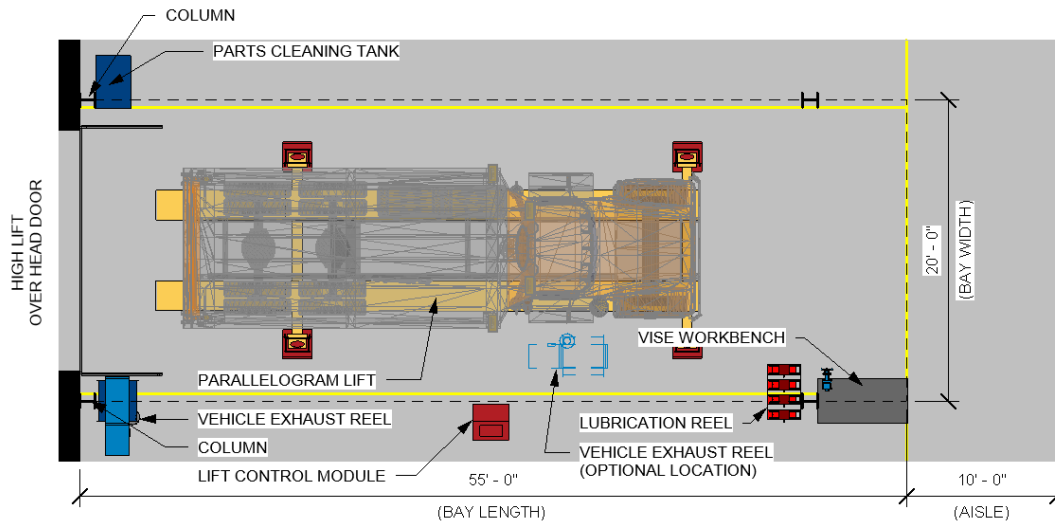
- Heavy Duty workbench with vise (one per bay)
- Parts cleaning tank (shared)
- Mobile wheel engaging column lifts.
- Air/Electric trapeze (one per bay)
- Lube reel banks (shared, one each per two bays)
- Vehicle exhaust reel with individual exhaust fan and motorized reel drum control (one per bay)

DESIGN FEATURES

- Pull-in/pull-out configuration with drive through aisle in facility

SUSTAINABLE DESIGN CRITERIA

- Daylighting.
- Infrared heating overhead.
- In-floor radiant heat (optional)





TECHNICAL CONSIDERATIONS

ARCHITECTURAL

Finishes

- Floor: Soil, grease, water, resistant concrete, with integral non-metallic light reflective hardener, and chemical bonded concrete sealer.
- Walls: Soil and grease resistant, light colored finish.
- Ceiling: Painted exposed structure, light colored finish.

Doors

- Exterior overhead door: High-lifting sectional, steel, insulated, 14' x 16', with view panels, automatic operator, interior and exterior push button controls, and lockout on exterior.
- Bollards on exterior at jambs of overhead door.

STRUCTURAL

- Overhead structure to support Lubrication Reels, Vehicle Exhaust, and Piping.
- Floor slab design to accommodate heavy vehicle and lifts.
- Floor slab designed for radiant heating (if applicable)

MECHANICAL

- Wall mounted overhead vehicle exhaust system with 6" exhaust hose on a motorized reel with integral exhaust fan and automatic fan switch.
- All return ducts set at minimum 18" AFF in repair areas– coordinate with overhead equipment.
- NO² and CO sensors interlocked with mechanical ventilation.
- Radiant heating located between apparatus with temperature sensors away from exterior doors.

PLUMBING

- Lubrication reel banks, share one per two bays.
- Hose bib at rear of bay. (1 per 3 bays)
- Compressed air line with cut-off valve, separator, regulator with gauge, lubricator, and quick disconnects on air/electric drop trapeze between each bay (at mid bay) and at 4'-0" AFF (between bay doors). Provide disconnects for 1/2" and 1" impact tools.

ELECTRICAL

Lighting

- LED illumination per IES recommended levels.
- Illuminate walk zones between vehicles.

Power

- Air/electric drop "trapeze" mounted quad receptacle, GFCI circuit, between bays (at mid bay).
- General purpose duplex receptacles, GFCI circuit, on walls, columns, and between overhead doors, at 42" AFF.
- Power and data to fluid management control modules and to technician stations at each column.

Communications

- Data conduit and jack on columns at each bay.
- Paging/intercom system coverage (as needed).



WELDING & FABRICATION SHOP

FUNCTION

Designated shop area for fabricating, maintaining, and welding components used on equipment and vehicles (includes storage of welding materials).

RELATIONSHIP TO OTHER AREAS

- Adjacent to Repair Bays
- Access to Common Work Area and Paint Shop

CRITICAL DIMENSIONS

- 22'-0" vertical clearance to hook of the bridge crane above

EQUIPMENT/FURNISHINGS

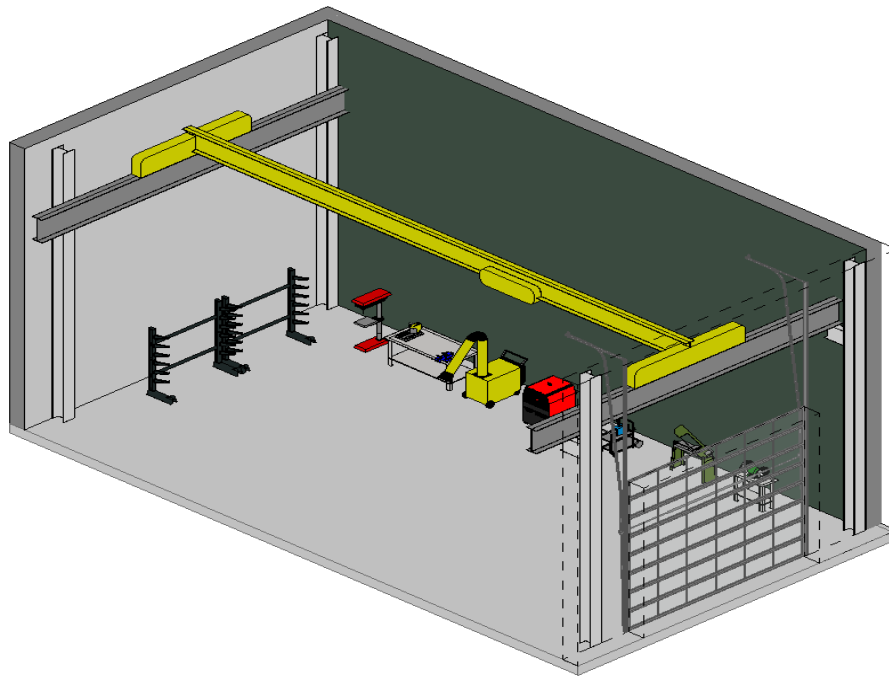
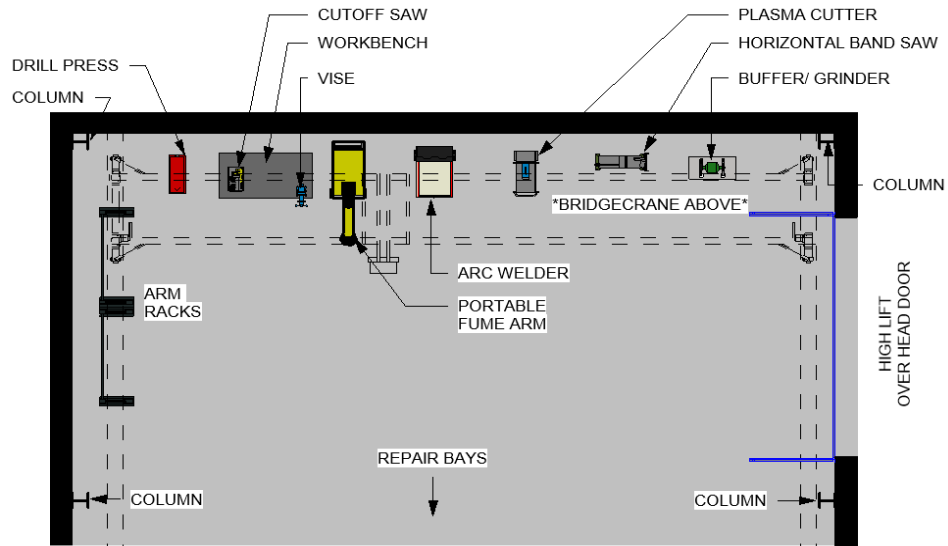
- Workbench with vise
- Layout table
- Steel arm racks
- Welding table
- Welders
- Buffer/grinder
- Drill press
- Band saw.
- Fume arm exterior over bench

DESIGN FEATURES

- Forklift access and overhead crane access

SUSTAINABLE DESIGN CRITERIA

- Daylighting strategies
- Infrared radiant heating - overhead





TECHNICAL CONSIDERATIONS

ARCHITECTURAL

Finishes

- Floor: Soil, grease, water, and slip resistant concrete, with integral non-metallic light reflective hardener, and chemical bonded concrete sealer
- Walls: Soil and grease resistant, light colored finish
- Ceiling: Painted exposed structure, light colored finish

Doors

- Hollow metal personnel doors with view panels to meet applicable code exit requirements.
- Exterior overhead door: High-lift sectional, steel, insulated, 14' W x 16' H, with view panels, automatic operator, interior and exterior push button controls, and lockout on exterior.
- Bollards on exterior at jambs of overhead door.

STRUCTURAL

- Structure to support Bridge Crane
- Control joints in floor slab at adequate spacing.
- Structure as needed to support equipment.

MECHANICAL

- Special ventilation as required by welding equipment – welding fume extraction arm.
- General ventilation.

PLUMBING

- Compressed air line with cut-off valve, separator, regulator with gauge, lubricator, and quick disconnects at 4'-0" AFF; Provide disconnects for 1/2" and 1" impact tools.

ELECTRICAL

Lighting

- LED lighting per IES recommended levels.
- Lighting fixtures located to illuminate workspaces and around vehicles.

Power

- General purpose duplex receptacles on walls at 42" AFF.
- Dedicated special receptacles as required by equipment.

Communications

- Data conduit and jacks
- Paging/intercom system coverage (as needed)



CHASSIS WASH BAY AND WASH EQUIPMENT ROOM

FUNCTION

Enclosed bay for washing of bus undercarriages, engine compartments, and components.

RELATIONSHIP TO OTHER AREAS

- Adjacent to the Repair Bays
- Access to all other maintenance areas
- Physically separated from other areas to prevent migration of noise, dirt, and fumes

CRITICAL DIMENSIONS

- 19'-0" vertical clearance
- Bay: 25'-0" wide by 65'-0" long

EQUIPMENT/FURNISHINGS

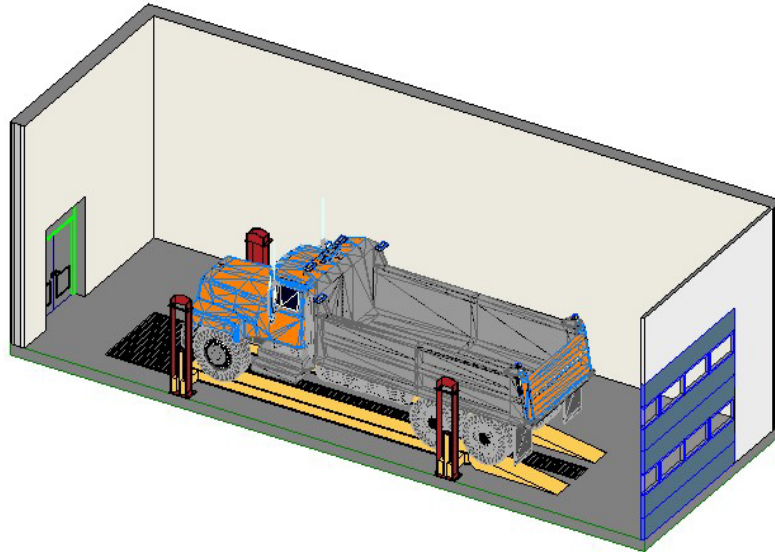
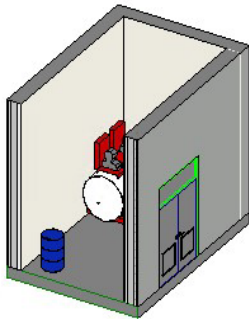
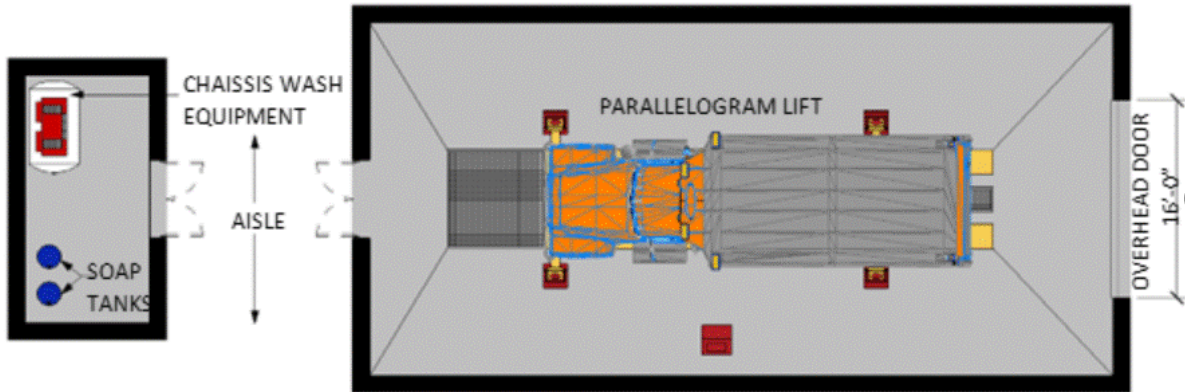
- Wash system with hand lances in the Chassis Wash Bay. High pressure washer and soap tanks in wash equipment room Parallelogram style lift to raise vehicles to clean underside of chassis.

DESIGN FEATURES

- Pull-through configuration.

SUSTAINABLE DESIGN CRITERIA

- Utilize natural lighting strategies.
- Provide user-adjustable comfort and lighting controls Lighting design to meet typical LEED standards.
- In-floor radiant heat





TECHNICAL CONSIDERATIONS

ARCHITECTURAL

Finishes

- Floor: Soil, grease, water, and slip resistant concrete, with integral non-metallic light reflective hardener, and chemical bonded concrete sealer and hardener
- Walls: Soil and grease resistant, light-colored finish, epoxy enamel.
- Ceiling: Painted exposed structure, light colored finish.

Doors

- Hollow metal personnel doors with view panels to meet applicable code exit requirements.
- Exterior overhead door: Poly carbonite doors, designed for wet environment, 14' x 14', with view panels, automatic operator, interior and exterior push button controls, and lockout on exterior.
- Bollards on exterior at jambs of overhead door (2 each) Maximize natural lighting.

STRUCTURAL

- Control joints in floor slab at adequate spacing Structure as needed to support equipment Structure to support parallelogram lift.

MECHANICAL

- Special ventilation to remove moisture. Low air supply to eliminate steam as required by equipment.

PLUMBING

- 3/4" water hose bib with standard faucet at rear of bay 2'-0" AFF
- Compressed air line with cut-off valve, regulator with gauge, lubricator, and quick disconnect at 4'-0" AFF Water and air connections to wash equipment.
- Wash connections to hand lance on both sides of bay
- Heavy grated drain area (with removable cover) to sediment and oil interceptor as required by equipment

ELECTRICAL

Lighting

- Fluorescent lighting, 40 fc average, local switching fixtures located to illuminate workspaces around vehicle bay designed for wet environment.
- Lighting design to meet typical LEED standards, no task lighting.

Power

- Waterproof duplex receptacles, 120VAC, 20A, GFI protected, on walls at 3'-6" AFF.



COMMON WORK AREA & HOSE FABRICATION

FUNCTION

Designated area for common fixed shop equipment which supports all repair bays and associated shop areas.

RELATIONSHIP TO OTHER AREAS

- Adjacent to Repair Bays
- Access to Parts Room and applicable storage area

CRITICAL DIMENSIONS

- N/A

EQUIPMENT/FURNISHINGS

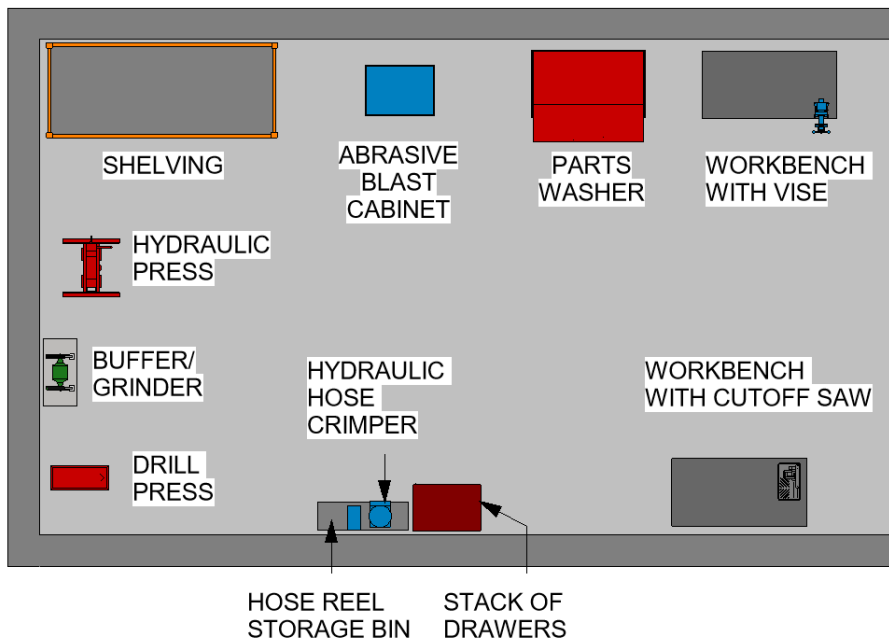
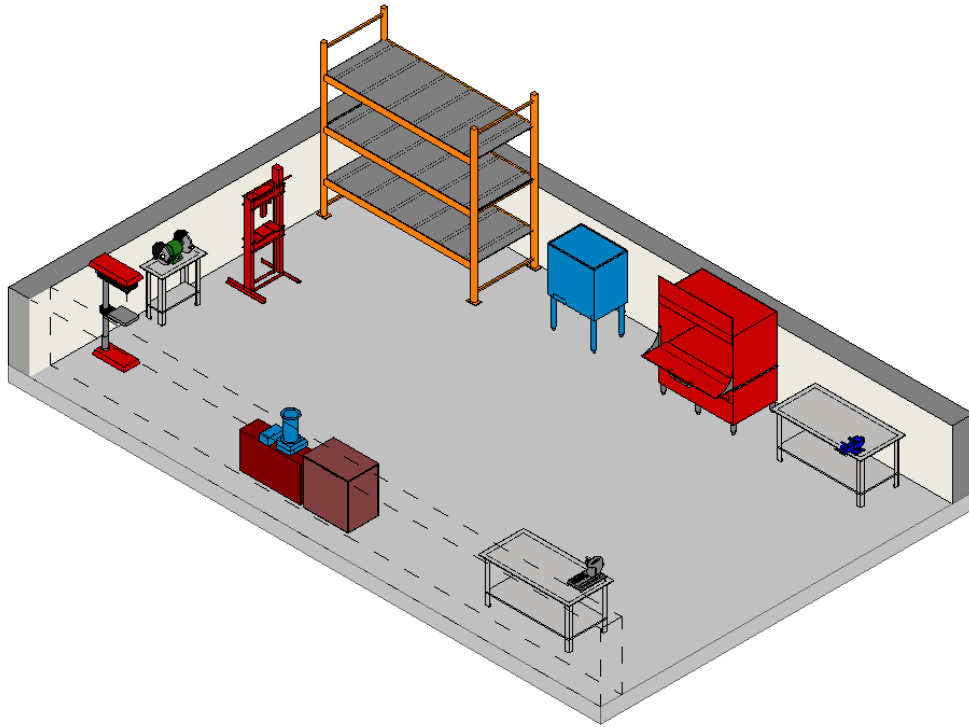
- Heavy-duty workbench with vise
- 50-ton hydraulic press
- Drill press
- Parts washer
- Hose cut off saw.
- Hose crimper
- Hydraulic fittings bin storage

DESIGN FEATURES

- Partial-height walls on three sides for utilities and to allow sightlines from offices.
- Forklift access
- Open to Repair Bay

SUSTAINABLE DESIGN CRITERIA

- Daylighting.
- Energy efficiency.





TECHNICAL CONSIDERATIONS

ARCHITECTURAL

Finishes

- Floor: Soil, grease, water, and slip resistant concrete, with integral non-metallic light reflective hardener, and chemical bonded concrete sealer
- Walls: Soil and grease resistant, light colored finish
- Ceiling: Painted exposed structure, light colored finish

Doors

- None

STRUCTURAL

- N/A

MECHANICAL

- De-stratification fans
- In-floor radiant heat (optional)
- General ventilation.

PLUMBING

- Compressed air line drops with filter-regulator, gauge, lubricator, and quick disconnect at 48" AFF.
- Hose bibb or nearby water source for filling parts washer.
- Access to sewer drain leading to oil-water separator tank for dumping parts washer waste.

ELECTRICAL

Lighting

- LED illumination per IES recommended levels.
- Task lighting on work surfaces

Power

- General purpose duplex receptacles on walls at 42" AFF
- Dedicated special receptacles as required by equipment.

Communications

- Data conduit and jack
- Paging/intercom system coverage (as needed)



TIRE SHOP

FUNCTION

Mounting, demounting, balancing, tires.

RELATIONSHIP TO OTHER AREAS

- Adjacent to PM bays
- Access from Tire Storage

CRITICAL DIMENSIONS

- N/A

EQUIPMENT/FURNISHINGS

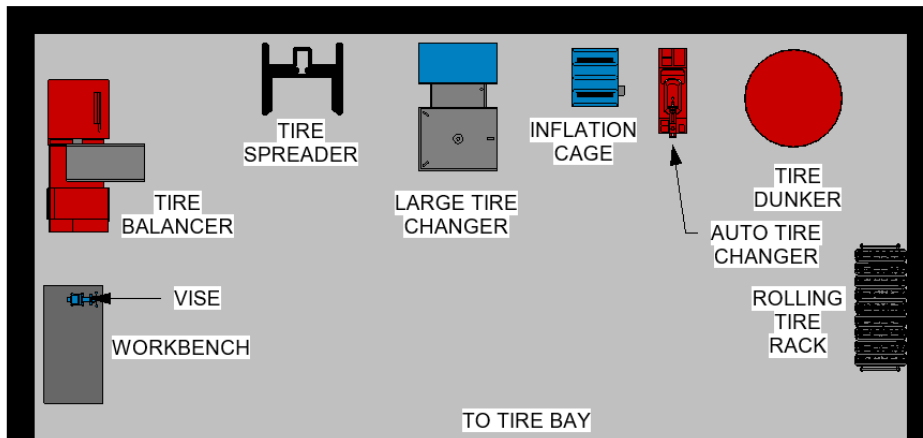
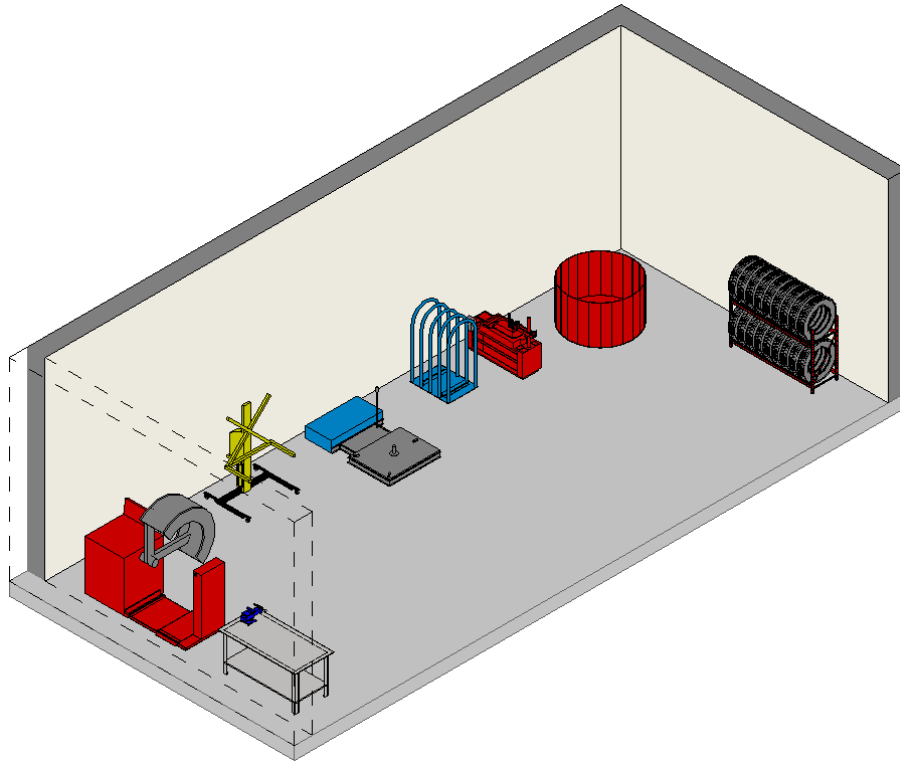
- Heavy duty workbench with vise
- Air/hydraulic floor jack
- Inflation cage
- Large truck tire changer
- Auto tire changer
- Tire balancer
- Tire spreader
- Tire dunker

DESIGN FEATURES

- N/A

SUSTAINABLE DESIGN CRITERIA

- Daylighting
- In-floor radiant heat (optional)





TECHNICAL CONSIDERATIONS

ARCHITECTURAL

Finishes

- Floor: Soil, grease, water, and slip resistant concrete, with integral non-metallic light reflective hardener, and chemical bonded concrete sealer
- Walls: Soil and grease resistant, light colored finish
- Ceiling: Painted exposed structure, light colored finish

Doors

- N/A

STRUCTURAL

- Structure to as need to support equipment.

MECHANICAL

- General ventilation.

PLUMBING

- Compressed air line with cut-off valve, separator, regulator with gauge, lubricator, and quick disconnects at 4'-0" AFF; provide disconnects for 1/2" and 1" impact tools.
- Access to water source and drain for dunker.

ELECTRICAL

Lighting

- LED illumination per IES recommended levels.
- Illuminate walk zones between vehicles.

Power

- Air/electric drop "trapeze" mounted quad receptacle, GFCI circuit, between bays (at mid bay).
- General purpose duplex receptacles, GFCI circuit, on walls, columns, and between overhead doors, at 42" AFF.
- Special power receptacles as required by equipment.

Communications

- Data conduit and jack.
- Paging/intercom system coverage (as needed).



PARTS STORAGE

FUNCTION

Dedicated secure area for receiving, storage, and issue of parts, materials, and specialized tools.

RELATIONSHIP TO OTHER AREAS

- Access to all Repair Bays and Shop areas.
- Direct access to exterior loading area.

CRITICAL DIMENSIONS

- 16'-0" - 24'-0" vertical clearance for high bay pallet storage
- Rule of thumb floor area: 5 SF per vehicle served.

EQUIPMENT/FURNISHINGS

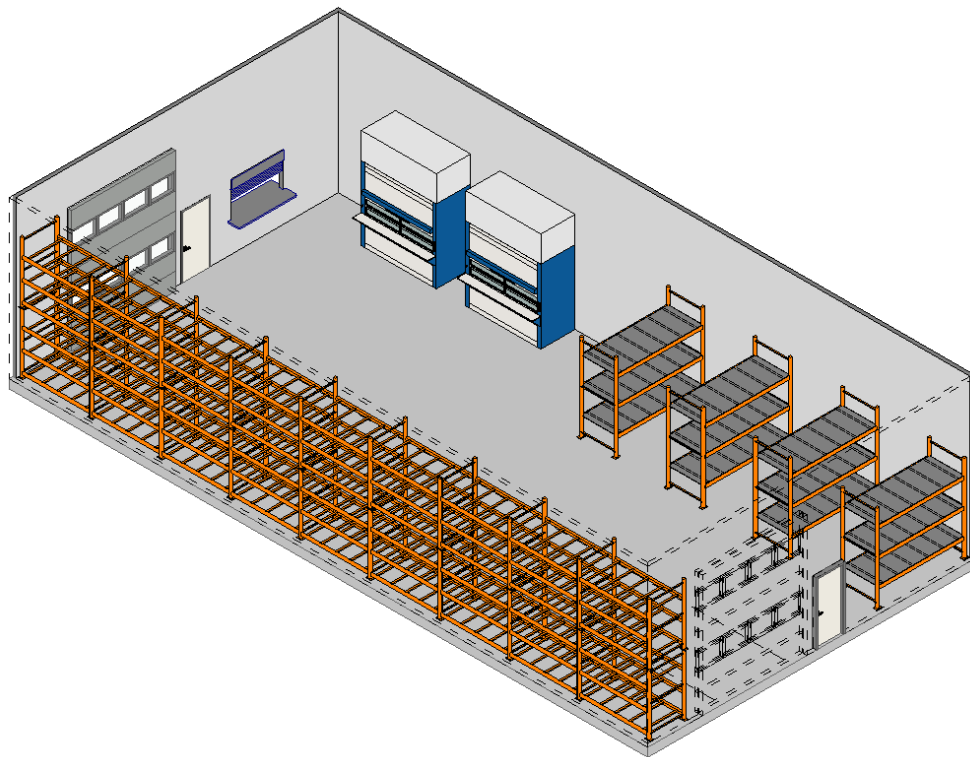
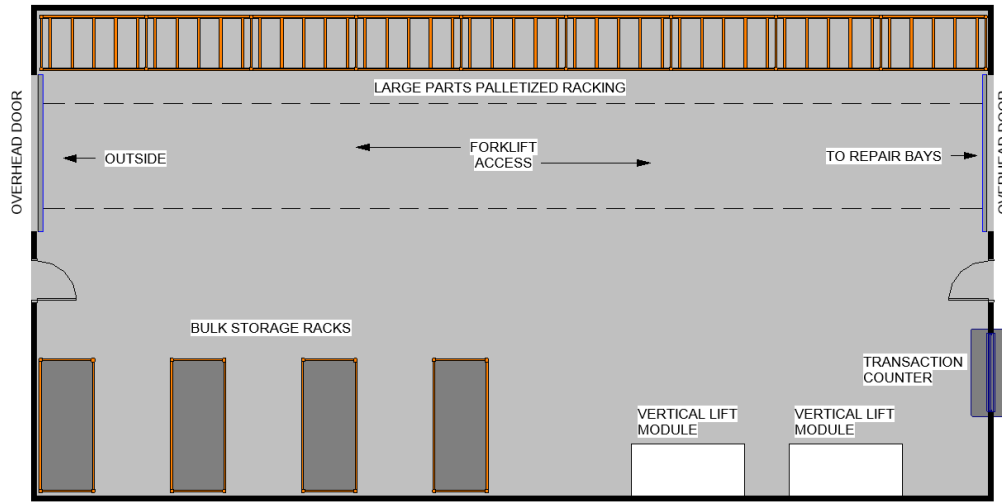
- Vertical lift parts storage modules
- Bulk storage racks
- Pallet racks
- Exterior lift table for loading and unloading trucks.

DESIGN FEATURES

- Transaction counter with lockable coiling door.
- Staging area for shipping/receiving near overhead door
- Forklift access to exterior loading area for deliveries.
- Internal access to all Repair Bays and Shop Areas via forklift.
- Special occupancy classification - High-Piled Combustible Storage – if material stored at or above 12'-0" above the floor. Use ESFR sprinkler system.

SUSTAINABLE DESIGN CRITERIA

- Daylighting





TECHNICAL CONSIDERATIONS

ARCHITECTURAL

Finishes

- Floor: Soil, grease, water, and slip resistant concrete, with integral non-metallic light reflective hardener, and chemical bonded concrete sealer.
- Walls: Soil and grease resistant, light colored finish
- Ceiling: Painted exposed structure, light colored finish

Doors

- Hollow metal.
- Exterior overhead door: High-lifting sectional, steel, insulated, 12' x 12', with view panels, automatic operator, interior and exterior push button controls, and lockout on exterior.
- Bollards at exterior jambs of overhead door

STRUCTURAL

- Floor slabs designed for storage point loads.

MECHANICAL

- Heated

PLUMBING

- N/A

ELECTRICAL

Lighting

- LED illumination per IES recommended levels.
- Task lighting to illuminate workspaces.

Power

- General purpose duplex receptacles on walls at 42" AFF.
- Dedicated special receptacles as required by equipment.

Communications

- Data conduit and jacks at transaction counter
- Intercom and door buzzer between Parts Window and outside shipping/ receiving door



LUBEROOM

FUNCTION

Enclosed room for storage and central distribution of lubricants, including, automatic transmission fluid (ATF), chassis grease (CG), engine coolant (EC), 3-4 engine oils (EO#), gear oil (GO), hydraulic oil (HO), waste oil (WO), waste coolant (WC) and Windshield Washer Fluid (WWF).

RELATIONSHIP TO OTHER AREAS

- Access to exterior for truck deliveries
- Acoustically and physically separated from other areas to prevent migration of compressor noise.

CRITICAL DIMENSIONS

- Hand truck clearance

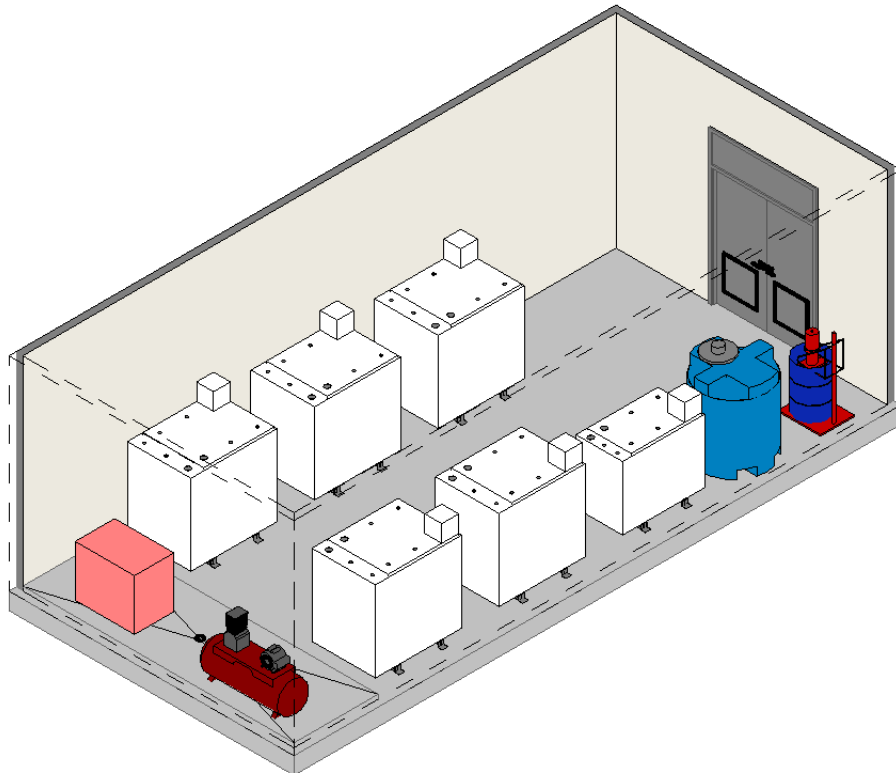
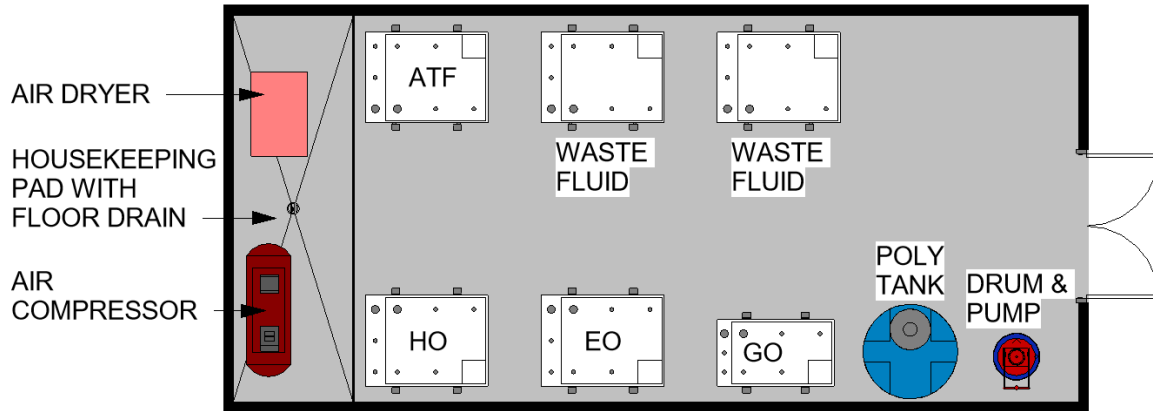
EQUIPMENT/FURNISHINGS

- Double wall storage tanks with air piston and diaphragm pumps. ATF, EC, EO#, GO, HO, WO, and WC.
- Drums for CG
- Poly tank for WWF
- Duplex air compressor
- Refrigerated air dryer.
- Water deionization station
- Spill trays for drums.

DESIGN FEATURES

- Access for deliveries and tank change-outs.

SUSTAINABLE DESIGN CRITERIA





TECHNICAL CONSIDERATIONS

ARCHITECTURAL

Finishes

- Floor: Soil, grease, water, and slip resistant concrete with integral non-metallic, light reflective hardener, and chemically bonded sealer/densifier
- Walls: Soil and grease resistant, light colored finish.
- Ceiling: Exposed structure.

Doors

- Hollow metal.
- Double 3'-0" wide hollow metal doors with interior exit device.
- No thresholds.

STRUCTURAL

- Housekeeping pad for both the air compressor and dryer

MECHANICAL

- Heated to range of 60 to 80 degrees F
- General ventilation

PLUMBING

- Compressed air line with cut-off valve, separator, regulator with gauge, lubricator, and quick disconnect on wall at 4'-0" AFF for each lubricant pump.
- Tank-mounted lubricant pumps, except Chassis Grease which will be hoist mounted, and the Engine Coolant diaphragm pump which will be wall mounted. Provide siphon kit for wall mounted pump.
- Floor drain or floor sink at compressor. Connect to exterior oil-water separator tank.

ELECTRICAL

Lighting

- LED illumination per IES recommended levels.

Power

- Power to equipment as required.
- Waterproof duplex receptacle, GFCI circuit, on wall at 42" AFF.

Communications

- Data conduit and jack for fluid management system control.



PORTABLE EQUIPMENT STORAGE AREA

FUNCTION

A dedicated area for storage of portable shop equipment.

RELATIONSHIP TO OTHER AREAS

- Adjacent and open to Repair Bays
- Access to Shop Areas

CRITICAL DIMENSIONS

- N/A

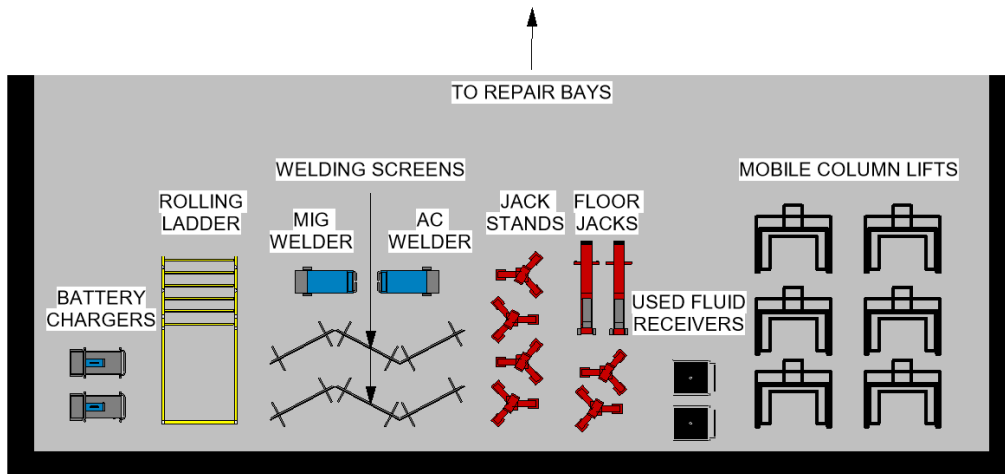
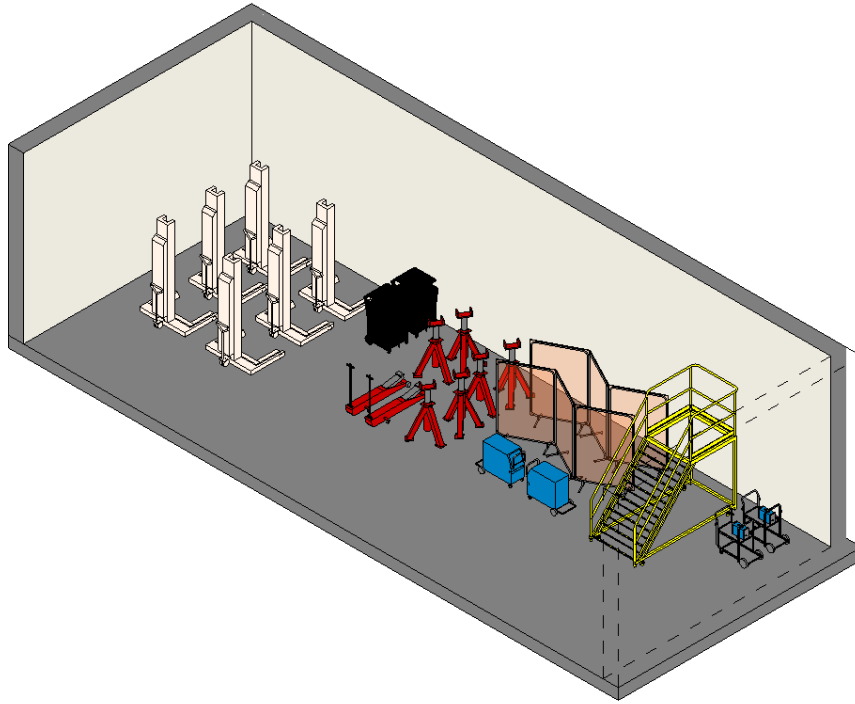
EQUIPMENT/FURNISHINGS

- Portable equipment including but not limited to: Rolling ladder, diagnostic equipment, used fluid drain pans, battery chargers, work platforms, welders, portable fume extraction portable welding screens (could go in Weld/Fab Shop), portable water deionization cart.

DESIGN FEATURES

- Sufficient floor area to keep bays uncluttered

SUSTAINABLE DESIGN CRITERIA





TECHNICAL CONSIDERATIONS

ARCHITECTURAL

Finishes

- Floor: Soil, grease, water, and slip resistant concrete, with integral non-metallic light reflective hardener, and chemical bonded concrete sealer
- Walls: Soil and grease resistant, light colored finish
- Ceiling: Painted exposed structure, light colored finish

Doors

- None

STRUCTURAL

- Structure as needed to support equipment.

MECHANICAL

- General ventilation

PLUMBING

- N/A

ELECTRICAL

Lighting

- LED illumination per IES recommended levels.
- Task lighting to illuminate workspaces.

Power

- General purpose duplex receptacles on walls at 42" AFF.
- Dedicated special receptacles as required by equipment.



FUEL LAYOUT

FUNCTION

- Dedicated canopy covered area for fuelling.

RELATIONSHIP TO OTHER AREAS

- Adjacent to enclosed vehicle

CRITICAL DIMENSIONS

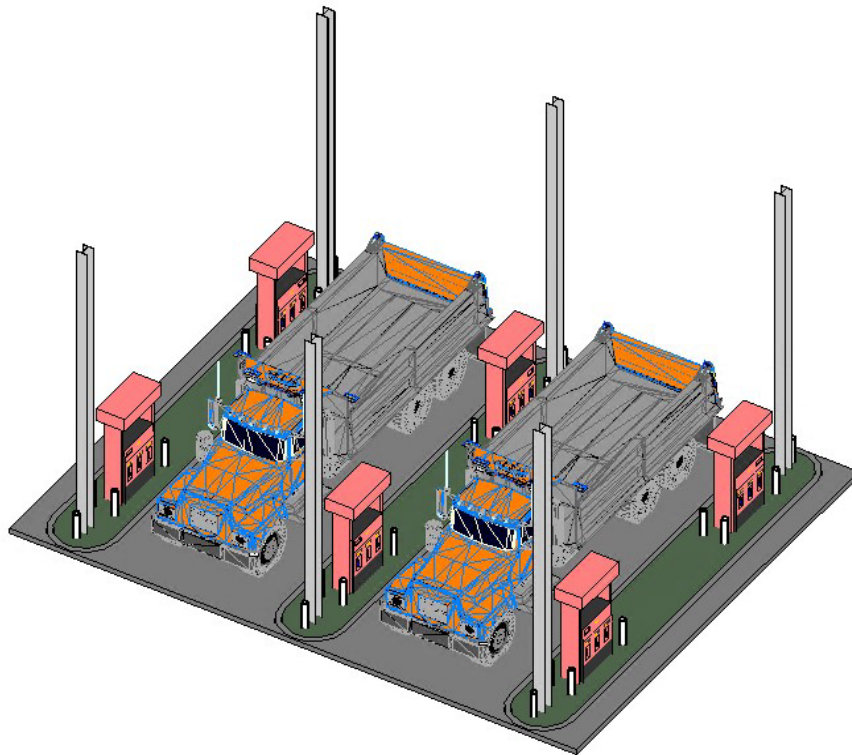
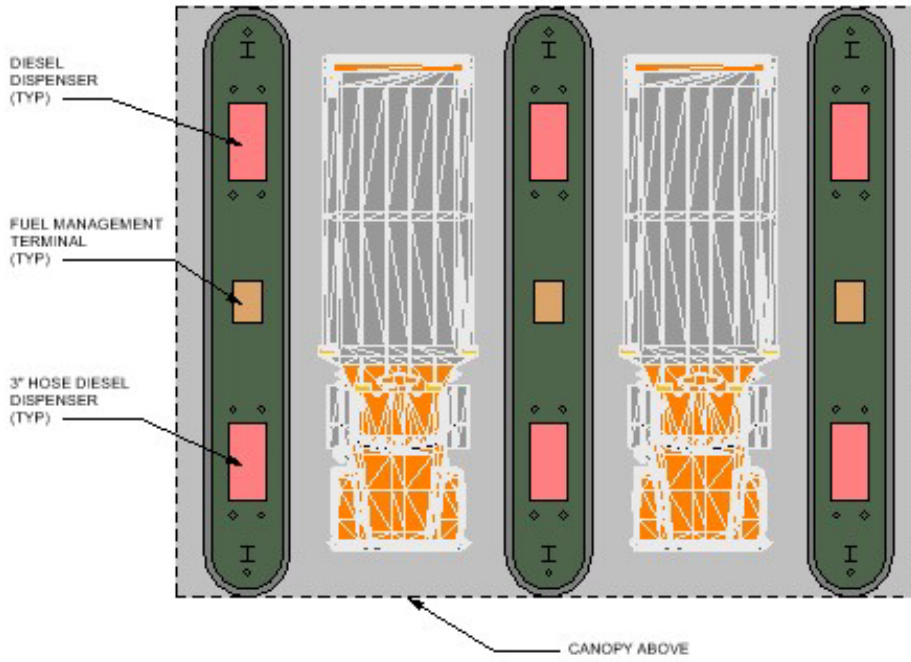
- 18'-0" vertical clearance
- 15'-0" wide by 50'-0" long (each lane with equipment)

EQUIPMENT/FURNISHINGS

- Emergency safety shower/eyewash
- Fuel dispenser and fuel management system:

DESIGN FEATURES

- Drive through configuration.





TECHNICAL CONSIDERATIONS

ARCHITECTURAL

Finishes

- Floor: Soil, grease, water, and slip resistant concrete.
- Ceiling: Painted exposed structure in lanes.
- Bollards located at entrance to each lane.

STRUCTURAL

- Sealed control joints in floor slab at adequate spacing structure as needed to support equipment.

MECHANICAL

- As required by equipment

PLUMBING

- Trench drains with removable traffic rated grating. Product and vapor recovery piping as required to and from fuel tanks and dispensers.
- Water connection to emergency shower/eye wash as required by equipment.

ELECTRICAL

Lighting

- LED 100 fc
- All lighting on emergency power circuit

Power

- Fuel dispensers and submersible pumps on emergency power circuit
- As required by equipment Communications
- Paging / Intercom system speakers
- Fuel Management System
- Provide power and signal conduit from island terminals to Fleet Services Manager's Office



AUTOMATIC LARGE VEHICLE WASH

FUNCTION

Covered area for automatic washing of large vehicle exteriors and undercarriage.

RELATIONSHIP TO OTHER AREAS

- Wash Equipment Room
- Fuel Island

CRITICAL DIMENSIONS

- 18'-0" vertical clearance
- As required by equipment

EQUIPMENT/FURNISHINGS

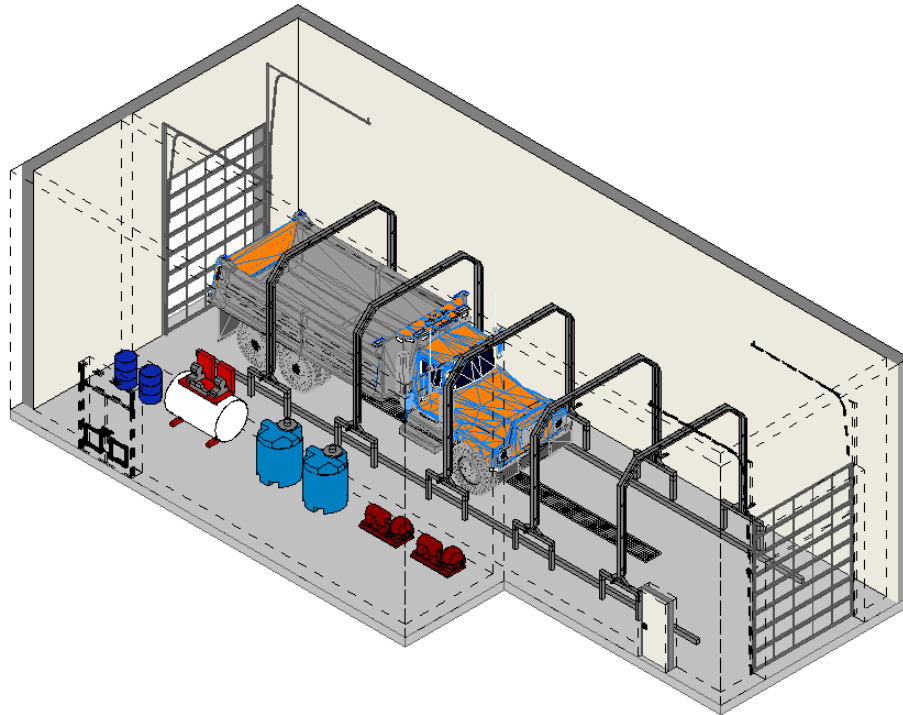
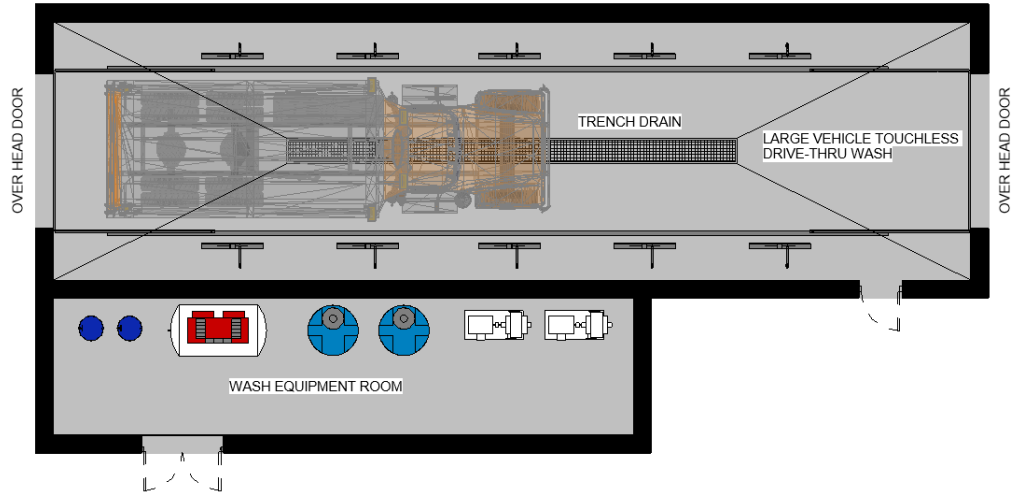
- Automated wash with water reclamation system.
- Undercarriage wash system

DESIGN FEATURES

- Drive-through configuration
- Epoxy painted masonry walls.
- Corrosion-resistant ceiling

SUSTAINABLE DESIGN CRITERIA

- Water reclamation system
- Solar heated water option





TECHNICAL CONSIDERATIONS

ARCHITECTURAL

Finishes

- Floor: Soil, grease, water, and slip resistant concrete, with chemical-resistant sealer
- Walls: Soil and grease resistant, light colored finish
- Ceiling: Galvanized exposed structure with high-performance paint in light colored finish. Option to use suspended aluminium soffit system to protect exposed steel.

Doors

- Exterior overhead door: Polycarbonate sectional overhead doors, designed for wet environment, 14' x 14', with automatic operator, interior and exterior push button controls, and lockout on exterior.
- Bollards at exterior jambs of overhead door
- Man-doors and frames: Fiberglass.

STRUCTURAL

- Structural slab with integral drainage trench with baffles.
- Heavy-duty traffic-rated, removable grating.
- Galvanized roof deck and framing.

MECHANICAL

- General ventilation for humid environment.

PLUMBING

- Trench drains down center of bay to water reclamation system.
- Hose bib
- Compressed air as required by equipment.
- Water and sewer connections to wash equipment

ELECTRICAL

Lighting

- LED illumination per IES recommended levels.
- Wet-rated fixtures located to illuminate spaces beside vehicles.

Power

- Power to wash equipment as required.
- Waterproof duplex receptacles, GFCI circuit, on walls at 42" AFF



ROUGH WASH

FUNCTION

Covered area for washing of vehicle exteriors, dump beds, tractor trucks, construction equipment, etc.

RELATIONSHIP TO OTHER AREAS

- Wash buildings
- Drying bed for wet spoils

CRITICAL DIMENSIONS

- 20'-0" vertical clearance
- 20'-0" wide by 65'-0" long (wash lane)

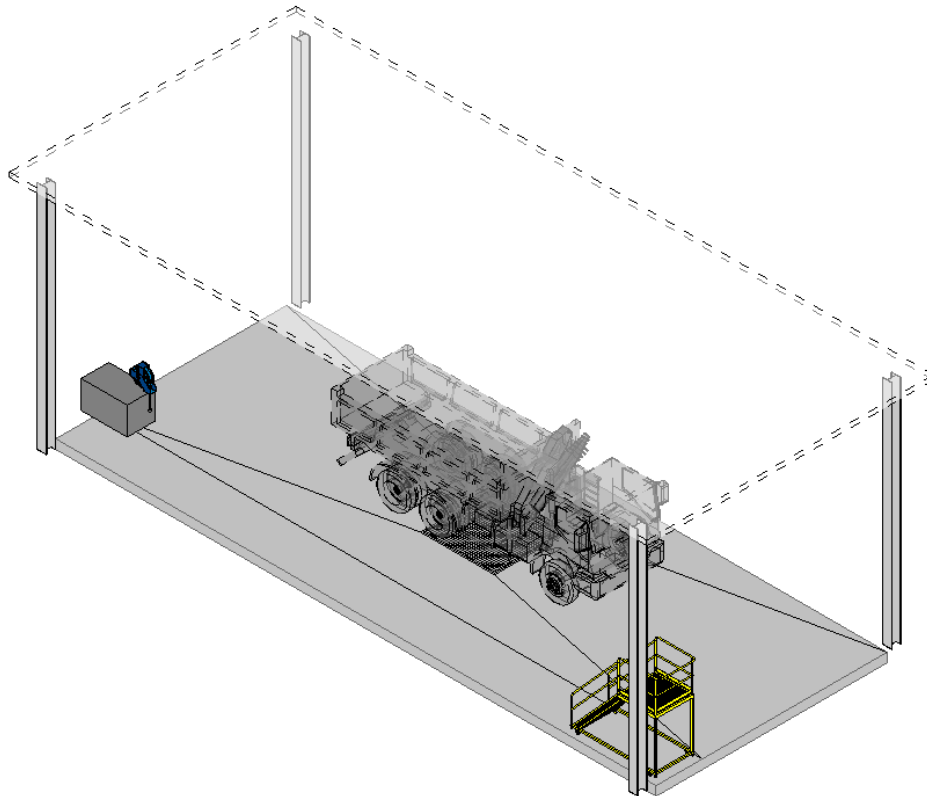
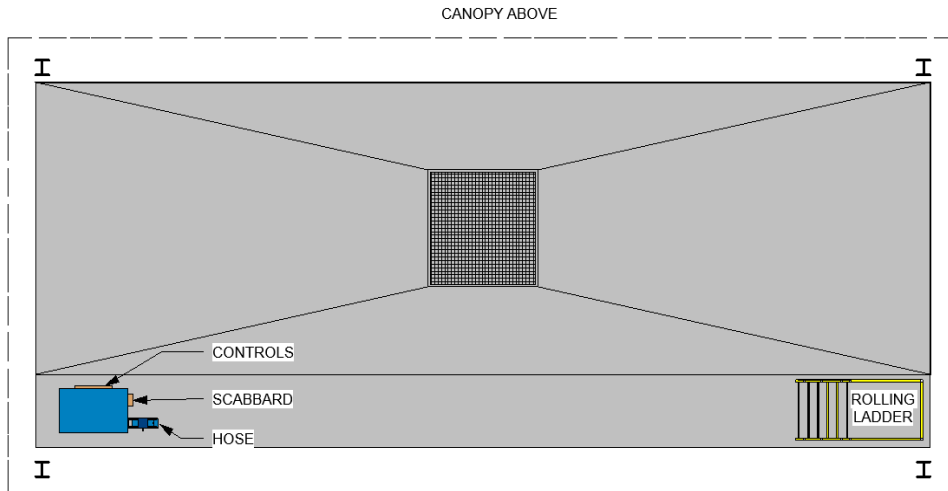
EQUIPMENT/FURNISHINGS

- High volume water supply required with high volume ("fire") hose nozzle and large reel at wash pad.
- Rolling Ladder – fiberglass or aluminium

DESIGN FEATURES

- Drive-through configuration

SUSTAINABLE DESIGN CRITERIA





TECHNICAL CONSIDERATIONS

ARCHITECTURAL

Finishes

- Floor: Soil, grease, and water-resistant concrete, with chemical bonded concrete sealer
- Walls: N/A
- Ceiling: Galvanized exposed structure with high-performance paint in light colored finish.

Doors

- N/A

STRUCTURAL

- Structural slab with integral drainage trench with baffles.
- Heavy-duty traffic-rated, removable grating.
- Galvanized roof deck and framing.

MECHANICAL

- N/A

PLUMBING

- Trench drain to exterior oil-water separator tank.
- Hose bib for general cleaning.
- Large diameter (2"), high volume water connection to "fire" hose.

ELECTRICAL

Lighting

- LED illumination per IES recommended levels.
- Wet-rated fixtures located to illuminate spaces beside vehicles.

Power

- Waterproof duplex receptacles, GFCI circuit, on walls, at 3'-6" AFF.



APPENDIX A: SAMPLE QUESTIONNAIRE



SPACE NEEDS QUESTIONNAIRE

The following questionnaire will help us in the programming and design of your new facility. Please complete this questionnaire as accurately and completely as possible and return to johnny.callendo@ibigroup.com by **December 3, 2021**. Thank you for your participation.

Name: _____
Department/Agency: _____
Phone: _____
Email: _____



City of Los Angeles
Citywide Maintenance Yard Facility Assessment

1

GENERAL INFORMATION

Function of your department: *Please describe the primary activities and functions of your department:*

Describe the frequency and quantity of visitors:

Describe any after-hours access requirement? Why?

Describe any other issues you feel are important to the project:



2 STAFFING REQUIREMENTS –CURRENT AND PROJECTED

We would like to understand the current and projected staffing requirements for your department or group. Please fill out the section below and provide an organizational chart or use the sketch page at the end of this document.

Position	Staffing Projections				Shift Hours (Part time and Full Time)	Comments
	Now	+5	+10	+20		
<i>Ex. Shop Supervisor</i>	1	1	1	2	<i>8:00am to 5:00pm (Full Time)</i>	<i>In the field from 10:00am to 5:00pm</i>
Total						



3 VEHICLE/PARKING REQUIREMENTS – CURRENT AND PROJECTED

Use the chart below to inventory the current and projected vehicles that will be domiciled on the site, describing the type of vehicle, the quantity, approximate size, and preferred storage method

Vehicle Type	Existing and New Vehicle Requirements				Vehicle Size (Feet)					New Parking Requirements		
	Now	+5	+10	+20	SM 8x10	S 9x18	M 10x20	L 12x30	XL 12x40	Uncovered	Covered	Enclosed
Ex. Sm. Pickup	2	4	5	7			X				X	



4 EXISTING SPACES

Existing Spaces: Briefly list all spaces utilized by your department or group and be prepared to discuss your current facilities, where they are located, and any current space inadequacies, etc. **Provide a floor plan, photos, or sketch if available.**

Space Name	Size (LxW)	Function / Location / Inadequacies
<i>Ex. Sign Shop</i>	<i>20x40</i>	<i>Sign assembly / On main campus/Need more storage racking</i>



5 NEW OFFICE/WORKSTATION SPACE REQUIREMENTS

Use the form below to list office/workstation requirements for your department. List the title of the office, whether it's an open or closed office/workstation, the approximate size, adjacency considerations, furniture/filing requirements, and the amount of time spent in the space.

Office/Workstation Title/Position	Type (Open/Closed)	Size (SF)	Adjacency Requirements	Individual filing needs and furniture for the space	Work function and time spent in the office/workstation
Ex. Supervisor's Office	Open	64	Near Lobby, Main Entrance	File cabinet/transaction counter	Daily during daytime business hours, In field twice a week



6 NEW SHARED/SUPPORT SPACE REQUIREMENTS

Please list any spaces needed for your department to function effectively and efficiently. Describe the number of people using the space, adjacency considerations, and any special furniture or features needed.

Space Name	Size (SF)	Number of people	Adjacency Requirements	Special Furniture / Features
Ex. Copy/Mail Room	120	3	Lobby / Conference Room	200 SF—Recycling niche, work counter, mail slots, large format printer, manufacturers manuals



7

NEW SHOP/WORK AREA SPACE REQUIREMENTS

Please list all shop and/or work area requirements for your department or group. Please list the title of the space and the relationship/adjacency it may have to other spaces. Please briefly describe the equipment needs and any special design features or finishes needed for the space.

Shop Name	Adjacency	Approx. Size(SF)	Specific Equipment Items	Special Features/ Finishes
Ex: Carpentry Shop	Near workstations	500	Drill press, miter saw, workbench, etc.	Sealed concrete floor



8 NEW STORAGE REQUIREMENTS

Please list any special interior or exterior storage requirements for your department. Include the types of materials stored, the storage size requirement, storage type, security concerns, and any other special considerations. Include storage spaces that are currently off-site that you would like to move on-site.

Material/Item	Approximate Size	Storage Type (Covered/Enclosed)	Security (Secure/Open)	Comments
Ex. Pole Laydown	800 sf	Exterior Uncovered	Secured with fencing	Provide access from all sides



9

SECURITY REQUIREMENTS

Please describe any security requirements and/or concerns for interior and exterior spaces.

10

EMERGENCY EVENT REQUIREMENTS

Describe any special provisions required to accommodate your department in the event of an emergency — e.g. bunk areas, storage, showers, kitchen, etc.:

Describe the type of minimum operational functionality required to accommodate your department in the event of an emergency—e.g. food and water storage, radio receiver, fuel, etc.:



11

ADDITIONAL INFORMATION

Please include the following information to assist the planning team in their programming efforts:

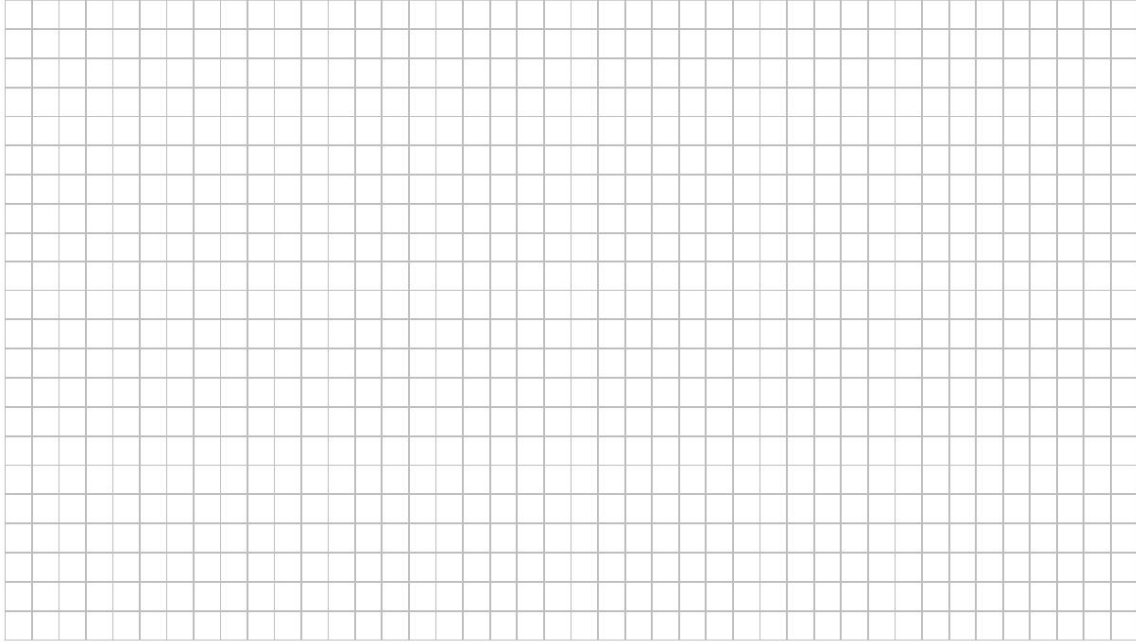
- ✓ Site Plan or Survey of the existing site
- ✓ As-built floor plans of the current facility

*Thank you for taking the time to complete this questionnaire.
Please return to Johnny Caliendo by December 3, 2021: email johnny.caliendo@ibigroup.com*



12 SKETCH SPACE

Please use the space below for sketching/diagrams:





City of Los Angeles
100% Programming Report

APPENDIX B: SPACE NEEDS PROGRAMS



BOS-LA SANITATION

G1-Y5:

North District Sewer Maintenance yard

2335 N Dorris Pl. Los Angeles, CA 90031

SPACE NEEDS PROGRAM City of Los Angeles
Department: PW/CWCD

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS		
Office Areas		
Offices		
Division 374	19	
Division 380	19	
Division 381	19	
Division 382	12	
Division 383	17	
Division 384	13	
Division 385	5	
Division 386	13	
Division 387	36	
Division 392	37	
Division 487	19	
Manager I	12 x 14	4 4 672
Administrative Staff	8 x 8	5 5 320
GSD Equipment Mechanic		1
GSD Equipment Mechanic		1
Division Offices	10 x 12	11 1,320
Clerical Cubicles	8 x 8	22 1,408
Shared/Support Areas		
Men's Restrooms, Lockers, Showers		1 1,400
Women's Restrooms, Lockers, Showers		1 700
Gender-Neutral Restrooms	80 SF	2 160
Training Room		1 1,000
Small Conference Room		1 550
Breakroom		1 1,600
Copy/Print/File Room		1 1,600
Crew Room	30 x 40	4 4,800
Subtotal		220 15,530
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%	5,436
Total PW/CWCD Office Areas		20,966
Shop/Storage Areas		
Shop Areas		
Heavy-Duty PM/Inspection Bay	25 x 55	1 1,375
Heavy-Duty Running Repair Bay	25 x 55	3 4,125
Rough Wash Bay	30 x 65	1 1,950
Storage Areas		
Warehouse		1 20,000
Parts Storage		1,260
Parts Counter		1 60
Parts Manager's Office	10 x 12	2 1 240
Delivery/Receiving		1 800
Common Work Area		1 1,100
Portable Equipment Storage		1 550
Lube/Compressor Room		1 600
Hazardous Material Storage		1 120
Secure Tool Storage		1 120
Tire Storage		1 1,200
Used Tire Storage (Exterior)		1 800
Trash and Recyclables Storage Shed (Exterior)		1 50
Tool Shed		1 600
Subtotal		2 34,950
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%	6,990
Total PW/CWCD Shop/Storage Areas		41,940
Total PW/CWCD (Building Areas)		222 62,906

Most staff have no office space requirements. See below for Supervisor and clerical space needs.
Most staff have no office space requirements. See below for Supervisor and clerical space needs.
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Most staff have no office space requirements. See below for Supervisor and clerical space needs.
Most staff have no office space requirements. See below for Supervisor and clerical space needs.
Most staff have no office space requirements. See below for Supervisor and clerical space needs.
Closed Office: Desk, chair, file cabinet, guest chair
Cubicle: Workstation, file cabinet, chair, computer
No office space needs
No office space needs
One office for each Division Supervisor
Two cubicles for each Division clerical support staff
Employees/Customers
Sized for 40-50 people
Sized for 6-8 staff
Sized for 40-60 ppl. Tables, chairs, bulletin boards, sink, refrigerator, microwave
Copier, printer, file cabinets
For Crews from Divisions 387, 374, 392, 382. Sized for 40 people
Primarily for gardening supplies (Crew 392)

BOS-LA SANITATION

G1-Y11:

7th St Consolidated Facility;

786 S Mission Rd. Los Angeles, CA 90023

SPACE NEEDS PROGRAM

City of Los Angeles

Department:

LA Sanitation and Environment (LASAN)

Master Plan Program (+20 YRS)

Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas

Offices

	Space Standard	Staff	Space	Area (SF)
Superintendent		1	1	256
Refuse Collection Truck Operator		115		
Maintenance Laborer		10		
Refuse Collection Supervisor	64 SF	7	7	448
Senior Administrative Clerk	64 SF	1	1	64
Administrative Clerk	64 SF	4	4	256
Refuse Collection Field Instructors	64 SF	2	2	128
Ambassador Office	64 SF	16	4	256
Clean Fuel Office	8 x 8	2	2	128
Security Guard	8 x 8		1	64

Closed Office: Desk, chair, filing cabinet

Field position

Field position

Workstation: Desk, chair, filing cabinet

Workstation: Desk, chair, filing cabinet

Workstation: Desk, chair, filing cabinet

Workstation: Desk, chair, filing cabinet

Workstation: Desk, chair, filing cabinet

Closed Office: Desk, chair, filing cabinet (supervisor and clerk)

Located in guard shack

Shared/Support Areas

Men's Restrooms, Lockers, Showers			1	450
Women's Restrooms, Lockers, Showers			1	250
Training Room			1	1,200
Training Table and Chair Storage			1	200
Conference Room			1	350
Breakroom			1	500
Touchdown Workstations			1	24

Sized for up to 50 people in an academic setting

Dedicated area for training materials, supplies, tables, and chairs

Conference room for 10 to 14 people

Tables, chairs, kitchen sinks, cabinets, bulletin boards

Subtotal

158

4,574

Circulation/Mechanical/Electrical/Structural (Net:Gross)

35%

1,601

Total LASAN Office Areas

6,175

Shop/Storage Areas

Shop Areas

None				
------	--	--	--	--

Storage Areas

None				
------	--	--	--	--

Subtotal

0

0

Circulation/Mechanical/Electrical/Structural (Net:Gross)

20%

0

Total LASAN Shop/Storage Areas

0

Total LASAN (Building Areas)

158

6,175

BOS-LA SANITATION
G1-Y11:
 7th St Consolidated Facility;
 786 S Mission Rd. Los Angeles, CA 90023

SPACE NEEDS PROGRAM
 City of Los Angeles

Department:
 LA Sanitation and Environment (LASAN)

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

EXTERIOR AREAS

Covered Exterior Areas

Item	Qty.	Staff	Space	Area (SF)
Bicycle Rack			1	120
Clean Fueling Site	80	x	75	1 6,000
Unleaded/Diesel Fuel Site	80	x	75	1 6,000
Vehicle Wash Area	20	x	95	1 1,900
Wash Equipment Room	15	x	50	1 750
Subtotal				
				14,770
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			1,477
Total LASAN Covered Exterior Areas				16,247

<i>Four fueling positions</i>
<i>Four fueling positions</i>

Uncovered Exterior Areas

Item	Qty.	Staff	Space	Area (SF)
Generator	8	x	10	1 80
Trash/Recycling/Hazardous Waste Collection			1	280
Fuel Farm			1	6,400
Subtotal				
				6,760
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			676
Total LASAN Uncovered Exterior Areas				7,436

<i>Emergency back-up generator</i>

Enclosed Vehicle Parking

Item	Qty.	Staff	Space	Area (SF)
None				
Subtotal				
				0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			0
Total LASAN Enclosed Vehicle Parking Areas				0

Covered Vehicle Parking

Item	Qty.	Staff	Space	Area (SF)
None				
Subtotal				
				0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			0
Total LASAN Covered Vehicle Parking Areas				0

Uncovered Vehicle Parking

Item	Qty.	Staff	Space	Area (SF)
Side Loading Truck	12	x	40	91 43,680
Front Loading Truck	12	x	40	20 9,600
Rear Loading Truck	12	x	40	23 11,040
Satellite Truck	12	x	30	9 3,240
Miscellaneous Vehicles	12	x	30	21 7,560
Dog Collection Vehicle	12	x	30	2 720
Subtotal				
			166	75,840
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%			75,840
Total LASAN Uncovered Vehicle Parking Areas			0	151,680

Employee/Visitor Parking

Item	Qty.	Staff	Space	Area (SF)
Employee Parking	9	x	18	158 25,596
Visitor/Vendor Parking	9	x	18	10 1,620
ADA Parking	13	x	18	4 936
Subtotal				
			172	28,152
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%			28,152
Total LASAN Employee/Visitor Parking Areas				56,304

<i>Needs to be secure and separated from Fleet vehicles</i>
<i>Actual quantity to be verified to conform with Code requirements</i>

Total LASAN (Exterior Areas) 231,667

Total LASAN Facility Areas 237,842

BOS-LA SANITATION

G3-Y6:

Central Los Angeles Recycle and Transfer Station

2201 E Washington Blvd. Los Angeles, CA 90021

SPACE NEEDS PROGRAM City of Los Angeles

Department:

Central LA Recycle and Transfer (LASAN)

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	Space Standard	Staff	Space	Area (SF)	Remarks
Offices					
Unit A Office		1		94	
Unit B Office		1		95	
Unit C Office		1		114	
Unit D Office		1		81	
Senior Equipment Mechanic		1		0	Supervisor in Shop Office
Equipment Mechanics		3		0	Work on the floor
Garage Attendant		1		0	Work on the floor
Shared/Support Areas					
Copy Room			1	200	
Records Storage			1	200	
Shop Office	18 x 20		1	367	
Men's Restrooms, Lockers, Showers			1	700	Sized for 100% staff for functional reality
Women's Restrooms, Lockers, Showers			1	350	Sized for 50% Staff for functional reality
Gender Neutral Restroom	70 sf		2	140	Employees/Customers
Breakroom			1	450	Sized for 20 ppl. Tables, chairs, bulletin boards, sink, refrigerator, microwave
Janitors Closet			1	38	Adjacent to Womens R.R.
Large Conference Room			1	350	Sized for 10-14 people
Small Conference Room			1	225	Sized for 6-8 people
Subtotal		5		3,404	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			1,191	
Total LASAN Office Areas				4,595	
Shop/Storage Areas					
Shop Areas					
Non-Recyclable Tipping Floor		1		35,000	Approximately 75% increase over existing
Recyclable Tipping Floor		1		35,000	Approximately 75% increase over existing
Green Waste Sorting				20,000	Approximately 75% increase over existing
Mechanics Shop Area			1	2,095	
Medium-Duty PM/Inspection Bay	20 x 75		2	3,000	
Medium-Duty Running Repair Bay	20 x 75		2	3,000	
Storage Areas					
Bathroom Storage			1	38	
Parts Storage			1	1,200	
Parts Counter			1	60	
Parts Manager's Office	10 x 12	1	1	120	
Delivery/Receiving			1	400	
Common Work Area			1	350	
Portable Equipment Storage			1	350	
Lube/Compressor Room			1	800	
Hazardous Material Storage			1	120	
Secure Tool Storage			1	120	
Tire Storage			1	1,200	
Used Tire Storage (Exterior)			1	800	
Electrical Room			1	695	
Subtotal		1		104,348	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%			20,870	
Total LASAN Shop/Storage Areas				125,218	
Total LASAN (Building Areas)		6		129,813	

BOS-LA SANITATION

G3-Y6:

Central Los Angeles Recycle and Transfer Station

2201 E Washington Blvd. Los Angeles, CA 90021

SPACE NEEDS PROGRAM

City of Los Angeles

Department:

Central LA Recycle and Transfer (LASAN)

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

EXTERIOR AREAS

Covered Exterior Areas

Recycling Dock			1	3,610
Fuel Island/Fuel Farm	20	x	75	1,500
Rough Wash Bay	30	x	65	1,950
Wash Equipment Room			1	600
General Covered Storage			1	20,000
Subtotal				27,660
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			2,766
Total LASAN Covered Exterior Areas				30,426

Currently in portion of MRF Building

Uncovered Exterior Areas

Generator	8	x	10	1	80
Trash/Recycling/Hazardous Waste Collection				1	280
Above-round Storage Tanks (AST)/Fuel Tank Farm	60	x	80	1	4,800
Service Lane	30	x	60	1	1,800
Subtotal					6,960
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				696
Total LASAN Uncovered Exterior Areas					7,656

Emergency back-up generator

For refueling

Enclosed Vehicle Parking

None					
Subtotal					0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				0
Total LASAN Enclosed Vehicle Parking Areas					0

Covered Vehicle Parking

None					
Subtotal					0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				0
Total LASAN Covered Vehicle Parking Areas					0

Uncovered Vehicle Parking

Loaders	12	x	30	7	2,520
Forklifts	10	x	20	2	400
Vans				1	
Pickups				1	
SUV's				2	
Manlifts				1	
Excavator				1	
Subtotal				15	2,920
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%				2,920
Total LASAN Uncovered Vehicle Parking Areas				0	5,840

Employee/Visitor Parking

Employee Parking	9	x	18	6	972
Visitor/Vendor Parking	9	x	18	25	4,050
ADA Parking	13	x	18	2	468
Subtotal				33	5,490
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%				5,490
Total LASAN Employee/Visitor Parking Areas					10,980

Needs to be secure and separated from Fleet vehicles

Actual quantity to be verified to conform with Code requirements

Total LASAN (Exterior Areas)

54,902

Total LASAN Facility Areas

184,715

BOS-LA SANITATION

G3-Y12:

South Central Safe Collection Center;

2649 E Washington Blvd. Los Angeles, CA 90021

SPACE NEEDS PROGRAM City of Los Angeles

Department:

LA Sanitation and Environment (LASAN)

Master Plan Program (+20 YRS)

Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas

Offices

LSD Requirements

Space Standard	Staff	Space	Area (SF)
Environmental Compliance Inspector (ECI)	36 SF	36	1,296
Senior Environmental Compliance Inspector	96 SF	6	576
Chief Environmental Compliance Inspector	64 SF	1	64
Refuse Collection Supervisor	64 SF	6	384
Solid Resources Superintendent	96 SF	2	192
Administrative Clerk	64 SF	4	256
Senior Administrative Clerk	64 SF	1	64
Refuse Collection Truck Operator (RCTO)		30	0
Maintenance Laborer (ML)		37	0
MHU Maintenance Laborer (ML)		13	0
Security Guard	48 SF	1	48

(Currently approximately 4,320 SF)

Open Office: Desk, guest chair, filing cabinet (Near Senior ECI's office)

Open Office: Desk, guest chair, filing cabinet (Near ECI's office)

Open Office: Desk, guest chair, filing cabinet (Near SR Superintendent's Office and Conf. Rm.)

Open Office: Desk, guest chair, filing cabinet

Open Office: Desk, guest chair, filing cabinet (Near ECI's office)

Open Office: Desk, guest chair, filing cabinet

Open Office: Desk, guest chair, filing cabinet

In the field

In the field

In the field

Separate Security Kiosk. Near entrance to Safe Center/LSD entry

SAFE Center

Administrative Clerk	64 SF	2	128
Contractor	64 SF	8	512

(Currently approximately 5,850 SF)

Open Office: Desk, guest chair, filing cabinet

Open Office: Desk, guest chair, filing cabinet

Vehicle Storage Facility

Superintendent	96 SF	1	96
Security Guard	48 SF	1	48

Open Office: Desk, guest chair, filing cabinet (Near ECI's office). Can be collocated in LSD Bldg.

Separate Security Kiosk. Near entrance to Vehicle Storage Facility

Shared/Support Areas

LSD

Ice Machine Room		1	80
General Storage		1	2,254
Pallet Jack Storage		1	100
Cyclone with Trailer		1	100
Front Loader Parts Storage		1	60
Wheeled Forklift Attachments Storage		1	30
Outdoor Benches		1	64
Hygiene Stations		1	20
Trash Receptacles		1	102
Emergency Shelter			
General Storage			400
Vault		1	30
Kitchen		1	120
Men's Restrooms, Lockers, Showers			
Women's Restrooms, Lockers, Showers			
Gender-Neutral Restrooms	80 SF	2	160
Training Room		1	720
Conference Room		2	
Breakroom		1	500
Copy/Print/File Room		1	224

Accessible from exterior with room for cooler storage

Storage of PPE, tools, supplies, Conex Boxes, and pallets

Area for storage of pallet jacks

Heated Pressure Washer Storage

Storage of parts for front wheel loaders

Storage of attachments for wheeled forklift

Seating area for LSD staff

Outdoor handwashing stations

Near truck parking

Training Room can double as Emergency Shelter. See Emergency Shelter Area

Safety supplies and PPE

Safekeeping essential documents

Part of Personal Hygiene Facility

Part of Personal Hygiene Facility

Employees/Customers

Large enough to accommodate all field workers

10-12 people

Sized for 16: Tables, chairs, kitchen sinks, cabinets, bulletin boards

Copier, printer, file cabinets

SAFE Center

General Storage		1	2,000
Lockers	250 SF	4	1,000
Trash Zone		1	144
Queue Area			
Gender-Neutral Restrooms	80 SF	2	160
Sorting Area		1	1,120
Fire Lane			
SAFE Center Queue Area			
Packing and Miscellaneous		1	150
Propane Storage		1	50

(Currently approximately 5,850 SF)

Drums and pallet storage

Extra storage for reuse materials, SHARPS containers, signs, traffic control supplies, etc

Temporary storage of refuse and recycling materials

From site entrance to hot zone within SAFE Center for queuing (In site grossing)

Employees/Customers

Part of site grossing

Part of site grossing

SPACE NEEDS PROGRAM
City of Los Angeles

Department:

LA Sanatation and Environment (LASAN)

Emergency Shelter Equipment Storage
Radio Receiver
Fuel
Personal Hygiene Facility
Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross)
Total LASAN Office Areas
Shop/Storage Areas
Shop Areas
None
LSD Storage Areas
Onsite Waste Collection
Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross)
Total LASAN Shop/Storage Areas
Total LASAN (Building Areas)

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	
		1	120
		1	64
		1	1,440
	149		14,876
	35%		5,207
			20,083
	0		144
	20%		29
			173
	149		20,255

Remarks
<i>Truck and generator fuel. Site may not be big enough to accommodate Fueling Lane</i>
<i>Gender segregated area with showers, lockers, and restrooms (for 144 people)</i>
<i>1 Trash Receptacle and 2 Recycling Receptacles</i>

BOS-LA SANITATION

G3-Y12:

South Central Safe Collection Center;

2649 E Washington Blvd. Los Angeles, CA 90021

BOS-LA SANITATION

G3-Y12:

South Central Safe Collection Center;

2649 E Washington Blvd. Los Angeles, CA 90021

SPACE NEEDS PROGRAM City of Los Angeles	
Department: LA Sanatation and Environment (LASAN)	
Employee/Visitor Parking	
Employee Parking	
Visitor/Vendor Parking	
Vehicle Storage Facility Visitor Parking	
ADA Parking	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%
Total LASAN Employee/Visitor Parking Areas	58,608
Total LASAN (Exterior Areas)	139,292
Total LASAN Facility Areas	159,547

Master Plan Program (+20 YRS)				
Space Standard	Qty.		Area (SF)	
	Staff	Space		
9 x 18	149		24,138	
9 x 18	4		648	
9 x 18	25		4,050	
13 x 18	2		468	
		180	29,304	
			29,304	
			58,608	
			139,292	
			159,547	

Remarks
<i>Needs to be secure and separated from Fleet vehicles</i>
<i>Every 2 Months</i>
<i>Actual quantitiy to be verified to conform with Code requirements</i>

BOS-LA SANITATION

G3-Y20:

LAG S.A.F.E. Collection Center;

4600 Colorado Blvd. Los Angeles, CA 90039

SPACE NEEDS PROGRAM City of Los Angeles

Department:

LASAN: G3Y20 LAG S.A.F.E. Center

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	Space Standard	Staff	Space	Area (SF)	Remarks
Offices					
Administrative Clerk	64 SF	4	4	256	Open Office: Desk, guest chair, filing cabinet
Contractor		18	0		Can use Clerk's workstation
Shared/Support Areas					
Break Area			1	150	Tables, chairs, microwave, refrigerator, ice machine
Supply Room			1	250	Employee lockers, storage cabinets, etc
Reuse Material Center			1	500	Sealed concrete floors, window, fire extinguisher, earthquake secure shelving, security cameras for interior monitoring with access through a door or roll-up entrance.
Gender-Neutral Restrooms	80 SF		2	160	Employees/Customers
Subtotal					
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			461	
Total LASAN Office Areas				1,777	
Shop/Storage Areas					
Shop Areas					
None					
Storage Areas					
Hazardous Material Storage	20 x 35		1	700	Regulated storage area for hazardous materials from residents. Secure and safe from weather
Hot Zone/Offloading Area	15 x 40		3	1,800	Hazardous waste and materials collection area. Large enough for at least 3 vehicles to fit and be offloaded
Staging/Sorting Area			1	1,200	
Supply Storage			1	1,000	Drums, pallets, etc just outside S.A.F.E. Center
Above-ground Oil Tank			1	100	Where oils are stored until ready to be pumped out and sent to be recycled
Storage Lockers	250 SF		4	1,000	4 lockers each 250 sqft. Used for extra storage of refuse materials, SHARPS containers, signs, traffic control supplies, etc
Propane Shelf	6 x 8		1	48	Storage for forklift propane and cylinders
Additional Storage			1	450	Within S.A.F.E. Center near break area and hot zone for PPE, vermiculite, etc.
Hazardous Waste Lockers			1	200	Covered area, secured with fence, and accessed through roll-up gates
Reuse Material Locker			1	225	Covered area, secured with fence, and accessed through roll-up gates
Forklift Parking	8 x 10		1	80	
Subtotal					
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%			1,361	
Total LASAN Shop/Storage Areas				8,164	
Total LASAN (Building Areas)		22		9,940	

BOS-LA SANITATION

G3-Y20:
 LAG S.A.F.E. Collection Center;
 4600 Colorado Blvd. Los Angeles, CA 90039

SPACE NEEDS PROGRAM
City of Los Angeles
Department: LASAN: G3Y20 LAG S.A.F.E. Center
EXTERIOR AREAS
Covered Exterior Areas
Bicycle Rack
Trash Zone
Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross) 10%
Total LASAN Covered Exterior Areas
Uncovered Exterior Areas
Generator
Queue Area
Vehicle Turnaround
Loading Zone
Staging Area
Emergency Lane/Fire Lane
Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross) 10%
Total LASAN Uncovered Exterior Areas
Enclosed Vehicle Parking
None
Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross) 10%
Total LASAN Enclosed Vehicle Parking Areas
Covered Vehicle Parking
None
Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross) 10%
Total LASAN Covered Vehicle Parking Areas
Uncovered Vehicle Parking
None
Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross) 100%
Total LASAN Uncovered Vehicle Parking Areas
Employee/Visitor Parking
Employee Parking
Visitor/Vendor Parking
ADA Parking
Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross) 100%
Total LASAN Employee/Visitor Parking Areas
Total LASAN (Exterior Areas)
Total LASAN Facility Areas

Master Plan Program (+20 YRS)			
Space Standard	Qty. Staff	Qty. Space	Area (SF)

Remarks

			1	120		
			1	350	5 dumpsters at 6'-0" by 3'-6"	
				470		
10%				47		
				517		
8	x	10		1	80	Emergency back-up generator
				1	1,750	
				1	4,000	Semi-truck and box trucks, space to maneuver and load supplies
				1	4,000	Zone where semi-trucks mnovever and park to load hazardous materials. Trucks offload supplies--i.e. PPE, drums, and other functional materials--for the S.A.F.E. Center
				1	1,200	Pallets, supplies, waste storage, trash bins for pick-up/processing
				1	4,800	
					15,830	
10%					1,583	
					17,413	
					0	
10%					0	
					0	
					0	
10%					0	
					0	
				0	0	
100%					0	
					0	
9	x	18		22	3,564	Needs to be secure and separated from Fleet vehicles
					0	
13	x	18		2	468	Actual quantity to be verified to conform with Code requirements
					24	4,032
100%					4,032	
					8,064	
					25,994	
					35,934	



BSS-BUREAU OF STREET SERVICES

G1-Y1:

GSD Fleet, LADOT, LAPD Central Parking Enforcement (Special Traffic Operations and Emergency Response Division)

1016 N Mission Rd. Los Angeles, CA 90033

SPACE NEEDS PROGRAM

City of Los Angeles

Department:

StreetsLA

Master Plan Program (+20 YRS)

Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas

Offices				
Position 1				
Position 2				
Position 3				
Shared/Support Spaces				
Breakroom			1	200
Gender Neutral Restrooms, Shower, Changing Area	7	x 12	2	168
Gender Neutral Locker Room		3 sf	10	30
Touchdown Workstation/Benching workstation		48 sf	1	48
Subtotal			0	446
Circulation/Mechanical/Electrical/Structural (Net:Gross)		35%		156
Total BSS Office Areas				602
Shop/Storage Areas				
Shop Areas				
None				
Storage Areas				
None				
Subtotal			0	0
Circulation/Mechanical/Electrical/Structural (Net:Gross)		20%		0
Total BSS Shop/Storage Areas				0
Total BSS (Building Areas)				602

Refrigerator, microwave, sink, tables, chairs, and ice machine

Sized for up to 10 people

Benching type shared computer workstation for employee access

BSS-BUREAU OF STREET SERVICES

G1-Y1:

GSD Fleet, LADOT, LAPD Central Parking Enforcement (Special Traffic Operations and Emergency Response Division)

1016 N Mission Rd. Los Angeles, CA 90033

SPACE NEEDS PROGRAM

City of Los Angeles

Department:

StreetsLA

Master Plan Program (+20 YRS)

Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

EXTERIOR AREAS

Covered Exterior Areas

None

Subtotal 0

Circulation/Mechanical/Electrical/Structural (Net:Gross) 10% 0

Total BSS Covered Exterior Areas 0

Uncovered Exterior Areas

Generator

10 x 20 1 200

Emergency back-up generator to supply plant operations and offices

Trash/Recycling/Hazardous Waste Collection

1 280

Subtotal 480

Circulation/Mechanical/Electrical/Structural (Net:Gross) 10% 48

Total BSS Uncovered Exterior Areas 528

Enclosed Vehicle Parking

None

Subtotal 0

Circulation/Mechanical/Electrical/Structural (Net:Gross) 10% 0

Total BSS Enclosed Vehicle Parking Areas 0

Covered Vehicle Parking

None

Subtotal 0 0

Circulation/Mechanical/Electrical/Structural (Net:Gross) 10% 0

Total BSS Covered Vehicle Parking Areas 0

Uncovered Vehicle Parking

Backhoe

12 x 30 1 360

10-Wheeler

12 x 40 1 480

Trailer

10 x 20 1 200

Asphalt Truck

12 x 30 1 360

Subtotal 4 1,400

Circulation/Mechanical/Electrical/Structural (Net:Gross) 100% 1,400

Total BSS Uncovered Vehicle Parking Areas 0 2,800

Employee/Visitor Parking

Employee Parking

9 x 18 0 0

Needs to be secure and separated from Fleet vehicles

Visitor/Vendor Parking

9 x 18 2 324

Every month

ADA Parking

13 x 18 1 234

Actual quantity to be verified to conform with Code requirements

Subtotal 3 558

Circulation/Mechanical/Electrical/Structural (Net:Gross) 100% 558

Total BSS Employee/Visitor Parking Areas 1,116

Total BSS (Exterior Areas) 4,444

Total BSS Facility Areas 5,046

BSS-BUREAU OF STREET SERVICES

G1-Y4:

7th St Consolidated Facility

2222 E 7th St. Los Angeles, CA 90023

SPACE NEEDS PROGRAM City of Los Angeles

Department:

StreetsLA: G1Y4 7th Street Yard

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas

	Space Standard	Qty. Staff	Qty. Space	Area (SF)
Offices				
Crew Supervisor	8 x 12	2	1	96
Welders			3	
Electricians			4	
Helpers			5	
Carpenter			1	
Security Guard			1	80
Shared/Support Spaces				
Men's Restrooms, Lockers, and Showers			1	400
Women's Restrooms, Lockers, and Showers			1	400
Breakroom			1	400
Small Meeting Room			1	225
Crew Rooms	300 SF		1	350
Touchdown Space	4 x 6		4	96
Emergency Supply Storage			1	80
Subtotal		16		2,127
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			744
Total BSS Office Areas				2,871
Shop/Storage Areas				
Shop Areas				
Welding Fabrication Bay			1	1,250
Mechanical/Electrical Shop			1	1,250
Carpentry Shop/Storage			1	1,250
Storage Areas				
Electrical Storage			1	1,250
Plumbing Storage			1	1,250
Mechanical Storage			1	1,250
Welding Shop/Storage			1	1,250
Compressor Room			1	120
Receiving	10 x 24		1	240
Covered Loading Area	8 x 24		1	192
Subtotal		0		9,302
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%			1,860
Total BSS Shop/Storage Areas				11,162
Total BSS (Building Areas)		16		14,034

	<i>Closed office with desk, computer, cabinets, and shelves</i>
	<i>No office space requirements</i>
	<i>No office space requirements</i>
	<i>No office space requirements</i>
	<i>No office space requirements</i>
	<i>Security guard may be shared between other departments on site</i>
	<i>Tables, chairs, refrigerator, microwave, and sink</i>
	<i>Sized for 4-6</i>
	<i>Sized for 12 to 15 people</i>
	<i>Benching style shared workstations for employee computer access</i>
	<i>Storage for water, food, and miscellaneous emergency supplies</i>
	<i>Welding area with fume extraction and overhead door to exterior</i>
	<i>Workstations for electrical and mechanical work</i>
	<i>Carpentry shop with storage for dimensional lumber and sheet goods</i>
	<i>Heavy-duty racking and bin storage for switchgear, motors, parts, etc.</i>
	<i>Heavy-duty racking, bin storage, pipe racking for pipes and fittings</i>
	<i>Heavy-duty racking and bin storage for motors and hardware</i>
	<i>Bar stock storage, racking, sheet metal storage, etc</i>
	<i>Dedicated area for deliveries of palletized and loose stock</i>
	<i>Box truck dock height or in-ground platform lift</i>

BSS-BUREAU OF STREET SERVICES

G1-Y4:

7th St Consolidated Facility

2222 E 7th St. Los Angeles, CA 90023

SPACE NEEDS PROGRAM City of Los Angeles

Department:

StreetsLA: G1Y4 7th Street Yard

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

EXTERIOR AREAS

Covered Exterior Areas

Pipe Storage	8	x	30		1	240
Subtotal						240
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%					24
Total BSS Covered Exterior Areas						264

Covered exterior area for pipe in lengths of 20'-0" with tiered racking

Uncovered Exterior Areas

None						
Subtotal						0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%					0
Total BSS Uncovered Exterior Areas						0

Enclosed Vehicle Parking

None						
Subtotal						0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%					0
Total BSS Enclosed Vehicle Parking Areas						0

Covered Vehicle Parking

None						
Subtotal						0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%					0
Total BSS Covered Vehicle Parking Areas						0

Uncovered Vehicle Parking

Electrician's Truck	9	x	18		4	648
Welding Truck	9	x	18		3	486
Mechanic's Truck	9	x	18		2	324
Carpenter's Truck	9	x	18		1	162
Pipe Fitter's Truck	9	x	18		2	324
Subtotal					12	1,944
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%					1,944
Total BSS Uncoverd Vehicle Parking Areas					0	3,888

Employee/Visitor Parking

Employee Parking	9	x	18		16	2,592
Visitor/Vendor Parking	9	x	18		2	324
ADA Parking	13	x	18		2	468
Subtotal					20	3,384
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%					3,384
Total BSS Employee/Visitor Parking Areas						6,768

Needs to be secure and separated from Fleet vehicles
Actual quantity to be verified to conform with Code requirements

Total BSS (Exterior Areas)

						10,920
--	--	--	--	--	--	--------

Total BSS Facility Areas

						24,954
--	--	--	--	--	--	--------

SPACE NEEDS PROGRAM
City of Los Angeles

Department:
East Yard (StreetsLA)

Storage Areas
Construction Services Division (CSD)
General Storage
Investigative Enforcement Division (IED)
None
Street Maintenance Division (SMD)
None
Streets Renewal Division (SRD)
Storage Room
Urban Forestry Division (UFD)
Storage Room
Saw Room
Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross)
Total StreetsLA Shop/Storage Areas
Total StreetsLA (Building Areas)

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	
		1	800
		1	400
		1	400
		1	400
	0		3,900
20%			780
			4,680
	135		13,255

Remarks
<i>Shared with Street Maintenance</i>

BSS-BUREAU OF STREET SERVICES
G1-Y8:
East Yard (StreetsLA)
452 N San Fernando Rd. Los Angeles, CA 90031

BSS-BUREAU OF STREET SERVICES

G1-Y8:

East Yard (StreetsLA)

452 N San Fernando Rd. Los Angeles, CA 90031

SPACE NEEDS PROGRAM City of Los Angeles

Department:
East Yard (StreetsLA)

Master Plan Program (+20 YRS)			
Space Standard	Qty:		Area (SF)
	Staff	Space	

Remarks

EXTERIOR AREAS

Covered Exterior Areas

Item	Qty	Area (SF)
Bicycle Rack	1	120
Wash Rack	30 x 65	1,950
Fuel Island	15 x 60	3,600
Subtotal		5,670
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%	567
Total StreetsLA Covered Exterior Areas		6,237

Covered pressure washer area with clarifier

Uncovered Exterior Areas

Item	Qty	Area (SF)
Generator	8 x 10	80
Trash/Recycling/Hazardous Waste Collection	1	280
Above Ground Storage Tanks (AST)	60 x 80	4,800
Service Lane	30 x 60	1,800
Subtotal		6,960
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%	696
Total StreetsLA Uncovered Exterior Areas		7,656

Emergency back-up generator

Enclosed Vehicle Parking

Item	Qty	Area (SF)
Investigative Enforcement Division (IED)		
Sedans	10 x 20	600
Subtotal		600
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%	60
Total StreetsLA Enclosed Vehicle Parking Areas		660

POV's

Covered Vehicle Parking

None		
Subtotal		0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%	0
Total StreetsLA Covered Vehicle Parking Areas		0

Uncovered Vehicle Parking

Item	Qty	Area (SF)
Construction Services Division (CSD)		
Pickups, Dump Trucks, Construction Equipment	30	
Investigative Enforcement Division (IED)		
None		
Street Maintenance Division (SMD)		
Pickup Truck	10 x 20	1,600
Bobtail Truck	10 x 20	400
Skip Loader	10 x 20	400
Over the Cab Loader	12 x 30	3,600
Motor Sweeper	10 x 20	2,600
Tractor	10 x 20	400
Trailer	12 x 40	1,920
Van	10 x 20	200
10-Wheel Dump Truck	12 x 30	720
Streets Renewal Division (SRD)		
Pickups	10 x 20	3,000
Commercial Vehicles	12 x 30	2,880
Urban Forestry Division (UFD)		
Pickup Truck	10 x 20	1,400
Aerial Tower/Ranger	12 x 30	3,600
Tractor/Loader	12 x 30	720
Stump Grinder	8 x 10	160
Chippers	10 x 20	600
Chipper Van	10 x 20	600
Tractor Truck	12 x 30	720
Gondolas	12 x 40	960
Subtotal		26,480
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%	26,480
Total StreetsLA Uncover Vehicle Parking Areas		52,960

Employee/Visitor Parking

Employee Parking	9 x 18	21,870
------------------	--------	--------

Needs to be secure and separated from Fleet vehicles
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SPACE NEEDS PROGRAM
City of Los Angeles

Department:

East Yard (StreetsLA)

Visitor/Vendor Parking
ADA Parking
Subtotal
Circulation/Mechanical/Electrical/Structural (Net.Gross)
Total StreetsLA Employee/Visitor Parking Areas
Total StreetsLA (Exterior Areas)
Total StreetsLA Facility Areas

Master Plan Program (+20 YRS)				
Space Standard	Qty.		Area (SF)	
	Staff	Space		
9 x 18		20	3,240	
13 x 18		4	936	
		159	26,046	
100%			26,046	
			52,092	
			119,605	
			132,860	

BSS-BUREAU OF STREET SERVICES

G1-Y8:

East Yard (StreetsLA)

452 N San Fernando Rd. Los Angeles, CA 90031

Remarks
<i>Actual quantity to be verified to conform with Code requirements</i>

BSS-BUREAU OF STREET SERVICES

G2-Y1:
Wilshire Yard

1274 South Cochran Avenue, Los Angeles, CA 90018

SPACE NEEDS PROGRAM City of Los Angeles

Department:

Streets LA: G2Y1 Wilshire

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas

Offices

Crew #1: Street Maintenance Division

Street Services Supervisor I

Heavy Duty Truck Operator

Equipment Operator

Maintenance Laborer

Crew #2: Motor Sweeper Operations

Street Services Supervisor I

Heavy Duty Truck Operator

Equipment Operator

Maintenance Laborer

Investigator Enforcement Officer (IED)

Shared/Support Spaces

Touch-Down workstations

Gender Neutral Bathrooms/Showers

Locker Niche

Break Area/Kitchen

Bunk Room

Emergency Supplies

Space Standard	Staff	Space	Area (SF)
10 x 15	1	1	150
	1	0	
	1	0	
	2	0	
10 x 15	1	1	150
	1	0	
	1	0	
	2	0	
8 x 8	1	1	64
4 x 6		4	96
7 x 12		4	336
		1	80
14 x 20		1	280
		1	200
		1	64
Subtotal	11		1,420
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%		497
Total BSS Office Areas			1,917
Shop/Storage Areas			
Storage Areas			
12 x 25		1	300
12 x 25		1	300
14 x 16		1	224
Subtotal	0		824
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%		165
Total BSS Shop/Storage Areas			989
Total BSS (Building Areas)	11		2,906

Enclosed Office

In the field

In the field

In the field

Enclosed Office

In the field

In the field

In the field

Open workstation.

Dedicated area for shared employee computer access

Gender neutral shower/toilet rooms adjacent to locker area

Gender neutral locker area near bathroom/showers

Microwave, Toasting Oven, Water station, Refrigerator. Sized for 6-8 people

Sized for 4 beds

Storage area for water, food, first aid, cots, and other emergency supplies

Enclosed Area for palletized storage

Enclosed Area for palletized storage

Storage Area for compressor and fluids (Barrels of hydraulic oil, transmission oil, motor oil)

BSS-BUREAU OF STREET SERVICES

G2-Y1:
Wilshire Yard

1274 South Cochran Avenue, Los Angeles, CA 90018

SPACE NEEDS PROGRAM
City of Los Angeles

Department:
Streets LA: G2Y1 Wilshire

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

EXTERIOR AREAS

Covered Exterior Areas

Bicycle Rack			1	120
Covered Fuel Island	15	x	50	1 750
Gravel Bunker	15	x	25	1 375
Sand Bunker	15	x	25	1 375
Storage Cage	25	x	25	1 625
Rough Wash Area	25	x	25	1 625
Sweeper Brush Storage	20	x	20	1 400
Barricade Storage	12	x	25	1 300
Subtotal				3,570
Circulation/Mechanical/Electrical/Structural (Net:Gross)				10% 357
Total BSS Covered Exterior Areas				3,927

	(2) 1200-Gallon underground storage tanks: Diesel + unleaded. Area for DEF tank
	Storage for street signs, shovels, and rakes.
	Covered area with clarifier and hot water pressure washer for vehicle cleaning
	Covered area for used and new sweeper brushes

Uncovered Exterior Areas

Generator	8	x	10	1 80
Trash/Recycling/Hazardous Waste Collection				1 280
Underground Fuel Storage Tanks	18	x	20	1 360
Subtotal				720
Circulation/Mechanical/Electrical/Structural (Net:Gross)				10% 72
Total BSS Uncovered Exterior Areas				792

	Emergency back-up generator
--	-----------------------------

Enclosed Vehicle Parking

None				
Subtotal				0
Circulation/Mechanical/Electrical/Structural (Net:Gross)				10% 0
Total BSS Enclosed Vehicle Parking Areas				0

Covered Vehicle Parking

Pick-up	10	x	20	1 200
Dually Pick-up	10	x	20	1 200
Subtotal				2 400
Circulation/Mechanical/Electrical/Structural (Net:Gross)				10% 40
Total BSS Covered Vehicle Parking Areas				440

Uncovered Vehicle Parking

Motor Sweepers	10	x	20	8 1,600
Small OTC Loader	10	x	20	3 600
Large OTC Loader	12	x	30	1 360
Tractor	10	x	20	1 200
Trailer	12	x	40	1 480
Front Loader (Skip)	10	x	20	1 200
Tractor Trailer Parking	10	x	50	1 500
Subtotal				16 3,940
Circulation/Mechanical/Electrical/Structural (Net:Gross)				100% 3,940
Total BSS Uncovered Vehicle Parking Areas				0 7,880

Used for storing debris to be dumped later in a nearby site

Employee/Visitor Parking

Employee Parking	9	x	18	11 1,782
Visitor/Vendor Parking	9	x	18	3 486
Peak Transient Employees	9	x	18	2 324
ADA Parking	13	x	18	2 468
Subtotal				18 3,060
Circulation/Mechanical/Electrical/Structural (Net:Gross)				100% 3,060
Total BSS Employee/Visitor Parking Areas				6,120

Once a week 2-3 visitors
Outside employees coming for restroom, lunch warming, and fuel
Actual quantity to be verified to conform with Code requirements

Total BSS (Exterior Areas) 19,159

Total BSS Facility Areas 22,065

BSS-BUREAU OF STREET SERVICES

G2-Y8:

Southwest Service Yard

5860 South Wilton Place, Los Angeles, CA 90047

SPACE NEEDS PROGRAM City of Los Angeles

Department:

Streets LA: G2Y8 Southwest Service Yard

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	Space Standard	Staff Qty.	Space Qty.	Area (SF)	Remarks
Offices					
Yard Supervisor		4		238	3 desk filing cabinet, storage cabinet, printer
Sweeper Supervisor		4		238	3 desk filing cabinet, storage cabinet, printer
District Maintenance Supervisor		1	1	238	3 desk filing cabinet, storage cabinet, printer
Special Projects Supervisor		1	1	36	Workstation, Roving Crew
Motor Sweeper Operator		1	1	36	Workstation, touchdown station
Shared/Support Spaces					
Breakroom/Meeting Space	14 x 16		1	224	Doubles as meeting space
Gender Neutral Bathrooms/Showers	7 x 12		2	168	Gender neutral shower toilet room near lockers
Locker Niche			1	80	Adjacent to Bathroom/Showers
Emergency Supplies Storage	6 x 6		1	36	Storage space for food, water, first aid, etc
Secure Tool Storage/Supply Storage			1	600	Storage for City supplies and tools
Breakroom	14 x 16		1	224	Tables and chairs, kitchennette with sink, refrigerator, and microwave
Touchdown Benching			1	48	Benching type shared computer workstation for employee access
Small Meeting Room			1	350	Sized for up to 10 people
Subtotal		11		2,516	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			881	
Total BSS Office Areas				3,397	
Shop/Storage Areas					
Storage Areas					
Compressor Room	12 x 14		1	168	Compressor room for shop tools
Cement Storage	15 x 20		1	300	(50) 50 pound sacks. Up to 3 pallets
Absorbent Storage	15 x 20		1	300	Up to 3 pallets
Tool Storage	25 x 25		1	625	Secure storage area for hand tools, sandwich board, safety equipment, shovels, brooms, etc
Subtotal		0		1,393	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%			279	
Total BSS Shop/Storage Areas				1,672	
Total BSS (Building Areas)		11		5,068	

BSS-BUREAU OF STREET SERVICES

G2-Y8:

Southwest Service Yard

5860 South Wilton Place, Los Angeles, CA 90047

SPACE NEEDS PROGRAM City of Los Angeles

Department:
Streets LA: G2Y8 Southwest Service Yard

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

EXTERIOR AREAS					
Covered Exterior Areas					
Bicycle Rack			1	120	
Bulk Material Storage: Gravel	15 x 15		3	675	
Broom Storage Area	25 x 25		3	625	Covered exterior area for new and used broom storage
Covered Rough Wash Area	25 x 25		1	625	Covered with drain to OWS. Pressure wash system with wands
Wash Equipment Room	10 x 12		1	120	Enclosed area for hot water pressure wash system and soap tote
Subtotal				2,165	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			217	
Total BSS Covered Exterior Areas				2,382	
Uncovered Exterior Areas					
Generator	8 x 10		1	80	Emergency back-up generator
Trash/Recycling/Hazardous Waste Collection			1	280	
LA-DOT Signal Control Box	8 x 10		1	80	Needs to be verified.
Loading Area	12 x 30		1	360	Area for deliveries. Typically a stake bed truck
Subtotal				800	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			80	
Total BSS Uncovered Exterior Areas				880	
Enclosed Vehicle Parking					
None					
Subtotal				0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			0	
Total BSS Enclosed Vehicle Parking Areas				0	
Covered Vehicle Parking					
Pick-up Truck	10 x 20		1	200	
Subtotal			1	200	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			20	
Total BSS Covered Vehicle Parking Areas				220	
Uncovered Vehicle Parking					
Utility Trucks	9 x 18		2	162	
Dually Trucks	10 x 20		2	200	
Sweeper Trucks	10 x 20		23	200	
Pick-up	10 x 20		2	400	
Over Cab Loader	12 x 40		1	480	Storage of debris for pick up
Skip Loader	12 x 40		1	480	
Subtotal			31	1,922	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%			1,922	
Total BSS Uncovered Vehicle Parking Areas			0	3,844	
Employee/Visitor Parking					
Employee Parking	9 x 18			0	Needs to be secure and separated from Fleet vehicles
Visitor/Vendor Parking	9 x 18			0	
Transient Employee Parking	9 x 18			0	Roving crews temporary parking
ADA Parking	13 x 18			0	Actual quantity to be verified to conform with Code requirements
Subtotal			0	0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%			0	
Total BSS Employee/Visitor Parking Areas				0	
Total BSS (Exterior Areas)				7,326	
Total BSS Facility Areas				12,394	

BSS-BUREAU OF STREET SERVICES

G2-Y11:

South Yard

8602 Denver Avenue, Los Angeles, CA 90047

SPACE NEEDS PROGRAM City of Los Angeles

Department:
Streets LA: G2Y11 South Yard

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks	
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EXTERIOR AREAS

Covered Exterior Areas

Bicycle Rack			1	120
Bulk Material Storage: Gravel	15	x	15	3 675
Broom Storage Area	25	x	25	3 625
Covered Rough Wash Area	25	x	25	1 625
Wash Equipment Room	10	x	12	1 120
Subtotal				2,165
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			217
Total LASAN Covered Exterior Areas				2,382

	Covered exterior area for new and used broom storage
	Covered with drain to OWS. Pressure wash system with wands
	Enclosed area for hot water pressure wash system and soap tote

Uncovered Exterior Areas

Generator	8	x	10	1 80
Trash/Recycling/Hazardous Waste Collection				1 280
LA-DOT Signal Control Box	8	x	10	1 80
Loading Area	12	x	30	1 360
Subtotal				800
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			80
Total LASAN Uncovered Exterior Areas				880

	Emergency back-up generator
	Needs to be verified. To go on southwest corner in future
	Area for deliveries. Typically a stake bed truck

Enclosed Vehicle Parking

None				
Subtotal				0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			0
Total LASAN Enclosed Vehicle Parking Areas				0

Covered Vehicle Parking

None				
Subtotal				0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			0
Total LASAN Covered Vehicle Parking Areas				0

Uncovered Vehicle Parking

Pick-up	10	x	20	2 400
Motor Sweeper	12	x	30	2 720
Over Cab Loader	12	x	40	1 480
Skip Loader	12	x	40	1 480
Subtotal				6 2,080
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%			2,080
Total LASAN Uncovered Vehicle Parking Areas				0 4,160

	Storage of debris for pick up
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Employee/Visitor Parking

Employee Parking	9	x	18	3 486
Visitor/Vendor Parking	9	x	18	3 486
Transient Employee Parking	9	x	18	3 486
ADA Parking	13	x	18	1 234
Subtotal				10 1,692
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%			1,692
Total LASAN Employee/Visitor Parking Areas				3,384

	Needs to be secure and separated from Fleet vehicles
	Roving crews temporary parking
	Actual quantity to be verified to conform with Code requirements

Total LASAN (Exterior Areas)

10,806

Total LASAN Facility Areas

15,231

BSS-BUREAU OF STREET SERVICES

G3-Y01:
 Street Maintenance Central District Yard
 1274 W 2nd St. Los Angeles, CA 90026

SPACE NEEDS PROGRAM
 City of Los Angeles
 Department:
Streets LA: G3Y1 Central

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	Space Standard	Staff	Space	Area (SF)	Remarks
Offices					
Street Services Supervisor I		1	1	195	Closed office. Primarily in the field. Desk, chair, copier, shredder, filing cabinet
Maintenance Laborer		3			Primarily in the field
Shared/Support Spaces					
Gender Neutral Bathrooms/Showers	7 x 12		2	168	Gender-neutral shower, toilet, sink, adjacent to locker niche (Current shower leaks/Slip risk)
Locker Niche			1	120	Adjacent to Bathroom/Showers
Breakroom/Meeting Room			1	350	Tables and chairs, ice machine, kitchennette with sink, refrigerator, and microwave. 2-4 people Current break room has no air conditioning.
Touchdown Workstation/Benching workstation			1	48	Benching type shared computer workstation for employee access
Subtotal		4		881	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			308	
Total LASAN Office Areas				1,189	
Shop/Storage Areas					
Storage Areas					
Secure Supply Room			1	300	Storage of PPE, safety equipment, trash bags, and general City supplies
Secure Tool Room			1	300	Storage of shovels, hand tools, etc
Cold Patch Storage			1	400	Storage of palletized Cold Patch
Absorbent Storage			1	400	Storage of palletized absorbent
Sign/Barricade Storage			1	400	Storage of signs, barricades, cones, etc
Subtotal		0		1,800	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%			360	
Total LASAN Shop/Storage Areas				2,160	
Total LASAN (Building Areas)		4		3,349	

BSS-BUREAU OF STREET SERVICES

G3-Y01:

Street Maintenance Central District Yard

1274 W 2nd St. Los Angeles, CA 90026

SPACE NEEDS PROGRAM

City of Los Angeles

Department:

Streets LA: G3Y1 Central

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

EXTERIOR AREAS

Covered Exterior Areas

Bicycle Rack			1	120
Covered Rough Wash Area	25	x 25	1	625
Wash Equipment Room	12	x 14	1	168
Fuel Island	15	x 50	2	1,500
DEF Dispensing Tote	12	x 14	1	168
Subtotal				2,581
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			258
Total LASAN Covered Exterior Areas				2,839

Covered with drain to clarifier. Pressure wash system with wands
Enclosed area for hot water pressure wash system and soap tote
Two dispensors
Tank for diesel exhaust fluid (DEF)

Uncovered Exterior Areas

Generator	8	x 10	1	80
Trash/Recycling/Hazardous Waste Collection			1	280
Underground Fuel Storage Tanks	40	x 40	1	1,600
Skip Loader Attachment Storage	20	x 20	1	400
Subtotal				2,360
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			236
Total LASAN Uncovered Exterior Areas				2,596

Emergency back-up generator
5,000-gallon tank for unleaded/2,000-gallon tank for diesel
Storage for forks, buckets, etc

Enclosed Vehicle Parking

None				
Subtotal				0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			0
Total LASAN Enclosed Vehicle Parking Areas				0

Covered Vehicle Parking

None				
Subtotal			0	0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			0
Total LASAN Covered Vehicle Parking Areas				0

Uncovered Vehicle Parking

Pick-up	10	x 20	1	200
Pick-up (4-door)	10	x 20	1	200
Stake Bed Truck	10	x 20	1	200
Bobtail Truck	10	x 20	1	200
Front End Loader	10	x 20	1	200
10-Wheeler	10	x 20	1	200
Skip Loader	10	x 20	2	400
Subtotal			8	1,600
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%			1,600
Total LASAN Uncover Vehicle Parking Areas			0	3,200

Employee/Visitor Parking

Employee Parking	9	x 18	4	648
Visitor/Vendor Parking	9	x 18	2	324
Transient Employee Visitors	9	x 18	2	162
ADA Parking	13	x 18	1	234
Subtotal			9	1,368
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%			1,368
Total LASAN Employee/Visitor Parking Areas				2,736

Needs to be secure and separated from Fleet vehicles
Every 2-3 months
City staff visiting for fuel, bathroom, warm lunch, get ice, every 2 months
Actual quantity to be verified to conform with Code requirements

Total LASAN (Exterior Areas)

11,371

Total LASAN Facility Areas

14,720

SPACE NEEDS PROGRAM
City of Los Angeles

Department:

StreetsLA: G3Y2 Lot Clearing

BSS-BUREAU OF STREET SERVICES

G3-Y02:

Street Maintenance Yard

1315 West Blvd. Los Angeles, CA 90019

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas

Offices (For two 9-person Crews)

Supervisor	96 SF	2	1	96
Heavy Equipment Operator		2	0	
Heavy Truck Driver		2	0	
Tree Surgeon		12	0	

<i>Mostly in the field but returns for paperwork at 9 or 10. Two positions can share same office</i>
<i>In the field</i>
<i>In the field</i>
<i>In the field</i>

Shared/Support Spaces

Conference Room/Crew Room				500
Male Restroom, Locker, Shower				500
Female Restroom, Locker, Shower				350

<i>for up to 20 people</i>
<i>Sized for 100% of staff for functional reality with decontamination shower</i>
<i>Sized for 50% staff by Code with decontamination shower</i>

Subtotal

		18		1,446
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Circulation/Mechanical/Electrical/Structural (Net:Gross)

35%				506
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Total LASAN Office Areas

				1,952
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Shop/Storage Areas

Shop Space			1	144
Compressor Room			1	120
Storage Room			1	240

<i>Compressed air lines, work bench, utility sink</i>
<i>Secure storage for saws ropes, ladders, chain saws, saddles, and other misc. gear</i>

Subtotal

		0		504
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Circulation/Mechanical/Electrical/Structural (Net:Gross)

20%				101
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Total LASAN Shop/Storage Areas

				605
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Total LASAN (Building Areas)

		18		2,557
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SPACE NEEDS PROGRAM
City of Los Angeles

Department:
StreetsLA: G3Y2 Lot Clearing

BSS-BUREAU OF STREET SERVICES
G3-Y02:
Street Maintenance Yard
1315 West Blvd. Los Angeles, CA 90019

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

EXTERIOR AREAS

Covered Exterior Areas

None

Subtotal 0

Circulation/Mechanical/Electrical/Structural (Net:Gross) 10% 0

Total LASAN Covered Exterior Areas 0

Uncovered Exterior Areas

Generator 8 x 10 1 80

Trash/Recycling/Hazardous Waste Collection 1 280

Subtotal 360

Circulation/Mechanical/Electrical/Structural (Net:Gross) 10% 36

Total LASAN Uncovered Exterior Areas 396

Enclosed Vehicle Parking

None

Subtotal 0

Circulation/Mechanical/Electrical/Structural (Net:Gross) 10% 0

Total LASAN Enclosed Vehicle Parking Areas 0

Covered Vehicle Parking

None

Subtotal 0

Circulation/Mechanical/Electrical/Structural (Net:Gross) 10% 0

Total LASAN Covered Vehicle Parking Areas 0

Uncovered Vehicle Parking

Pick-up 10 x 20 2 400

Tractor (Loader) 12 x 40 2 960

Gondola 12 x 40 2 960

Stump Grinder 10 x 20 2 400

Ranger 12 x 40 12 5,760

Subtotal 20 8,480

Circulation/Mechanical/Electrical/Structural (Net:Gross) 100% 8,480

Total LASAN Uncoverd Vehicle Parking Areas 20 16,960

Employee/Visitor Parking

Employee Parking 9 x 18 18 2,916

ADA Parking 13 x 18 1 234

Subtotal 19 3,150

Circulation/Mechanical/Electrical/Structural (Net:Gross) 100% 3,150

Total LASAN Employee/Visitor Parking Areas 6,300

Total LASAN (Exterior Areas) 23,656

Total LASAN Facility Areas 26,213

Emergency back-up generator

Needs to be secure and separated from Fleet vehicles

Actual quantity to be verified to conform with Code requirements

BSS-BUREAU OF STREET SERVICES

G3-Y08:

BSS Yard Building; Structural Construction Zone #1

2474 E Olympic Blvd. Los Angeles, CA 90021

SPACE NEEDS PROGRAM City of Los Angeles

Department:

Streets LA: G3Y8 Structural Construction Zone

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

EXTERIOR AREAS

Covered Exterior Areas					
Rough Wash	25	x	25	1	625
Subtotal					625
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				63
Total BSS Covered Exterior Areas					688
Uncovered Exterior Areas					
Generator	10	x	20	1	200
Trash/Recycling/Hazardous Waste Collection				1	280
Subtotal					480
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				48
Total BSS Uncovered Exterior Areas					528
Enclosed Vehicle Parking					
None					
Subtotal					0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				0
Total BSS Enclosed Vehicle Parking Areas					0
Covered Vehicle Parking					
None					
Subtotal				0	0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				0
Total BSS Covered Vehicle Parking Areas					0
Uncovered Vehicle Parking					
Skip Loader	12	x	40	1	480
10-Wheeled Truck	12	x	40	1	480
Backhoe	12	x	30	1	360
Subtotal				3	1,320
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%				1,320
Total BSS Uncovered Vehicle Parking Areas				0	2,640
Employee/Visitor Parking					
Employee Parking	9	x	18	13	2,106
Visitor/Vendor Parking	9	x	18	6	972
ADA Parking	13	x	18	2	468
Subtotal				21	3,546
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%				3,546
Total BSS Employee/Visitor Parking Areas					7,092
Total BSS (Exterior Areas)					10,948
Total BSS Facility Areas					18,028

<i>Need area for rough washing, currently in alley way without clarifier or cover</i>
<i>Emergency back-up generator to supply plant operations and offices</i>
<i>Needs to be secure and separated from Fleet vehicles</i>
<i>Other departments picking up supplies</i>
<i>Actual quantity to be verified to conform with Code requirements</i>

SPACE NEEDS PROGRAM
City of Los Angeles

Department:

Streets LA: G3Y9 Asphalt Plant

BSS-BUREAU OF STREET SERVICES

G3-Y09:

Asphalt Plant #1; Street Services Asphalt Plant #1

2484 E Olympic Blvd. Los Angeles, CA 90021

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas

Offices

Asphalt Plant Manager	196 sf	1	1	196
Asphalt Plant Operators		4		
Maintenance and Construction Helpers		2		
Laborer		1		
Equipment Operator		1		
Welder		1		
Senior Clerk	64 sf	1	1	64
Clerk	64 sf	1	1	64
Superintendents 2	100 sf	1	1	100
Superintendents 1	100 sf	1	1	100
Superintendents 1	64 sf	1	1	64
Transportation Supervisor	64 sf	1	1	64
Transportation Lead Person	64 sf	1	1	64

<i>Open workstation: Desk, file cabinet, computer</i>
<i>No space requirements</i>
<i>No space requirements</i>
<i>No space requirements</i>
<i>No space requirements</i>
<i>No space requirements</i>
<i>Open workstation: Desk, file cabinet, computer</i>
<i>Open workstation: Desk, file cabinet, computer</i>
<i>Open workstation: Desk, file cabinet, computer</i>
<i>Open workstation: Desk, file cabinet, computer</i>
<i>Open workstation: Desk, file cabinet, computer</i>
<i>Open workstation: Desk, file cabinet, computer</i>
<i>Open workstation: Desk, file cabinet, computer</i>

Shared/Support Spaces

Breakroom/Kitchen			1	350
Gender Neutral Bathrooms/Showers	7 x 12		5	420
Locker Niche			1	120
Control Room			1	900
MCC Room			1	500
Touchdown Workstation/Benching workstation	48 sf		2	96
Subtotal		17		3,102
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			1,086
Total LASAN Office Areas				4,188

<i>Refrigerator, microwave, ice machine, sink and counter space (Up to 10 people)</i>
<i>Gender-neutral shower, toilet, sink, adjacent to locker niche (only need 2 with showers)</i>
<i>Adjacent to Bathroom/Showers</i>
<i>Central Space for the operation and monitored station of the asphalt plant</i>
<i>Motor Control Center (MCC) of electric motors throughout the plant</i>
<i>Benching type shared computer workstation for employee access</i>

Shop/Storage Areas

Storage Areas

Parts Storage			1	3,000
Secure Tool Storage			1	50
Bucket and Drag Chain			1	100
Subtotal		0		3,150
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%			630
Total LASAN Shop/Storage Areas				3,780
Total LASAN (Building Areas)		17		7,968

<i>Drive belts, filters, bearings, hardware, rubber skirting, electric motors, and conveyor belts (Currently roughly 1,500 sqft shared area with Transportation)</i>
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BSS-BUREAU OF STREET SERVICES

G3-Y09:

Asphalt Plant #1; Street Services Asphalt Plant #1

2484 E Olympic Blvd. Los Angeles, CA 90021

SPACE NEEDS PROGRAM City of Los Angeles

Department:
Streets LA: G3Y9 Asphalt Plant

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

EXTERIOR AREAS

Covered Exterior Areas

Ex. Wear Plates			1	100
Fuel Island/Fuel Lane	15	x 60	2	1,800
DEF Dispensing Tote	5	x 8	2	80

Subtotal				1,980
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			198
Total LASAN Covered Exterior Areas				2,178

Uncovered Exterior Areas

Generator	10	x 20	1	200
Trash/Recycling/Hazardous Waste Collection			1	280
Under-ground Storage Tanks (UST) / Fuel Tank Farm	60	x 80	1	4,800
Service Lane	30	x 60	1	1,800
Asphalt Spoils Bunker	50	x 50	1	2,500

Subtotal				9,580
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			958
Total LASAN Uncovered Exterior Areas				10,538

Enclosed Vehicle Parking

None				
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Subtotal				0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			0
Total LASAN Enclosed Vehicle Parking Areas				0

Covered Vehicle Parking

None				
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Subtotal			0	0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			0
Total LASAN Covered Vehicle Parking Areas				0

Uncovered Vehicle Parking

Pick-up	9	x 18	5	810
Tag Axle Trucks	10	x 20	30	6,000
Wheel Loaders	10	x 20	4	800
Articulating Lift with Jib	12	x 30	1	360
Scissor Lift	8	x 10	1	80
Forklift	8	x 10	1	80

Subtotal			42	8,130
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%			8,130
Total LASAN Uncovered Vehicle Parking Areas			0	16,260

Employee/Visitor Parking

Employee Parking	9	x 18	17	2,754
Visitor/Vendor Parking	9	x 18	3	486
ADA Parking	13	x 18	2	468

Subtotal			22	3,708
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%			3,708
Total LASAN Employee/Visitor Parking Areas				7,416

Total LASAN (Exterior Areas)				36,392
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Total LASAN Facility Areas				44,360
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<i>Single, center island with two double-sided, dual-hose fuel dispensers. 2 DEF dispensers at each end with 2 Fuel Management Terminal.</i>
<i>Tote storage area for Diesel Exhaust Fluid (DEF)</i>

<i>Emergency back-up generator to supply plant operations and offices</i>
<i>Diesel, Unleaded (Currently 9,000-gallon diesel/1,500-gallon unleaded)</i>
<i>Area reserved for refueling truck</i>
<i>250-500 tons of waste product from production line and crew spoils (requires concrete apron)</i>

<i>Needs to be secure and separated from Fleet vehicles</i>
<i>Every week</i>
<i>Actual quantity to be verified to conform with Code requirements</i>

SPACE NEEDS PROGRAM
City of Los Angeles

Department:
Streets LA: G3Y20 Silverlake

INTERIOR AREAS

Office Areas	
Offices	
Yard Supervisor	
<u>Typical Crew</u>	
1 x Supervisor	
1 x Equipment Operators	
1 x Carpenter	
1-2 x Heavy Truck Drivers	
3 x Cement Finishers	
2-3 x Laborer	
Shared/Support Spaces	
Training Room	
Gender Neurtral Bathrooms/Showers	
Locker Niche	
Touchdown Workstation/Benching workstation	
Breakroom/Kitchen	
Small Meeting Room	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	
Total BSS Office Areas	
Shop/Storage Areas	
Shop Areas	
Carpentry Shop	
Storage Areas	
Wood Storage	
Plumbing Storage	
Supply/Tool Storage	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	
Total BSS Shop/Storage Areas	
Total BSS (Building Areas)	

BSS-BUREAU OF STREET SERVICES

G3-Y20:

LAG S.A.F.E. Collection Center;

4600 Colorado Blvd. Los Angeles, CA 90039; 4610 Colorado Blvd (RAP)

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

Space Standard	Qty. Staff	Qty. Space	Area (SF)
14 x 16	1	1	224
	60		
16 x 36		8	576
7 x 12		6	504
3 sf		60	180
24 sf		2	48
		1	350
		1	350
	61		2,232
35%			781
			3,013
25 x 50		1	1,250
25 x 50		1	1,250
25 x 25		1	625
50 x ###		1	5,000
	0		8,125
20%			1,625
			9,750
	61		12,763

<i>Private office with desk, chair, computer, guest chair</i>
<i>No space needs</i>
<i>Sized for 10 computer workstations and can double for HR touchdown and office space</i>
<i>Gender-neutral shower, toilet, sink, adjacent to locker niche (accommodate up to 60 people)</i>
<i>Adjacent to Bathroom/Showers (sized for 60 people)</i>
<i>Benching type shared computer workstation for employee access</i>
<i>Refrigerator, microwave, ice machine, sink and counter space (sized for 4-6 people)</i>
<i>Small meeting room for small groups or private/HR-type meetings (sized for 4-6 people)</i>
<i>Shop space for miscellaneous carpentry, dimensional and sheet goods lumber storage</i>
<i>Adjacent to Carpentry Shop for dimensional lumber and sheet good storage</i>
<i>Plumbing Storage area for fittings, pipes, tools, etc</i>
<i>General storage for supplies, tools, equipment, etc (to replace 10 Conex boxes currently in use)</i>

BSS-BUREAU OF STREET SERVICES

G3-Y20:

LAG S.A.F.E. Collection Center;

4600 Colorado Blvd. Los Angeles, CA 90039; 4610 Colorado Blvd (RAP)

SPACE NEEDS PROGRAM
 City of Los Angeles
 Department:
 Streets LA: G3Y20 Silverlake

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

EXTERIOR AREAS

Covered Exterior Areas

Guardrail Storage	25	x	25	1	625
Plastiform Storage	25	x	25	1	625
Barricade Storage	25	x	25	1	625
Miscellaneous Storage	17	x	80	1	1,360

Subtotal					3,235
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				324
Total BSS Covered Exterior Areas					3,559

Covered storage for guardrail stock
Covered storage for Plastiform molds
Covered storage for barricades
General covered storage for loaded vehicles, junction boxes, water valves, construction materials, milling machine bits and other miscellaneous items

Uncovered Exterior Areas

Generator	12	x	16	1	192
Trash/Recycling/Hazardous Waste Collection				1	280

Subtotal					472
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				47
Total BSS Uncovered Exterior Areas					519

Emergency back-up generator

Enclosed Vehicle Parking

None					0
Subtotal					0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				0
Total BSS Enclosed Vehicle Parking Areas					0

Subtotal					0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				0
Total BSS Enclosed Vehicle Parking Areas					0

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Covered Vehicle Parking

None					0
Subtotal					0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				0
Total BSS Covered Vehicle Parking Areas					0

Subtotal					0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				0
Total BSS Covered Vehicle Parking Areas					0

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Uncovered Vehicle Parking

Dump Truck (10-wheel)	12	x	40	12	5,760
Dump Truck (5-yard)	12	x	30	2	720
Carpenter's Truck	10	x	20	6	1,200
Box Vans	12	x	30	4	1,440
Stake Bed Truck (Large)	12	x	30	11	3,960
Hi Ranger Truck (UFD)	12	x	40	4	1,920
Pick-up Trucks	9	x	18	9	1,458
Fleet Vehicles	9	x	18	2	324
40-foot Trailer	12	x	40	12	5,760
Aluminum Trailer	10	x	20	4	800
Arrow Boards	10	x	20	4	800
Skip Loaders	10	x	20	3	600
Skid Steer Tractor	10	x	20	4	800
Track-type Dozer	12	x	30	1	360
Compressor Truck	10	x	20	2	400
Portable Restrooms	10	x	20	3	600

Subtotal				83	26,902
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%			12	26,902
Total BSS Uncovered Vehicle Parking Areas				0	53,804

Confirm all these dimensions

Employee/Visitor Parking

Employee Parking	9	x	18	61	9,882
Visitor/Vendor Parking	9	x	18	2	324
Electric Vehicle Parking	9	x	18	4	648
ADA Parking	13	x	18	1	234
Subtotal				68	11,088
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%				11,088
Total BSS Employee/Visitor Parking Areas					22,176

Subtotal				68	11,088
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%				11,088
Total BSS Employee/Visitor Parking Areas					22,176

Needs to be secure and separated from Fleet vehicles
2 per week
Dedicated parking for EV charging (220V charging)
Actual quantity to be verified to conform with Code requirements

Total BSS (Exterior Areas)

					80,058
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					80,058
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Total BSS Facility Areas

					92,821
--	--	--	--	--	---------------

					92,821
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Total BSS (Exterior Areas)					80,058
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					80,058
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Total BSS Facility Areas					92,821
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					92,821
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BSS-BUREAU OF STREET SERVICES

G3-Y25:
Hollywood Street Maintenance Yard/Office
6640 W Romaine St. Los Angeles, CA 90038

SPACE NEEDS PROGRAM City of Los Angeles

Department:
Streets LA: G3Y25 Hollywood

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas

Offices

	Space	Qty.	Area
	Standard	Staff	Space
Street Services Supervisors	12 x 14	4	1 672
Equipment Operator		3	0
Sweeper Operator		12	0
Truck Driver		8	0
Maintenances and Helpers		8	0
Tool Room Worker		1	0

Remarks

<i>In the field</i>
<i>In the field</i>
<i>In the field</i>
<i>In the field</i>

Shared/Support Spaces

Supply Room	12 x 14	4	168
Touch-Down workstations	6 x 4	2	48
Gender Neutral Bathrooms/Showers	7 x 12	4	336
Locker Niche	3 SF	60	180
Break Area/Kitchen		1	350
Emergency Supply Storage		1	120

<i>Office supplies--e.g. paper, boxes, etc</i>
<i>Sized for up to 60 people</i>
<i>Microwave, Toasting Oven, Water station, Refrigerator. Sized for 15 people.</i>
<i>Dedicated space for storage of food, water, first aid supplies, etc</i>

Subtotal		36	1,874
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%		656
Total BSS Office Areas			2,530

Shop/Storage Areas

Shop Areas

None			
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Storage Areas

Supply/Storage Room	25 x 50	1	1,250
Compressor/Fluids Room	14 x 18	1	252
Cold Patch Storage	20 x 20	1	400

<i>Storage for barricades, gloves, lumber, bags, batteries, barricade lights, PPE, hand tools, shovels,</i>
<i>Fluids in 50-gallon drums (motor oil, transmission fluid, etc)</i>

Subtotal		0	1,902
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%		380
Total BSS Shop/Storage Areas			2,282

Total BSS (Building Areas)		36	4,812
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GSD-GENERAL SERVICES DIVISION

G1-Y04:
7th St Consolidated Facility
2222 E 7th St. Los Angeles, CA 90023

SPACE NEEDS PROGRAM City of Los Angeles

Department:
GSD: 7th Consolidated

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	Space Standard	Staff	Space	Area (SF)	Remarks
Office Areas					
Offices					
<u>Truck Shop</u>					
Automotive Supervisor		1			Space in minor truck shop office
Equipment Mechanic		19			On shop floor
<u>Construction Shop</u>					
Equipment Repair Supervisor		1			In construction shop office
Heavy-Duty Equipment Mechanic		15			On the shop floor
<u>Weld Shop</u>					
Welder Supervisor		1			Space in weld shop office
Welder		6			On shop floor
Machinist		2			On machine shop area
<u>Generator Crew</u>					
Heavy-Duty Equipment Mechanic		6			In the field but work out of construction office
<u>Lube Crew</u>					
Heavy-Duty Equipment Mechanic		2			In the field but work out of construction office
Shared/Support Areas					
Minor Truck Shop Office			1	200	
Major Truck Shop Office			1	200	
Construction Shop Office			1	200	
Weld and Machine Shop Office			1	200	
Small Equipment Repair Office			1	200	
Supply Services Office	300 SF	3	1	300	With Supply Services, Parts Shop
File Room			1	200	
Large Conference Room			1	600	25 people in academic setting. Tables, chairs, TV, projector, phones
Table and Chair Storage			1	200	
Men's Restroom/Shower			1	350	
Women's Restroom/Shower			1	350	
Men's Locker Room	3 SF		50	150	Sized for 50 people
Women's Locker Room	3 SF		50	150	Sized for 50 people
Uniform Alcove			1	120	
Lunch/Breakroom			1	400	Includes kitchenette
Subtotal					
		56		3,820	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			1,337	
Total GSD Office Areas				5,157	
Shop/Storage Areas					
Shop Areas					
Heavy-Duty PM/Inspection Bay	30 x 55		2	3,300	Construction Shop
Heavy-Duty Running Repair Bay	30 x 55		10	16,500	Construction Shop
Heavy-Duty PM/Inspection Bay	30 x 55		2	3,300	Truck Shop
Heavy-Duty Running Repair Bay	30 x 55		10	16,500	Truck Shop
Light-Duty PM/Inspection Bay	16 x 35		2	1,120	Truck Shop
Light-Duty Running Repair Bay	16 x 35		8	4,480	Truck Shop
Small Equipment Repair Shop	25 x 55		1	1,375	
Weld and Machine Shop	30 x 55		1	1,650	
Wood Shop (Streets Services)	30 x 74		1	2,220	
Auto Electric Building			1	2,450	Houses the particulate trap cleaner, small equipment repair parts, and battery storage
Storage Areas					
Parts Storage			1	2,500	
Parts Counter			1	60	
Parts Manager's Office	10 x 12	1	1	120	
Delivery/Receiving				800	
Common Work Area			1	1,100	
Portable Equipment Storage			1	550	
Lube/Compressor Room			1	600	
Hazardous Material Storage			1	120	
Tool Cage			1	450	
Tool Room			1	250	Tool Room for Construction Shop
Trash and Recyclables Storage Shed (Exterior)			1	50	
Subtotal					
		1		59,495	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%			11,899	
Total GSD Shop/Storage Areas				71,394	
Total GSD (Building Areas)		57		76,551	

GSD-GENERAL SERVICES DIVISION

G1-Y06:

Central Service Yard

3900 Chevy Chase Dr. Los Angeles, CA 90039

SPACE NEEDS PROGRAM City of Los Angeles

Department:

GSD: Central Service Yard

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	Space Standard	Staff	Space	Area (SF)	Remarks
Offices					
<u>Main Shop</u>					
Automotive Supervisor		1			In shop office
Equipment Mechanic		6			In shop/field
Heavy-Duty Equipment Mechanic		4			In shop/field
<u>Turf Shop</u>					
Automotive Supervisor		1	1	169	
Equipment Mechanic		4			In shop/field
Heavy-Duty Equipment Mechanic		4			In shop/field
Shared/Support Areas					
Minor Truck Shop Office			1	150	
Lunch/Breakroom			1	350	Includes kitchenette
Lunch Breakroom (Turf Shop)			1	350	Includes kitchenette
Meeting Room (Turf Shop)			1	600	Sized for 25 people
Men's Restroom/Shower			1	200	
Women's Restroom/Shower			1	200	
Men's Locker Room	3 SF		10	30	Sized for 10 people
Women's Locker Room	3 SF		10	30	Sized for 10 people
Subtotal		20		2,079	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			728	
Total GSD Office Areas				2,807	
Shop/Storage Areas					
<u>Shop Areas</u>					
Heavy-Duty PM/Inspection Bay	30 x 55		2	3,300	
Heavy-Duty Running Repair Bay	30 x 55		5	8,250	
Light-Duty PM/Inspection Bay	16 x 35		1	560	
Light-Duty Running Repair Bay	16 x 35		2	560	
Small Engine Repair Bay (Turf Shop)	30 x 55		1	1,650	
<u>Storage Areas</u>					
Parts Storage			1	1,000	
Parts Counter			1	60	
Parts Storage (Turf Shop)			1	600	
Parts Manager's Office	10 x 12	1	1	120	
Tool Locker			1	200	
Delivery/Receiving				800	
Common Work Area			1	1,100	
Portable Equipment Storage			1	550	
Lube/Compressor Room			1	600	
Hazardous Material Storage			1	120	
Battery Storage			1	120	
Trash and Recyclables Storage Shed (Exterior)			1	50	
Subtotal		1		19,640	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%			3,928	
Total GSD Shop/Storage Areas				23,568	
Total GSD (Building Areas)		21		26,375	

GSD-GENERAL SERVICES DIVISION

G1-Y06:

Central Service Yard

3900 Chevy Chase Dr. Los Angeles, CA 90039

SPACE NEEDS PROGRAM City of Los Angeles	
Department: GSD: Central Service Yard	
EXTERIOR AREAS	
Covered Exterior Areas	
Wash Rack	
Bicycle Rack	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%
Total GSD Covered Exterior Areas	
Uncovered Exterior Areas	
Generator	
Trash/Recycling/Hazardous Waste Collection	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%
Total GSD Uncovered Exterior Areas	
Enclosed Vehicle Parking	
None	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%
Total GSD Enclosed Vehicle Parking Areas	
Covered Vehicle Parking	
None	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%
Total GSD Covered Vehicle Parking Areas	
Uncovered Vehicle Parking	
Shop Truck	
Field Service Truck	
Equipment @ Shop for Service & Repair	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%
Total GSD Uncover Vehicle Parking Areas	
Employee/Visitor Parking	
Employee Parking	
Visitor/Vendor Parking	
ADA Parking	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%
Total GSD Employee/Visitor Parking Areas	
Total GSD (Exterior Areas)	
Total GSD Facility Areas	

Master Plan Program (+20 YRS)				
Space Standard	Qty.		Area (SF)	
	Staff	Space		
50 x 50	1		2,500	
	1		120	
			2,620	
10%			262	
			2,882	
8 x 10	1		80	
	1		280	
			360	
10%			36	
			396	
			0	
10%			0	
			0	
10 x 20	1		200	
12 x 30	2		720	
12 x 30	120		43,200	
		123	44,120	
100%			44,120	
		0	88,240	
9 x 18	21		3,402	
9 x 18	4		162	
13 x 18	2		468	
		27	4,032	
100%			4,032	
			8,064	
			99,582	
			125,957	

Remarks
Covered vehicle wash area with hot pressure water and clarifier
Emergency back-up generator
Needs to be secure and separated from Fleet vehicles
Actual quantity to be verified to conform with Code requirements

GSD-GENERAL SERVICES DIVISION

G1-Y08:
 San Fernando Road Consolidated Facility;
 452 N San Fernando Rd. Los Angeles, CA 90031

SPACE NEEDS PROGRAM
City of Los Angeles
Department:
GSD: North Central

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS					
Office Areas					
Offices					
Shift 1 (Refuse Shop)					
Automotive Supervisor	224 SF	1	1	224	
Senior Equipment Mechanic	120 SF	1	1	120	<i>Closed office: Desk, chair, filing cabinet, guest chair</i>
Equipment Mechanic		10	0		<i>Closed office: Desk, chair, filing cabinet</i>
Garage Attendant		2	0	200	<i>Work in bays, no dedicated office space requirements</i>
Welder		1	0		<i>Space in shop for oil changes and lubrication</i>
Shift 2 (Refuse Shop)					<i>Work in shop, no dedicated office space requirements</i>
Automotive Supervisor		1	0		
Equipment Mechanic		12	0		<i>Shared office with day supervisor</i>
Garage Attendant		2	0		<i>Work in bays, no dedicated office space requirements</i>
Welder		1	0		<i>Space in shop for oil changes and lubrication</i>
Aerial Shop					<i>Work in shop, no dedicated office space requirements</i>
Equipment Repair Supervisor	224 SF	1	1	224	
Heavy-Duty Equipment Mechanic		6	0		<i>Closed office: Desk, chair, filing cabinet, guest chair</i>
Shared/Support Areas					<i>Work in bays, no dedicated office space requirements</i>
Supply Services Office	64 SF	2	2	128	
File Room			1	200	<i>One day shift and one night shift withing parts storage space</i>
Touchdown Workstations	16 SF		4	64	<i>Near shop space</i>
Men's Restroom/Shower			1	350	
Women's Restroom/Shower			1	350	
Men's Locker Room	3 SF		50	150	<i>Sized for 50 people</i>
Women's Locker Room	3 SF		50	150	<i>Sized for 50 people</i>
Uniform Alcove			1	120	
Lunch/Breakroom			1	400	<i>Includes kitchenette</i>
Subtotal				40	2,680
Circulation/Mechanical/Electrical/Structural (Net:Gross)				35%	938
Total GSD Office Areas					3,618
Shop/Storage Areas					
Shop Areas					
Heavy-Duty PM/Inspection Bay (Refuse Shop)	30 x 55		3	4,950	
Heavy-Duty Running Repair Bay (Refuse Shop)	30 x 55		16	26,400	
Heavy-Duty PM/Inspection Bay (Aerial Shop)	30 x 55		2	3,300	
Heavy-Duty Running Repair Bay (Aerial Shop)	30 x 55		6	9,900	
Chassis Wash Bay	30 x 55		1	1,650	
Weld and Machine Shop	30 x 55		1	1,650	
Storage Areas					
Parts Storage			1	2,500	
Parts Counter			1	60	
Delivery/Receiving				800	
Common Work Area			1	1,100	
Portable Equipment Storage			1	550	
Lube/Compressor Room			1	600	
Hazardous Material Storage			1	120	
Tool Cage			1	450	
Tool Room			1	250	<i>Tool Room for Construction Shop</i>
Trash and Recycables Storage Shed (Exterior)			1	50	
Subtotal				0	54,330
Circulation/Mechanical/Electrical/Structural (Net:Gross)				20%	10,866
Total GSD Shop/Storage Areas					65,196
Total GSD (Building Areas)				40	68,814

GSD-GENERAL SERVICES DIVISION

G1-Y08:

San Fernando Road Consolidated Facility;

452 N San Fernando Rd. Los Angeles, CA 90031

SPACE NEEDS PROGRAM City of Los Angeles	
Department: GSD: North Central	
EXTERIOR AREAS	
Covered Exterior Areas	
Wash Rack	50 x 50
Bicycle Rack	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%
Total GSD Covered Exterior Areas	
Uncovered Exterior Areas	
Generator	8 x 10
Trash/Recycling/Hazardous Waste Collection	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%
Total GSD Uncovered Exterior Areas	
Enclosed Vehicle Parking	
None	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%
Total GSD Enclosed Vehicle Parking Areas	
Covered Vehicle Parking	
None	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%
Total GSD Covered Vehicle Parking Areas	
Uncovered Vehicle Parking	
Shop Service Trucks (Refuse Shop)	10 x 20
Shop Pick-ups (Refuse Shop)	10 x 20
Shop Service Trucks (Aerial Shop)	10 x 20
Shop Pick-ups (Aerial Shop)	10 x 20
Aerial Down Line (XL)	12 x 40
Aerial Ready Line (XL)	12 x 40
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%
Total GSD Uncovered Vehicle Parking Areas	
Employee/Visitor Parking	
Employee Parking	9 x 18
Visitor/Vendor Parking	9 x 18
ADA Parking	13 x 18
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%
Total GSD Employee/Visitor Parking Areas	
Total GSD (Exterior Areas)	
Total GSD Facility Areas	

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

Space Standard	Qty. Staff	Qty. Space	Area (SF)
50 x 50		1	2,500
		1	120
			2,620
10%			262
			2,882
8 x 10		1	80
		1	280
			360
10%			36
			396
			0
10%			0
			0
10 x 20		2	400
10 x 20		1	200
10 x 20		3	600
10 x 20		1	200
12 x 40		10	4,800
12 x 40		10	4,800
		27	11,000
100%			11,000
		0	22,000
9 x 18		40	6,480
9 x 18		5	810
13 x 18		2	468
		47	7,758
100%			7,758
			15,516
			40,794
			109,608

Covered vehicle wash area with hot pressure water and clarifier
Emergency back-up generator
Needs to be secure and separated from Fleet vehicles
Actual quantity to be verified to conform with Code requirements

GSD-GENERAL SERVICES DIVISION

G1-Y10-2:

Piper Tech

555 Ramirez St. Los Angeles, CA 90012

SPACE NEEDS PROGRAM City of Los Angeles

Department:

GSD: Building Maintenance Division

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS	
Office Areas	
Offices	
Supervisors	12 x 12 10 10 1,440
Electrician	11
Plumber	8
Lead Electrician	10 x 12 1 1 120
GSD Electrician	7
Maintenance Assistant	8 x 8 2 2 128
City Craft Assistant	1
Electrical Craft Helper	1
Administrative Clerk	8 x 8 5 5 320
Air Conditioning Mechanic	4
Maintenance and Construction Helper	6
Elevator Mechanic Helper	2
Elevator Mechanic Helper	1
Elevator Mechanic	4
Elevator Mechanic	4
Welder	1
Locksmith	1
Masonry	2
Roofer	3
Carpentry	5
Sign Painter	1
Carpentry Helper	3
Sheet Metal Worker	1
Shared/Support Spaces	
Storage Room	1 270
Breakroom	1 400
Men's Restrooms/Showers/Lockers	1 450
Women's Restroom/Showers/Lockers	1 250
Conference Room	1 700
Conference Room/Training Room	1 1,200
Loading Dock	8 x 24 1 192
Staging/Receiving Area	30 x 30 1 900
Emergency Supply Storage	1 320
Subtotal	
	84 6,690
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35% 2,342
Total GSD Office Areas	
9,032	
Shop/Storage Areas	
Shop Areas	
Electricians Shop	1 4,000
Carpenter Shop	1 6,750
Locksmith Shop	1 200
Sign Shop	1 1,000
Welding Shop	1 2,500
Paint Shop	1 1,500
Elevator Shop	1 1,500
Sheet Metal Shop	1 1,500
Storage Areas	
Electrical Storage Area	1 2,000
Plumbers Storage Area	1 4,000
ESG (Emergency Services Group) Storage	1 1,566
HVAC Storage Area	1 1,447
Carpenter Storage Area	1 1,222
Roofer Storage Area	1 1,222
Concrete Storage Area	1 1,222
Mechanical Storage Area	1 1,222
Subtotal	
	0 32,851
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20% 6,570
Total GSD Shop/Storage Areas	
39,421	
Total GSD (Building Areas)	
84 48,453	

Closed Office: Desk, chair, filing cabinet
No space requirements. Shop positions.
In the field and don't have any space requirements
Closed Office: Desk, chair, filing cabinet
In the field but also storage area for meetings
Cubicle: Desk, chair, filing cabinet
In the field and don't have any space requirements
In the field and don't have any space requirements
Cubicle: Desk, chair, filing cabinet
In the field and don't have any space requirements
In the field and don't have any space requirements
In the field and don't have any space requirements (Day Shift)
In the field and don't have any space requirements
In the field and don't have any space requirements (Day Shift)
In the field and don't have any space requirements
No space requirements. Shop positions.
No space requirements. Shop positions.
In the field and don't have any space requirements
In the field and don't have any space requirements
No space requirements. Shop positions.
No space requirements. Shop positions.
In the field and don't have any space requirements
No space requirements. Shop positions.
General office supplies
Includes kitchennette (Sized for 20-30 ppl)
Sized for 20 people
Sized for 50 people in an academic setting
Covered loading area
Secure storage and shop area
Paint booth, paint mixing area, etc
Secure, caged storage area for bulb storage
Secure, caged storage area for plumbers

GSD-GENERAL SERVICES DIVISION

G1-Y10-4:

Piper Tech

555 Ramirez St. Los Angeles, CA 90012

SPACE NEEDS PROGRAM City of Los Angeles

Department:

GSD: PUBLISHING SERVICES

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	Space Standard	Staff Qty.	Space Qty.	Area (SF)	Remarks
Offices					
Director	20 x 15	1	1	300	Closed office, File cabinets, desk, credenza, shelves, guest chairs
Superintendent	20 x 15	1	1	300	Closed office, File cabinets, desks, chairs, copiers, work area.
Pre-Press Operator II	20 x 15	1	1	300	Closed office, File cabinets, desks, chairs, copiers, work area.
Pre-Press Operator I	20 x 20	2	1	400	Closed office, File cabinets, working tables, printer, copier, plate machine
Printing Press Op. II	20 x 20	1	1	400	Closed office, File cabinets, working tables, printer, copier, plate machine
Printing Press Op. I	20 x 20	2	1	800	Closed office, File cabinets, working tables, printer, copier, plate machine
Sr Accountant II	8 x 8	1	1	64	Cubicle: File cabinet, desk, copier, working area
Accountant	8 x 8	4	1	256	Cubicle: File cabinet, desk, copier, working area
Sr Admin Clerk	8 x 8	1	1	64	Cubicle: File cabinet, desk, copier, working area
Admin Clerk	8 x 8	2	1	128	Cubicle: File cabinet, desk, copier, working area
Bindery Equip Op. II	8 x 8	1	1	64	Cubicle: Desk, chair, filing cabinet
Bindery Equip Op. I	8 x 8	5	1	320	Cubicle: Desk, chair, filing cabinet
Bindery Worker	8 x 8	2	1	128	Cubicle: Desk, chair, filing cabinet
Delivery Driver	8 x 8	2	1	128	Cubicle: Desk, chair, filing cabinet
Sr Dup Mach Op	8 x 8	1	1	64	Cubicle: Desk, chair, filing cabinet
Dup Mach Op	8 x 8	5	1	320	Cubicle: Desk, chair, filing cabinet
Sr Systems Analyst	8 x 8	1	1	64	Cubicle: Desk, chair, filing cabinet
Work station for Delivery Driver	8 x 8	1	1	64	Cubicle: Desk, chair, filing cabinet
Shared/Support Spaces					
Conference Room			1	2,000	Conference table with chairs, sized for 33 people.
Lunch/Break Area			1	1,000	for 15 people, Table, Refrigerator, Microwave, sink, and chairs.
Men's Restrooms			1	100	
Women's Restrooms			1	140	
Men's Lockers			1	120	
Women's Lockers			1	120	
Subtotal		33		7,644	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			2,675	
Total GSD Office Areas				10,319	
Shop/Storage Areas					
Shop Areas					
Print Shop				50,000	Operation of printing presses and related finishing equipment
Pre-Press Work Area				4,000	Pre-press file prep and production of printing plates
Storage Areas					
Printing Chemicals					Various pallets of printing paper and envelopes
Paper Storage			1	10,000	Hazardous Waste
Inks Storage			1	1,000	Inks for printing presses
Printing Plates			1	1,000	Aluminium printing plates
Wide Format Materials			1	3,000	Various rolls of wide format printing material
Warehouse			1	20,000	Warehousing of forms and materials
Bindery Materials			1	1,000	Miscellaneous bindery materials
Hazardous Waste	20 x 10		1	200	Storage of used chemicals and inks
Subtotal		0		90,200	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%			18,040	
Total GSD Shop/Storage Areas				108,240	
Total GSD (Building Areas)		33		118,559	

GSD-GENERAL SERVICES DIVISION

G1-Y10-4:

Piper Tech

555 Ramirez St. Los Angeles, CA 90012

SPACE NEEDS PROGRAM

City of Los Angeles

Department:

GSD: PUBLISHING SERVICES

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

EXTERIOR AREAS

Covered Exterior Areas

None				
Subtotal				0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			0
Total GSD Covered Exterior Areas				0

Uncovered Exterior Areas

None				
Subtotal				0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			0
Total GSD Uncovered Exterior Areas				0

Enclosed Vehicle Parking

None				
Subtotal				0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			0
Total GSD Enclosed Vehicle Parking Areas				0

Covered Vehicle Parking

Sedan	9	x	18	2	162
Cargo Van	12	x	30	2	360
Subtotal					522
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				52
Total GSD Covered Vehicle Parking Areas					574

Uncovered Vehicle Parking

None					
Subtotal				0	0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%			0	0
Total GSD Uncovered Vehicle Parking Areas				0	0

Employee/Visitor Parking

Employee Parking	9	x	18	33	5,346
Visitor/Vendor Parking	9	x	18	4	648
ADA Parking	13	x	18	2	468
Subtotal				39	6,462
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%				6,462
Total GSD Employee/Visitor Parking Areas					12,924

<i>Uncovered</i>
<i>Actual quantity to be verified to conform with Code requirements</i>

Total GSD (Exterior Areas)					13,498
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Total GSD Facility Areas					132,058
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GSD-GENERAL SERVICES DIVISION

G1-Y10-5:

Piper Tech

555 Ramirez St. Los Angeles, CA 90012

SPACE NEEDS PROGRAM City of Los Angeles

Department:

GSD: SALVAGE

Master Plan Program (+20 YRS)

Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas

Offices	Space Standard	Staff Qty.	Space Qty.	Area (SF)
Principal Storekeeper	16 x 16	1	1	248
Senior Storekeeper	8 x 8	1	1	64
Storekeeper	8 x 8	3	3	192
Warehouse Worker	8 x 8	2	2	128
Shared/Support Spaces				
Lobby/Counter Area Office				200
Break Room/Meeting Room		1	1	160
Bathroom/ Shower/ Lockers/ Benches		1	1	80
Records Storage Room		1	1	120
Copy Area		1	1	120
Subtotal		7		1,312
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			459
Total GSD Office Areas				1,771

Closed office, Desk, chairs , table , filing cabinets
Cubicle: Desk, chair, filing cabinet
Cubicle: Desk, chair, filing cabinet
Cubicle: Desk, chair, filing cabinet
Counter and Cabinets underneath
for 6 people, Table, Refrigerator, Microwave, Toaster Oven, Chairs, TV
2 copy machines, scanners

Shop/Storage Areas

Shop Areas	Space Standard	Staff Qty.	Space Qty.	Area (SF)
None				
Storage Areas				
Roll Off Bins			1	2,100
Tire Bays			1	1,800
E-Waste Cage			1	2,700
Storage cages			1	5,400
Warehouse			1	10,800
Covered Loading Dock	8 x 24		1	192
Staging/Receiving Area	20 x 20		1	400
Subtotal		0		23,392
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%			4,678
Total GSD Shop/Storage Areas				28,070
Total GSD (Building Areas)		7		29,842

Need spaces for 10 roll off bins easily accessible to street
Used tire bays 3 ea approx. 20'x30'
E-Waste cage needs to be at least 30'x90' gated and secure
Storage cages 6 ea approx. 30'x30' gated and secure
Open Space, with drive thru aisle, perimeter gated

GSD-GENERAL SERVICES DIVISION

G1-Y10-5:

Piper Tech

555 Ramirez St. Los Angeles, CA 90012

SPACE NEEDS PROGRAM City of Los Angeles		Master Plan Program (+20 YRS)				Remarks
		Space Standard	Qty. Staff	Space	Area (SF)	
Department: GSD: SALVAGE						
EXTERIOR AREAS						
Covered Exterior Areas						
None						
Subtotal					0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)		10%			0	
Total GSD Covered Exterior Areas					0	
Uncovered Exterior Areas						
None						
Subtotal					0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)		10%			0	
Total GSD Uncovered Exterior Areas					0	
Enclosed Vehicle Parking						
None						
Subtotal					0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)		10%			0	
Total GSD Enclosed Vehicle Parking Areas					0	
Covered Vehicle Parking						
None						
Subtotal					0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)		10%			0	
Total GSD Covered Vehicle Parking Areas					0	
Uncovered Vehicle Parking						
Sedan		10	x 20	1	200	
Subtotal				1	200	
Circulation/Mechanical/Electrical/Structural (Net:Gross)		100%			200	
Total GSD Uncovered Vehicle Parking Areas				0	400	
Employee/Visitor Parking						
Employee Parking		9	x 18	3	486	<i>Uncovered</i>
Visitor/Vendor Parking		9	x 18	4	648	
ADA Parking		13	x 18	2	468	<i>Actual quantity to be verified to conform with Code requirements</i>
Subtotal				9	1,602	
Circulation/Mechanical/Electrical/Structural (Net:Gross)		100%			1,602	
Total GSD Employee/Visitor Parking Areas					3,204	
Total GSD (Exterior Areas)					3,604	
Total GSD Facility Areas					33,446	

GSD-GENERAL SERVICES DIVISION

G3-Y07:

Testing Lab - Standards

2319 Dorris Pl. Los Angeles, CA 90031

SPACE NEEDS PROGRAM City of Los Angeles

Department:

GSD: Dorris Place Facility Yard

Master Plan Program (+20 YRS)

Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS					
Office Areas					
Offices					
<u>Administration</u>					
Director's Office (W/Wtr Trmt. Lab.Mgr.II)	16	x 17	1	272	Closed Office: Desk, filing cabinet, computer, printer, guest chair
Asst. Dir.'s Office (W/Wtr Trmt. Lab.Mgr.I)	16	x 17	1	272	Closed Office: Desk, filing cabinet, computer, printer, guest chair
Admin. Office	28	x 17	1	476	Closed Office: Desk, filing cabinet, computer, printer, guest chair
Asphalt Associate Office	36	x 17	4	612	Open Office: Desk, filing cabinet, computer, printer, guest chair
Const. Engr's Office	16	x 17	1	272	Closed Office: Desk, filing cabinet, computer, printer, guest chair
Engineers Office	16	x 17	1	272	Closed Office: Desk, filing cabinet, computer, printer, guest chair
<u>Environment_Chemical Section</u>					
Inorganic Lab	29	x 24	4	696	Each Lab has 1 MTEA III and 2 MTEA III and Material Testing Tech.II (4-7)
Inorganic Office	18	x 14	2	252	Open workstation: lab Desks, sample racks, computers
Organic Lab Trailer	24	x 23	5	552	Open workstation: lab Desks, sample racks, computers
Organic Office	14	x 9	1	126	Open workstation: Desk, file cabinet, computer
Metal Digestion Room	18	x 14	1	252	Open workstation: lab Desks, sample racks, computers
Chemical Lab Office	14	x 11	1	154	Open workstation: Desk, file cabinet, computer
Chemical Labe 1	26	x 23	5	598	Open workstation: lab Desks, sample racks, computers
Chemical Labe 2	33	x 23	4	759	Open workstation: lab Desks, sample racks, computers
<u>Construction Section</u>					
Physical Lab	31	x 56	5	1,736	Open workstation: lab Desks, sample racks, computers
Binders Lab	35	x 56	5	1,960	Open workstation: lab Desks, sample racks, computers
Asphalt Lab 1	38	x 45	6	1,710	Open workstation: lab Desks, sample racks, computers
Asphalt Lab 2	38	x 45	5	1,710	Open workstation: lab Desks, sample racks, computers
Rock Lab	23	x 22	4	506	Open workstation: lab Desks, sample racks, computers
Screening Lab	17	x 22	2	374	Open workstation: lab Desks, sample racks, computers
Concrete Room	19	x 22	2	418	Open workstation: lab Desks, sample racks, computers
Fog Room	17	x 22	1	374	Open workstation: Desk, file cabinet, computer
Special Lab	23	x 36	4	828	Open workstation: lab Desks, sample racks, computers
<u>Geotechnical Section</u>					
Drilling Section	60	x 23	4	1,380	Each Lab has 1 MTEA III and 2 MTEA III and Material Testing Tech.II (4-7)
Soils Lab	36	x 56	4	2,016	Each Lab has 1 MTEA III and 2 MTEA III and Material Testing Tech.II (4-7)
Soils Associates Office	20	x 19	2	380	
Associates Trailer	58	x 23	2	1,334	
Shared/Support Spaces					
Lunch Room	16	x 17	1	272	Refrigerator, microwave, ice machine, sink and counter space For 6 people
Training Room	13	x 29	1	377	
System Office	24	x 29	1	696	
Men's Restroom	23	x 25	1	575	
Women's Restroom	12	x 23	1	276	
Men's Restroom 2	10	x 11	1	110	
Women's Restroom 2	10	x 6	1	60	
Men's Showers/Lockers	7	x 12	1	84	
Women's Showers/Lockers	7	x 12	1	84	
Emergency Supply Storage	72 SF			72	Potable Water, Absorbent materials for chemical spills, fire extinguishers, emergency lights, Fume Hoods
Custodian Trailer	35	x 20		700	at the main entrance
Subtotal					
			78	23,597	
Circulation/Mechanical/Electrical/Structural (Net:Gross)		35%		8,259	
Total GSD Office Areas				31,856	
Shop/Storage Areas					
Storage Areas					
Chemical Storage	26	x 9		234	
Organic Sample Storage	14	x 9		126	
Physical Lab Storage	23	x 20		460	
Drilling Storage	60	x 23		1,380	
Special Lab Storage	30	x 23		690	
Asphalt Samples	15	x 16		240	
Density Gauge Room	8	x 16		128	
Nuclear Gauges Storage	15	x 16	1	240	Secure, enclosed area for storage of nuclear instruments
Laboratory equipment Storage	28	x 18	1	504	

GSD-GENERAL SERVICES DIVISION

G3-Y07:
 Testing Lab - Standards
 2319 Dorris Pl. Los Angeles, CA 90031

SPACE NEEDS PROGRAM City of Los Angeles
Department: GSD: Dorris Place Facility Yard
Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross)
Total GSD Shop/Storage Areas
Total GSD (Building Areas)

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	
	0		0
20%			0
			0
	78		31,856

Remarks

SPACE NEEDS PROGRAM
City of Los Angeles

Department:
Central Refuse Equipment Repair (GSD)

GSD-GENERAL SERVICES DIVISION

G3-Y11:
Central Refuse Equipment Repair Yard
2513 E 24th St. Los Angeles, CA 90058

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas			
Offices			
<u>Day Shift</u>			
Automotive Supervisor		1	0
Senior Equipment Mechanic		1	0
Equipment Mechanic		10	0
Garage Attendant		2	0
Welder Supervisor		1	
Welder		12	0
<u>Night Shift</u>			
Automotive Supervisor		1	0
Equipment Mechanic		10	0
Garage Attendant		1	0
Welder		1	0
Shared/Support Areas			
Shop Office	18 x 20	1	360
Weld Shop Office		1	200
Copy Room/File/Manual Room		1	200
Training Room/Conference Room		1	600
Men's Restrooms, Lockers, Showers		1	500
Women's Restrooms, Lockers, Showers		1	350
Gender-Neutral Restrooms	80 SF	2	160
Breakroom/Meeting Space		1	400
Subtotal		40	2,770
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%		970
Total GSD Office Areas			3,740
Shop/Storage Areas			
Shop Areas			
Heavy-Duty Running Repair Bay	25 x 55	8	11,000
Light/Medium-Duty Running Repair Bay	16 x 55	8	7,040
Paint Booth	25 x 55	1	1,375
Welding Shop Bays	25 x 55	8	11,000
Chassis Wash Bay	30 x 55	3	1,650
Storage Areas			
Parts Storage		1	600
Parts Counter		1	60
Parts Manager's Office	10 x 12	2	240
Delivery/Receiving		1	400
Common Work Area		1	350
Portable Equipment Storage		1	350
Lube/Compressor Room		1	600
Hazardous Material Storage		1	120
Secure Tool Storage		1	120
Tire Storage		1	300
Used Tire Storage (Exterior)		1	200
Battery Storage		1	150
Subtotal		2	35,555
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%		7,111
Total GSD Shop/Storage Areas			42,666
Total GSD (Building Areas)		42	46,406

Supervisor in Shop Office
Works in shop/Use Shop Office
Works in shop
Works in shop
Works in Weld Shop Office
Works in shop
Supervisor in Shop Office
Works in Shop
Works in Shop
Work in Shop
Adjacent to weld shop with desk, file cabinets, and shelving units
Sized for 25 people in an academic setting
Sized for 100% of staff for functional reality
Sized for 500% of staff by code
Employees/Customers
Sized for 20 ppl. Tables, chairs, bulletin boards, sink, refrigerator, microwave
Includes parallelogram lift and hot pressure washer system
Supply Services



BSL/LA Lights-BUREAU OF STREET LIGHTING

G3-Y19:

Street Lighting Field Headquarters

4550 Santa Monica Blvd. Los Angeles, CA 90029

SPACE NEEDS PROGRAM City of Los Angeles

Department:

BSL: G3Y19 Street Lighting Field Headquarters

Master Plan Program (+20 YRS)

Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas

Office Areas	Space Standard	Staff	Space	Area (SF)
Offices				
Accounting Clerk	8 x 8	5	5	320
Administrative Clerk	8 x 8	7	7	448
Cement Finisher		11	0	
Electrical Craft Helper		79	0	
Maintenance & Construction Helper		25	0	
Maintenance Laborer		10	0	
Mangement Analyst	8 x 8	3	3	192
Senior Administrative Clerk	8 x 8	2	2	128
Senior Storekeeper	10 x 12	5	5	600
Senior Mangement Analyst I	10 x 12	2	2	360
St Ltg Assistant Electrician		50	0	
Sr Ltg Construction & Maintenance Superintendent I	12 x 14	7	7	1,260
Sr Ltg Construction & Maintenacne Superintendent II	12 x 14	2	2	360
St Ltg Electrician	8 x 8	72	36	2,304
Sr Ltg Electrician Supervisor I	8 x 8	22	22	1,408
Storekeeper II	10 x 12	10	10	1,200
Student Worker	8 x 8	3	1	64
Warehouse & Toolroom Worker	8 x 8	5	1	64
Welder		11	0	
Cement Finisher - HH		11	0	
Electrician - HH		25	0	
Electrical Craft Helper - HH		21	0	
Painter		9	0	
ECH - Exempt		35	0	
Shared/Support Areas				
Lobby			1	200
Copy/Work Room			1	240
Large Conference Room			1	900
Conference Room Table and Chair Storage			1	200
Small Conference Room/Interview Room			1	225
Kitchen/Breakroom			1	500
Men's Locker Room	3 SF		150	450
Men's Restroom/Showers			1	700
Women's Locker Room	3 SF		150	450
Men's Restroom/Showers			1	700
Touchdown Workstation/Benching workstation	48 sf		8	384
Subtotal		432		13,657
Circulation/Mechanical/Electrical/Structural (Net.Gross)	35%			4,780
Total BSL Office Areas				18,437
Shop/Storage Areas				
Shop Areas				
Welding Shop			1	6,000
Welding Shop Storage			1	800
Storage Areas				
GSD Warehouse Space			1	25,000
BSL Warehouse			1	24,000
Gas House			1	600
Subtotal		0		56,400
Circulation/Mechanical/Electrical/Structural (Net.Gross)	20%			11,280
Total BSL Shop/Storage Areas				67,680
Total BSL (Building Areas)		432		86,117

Open workstation: Desk, file cabinet, computer
Open workstation: Desk, file cabinet, computer
In the field, shared touchdown station
In the field, shared touchdown station
In the field, shared touchdown station
In the field, shared touchdown station
Open workstation: Desk, file cabinet, computer
Open workstation: Desk, file cabinet, computer
Closed Office: Desk, guest chair, filing cabinet
Closed Office: Desk, guest chair, filing cabinet
In the field, shared touchdown station
Closed Office: Desk, guest chair, filing cabinet
Closed Office: Desk, guest chair, filing cabinet
Open workstation: Desk, file cabinet, computer
Closed Office: Desk, guest chair, filing cabinet
Closed Office: Desk, guest chair, filing cabinet
Shared with admin clerks, at least one workstation for all 3
Have desk where storekeepers work
Shared touchdown station, have flat desk with chairs
In the field, shared touchdown station
In the field, shared touchdown station
In the field, shared touchdown station
In the field, shared touchdown station
In the field, shared touchdown station
Sized for 40 to 50 people
Sized for 6 to 8 people
Sized for 150 people
Sized for 150 people
Benching type shared computer workstation for employee access
Saws, welding equipment, fabrication equipment, etc
Dedicated area for bar stock, sheet goods, etc
Provide access from warehouse bay doors
Provide access from warehouse bay doors
Provide access from one door

BSL/LA Lights-BUREAU OF STREET LIGHTING

G3-Y19:

Street Lighting Field Headquarters

4550 Santa Monica Blvd. Los Angeles, CA 90029

SPACE NEEDS PROGRAM	
City of Los Angeles	
Department:	
BSL: G3Y19 Street Lighting Field Headquarters	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	
Total BSL Employee/Visitor Parking Areas	
Total BSL (Exterior Areas)	
Total BSL Facility Areas	

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	
		478	77,868
100%			77,868
			155,736
			408,976
			495,093

Remarks



SPACE NEEDS PROGRAM
City of Los Angeles

Department:
RAP: G1Y12 Elysian District

RAP-RECREATION AND PARKS

G1-Y12:
Elysian District Service Yard
835 Academy Rd. Los Angeles, CA 90012

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas

Offices

Park Maintenance Supervisor	10	x	12	1	1	120
Senior Gardener	15	x	20	5	5	1,500
Gardener				20	0	
Special Program Assistant II				15	0	
Clerical Support	10	x	12	1	1	120

Remarks

Closed Office: 2-file cabinets, 1 desk, computer, guest table
Closed Office: 2 file cabinets, 2 desks
No dedicated space, Use touchdown workstations
No dedicated space, Use touchdown workstations
Closed Office: 1 file cabinet, 2-desks, 1 computer

Shared/Support Spaces

Touch-Down workstations	4	x	6		4	96
Gender Neutral Bathrooms/showers	7	x	12		4	336
Locker Niche					1	80
Break Area/Kitchen	15	x	20		1	300
Conference Room/Training Room					1	540
Emergency Supplies					1	64

Dedicated area for shared employee computer access
Gender neutral shower/toilet rooms adjacent to locker area
Gender neutral locker area near bathroom/showers
Refrigerator, microwave, table, chairs, sink, stove, hydration station
Projector, projection screen, computers, desks, white board, file cabinets
Storage area for water, food, first aid, and other emergency supplies

Subtotal

Circulation/Mechanical/Electrical/Structural (Net:Gross)

Total RAP Office Areas

Shop/Storage Areas

Storage Areas

Storage Bay 1					1	400
Storage Bay 2					1	400
Storage Bay 3					1	400
Storage Bay 4					1	400
Storage Bay 5					1	400
Storage Room 1					1	520
Storage Room 2					1	624
Storage Room 3					1	1,170
Compressor/Fluids Storage	14	x	16		1	224

Supplies for Prep Crew: Double Doors
Cleaning Supplies: Double Doors
Tool Storage: Double Doors
Irrigation Supplies: Double Doors
Table and Chair Storage: Double Doors
Small Equipment Storage: Single Door
Cleaning Supplies: Roll-up Doors
Irrigation and Boat Storage: Roll-up Doors
Storage Area for compressor and fluids (Barrels of hydraulic oil, transmission oil, motor oil)

Subtotal

Circulation/Mechanical/Electrical/Structural (Net:Gross)

Total RAP Shop/Storage Areas

Total RAP (Building Areas)

SPACE NEEDS PROGRAM
City of Los Angeles

Department:

RAP: G1Y12 Elysian District

RAP-RECREATION AND PARKS

G1-Y12:
Elysian District Service Yard
835 Academy Rd. Los Angeles, CA 90012

	Master Plan Program (+20 YRS)			Area (SF)	Remarks
	Space Standard	Qty.			
		Staff	Space		
EXTERIOR AREAS					
Covered Exterior Areas					
Bicycle Rack			1	120	
Subtotal				120	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			12	
Total RAP Covered Exterior Areas				132	
Uncovered Exterior Areas					
Generator	8 x 10		1	80	Emergency back-up generator
Trash/Recycling/Hazardous Waste Collection			1	280	
Subtotal				360	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			36	
Total RAP Uncovered Exterior Areas				396	
Enclosed Vehicle Parking					
None					
Subtotal				0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			0	
Total RAP Enclosed Vehicle Parking Areas				0	
Covered Vehicle Parking					
None					
Subtotal			0	0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			0	
Total RAP Covered Vehicle Parking Areas				0	
Uncovered Vehicle Parking					
Pick-up Truck	10 x 20		14	2,800	
Dump Truck	12 x 30		1	360	
Crew Cab	12 x 30		4	1,440	
Flat Bed	12 x 30		2	720	
Skid Loader	12 x 30		1	360	
Mow and Edge Truck	12 x 30		1	360	Large box truck (broken into)
Extra Cab Truck	10 x 20		1	200	
Sedan	10 x 20		1	200	
Panel Van	12 x 30		1	360	
Bin Hauler	10 x 20		2	400	
Subtotal			28	7,200	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%			7,200	
Total RAP Uncoverd Vehicle Parking Areas			0	14,400	
Employee/Visitor Parking					
Employee Parking	9 x 18		42	6,804	
Visitor/Vendor Parking	9 x 18		3	486	Once a week 2-3 visitors
Court Referrals	9 x 18		12	1,944	
Peak Transient Employees	9 x 18		5	810	Outside employees coming for restroom,lunch warming, and fuel
ADA Parking	13 x 18		2	468	Actual quantity to be verified to conform with Code requirements
Subtotal			64	10,512	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%			10,512	
Total RAP Employee/Visitor Parking Areas				21,024	
Total RAP (Exterior Areas)				35,952	
Total RAP Facility Areas				45,658	

RAP-RECREATION AND PARKS

G2-Y07:
 Central District Service Yard
 4454 West Pico Boulevard, Los Angeles, CA 90003

SPACE NEEDS PROGRAM
 City of Los Angeles

Department:
 RAP: G2Y7 Central District

Master Plan Program (+20 YRS)				Remarks
Space Standard	Qty.		Area (SF)	
	Staff	Space		

INTERIOR AREAS

Office Areas	
Offices	
Park Maintenance Supervisor	1
Senior Gardener	3
Gardener Caretaker	5
Special Program Assistant II	9
Light Equipment Operator	1
Truck Driver	1
Clerical Support	1
	1
Shared/Support Spaces	
Touchdown Station	64 SF
Break Room/ Kitchen	1
Conference/Training Room	1
Gender Neutral Restrooms	7 x 12
Emergency Supply Storage	1
Ice Machine Room	1
Subtotal	21
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%
Total RAP Office Areas	3,375
Shop/Storage Areas	
Shop Area	
None	
Storage Areas	
Miscellaneous Storage Bay	1
Fuel Storage	1
Equipment Storage	1
Subtotal	0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%
Total RAP Shop/Storage Areas	960
Total RAP (Building Areas)	21

Staff	Space	Area (SF)
1	1	150
3	3	150
5		
9		
1		
1		
1	1	64
64 SF	2	128
	1	400
	1	1,200
7 x 12	2	168
	1	120
	1	120
21		2,500
35%		875
		3,375
0		800
20%		160
		960
21		4,335

<i>Closed office: Desk, filing cabinet, computer, printer, guest chair</i>
<i>Open office: Desk, filing cabinet, computer, printer, guest chair</i>
<i>In the field</i>
<i>In the field</i>
<i>In the field</i>
<i>In the field</i>
<i>Open workstation: desk, file cabinet, computer, phone, printer</i>
<i>Share workstation for training or HR work</i>
<i>For 20 people. Refrigerator, microwave, table, chair, sinks, cabinets, stove, ice machine</i>
<i>Projector, project screen, computers, desks, conference table, printer, white board, file cabinet (Sized for 40-50 people)</i>
<i>Dedicated gender neutral bathrooms</i>
<i>Dedicated area for emergency supplies: food, water, first aid, etc</i>
<i>Area for ice machine and cooler storage. Accessible to exterior</i>
<i>Irrigation supplies/ storage weld box lock with a pad lock</i>
<i>Dedicated storage area for fuel, solvents, hazardous materials, etc</i>
<i>Secure area for shovels, pitchforks, wheel barrows, etc</i>

RAP-RECREATION AND PARKS

G2-Y13:
 Algin Sutton Maintenance District Service Yard
 8800 South Hoover Street, Los Angeles, CA 90044

SPACE NEEDS PROGRAM
 City of Los Angeles

Department:
RAP: G2Y13 Algin Sutton

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	Space Standard	Staff	Space	Area (SF)	Remarks
Offices					
Park Maintenance Supervisor		1	1	100	<i>Closed Office: Desk, file cabinet, computer, phone, printer</i>
Lead Senior Gardener		1	1	64	<i>Open Workstation: Desk, computer, printer (doesn't have to have a workspace)</i>
Senior Gardener		1			<i>No space needs</i>
Garden Caretaker		5			<i>No space needs</i>
SPAI (Special Programs Assistant/Part-time staff)		2			<i>No space needs</i>
SPAI (Weekend Shift)		2			<i>No space needs</i>
Irrigation Specialist		1			<i>No space needs</i>
SPAI Prep Crew (Part-times 4-8pm)		4			<i>No space needs</i>
Administrative Clerk		1	1	100	<i>Open workstation: Desk, file cabinet, computer, phone, printer</i>
Shared/Support Spaces					
Multi-use Workstation	64 sf		2	128	
Conference Room			1	400	<i>Tables, chairs, projector, projection screen, computer connections (Up to 12 people)</i>
Gender Neutral Restrooms	7 x 12		4	336	
Gender Neutral Locker Room	3 sf		30	90	<i>Sized for up to 30 people</i>
Emergency Supply Storage			1	120	<i>Dedicated storage area for water, food, and emergency supplies</i>
Breakroom			1	400	<i>Refrigerator, microwave, sink, tables, chairs, and ice machine (10-15 People)</i>
Subtotal		18		1,738	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			608	
Total RAP Office Areas				2,346	
Shop/Storage Areas					
Shop Areas					
None					
Storage Areas					
Miscellaneous Stroage 1	30 x 40		1	1,200	<i>Secure storage for small equipment, supplies, and tools</i>
Miscellaneous Stroage 2	20 x 30		1	900	<i>Secure storage for small equipment, supplies, and tools</i>
Subtotal		0		2,100	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%			420	
Total RAP Shop/Storage Areas				2,520	
Total RAP (Building Areas)		18		4,866	

SPACE NEEDS PROGRAM
City of Los Angeles

Department:

RAP: G3Y3 Lincoln District

RAP-RECREATION AND PARKS

G3-Y03:
Lincoln District Service Yard; Westwood Recreation Center
1350 San Pablo St. Los Angeles, CA 90033

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	Space Standard	Staff	Space	Area (SF)	Remarks
Offices					
<u>Hollenbeck District</u>					
Park Maintenance Supervisor	168 SF	1	1	168	Workstation: Desk, file cabinet, computer, printer
Senior Gardner	120 SF	2	2	240	Workstation: Desk, file cabinet, computer, printer
Clerical Support	64 SF	1	1	64	Workstation: Desk, file cabinet, computer, printer
Gardenerer Caretaker	64 SF	3	3	192	Workstation: Desk, file cabinet, computer, printer
Special Program Assistant	64 SF	2	2	128	Workstation: Desk, file cabinet, computer, printer
<u>Lincoln District</u>					
Park Maintenance Supervisor	168 SF	1	1	168	Workstation: Desk, file cabinet, computer, printer
Senior Gardener	120 SF	3	3	360	Workstation: Desk, file cabinet, computer, printer
Clerical Support	64 SF	1	1	64	Workstation: Desk, file cabinet, computer, printer
Gardener Caretaker	64 SF	5	5	320	Workstation: Desk, file cabinet, computer, printer
Special Program Assistant	64 SF	7	7	448	Workstation: Desk, file cabinet, computer, printer
Shared/Support Areas					
Breakroom			1	350	Sized for 8-10: Tables, chairs, kitchen sinks, cabinets, bulletin boards
Crew Room (Hollenbeck)			1	600	Sized for 20-30 people, Community Service Workers
Crew Room (Lincoln)			1	600	Sized for 20-30 people, Community Service Workers
Conference Room			1	300	Sized for 10-15: Projector, projection screen, computers, desks, conference table, printer, whiteboard, file cabinet
Conference Room Storage			1	168	
Gender-Neutral Restrooms	84 SF		2	168	
Subtotal		26		4,338	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			1,518	
Total RAP Office Areas				5,856	
Shop/Storage Areas					
Shop Areas					
None					
Storage Areas					
Equipment Storage (Hollenbeck)	25 x 50		1	1,250	Area for small equipment storage: line trimmers, back-pack blowers, edgers,
Equipment Storage (Lincoln)	25 x 50		1	1,250	Area for small equipment storage: line trimmers, back-pack blowers, edgers,
Supply Storage (Hollenbeck)	25 x 50		1	1,250	PPE, gloves, eye protection, paper towels, toilet paper, filters, bleach, etc
Supply Storage (Lincoln)	25 x 50		1	1,250	PPE, gloves, eye protection, paper towels, toilet paper, filters, bleach, etc
Subtotal		0		5,000	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%			1,000	
Total RAP Shop/Storage Areas				6,000	
Total RAP (Building Areas)		26		11,856	

SPACE NEEDS PROGRAM
City of Los Angeles

Department:
RAP: G3Y3 Lincoln District

RAP-RECREATION AND PARKS

G3-Y03:
Lincoln District Service Yard; Westwood Recreation Center
1350 San Pablo St. Los Angeles, CA 90033

	Master Plan Program (+20 YRS)				Area (SF)	Remarks
	Space Standard	Qty.	Staff	Space		
EXTERIOR AREAS						
Covered Exterior Areas						
Bicycle Rack			1		120	
3-yard Dumpster Corral	60 x 120		1		7,200	Approximately 20-30 dumpsters holding various materials from park maintenance
Subtotal					7,320	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				732	
Total RAP Covered Exterior Areas					8,052	
Uncovered Exterior Areas						
Generator	8 x 10		1		80	Emergency back-up generator
Trash/Recycling/Hazardous Waste Collection			1		280	
Bulk Material Storage	25 x 25		4		2,500	Soil ammendments, gravel, sand, and mulch
Roll-off Bin Storage	40 x 60		1		2,400	Area reserved for roll-off bin storage of "green wastes"
Park Supply Storage	40 x 40		1		1,600	Picnic tables, trash cans, BBQ pits, etc
Subtotal					6,860	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				686	
Total RAP Uncovered Exterior Areas					7,546	
Enclosed Vehicle Parking						
None						
Subtotal					0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				0	
Total RAP Enclosed Vehicle Parking Areas					0	
Covered Vehicle Parking						
<u>Hollenbeck District</u>						
Pickup Truck	10 x 20		4		800	
Dump Truck	12 x 30		1		360	
Cube Van	10 x 20		1		200	
60" Mower	10 x 20		3		600	
5900 Mower	10 x 20		1		200	
Trailer	10 x 20		1		200	
Utility Van	10 x 20		1		200	
Trailer Pressure Washer	12 x 30		1		360	
<u>Lincoln District</u>						
Pickup Truck	10 x 20		7		1,400	
Dump Truck	12 x 30		1		360	
5900 Mower	10 x 20		1		200	
60" Mower	10 x 20		3		600	
Skip Loader	10 x 20		1		200	
Utility Van	10 x 20		1		200	
Trailer Pressure Washer	12 x 30		1		360	
<u>Shared</u>						
Trencher	10 x 20		1		200	Shared between Districts
Boat	10 x 20		1		200	Shared between Districts
Subtotal					6,640	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				664	
Total RAP Covered Vehicle Parking Areas					7,304	
Uncovered Vehicle Parking						
None						
Subtotal			0		0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%				0	
Total RAP Uncoverd Vehicle Parking Areas			0		0	
Employee/Visitor Parking						
Employee Parking	9 x 18		26		4,212	Needs to be secure and separated from Fleet vehicles
Visitor/Vendor Parking	9 x 18		60		9,720	Community Service Workers (20-30 for each District)
ADA Parking	13 x 18		2		468	Actual quantity to be verified to conform with Code requirements
Subtotal			88		14,400	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%				14,400	
Total RAP Employee/Visitor Parking Areas					28,800	
Total RAP (Exterior Areas)					51,702	
Total RAP Facility Areas					63,558	

RAP-RECREATION AND PARKS

G3-Y05:
Civic Center District Service Yard
200 N Spring St. Los Angeles, CA 90012

SPACE NEEDS PROGRAM City of Los Angeles	Master Plan Program (+20 YRS)				Remarks
Department: RAP: G3Y5 Civic Center	Space Standard	Qty.		Area (SF)	
EXTERIOR AREAS		Staff	Space		
Covered Exterior Areas					
None					
Subtotal				0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			0	
Total RAP Covered Exterior Areas				0	
Uncovered Exterior Areas					
None					
Subtotal				0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			0	
Total RAP Uncovered Exterior Areas				0	
Enclosed Vehicle Parking					
None					
Subtotal				0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			0	
Total RAP Enclosed Vehicle Parking Areas				0	
Covered Vehicle Parking					
Pick Up Truck	10	x	20	4	800
Flat Bed	12	x	30	1	360
Crew Cab Truck	12	x	30	2	720
Dump Trucks	12	x	30	1	360
Subtotal				0	0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			0	
Total RAP Covered Vehicle Parking Areas				0	
Uncovered Vehicle Parking					
None					
Subtotal				0	0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%			0	
Total RAP Uncovered Vehicle Parking Areas				0	0
Employee/Visitor Parking					
Employee Parking	10	x	20	42	8,400
Visitor/Vendor Parking	9	x	18	2	324
ADA Parking	13	x	18	2	468
Subtotal				4	9,192
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%			4	9,192
Total RAP Employee/Visitor Parking Areas				4	18,384
Total RAP (Exterior Areas)					18,384
Total RAP Facility Areas					22,842
					Employee parking and Equipment
					Actual quantity to be verified to conform with Code requirements

SPACE NEEDS PROGRAM
City of Los Angeles

Department:
LA Recreation and Parks: G3Y13 MacArthur

RAP-RECREATION AND PARKS

G3-Y13-1:
MacArthur Service Yard
2650 N Commonwealth Ave. Los Angeles, CA 90027

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas

Offices

Park Maintenance Supervisor	12	x	20	1	1	240
Senior Gardener	11	x	18	2	2	396
Gardener Caretaker				5		
Special Program Assistant II				7		
Irrigation Specialist				1		
Clerical Support	8	x	8	1	1	64

Open office, 2-file cabinet/ 1-desk / 1-computer / 1- printer
Open office, 4-file cabinet/ 3-desk / 3-computer / 4-chairs
In the field
In the field
In the field
Open office, 1-file cabinet/ 1-desk / 1-computer / 1-chairs

Shared/Support Spaces

Break Room/ Kitchen				1		400
Conference/Training Room				1		700
Gender Neutral Bathrooms	7	x	10		6	420
Emergency Supplies					1	120

For 30 people. Refrigerator, microwave, table, chair, sinks, cabinets, stove
for 30 people. Projector, project screen, computers, desks, conference table, printer, white board, file cabinet
Dedicated space for food, water, first aid kits, etc

Subtotal

Circulation/Mechanical/Electrical/Structural (Net:Gross)

Total RAP Office Areas

				17		2,340
35%						819
						3,159

Shop/Storage Areas

Shop Areas

Small Engine Repair Shop	20	x	20		1	400
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Dedicated work space for small engine work: preventative maintenance, small repairs, workbenches, compressed air, parts shelving
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Storage Areas

Storage Bay #1 (Equipment)	20	x	20		1	400
Storage Bay #2 (Cleaning Supplies)	20	x	20		1	400
Storage Bay #3 (Tools, Gas Cans)	20	x	20		1	400
Storage Bay #4 (Equipment)	20	x	20		1	400
Storage Bay #5 (Irrigation Supplies)	20	x	20		1	400
Compressor/Fluids Room					1	200

Concrete floor/air vents/secure padlocks/roll up doors
Concrete floor/air vents/secure padlocks/roll up doors
Concrete floor/air vents/secure padlocks/roll up doors
Concrete floor/air vents/secure padlocks/roll up doors
Concrete floor/air vents/secure padlocks/roll up doors
Dedicated room for compressor to fill tires and fluids for preventative maintenance and small engine work

Subtotal

Circulation/Mechanical/Electrical/Structural (Net:Gross)

Total RAP Shop/Storage Areas

				0		2,600
20%						520
						3,120

Total RAP (Building Areas)

				17		6,279
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SPACE NEEDS PROGRAM
City of Los Angeles

Department:
LA Recreation and Parks: G3Y13 MacArthur

RAP-RECREATION AND PARKS

G3-Y13-1:
MacArthur Service Yard
2650 N Commonwealth Ave. Los Angeles, CA 90027

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks	
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EXTERIOR AREAS

Covered Exterior Areas

Description	Space Standard	Staff Qty.	Space Qty.	Area (SF)
None				
Subtotal				0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			0
Total RAP Covered Exterior Areas				0

Uncovered Exterior Areas

Material Bay #1 (Sand)	12	x	20		240	<i>For construction and landscape material such as sand, soil, gravel, mulch, etc.</i>
Material Bay #2 (Gravel)	12	x	20		240	<i>For construction and landscape material such as sand, soil, gravel, mulch, etc.</i>
Material Bay #3 (Mulch,compost, or topper)	12	x	20		240	<i>For construction and landscape material such as sand, soil, gravel, mulch, etc.</i>
Generator	8	x	10	1	80	<i>Emergency back-up generator</i>
Trash/Recycling/Hazardous Waste Collection				1	280	
Subtotal					360	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				36	
Total RAP Uncovered Exterior Areas					396	

Enclosed Vehicle Parking

None						
Subtotal					0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				0	
Total RAP Enclosed Vehicle Parking Areas					0	

Covered Vehicle Parking

Pickup Truck	10	x	20	14	2,800	
Dump Truck	12	x	40	1	480	
Crew Cab	12	x	40	2	960	
Flat Bed	12	x	30	1	360	
Skip Loader	12	x	40	1	480	
Utility Truck	12	x	30	1	360	
Mower Parking	8	x	10	3	240	
Subtotal				23	5,680	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				568	
Total RAP Covered Vehicle Parking Areas					6,248	

Uncovered Vehicle Parking

None						
Subtotal					0	0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%				0	
Total RAP Uncovered Vehicle Parking Areas					0	0

Employee/Visitor Parking

Employee Parking	10	x	20	17	3,400	<i>Employee parking and Equipment</i>
Visitor/Vendor Parking					0	<i>None required</i>
ADA Parking	13	x	18	2	468	<i>Actual quantity to be verified to conform with Code requirements</i>
Subtotal				2	3,868	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%				3,868	
Total RAP Employee/Visitor Parking Areas					7,736	

Total RAP (Exterior Areas)

14,380

Total RAP Facility Areas

20,659

RAP-RECREATION AND PARKS

G3-Y13-2:
 Commonwealth District Service Yard
 2650 N Commonwealth Ave. Los Angeles, CA 90027

SPACE NEEDS PROGRAM
 City of Los Angeles

Department:
 LA Recreation and Parks: G3Y13 Commonwealth

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS					
Office Areas					
Offices					
Park Maintenance Supervisor	12	x	20	1 240	Open office, 2-file cabinet/ 1-desk / 1-computer / 1- printer
Senior Gardener	11	x	18	3 1 594	Open office, 4-file cabinet/ 3-desk / 3-computer / 4-chairs (2 senior-1)
Gardener Caretaker			8		In the field
Special Program Assistant II			14		In the field
Light Equipment Operator			2		In the field
Irrigation Specialist			1		In the field
Clerical Support	8	x	8	1 64	Open office, 1-file cabinet/ 1-desk / 1-computer / 1- printer
Shared/Support Spaces					
Break Room/ Kitchen	12	x	20	240	For 30 people. Refrigerator, microwave, table, chair, sinks, cabinets, stove
Conference/Training Room	12	x	20	240	for 30 people. Projector, project screen, computers, desks, conference table,printer, white board, file cabinet
Gender Neutral Bathrooms	10	x	10	2 1 100	for 30 people
Touch-Down workstations				x	
Emergency Supplies					
Security Camera and lighting					
Subtotal			30	1,478	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			517	
Total BSS Office Areas					
				1,995	
Shop/Storage Areas					
Storage Areas					
Storage Bay #1 (Fertilizer, safety items,..)	12	x	20	1 240	Ventilation, secure door, covered, sealed concrete for (Fertilizer, safety items, construction and landscape materials)
Storage Bay #2 (Small power equipment)	12	x	20	1 240	Ventilation, secure door, covered, sealed concrete
Storage Bay #3 (Paper good, file storage)	12	x	20	1 240	Ventilation, secure door, covered, sealed concrete and secured storage containers inside for files
Subtotal			0	720	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%			144	
Total BSS Shop/Storage Areas					
				864	
Total BSS (Building Areas)					
			30	2,859	

SPACE NEEDS PROGRAM
City of Los Angeles

Department:
Streets LA: G3Y14 Cahuenga

RAP-RECREATION AND PARKS
G3-Y14:
Cahuenga Pass Service Yard
2770 N Cahuenga Blvd Los Angeles, CA 90068

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas							
Offices							
Tree Surgeon Supervisor II	12	x	14	1	1	168	Over watering and planting crew, onsite with dedicated office
Tree Surgeon Supervisor I	8	x	8	4	4	256	Need four separate cubicles for each position
Tree Surgeon	8	x	8	9	1	64	Generally in the field, but would ideally have a shared workspace for all positions
Tree Surgeon Assistant	8	x	8	8	1	64	Generally in the field, but would ideally have a shared workspace for all positions
Park Maintenance Supervisor	12	x	14	2	2	336	Dedicated enclosed office for each position
Senior Gardener	8	x	8	3	3	192	Cubicle for each
Gardener Caretaker				18			In the field
Targeted Local Hire-TSA				7			In the field
Maintenance Cost Helper				1			In the field
Truck Operator				4			In the field
Light Equipment Operator				5			In the field
Assistant Tree Surgeon				2			In the field
Plumbers	8	x	8	5	3	192	Need cubicle for three (lead plumber, and two additional shared)
Security Guard	8	x	8	1	1	64	Exterior Security Guard House
Shared/Support Spaces							
Large Meeting Room					1	1,500	Sized for 50 people
Small Meeting Room					1	350	Sized for up to 10 people
Crew Rooms	300 SF				3	900	One 15-person room for each crew: Planting, Water and Landscape
Men's Locker Room/Bathroom					1	300	Sized for 100% staff for functional reality
Women's Locker Room/Bathroom					1	300	Sized for 50% staff by code
Breakroom					1	800	Sized for up to 15 people
Workroom/Copy Room					1	120	
File Room					1	200	
Subtotal				70		5,806	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%					2,032	
Total LASAN Office Areas						7,838	
Shop/Storage Areas							
Shop Areas							
Small Engine Repair					1	1,000	Heavy-duty workbenches, compressed air, parts bins, tool storage, etc
Compressor Room					1	200	
Equipment Staging					1	1,000	Down/Ready-line equipment Storage
Material Storage					1	1,000	Tree Ties, OSHA storage cabinets, parts cleaning, etc
Parts Room					1	600	Storage of assorted parts for small engine repair, preventative maintenance, running repairs, etc
Storage Areas							
Water Crew Storage					1	1,000	
Planting Crew Storage					1	1,000	
Landscape Crew Storage					1	1,000	
Seed Warehouse					1	6,000	
Pipe Storage Racking					1	500	Currently have (3) tiered racks for pipes up to 20-feet long
Subtotal				0		13,300	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%					2,660	
Total LASAN Shop/Storage Areas						15,960	
Total LASAN (Building Areas)				70		23,798	

SPACE NEEDS PROGRAM
City of Los Angeles

Department:

Streets LA: G3Y14 Cahuenga

RAP-RECREATION AND PARKS

G3-Y14:
Cahuenga Pass Service Yard
2770 N Cahuenga Blvd Los Angeles, CA 90068

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

EXTERIOR AREAS

Covered Exterior Areas

Bicycle Rack			1	120
Bulk Material Storage-Gravel	25	x	25	1
Bulk Material Storage-Topsoil	25	x	25	1
Bulk Material Storage-Planting Mix	25	x	25	1
Bulk Material Storage-Mulch	25	x	25	1
Bulk Material Storage-Sand	25	x	25	1

Subtotal				3,245
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			325
Total LASAN Covered Exterior Areas				3,570

Uncovered Exterior Areas

Generator	8	x	10	1	80
Trash/Recycling/Hazardous Waste Collection				1	280
15-gallon Containerized Tree Storage	36	SF		1,000	36,000
5-gallon Containerized Plant Storage	4	SF		1,000	4,000

<i>Emergency back-up generator</i>
<i>Approximately 1,000 containers</i>
<i>Approximately 1,000 containers</i>

Subtotal				40,360
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			4,036
Total LASAN Uncovered Exterior Areas				44,396

Enclosed Vehicle Parking

None				
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Subtotal				0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			0
Total LASAN Enclosed Vehicle Parking Areas				0

Covered Vehicle Parking

Crew Cabs	10	x	20	6	1,200
Utility Pick-up	10	x	20	6	1,200
Bobtail Dump Truck	10	x	20	2	400
F650 Stake Bed	12	x	30	6	2,160
Over the Cab Loader	12	x	30	2	720
Chipper Van	12	x	30	1	360
Equipment Trailer	10	x	20	2	400
Liftgate Truck	12	x	30	6	2,160
Water Trailer	10	x	20	6	1,200

Subtotal				37	9,800
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%				980
Total LASAN Covered Vehicle Parking Areas				10,780	

Uncovered Vehicle Parking

None				
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Subtotal				0	0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%				0
Total LASAN Uncovered Vehicle Parking Areas				0	0

Employee/Visitor Parking

Employee Parking	9	x	18	70	11,340
Visitor/Vendor Parking	9	x	18	1	162
ADA Parking	13	x	18	3	702

<i>Needs to be secure and separated from Fleet vehicles</i>
<i>Actual quantity to be verified to conform with Code requirements</i>

Subtotal				74	12,204
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%				12,204
Total LASAN Employee/Visitor Parking Areas				24,408	

Total LASAN (Exterior Areas)

Total LASAN Facility Areas

RAP-RECREATION AND PARKS

G3-Y18:
 Hollenbeck Park Service Yard
 415 S Saint Louis St. Los Angeles CA, 90033

SPACE NEEDS PROGRAM
 City of Los Angeles

Department:
RAP: G3Y18 Hollenbeck

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	Space Standard	Staff Qty.	Space	Area (SF)	Remarks
Offices					
<u>Hollenbeck District</u>					
Senior Gardner	120 SF	1	1	120	Workstation: Desk, file cabinet, computer, printer
Gardenerer Caretaker		2	2		No Space Needs
Special Program Assistant II		1	1		No Space Needs
Shared/Support Areas					
Shared Office	120 SF		1	120	Workstation: Desk, file cabinet, computer, printer
Breakroom/Meeting Room			1	350	Refrigerator, microwave, small table for meetings
Gender-Neutral Restrooms	84 SF		2	168	
Subtotal		4		758	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			265	
Total RAP Office Areas				1,023	
Shop/Storage Areas					
Shop Areas					
None					
Storage Areas					
Equipment Storage	25 x 50		1	1,250	Area for equipment storage: line trimmers, back-pack blowers, edgers, etc. Roll-up door for larger equipment like Gator and 60" mower
Supply Storage	25 x 50		1	1,250	PPE, gloves, eye protection, paper towels, toilet paper, filters, bleach, etc
Subtotal		0		2,500	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%			500	
Total RAP Shop/Storage Areas				3,000	
Total RAP (Building Areas)		4		4,023	

RAP-RECREATION AND PARKS

G3-Y18:
Hollenbeck Park Service Yard
415 S Saint Louis St. Los Angeles CA, 90033

SPACE NEEDS PROGRAM City of Los Angeles	
Department:	RAP: G3Y18 Hollenbeck
EXTERIOR AREAS	
Covered Exterior Areas	
Bicycle Rack	
3-yard Dumpster Corral (If feasible)	
Picnic Area	
	Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%
Total RAP Covered Exterior Areas	
Uncovered Exterior Areas	
Generator	
Trash/Recycling/Hazardous Waste Collection	
Bulk Material Storage	
	Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%
Total RAP Uncovered Exterior Areas	
Enclosed Vehicle Parking	
None	
	Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%
Total RAP Enclosed Vehicle Parking Areas	
Covered Vehicle Parking	
Pickup Truck	
	Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%
Total RAP Covered Vehicle Parking Areas	
Uncovered Vehicle Parking	
None	
	Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%
Total RAP Uncovered Vehicle Parking Areas	
Employee/Visitor Parking	
Employee Parking	
Visitor/Vendor Parking	
ADA Parking	
	Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%
Total RAP Employee/Visitor Parking Areas	
Total RAP (Exterior Areas)	
Total RAP Facility Areas	

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

		1		120	
15	x	30		1	450
				1	168
					738
	10%				74
					812
8	x	10		1	80
				1	280
25	x	25		2	1,250
					1,610
	10%				161
					1,771
					0
	10%				0
					0
10	x	20		1	200
					200
	10%				20
					220
				0	0
	100%				0
				0	0
9	x	18		4	648
9	x	18		10	1,620
13	x	18		2	468
					16
	100%				2,736
					5,472
					8,275
					12,298

Approximately 5 dumpsters holding green waste and waste materials from park Covered exterior area for employees
Emergency back-up generator
Mulch and soil ammendments
Revenue vehicle, stored at Hollenbeck but used daily for
Needs to be secure and separated from Fleet vehicles Community Service Workers (5-10 each day) Actual quantity to be verified to conform with Code requirements

RAP-RECREATION AND PARKS

G3-Y21:
 Sycamore Grove Service Yard
 4702 N Figueroa St. Los Angeles, CA 90042

SPACE NEEDS PROGRAM City of Los Angeles

Department:
RAP: G3Y21 Sycamore Grove Service

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas

Offices	
Gardener Caretaker	
Special Program Assistant II	
Shared/Support Spaces	
Break Room/ Kitchen	
Conference Room	
Gender Neurtral Restrooms	
Emergency Supply Storage	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	
Total RAP Office Areas	

Space Standard	Staff	Space	Area (SF)
	1	1	109
	1	1	64
		1	600
		1	224
7 x 12	2		168
	1		120
	2		1,285
35%			450
			1,735

<i>Open workstation: Desk, filing cabinet, computer, printer, guest chair</i>
<i>Open workstation: desk, file cabinet, computer, phone, printer</i>
<i>Refrigerator, microwave, table, chair, sinks, cabinets, stove, ice machine and hydration station</i>
<i>For 4 people,</i>
<i>For 4 people</i>

Shop/Storage Areas

Shop Area	
None	
Storage Areas	
Miscellaneous Storage Area in the Garage	
Fuel Storage	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	
Total RAP Shop/Storage Areas	

Space Standard	Staff	Space	Area (SF)
		1	200
		1	120
	0		320
20%			64
			384

<i>Secure, inside the garage contains fuel, and other miscellaneous small power equipments, line trimmer, blowers.</i>
<i>Fire protected area for fuel, solvents, etc</i>

Total RAP (Building Areas)

	2		2,119
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SPACE NEEDS PROGRAM
City of Los Angeles

Department:

RAP: G3Y26 Arroyo Seco

RAP-RECREATION AND PARKS

G3-Y26:

Arroyo SECO District Service Yard

6740 Marmion Way Los Angeles, CA 90042

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	
Offices	
Park Maintenance Supervisor	12 x 14
Senior Gardener	64 sf
Garden Caretaker	
Special Program Assistant II	
Light Equipment Operator	
Irrigation Specialist	
Administrative Clerk	64 sf
Shared/Support Spaces	
Breakroom/Kitchen	
Conference Room	
Gender Neutral Bathrooms	7 x 12
Locker Niche	3 sf
Touchdown Workstation/Benching workstation	48 sf
File/Supply Room	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%
Total RAP Office Areas	2,792
Shop/Storage Areas	
Shop Areas	
None	
Storage Areas	
Storage Bay	
Supply Storage	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%
Total RAP Shop/Storage Areas	600
Total RAP (Building Areas)	3,392

Space Standard	Staff	Space	Area (SF)
	1	1	168
	3	3	192
	5		
	2		
	1		
	2		
	1	1	64
		1	600
		1	600
	2	2	168
		20	60
		2	96
		1	120
	15		2,068
			724
			2,792
		1	300
		1	200
	0		500
			100
			600
	15		3,392

<i>Closed office: desk, filing cabinet, computer</i>
<i>Shared workstations</i>
<i>No space requirements</i>
<i>No space requirements</i>
<i>No space requirements</i>
<i>No space requirements</i>
<i>Open workstation: Desk, file cabinet, computer</i>
<i>Refrigerator, microwave, tables, chairs, sink, cabinets, stove (Up to 20 people)</i>
<i>15-20 people (Bi-weekly safety meetings)</i>
<i>Gender-neutral, toilet, sink, adjacent to locker niche</i>
<i>Adjacent to Bathroom/Showers</i>
<i>Benching type shared computer workstation for employee access</i>
<i>Paper goods, files, etc</i>
<i>Small power equipment: line trimmer, blowers, etc</i>
<i>Dedicated Supply Storage: gloves, PPE, shovels, rakes, etc</i>

RAP-RECREATION AND PARKS

G3-Y26:
 Arroyo SECO District Service Yard
 6740 Marmion Way Los Angeles, CA 90042

SPACE NEEDS PROGRAM City of Los Angeles

Department:
 RAP: G3Y26 Arroyo Seco

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

EXTERIOR AREAS

Covered Exterior Areas
Covered Picnic Area

			1	224
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Covered exterior area for eating

Subtotal				224
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			22
Total RAP Covered Exterior Areas				246

Uncovered Exterior Areas
Generator
Trash/Recycling/Hazardous Waste Collection
(20) 3-Yard Dumpsters
(2) 40-Yard Roll-off Bins
Gravel Bunker
Sand Bunker
Soil Bunker
Mulch Bunker
Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross)
Total RAP Uncovered Exterior Areas

10	x	20	1	200
			1	280
			1	2,000
			1	1,000
25	x	25	1	625
25	x	25	1	625
25	x	25	1	625
25	x	25	1	625
				5,980
	10%			598
				6,578

Emergency back-up generator to supply plant operations and offices
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Enclosed Vehicle Parking
None
Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross)
Total RAP Enclosed Vehicle Parking Areas

				0
	10%			0
				0

Covered Vehicle Parking
5900 Mower
Skip Loader
Dump Truck
Utility Vehicle
Van
Pickup Truck
Trailer
Pressure Washer
Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross)
Total RAP Covered Vehicle Parking Areas

			2	720
			1	200
			1	200
			2	400
			1	200
			6	1,200
			3	600
			2	200
			18	3,720
	10%			372
				4,092

Uncovered Vehicle Parking
None
Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross)
Total RAP Uncovered Vehicle Parking Areas

			0	0
	100%			0
			0	0

Employee/Visitor Parking
Employee Parking
Visitor/Vendor Parking
ADA Parking
Subtotal
Circulation/Mechanical/Electrical/Structural (Net:Gross)
Total RAP Employee/Visitor Parking Areas

9	x	18	15	2,430
9	x	18	15	2,430
13	x	18	2	468
			32	5,328
	100%			5,328
				10,656

Community Service Workers through courts
Actual quantity to be verified to conform with Code requirements

Total RAP (Exterior Areas)				21,572
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Total RAP Facility Areas				24,964
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				21,572
				24,964

LADOT

**LA-DOT
LA DEPARTMENT OF TRANSPORTATION**

G1-Y01:
GSD Fleet, LADOT, LAPD Central Parking Enforcement
1016 N Mission Rd. Los Angeles, CA 90033

SPACE NEEDS PROGRAM
City of Los Angeles

Department:
LADOT: G1Y1 Central PETC

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	Space Standard	Staff	Space	Area (SF)
Offices				
<u>Parking Enforcement and Traffic Control (PETC)</u>				
Traffic Officer II		133	1	
Sr. Traffic Supervisor I (CC 3218)	64 sf	14	14	896
Sr. Traffic Supervisor II (CC 3218)	96 sf	2	2	192
Sr. Traffic Supervisor III (CC 3218)	96 sf	1	1	96
Administrative Clerk (CC 1358)	64 sf	3	3	192
Sr. Administrative Clerk (CC 1368)	64 sf	1	1	64
Warehouse and Toolroom Worker (CC 1832)	64 sf	1	1	64
<u>Special Traffic Operations (STO)</u>				
Transportation Engineer (CC 7278)	96 sf	1	1	96
Sr. Administrative Clerk (CC 1368)	64 sf	2	2	128
Maintenance Laborer (CC 3112)		1		
Civil Engineer Draft Technician (CC 7232)	64 sf	1	1	64
Transportation Engineering Associate II (CC 7280)	64 sf	3	3	192
Transportation Engineering Aide I (CC 7285)	64 sf	1	1	64
Shared/Support Spaces				
Breakroom			1	400
Conference Room			1	350
Gender Neutral Restrooms, Shower, Changing Area	7 x 12		10	840
Gender Neutral Locker Room	3 sf		200	600
Roll Call Room (PETC)			1	1,200
Table and Chair Storage				
Plotter Area (STO)			1	240
Departmental Operations Center (STO)			1	350
Clerical File Room			1	200
Touchdown Workstation/Benching workstation	48 sf		3	144
Subtotal		164		6,372
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			2,230
Total LADOT Office Areas				8,602
Shop/Storage Areas				
Shop Areas				
Bicycle Repair and Maintenance Shop		1	1,250	
KIT Room		1	400	
Storage Areas				
Supply/Storage Room		1	300	
Propane Storage (Active Transportation Warehouse)		1	200	
Bike Rack Recycling (Active Transportation Warehouse)		1	400	
Drive-Thru Automatic Exterior Wash	25 x 80		1	2,000
Wash Equipment Room	15 x 45		1	675
Subtotal		0		5,225
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%			1,045
Total LADOT Shop/Storage Areas				6,270
Total LADOT (Building Areas)		164		14,872

Movable tables and chairs. Meet in Roll Call Room. Not all at one time. 80-90 ppl at same time peak
Open workstations with file cabinets
Closed office with file cabinets. One for night and one for day shift
Closed office with file cabinets
Open workstations with file cabinets
Open workstations with file cabinets
Open workstation with desk and chair
Open workstation with file cabinets
Open workstation with file cabinets
Field position
Open workstation with file cabinets
Open workstation with file cabinets
Open workstation with file cabinets
Refrigerator, microwave, sink, tables, chairs, and ice machine (10-15 People)
Tables, chairs, television monitors (Up to 10 people)
Sized for up to 200 people
Up to 50 people, tables, and chairs
220V Electrical Connections required
Computer workstations, TV Monitors
Enclosed and secure
Benching type shared computer workstation for employee access
Bike racks, tables, chairs, lockers, storage closets, and shelving (25-30 bike officers)
Handheld storage/Charging Racks, printers, keys, etc. Desk and Computer station. Light repairs
PPE, reflective vests, administrative forms, rubber gloves, wipes, rain gear etc
Needs to be secured
Bin storage for recycled bicycle racks (Needs to be secured)

SPACE NEEDS PROGRAM
City of Los Angeles

Department:

LADOT: G1Y1 Central PETC

Total LADOT Facility Areas

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	
Total LADOT Facility Areas			104,382

LA-DOT
LA DEPARTMENT OF TRANSPORTATION

G1-Y01:

GSD Fleet, LADOT, LAPD Central Parking Enforcement
1016 N Mission Rd. Los Angeles, CA 90033

Remarks

LA-DOT
LA DEPARTMENT OF TRANSPORTATION
G1-Y03:
 Field Operations (Central Yard) Signal and Paint & Signs;
 1831 Pasadena Ave. Los Angeles, CA 90031

SPACE NEEDS PROGRAM
 City of Los Angeles

Department:
LADOT: G1Y3 Central Yard

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	Space Standard	Staff	Space	Area (SF)	Remarks
Offices					
<u>Streets and Sign Management</u>					
Traffic Paint and Sign Poster I		12	0		Use shared space
Traffic Paint and Sign Poster II		5	0		Use shared space
Traffic Paint and Sign Poster III		4	0		Use shared space
Maintenance Laborer		4	0		Use shared space
Traffic Marking and Sign Superintendent I	10 x 12	2	2	240	Closed Office
Traffic Marking and Sign Superintendent II	10 x 12	1	1	120	Closed Office
<u>Traffic Signals and Systems</u>					
Electrical Craft Helper		6	0		Use shared space
Assistant Signal System Electrician		8	0		Use shared space
Signal System Electrician		24	0		Use shared space
Signal System Supervisor I	10 x 16	2	2	320	Closed Office
Signal System Supervisor II	10 x 16	1	1	160	Closed Office
Cement Finisher		1	0		Use shared space
Inspector	10 x 10	1	1	100	Closed Office
Shared/Support Spaces					
<u>Street Sign Management</u>					
Conference Room	30 x 35	1	1	1,050	Tables, chairs, TV monitors. Doubles as Training Facility (sized for 24 people)
Conference Room Storage	12 x 16	1	1	192	
Copy Room	12 x 16	1	1	192	Provide worktable
Storage Rooms	10 x 10	2	2	200	
Sign Storage Room	50 x 60	1	1	3,000	Replace stop signs, any street signs
<u>Traffic Signals and Systems</u>					
Storage Room	20 x 30	1	1	600	
Communications Center	14 x 16	1	1	224	Hub out front, in parking stalls
<u>Shared</u>					
Gender Neutral Restrooms, Shower, Changing Area	7 x 12	10	10	840	
Gender Neutral Locker Room	3 sf	80	80	240	Sized for 80 people
Breakroom		1	1	300	Refrigerator, microwave, sink, tables, chairs, and ice machine (8-10 People)
Emergency Supply Storage		1	1	120	Dedicated storage area for food, water, first aid supplies, etc
Locker Room		1	1	350	
Timesheet Computers	16 sf	2	2	32	Benching type shared computer workstation for employee access
Subtotal		71	71	8,280	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			2,898	
Total LADOT Office Areas				11,178	
Shop/Storage Areas					
Shop Areas					
Build Shop (TSS)		1	1	900	Workbenches, power tools, needs ventilation. Testing solar equipment, beacons, flashers, signals, etc
Storage Areas					
<u>Street and Sign Management</u>					
Sign Storage Room	50 x 60	1	1	3,000	One point of entry with adequate forklift maneuvering space
Paint Storage Room	22 x 32	1	1	704	One point of entry with adequate forklift maneuvering space
Pavement Marking Warehouse	64 x 30	1	1	1,920	One point of entry with adequate forklift maneuvering space
Thermoplastic Bag Storage	36 x 30	1	1	1,080	One point of entry with adequate forklift maneuvering space
Supply Storage		1	1	2,400	LED's, electronic equipment, etc
Subtotal		0	0	10,004	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%			2,001	
Total LADOT Shop/Storage Areas				12,005	
Total LADOT (Building Areas)		71	71	23,183	

LA-DOT LA DEPARTMENT OF TRANSPORTATION G1-Y03:

Field Operations (Central Yard) Signal and Paint & Signs;
1831 Pasadena Ave. Los Angeles, CA 90031

SPACE NEEDS PROGRAM City of Los Angeles

Department:

LADOT: G1Y3 Central Yard

EXTERIOR AREAS

Covered Exterior Areas

Space Standard	Qty. Staff	Space	Area (SF)
25 x 25	1		625
25 x 25	1		625
25 x 35	1		875
Subtotal			
			2,125
Circulation/Mechanical/Electrical/Structural (Net:Gross)			
10%			213
Total LADOT Covered Exterior Areas			2,338

Uncovered Exterior Areas

Generator	10 x 20	1	200
Trash/Recycling/Hazardous Waste Collection		1	280
Salvage Container	10 x 35	1	350
Recycling Container	10 x 30	1	300
K71 & Ped Barricades (SSM)	22 x 32	1	704
Traffic Signal Pole Storage Area		1	5,000
Cement/Asphalt Spoils	25 x 25	1	625
Subtotal			
			7,459
Circulation/Mechanical/Electrical/Structural (Net:Gross)			
10%			746
Total LADOT Uncovered Exterior Areas			8,205

Enclosed Vehicle Parking

None			
Subtotal			
			0
Circulation/Mechanical/Electrical/Structural (Net:Gross)			
10%			0
Total LADOT Enclosed Vehicle Parking Areas			0

Covered Vehicle Parking

Heavy Duty Truck	12 x 30	13	4,680
Aerial Equipment	12 x 30	29	10,440
Trailers	12 x 30	7	2,520
Tractor	9 x 18	2	324
Crane Truck	12 x 40	3	1,440
Unistrut Storage	20 x 20	1	400
Subtotal			
		55	19,804
Circulation/Mechanical/Electrical/Structural (Net:Gross)			
10%			1,980
Total LADOT Covered Vehicle Parking Areas			21,784

Uncovered Vehicle Parking

Streets and Sign Management			
Toyota Prius	8 x 10	2	160
Honda Civic	8 x 10	2	160
Light Duty Truck	8 x 10	5	400
Medium Duty Truck	9 x 18	22	3,564
Heavy Duty Truck	10 x 20	6	1,200
Aerial Equipment	10 x 20	3	600
Small Equipment	8 x 10	4	320
Subtotal			
			6,304
Traffic Signals and Systems			
Toyota Prius	8 x 10	5	400
Honda Civic	8 x 10	2	160
Light Duty Truck	9 x 18	5	810
Medium Duty Truck	10 x 20	22	4,400
Forklift	9 x 18	2	324
Small Equipment	9 x 18	5	810
Subtotal			
		85	13,308
Circulation/Mechanical/Electrical/Structural (Net:Gross)			
100%			13,308
Total LADOT Uncovered Vehicle Parking Areas			0

Employee/Visitor Parking

Employee Parking	9 x 18	71	11,502
Visitor/Vendor Parking	9 x 18	5	810
ADA Parking	13 x 18	4	936
Subtotal			
		80	13,248
Circulation/Mechanical/Electrical/Structural (Net:Gross)			
100%			13,248
Total LADOT Employee/Visitor Parking Areas			26,496

Master Plan Program (+20 YRS)			
Space Standard	Qty. Staff	Space	Area (SF)

Remarks

Large enough to facilitate easy loading
50 cu yds
One point of entry, needs covering

Emergency back-up generator to supply plant operations and offices

Access from 3-4 sides. 4-feet to 55-feet long
25 cu yds

Needs to be secure and separated from Fleet vehicles

Actual quantity to be verified to conform with Code requirements

SPACE NEEDS PROGRAM City of Los Angeles
Department: LADOT: G1Y3 Central Yard
Total LADOT (Exterior Areas)
Total LADOT Facility Areas

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	
			85,439
			108,622

LA-DOT
LA DEPARTMENT OF TRANSPORTATION
G1-Y03:
 Field Operations (Central Yard) Signal and Paint & Signs;
 1831 Pasadena Ave. Los Angeles, CA 90031

Remarks

SPACE NEEDS PROGRAM

City of Los Angeles

Department:

LA Department of Transportation

**LA-DOT
LA DEPARTMENT OF TRANSPORTATION
G1-Y07:**Field Operations Equipment Repair;
430 E Commercial St. Los Angeles, CA 90012

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS**Office Areas****Offices**Temporary Signs

Traffic Marking and Sign Superintendent I

Senior Admin Clerk

Admin Clerk

CASW

Maintenance Laborer (Full-Time)

Maintenance laborer (Part-Time)

Vocational Worker II

Mark-Out and Striping

Traffic Marking and Sign Superintendent III

Traffic Marking and Sign Superintendent II

Traffic Marking and Sign Superintendent I

Traffic Painting Sign Post III

Traffic Painting Sign Post II

Field Staff Workstation

Traffic Painting Sign Post I

Maintenance Laborer

Vocational Worker II

Stripers Office

Mark-Out Office

Assistant's Office

Admin Assistant Office

Equipment Repair

Equipment Repair Supervisor

Mechanical Repairer

Shared/Support Areas

Breakroom

Men's Restrooms, Lockers, Showers

Women's Restroom's, Lockers, Showers

Conference Room/Training Room

Subtotal

Circulation/Mechanical/Electrical/Structural (Net:Gross)

Total LADOT Office Areas

Space Standard	Staff	Space	Area (SF)
96 SF	1	1	96
64 SF	1	1	64
64 SF	2	2	128
36 SF	4	4	144
	14	0	
	5	0	
	5	0	
180 sf	1	1	180
96 sf	1	1	96
96 sf	1	1	96
64 sf	10		640
64 sf	11		704
		1	250
64 sf	5		320
64 sf	5		320
64 sf	6		384
64 sf	3		192
64 sf	3		192
64 sf	1		173
64 sf	1		64
96 sf	1	1	96
64 sf	5	5	320
		1	1,200
		1	1,000
		1	500
		1	1,500
	86	22	8,659
35%			3,031
			11,690

Remarks
Closed Office: Desk, 2 guest chairs, filing cabinet, shelves, printer
Open Workstation: Desk, filing cabinet, shelves, printer
Open Workstation: Desk, filing cabinet, shelves, printer
Community Administrator Support Worker. Part-time clerical positions
In field and work in Assembly Space
In field and work in Assembly Space
In field and work in Assembly Space
Closed Office: Desk, 2 guest chairs, small round table for 2 guests, filing cab, shlvs, printer
Closed Office: Desk, 2 guest chairs, filing cabinet, shelves, printer
Closed Office: Desk, 2 guest chairs, filing cabinet, shelves, printer
Field Staff. No space needs. Need common space
Open area to accommodate 11 people, just chairs
Office 103 on plan
Closed Office: Desk, 2 guest chairs, filing cabinet, shelves, printer
Open Office: Workbench, locker
Sized for 40 ppl. Tables, chairs, bulletin boards, sink, refrigerator, microwave. Can be shared
Sized for 20-50 ppl, TV, conference room table, chairs, HDMI connections, Ethernet connections

LA-DOT
LA DEPARTMENT OF TRANSPORTATION
G1-Y10:
Piper Tech
555 Ramirez St. Los Angeles, CA 90012

SPACE NEEDS PROGRAM
City of Los Angeles

Department:
LADOT: G1Y10 Piper Tech

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	Space Standard	Staff	Space	Area (SF)	Remarks
Offices					
<u>Meter Security</u>					
Chief Transportation Investigator	64 sf	1	1	64	Workstations: Desk, chair, computer, filing cabinet
Senior Transportation Investigator	64 sf	4	4	256	Workstations: Desk, chair, computer, filing cabinet
Senior Administrative Clerk	64 sf	2	2	128	Workstations: Desk, chair, computer, filing cabinet
Community Administrative Support Worker	64 sf	1	1	64	Workstations: Desk, chair, computer, filing cabinet
Contractor Personnel		30			Don't park on site. Have spaces in Coin Room
<u>Central Meter Shop</u>					
Parking Meter Technician Supervisor II	200 sf	1	1	200	Closed Office: Desk, shelves, and file cabinets
Administrative Staff	64 sf	1	1	64	Workstations: Desk, chair, computer, filing cabinet
Parking Meter Technician Supervisor I	100 sf	3	3	300	Workstations: Desk, chair, computer, filing cabinet
Parking Meter Technicians		16			In the field most of the time, in the shop in mornings and end of day, work at shop end of day
<u>Signal Lab</u>					
Signal Systems Electrician	64 sf	12	12	768	Workstations: Desk, chair, computer, filing cabinet
Maintenance Laborer		1			No space needs
Shared/Support Spaces					
<u>Meter Security</u>					
Coin Room			1	8,000	Coin counting, coin room office facility (contractor)
Meter Security			1	600	Meter Security Investigative Office (City Staff)
<u>Central Meter Shop</u>					
Central Meter Shop			1	2,000	
Meter Shop Storage				1,000	
Meeting Room			1	250	
Breakroom			1	400	Refrigerator, microwave, sink, tables, chairs, and ice machine (10-15 People)
Conference Room			1	350	Tables, chairs, television monitors (Up to 10 people)
Gender Neutral Restrooms, Shower, Changing Area	7 x 12		10	840	
Gender Neutral Locker Room	3 sf		200	600	Sized for up to 200 people
Touchdown Workstation/Benching workstation	48 sf		3	144	Benching type shared computer workstation for employee access
Subtotal		72		16,028	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			5,610	
Total LADOT Office Areas				21,638	
Shop/Storage Areas					
<u>Shop Areas</u>					
<u>Signal Lab</u>					
Repair Lab			1	1,700	Lab Test Station/Storage Cabinets
Repair Lab Sec 2			1	1,700	Lab Test Station/Storage Cabinets
<u>Storage Areas</u>					
<u>Central Meter Shop</u>					
Meter Shop Warehouse			1	5,400	
Meter Shop Mezzanine Storage			1	1,000	
Subtotal		0		9,800	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%			1,960	
Total LADOT Shop/Storage Areas				11,760	
Total LADOT (Building Areas)		72		33,398	

SPACE NEEDS PROGRAM
City of Los Angeles

Department:
G2Y10: DOT South

LA-DOT
LA DEPARTMENT OF TRANSPORTATION
G2-Y10:
Parking Enforcement-Southern Yard
7510 South Figueroa Street, Los Angeles, CA 90047

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	
Offices	
Administrative Clerk	8 x 8 1 1 64
Sr. Administrative Clerk	8 x 10 1 1 80
Traffic Officer II	96
Sr. Traffic Supervisor I (Sergeant)	13 x 18 11 0
Sr. Traffic Supervisor II (Lieutenant)	8 x 10 2 2 160
Sr. Traffic Supervisor III (Captain)	8 x 10 1 1 80
Crossing Guard	1 1 64
Shared/Support Spaces	
Copy/ Mail Room	1 120
Multi Perp/Conference Room	1 350
Training Room	1 700
Break Room	1 350
Kit Room	1 100
File Room	8 x 14
Men's Locker Room and Showers	3 SF 60 180
Women's Locker Room and Showers	3 SF 60 180
Men's Restroom	240
Women's Restroom	240
Touch-Down workstations	48 SF 6 288
Emergency Supply Storage	1 200
Maintenance Supplies	1 120
Subtotal	113 3,516
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35% 1,231
Total LADOT Office Areas	4,747
Shop/Storage Areas	
Shop Areas	
Bike Maintenance Shop	1 400
Storage Areas	
Bicycles Storage	1 800
Cones Storage	1 500
Flares Storage	1 500
Rain Gear Storage	1 200
Barricades Storage	1 200
Bunk area	1 240
Subtotal	0 2,840
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20% 568
Total LADOT Shop/Storage Areas	3,408
Total LADOT (Building Areas)	113 8,155

Open Office:desk, file cabinet, computer
Open office: desk file cabinet, computer
In the field
Use touchdown stations
Closed Office:desk, file cabinet, computer
Closed Office:desk, file cabinet, computer
Open Office: desk, file cabinet, computer
Table and chairs, projector, projection screen, computers, desks, conference table, printer, white board, file cabinet (Sized for up to 15 people)
Sized for 30 people.
Kitchenette, sink, refrigerator, microwave, tables, chairs, water, ice machine
Radio and handheld stands and cradles
File cabinets
Lockers, benches, and showers
Lockers, benches, and showers
3 bathrooms, 3 urinals
2 bathrooms
Contracted through the City
Dedicated space for light bicycle maintenance, parts storage, workbenches, etc
Covered/Enclosed, secured indoors
Covered/Enclosed, secured outdoors with fencing
Covered/Enclosed, secured outdoors with fencing
Covered/Enclosed, secured outdoors with fencing
Covered/Enclosed, secured outdoors with fencing
Emergency bunk area for up to 15 people

LA-DOT LA DEPARTMENT OF TRANSPORTATION

G3-Y16:
 Avenue 19 Yard; (City - Wide Mark Out & Striping)
 401 N Ave. 19 Los Angeles, CA 90031

SPACE NEEDS PROGRAM City of Los Angeles

Department:
 DOT: G3Y16 Avenue 19 Yard

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	Staff	Space	Area (SF)	Remarks
Offices				
Principal Storekeeper	1	1	600	Closed Office within the Warehouse: Desk, filing cabinet, computer, printer, guest chair
Senior Storekeeper	1	1		Open office, Cubical space 8x8 (Desks, Chairs, and Computers)
Storekeeper II	4	1		Open office, Cubical space (Desks, Chairs, and Computers)
Warehouse Toolroom Workers	2	1		
Event Attendant	0	1		Open Office within the Warehouse
Sr.Admin Clerk	1	1		Closed Office: Desk, filing cabinet, computer, printer, guest chair
Shared/Support Spaces				
Break Room/Kitchenette		1	600	For 6 people. Refrigerator, microwave, table, chairs, sink with garbage disposal, cabinets, stove, ice machine and hydration station
Gender Neutral Restrooms/Showers	7	x 12	84	For 6 people
Emergency Supply Storage		72 SF	72	
Bunk Areas				
Subtotal		9	1,356	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%		475	
Total DOT Office Areas			1,831	
Shop/Storage Areas				
Shop Area				
None				
Storage Areas				
Warehouse		1	20,000	Shelving, forklift, pallet jack, scanners, reach truck, ladders/stools, copier, eyewash station, security cameras and entrance, filing cabinets, chairs, desks or cubicles, computers, telephones, wi-fi access.
Locked Cage Area				
Hazardous Material Storage				
Counter to Issue Stock Parts				
Tire Room	40	x 50	2,000	Counter for issuing stock items, concrete sealed floor, secured entrance along with cameras. <i>Larger space will accommodate tires reducing the need for a separate storage area and ensuring better accountability.</i>
Subtotal		0	0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%		0	
Total DOT Shop/Storage Areas			0	
Total DOT (Building Areas)		9	1,831	

SPACE NEEDS PROGRAM
City of Los Angeles

Department:

DOT: G3Y16 Avenue 19 Yard

LA-DOT
LA DEPARTMENT OF TRANSPORTATION

G3-Y16:

Avenue 19 Yard; (City - Wide Mark Out & Striping)
401 N Ave. 19 Los Angeles, CA 90031

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

EXTERIOR AREAS

Covered Exterior Areas

None	10	x	12		1	120
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Subtotal						0
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Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%					0
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Total DOT Covered Exterior Areas						0
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Uncovered Exterior Areas

Generator	10	x	20		1	200
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Dumpster					4	
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Subtotal						200
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Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%					20
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Total DOT Uncovered Exterior Areas						220
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Enclosed Vehicle Parking

None						
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Subtotal						0
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Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%					0
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Total DOT Enclosed Vehicle Parking Areas						0
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Covered Vehicle Parking

None						
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Subtotal					0	0
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Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%					0
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Total DOT Covered Vehicle Parking Areas						0
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Uncovered Vehicle Parking

Honda Civic	8	x	10		1	80
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Truck -Chevy Cheyenne	10	x	20		2	400
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Subtotal					0	480
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Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%					480
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Total DOT Uncover Vehicle Parking Areas					0	960
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Employee/Visitor Parking

Employee Parking	10	x	20		9	1,800
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Visitor/Vendor Parking	9	x	18		6	972
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ADA Parking	13	x	18		2	468
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Subtotal					17	3,240
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Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%					3,240
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Total DOT Employee/Visitor Parking Areas						6,480
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Total DOT (Exterior Areas)						7,660
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Total DOT Facility Areas						9,491
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<i>Bunker for soil storage</i>

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<i>Emergency back-up generator to supply plant operations and offices</i>

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<i>Employee parking and Equipment</i>

<i>5-6 vendor deliveries per day, averaging 4-5 per week</i>
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<i>Actual quantity to be verified to conform with Code requirements</i>

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SPACE NEEDS PROGRAM
City of Los Angeles

Department:

LADOT: G3Y17 Hollywood Parking Enforcement

LA-DOT
LA DEPARTMENT OF TRANSPORTATION
G3-Y17:
Hollywood Parking Enforcement;
401 N Ave. 19 Los Angeles, CA 90031

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS	
Office Areas	
Offices	
<u>HPS Offices</u>	
Supervisor I (Sergeant)	8 x 8 2 2 128
Supervisor II (Lieutenant)	12 x 13 1 1 156
Administrative Clerk	6 x 6 1 1 36
<u>HPS Support Spaces</u>	
Storage Room	1 360
<u>Training</u>	
Training Supervisor I	8 x 8 1 1 64
Training Supervisor II	12 x 13 1 1 156
Administrative Clerk	6 x 6 1 1 36
<u>Training Support Spaces</u>	
Training Room	1 1,000
Training Storage Room	2 300
Training Storage Room	1 220
<u>Crossing Guard Operations Offices</u>	
Supervisor I	8 x 8 1 1 64
Supervisor II	12 x 13 1 1 156
Administrative Clerk	6 x 6 5 5 180
<u>Crossing Guard Operations Support Spaces</u>	
Storage Room	1 140
<u>Parking Enforcement Offices</u>	
Deputy Chief	1 0
Captain	12 x 13 1 1 156
Lieutenant	12 x 13 2 2 312
Sergeant	8 x 8 13 13 832
Administrative Clerk	8 x 8 4 4 256
<u>Parking Enforcement Support Spaces</u>	
Storage Room	1 200
<u>Special Events Operations Offices</u>	
Supervisor I	12 x 13 5 5 780
Supervisor II (Sergeant)	12 x 13 1 1 156
Administrative Clerk	6 x 6 4 4 144
<u>Special Events Operations Support Spaces</u>	
Storage	1 200
Shared/Support Spaces	
Roll Call Room	1 2,000
Roll Call Room	1 800
IT Room	1 120
Breakroom (5th floor)	1 400
Breakroom (2nd Floor)	1 240
Breakroom (2nd Floor)	1 200
Men's Restrooms	1 400
Women's Restrooms	1 400
Men's Locker Room/Shower	1 1,500
Women's Locker Room/Shower	1 1,500
Emergency Supply Storage	1 200
Conference Room (2nd Floor)	1 350
Conference Room (5th Floor)	
Utility Room (5th Floor)	1 500
Touchdown Workstation/Benching workstation	48 sf 3 144
Subtotal	45 14,786
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35% 5,175
Total LADOT Office Areas	19,961
Shop/Storage Areas	
Shop Areas	
Bicycle Repair and Maintenance Shop	1 1,250
KIT Room	2 400
Storage Areas	
Storage Room	1 300
Bicycle Cage	1 500
Storage Cage	1 300
Subtotal	0 2,750
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20% 550
Total LADOT Shop/Storage Areas	3,300
Total LADOT (Building Areas)	45 23,261

Cubicle
Closed Office
Cubicle
Storage of vehicle boots
Cubicle
Closed office
Cubicle
Sized for 60 people
PPE and miscellaneous supplies
Training materials, files, folders, documents
Cubicle
Closed Office
Cubicle
Crossing guard supplies, hats, vests, stop signs, PPE
Reserved parking space, but no office space required on site
Closed Office
Closed Office
Cubicle
Cubicle
Files, documents
Cubicle
Closed office
Cubicle
Files, documents, office supplies
Traffic Officers Regular Enforcement (5th Floor) Sized for up to 60-70 people
HPS Unit (2nd Floor). Sized for 30 people
Refrigerator, microwave, sink, tables, chairs, and ice machine (10-15 People)
Refrigerator, microwave, sink, tables, chairs, and ice machine (8-10 People)
Refrigerator, microwave, sink, tables, chairs, and ice machine (6-8 People)
HPS, Training, Crossing, Sized for 8-10 people
Parking Enforcement/ Sized for 12-15 people
File Storage, office supplies
Benching type shared computer workstation for employee access
Bike racks, tables, chairs, lockers, storage closets, and shelving (25-30 bike officers)
Handheld storage/Charging Racks, printers, keys, etc. Desk and Computer station. Light repairs
Provide shelving
Provide bicycle racks
Metal storage cabinets, cones, flares, barricades



LAFD-LA FIRE DEPARTMENT

G1-Y02:

Fire Station #401

140 N Avenue 19 Los Angeles, CA 90031

SPACE NEEDS PROGRAM City of Los Angeles

Department:

LAFD

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	Space Standard	Staff Qty.	Space Qty.	Area (SF)	Remarks
Offices					
Reception	17 x 20		1	340	
Office 1	12 x 11		1	132	
Office 2	12 x 11		1	132	
Office 3	12 x 11		1	132	
Office 4	12 x 11		1	132	
Executive Officer	12 x 15		1	180	
Office 5	12 x 11		1	132	
Deputy Chief	12 x 15		1	180	
General Office	20 x 75		1	1,500	
Class Room	20 x 30		1	600	
Parts Shop/Keeper Office	16 x 15		1	240	
Receiving Office	20 x 15		1	300	
Office	10 x 18		1	180	next to Oxygen Repair
Shared/Support Spaces					
Lunch/Breakroom			1	1,400	for xx people, Table, Refrigerator, Microwave, sink, and chairs.
Fitness Room			1	500	
Men's Restrooms/Lockers/Shower			3	500	
Women's Restrooms/Lockers/Shower			3	400	
Subtotal					
Circulation/Mechanical/Electrical/Structural (Net.Gross)	35%		0	6,980	
Total LAFD Office Areas				9,423	
Shop/Storage/Bay Areas					
Bay Areas					
Ladder Truck Bays	20 x 70		10	14,000	
Light Vehicle Bays	16 x 35		16	8,960	
Triple Shop Bays	20 x 55		12	13,200	
Tire Bays	20 x 70		2	2,800	
Steam Cleaning Bay	30 x 100		2	6,000	
Shop Areas					
Stores Storage			1	10,000	
Body Shop	20 x 70		4	5,600	
Body Shop Work Area	20 x 70		1	1,400	
Sheet Metal Shop/ Weld Shop			1	4,800	
Machine Shop			1	4,500	
Rescue Maintenance Shop	40 x 70		1	2,800	
Small Engine Repair Shop	20 x 70		1	1,400	
Gurney Repair Shop	20 x 70		1	1,400	
Battery Shop			1	200	
Tire Shop Down/Ready Line	12 x 35		20	8,400	
Tire Shop Down/Ready Line	12 x 70		20	16,800	
Electrical Shop	20 x 50		1	1,000	
Carpentry Shop	20 x 70		1	1,400	
Upholstery Shop			1	400	
Storage Areas					
Portable Equipment Storage			2	600	2 @ 600 sf each
Tire Storage			1	2,000	
Paint Storage			1	400	
Oil Storage			1	400	
Machine Shop			1	4,500	
Parts Room 1			1	4,000	
Parts Room 2			1	4,000	
Common Work Area			2	600	2 @ 600 sf each
Staging Area			1	600	
Shipping and Receiving area			1	600	
Loading Dock			1	900	
Quality Control Test Pit	70 x 70		1	4,900	
Paint Booth	30 x 80		1	2,400	
Paint Supplies	30 x 30		1	900	
Lube Room/Compressor Room			1	800	
Tool Room	20 x 20		1	400	
Oxygen Storage			1	1,200	
Oxygen Repair			1	800	

LAFD-LA FIRE DEPARTMENT

G1-Y2:

Fire Station #401

140 N Avenue 19 Los Angeles, CA 90031

SPACE NEEDS PROGRAM City of Los Angeles	
Department: LAFD	
EXTERIOR AREAS	
Covered Exterior Areas	
None	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%
Total LAFD Covered Exterior Areas	
Uncovered Exterior Areas	
None	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%
Total LAFD Uncovered Exterior Areas	
Enclosed Vehicle Parking	
None	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%
Total LAFD Enclosed Vehicle Parking Areas	
Covered Vehicle Parking	
None	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%
Total LAFD Covered Vehicle Parking Areas	
Uncovered Vehicle Parking	
None	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%
Total LAFD Uncovered Vehicle Parking Areas	
Employee/Visitor Parking	
Employee Parking	9 x 18
Visitor/Vendor Parking	9 x 18
ADA Parking	13 x 18
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%
Total LAFD Employee/Visitor Parking Areas	
Total LAFD (Exterior Areas)	
Total LAFD Facility Areas	

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

					0	
	10%				0	
					0	
					0	
	10%				0	
					0	
					0	
	10%				0	
					0	
	9	x	18		2	162
						162
	10%					16
						178
					0	0
	100%					0
					0	0
	9	x	18		1	162
	9	x	18		4	648
	13	x	18		2	468
					7	1,278
	100%					1,278
						2,556
						2,734
						185,209

Uncovered
Actual quantity to be verified to conform with Code requirements

LAFD-LA FIRE DEPARTMENT

G3-Y04:

Frank Hotchkin Memorial Training Center
1700 Stadium Way Los Angeles, CA 90012

SPACE NEEDS PROGRAM City of Los Angeles

Department:

FRANK HOTCHKINS:FSD

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas							
Offices							
Mechanic's Office	13	x	9	2	1	240	Shared between 2 mechanics.
Locker Alcove						80	
Unisex Bathroom						70	
Breakroom						200	
Subtotal			2			590	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%					207	
Total FSD Office Areas						797	
Shop/Storage Areas							
Shop Areas							
Light Vehicles Bays	16x35			6		3,360	
Lube/Compressor Room				1		600	
Parts Room						400	
Common Work Area						400	
Portable Equipment Storage						400	
Subtotal			0			5,340	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%					1,068	
Total FSD Shop/Storage Areas						6,408	
Total FSD (Building Areas)			2			7,205	



SPACE NEEDS PROGRAM
City of Los Angeles

Department:
G1Y1: LAPD AFID

LAPD-LA POLICE DEPARTMENT
G1-Y01:
GSD Fleet, LADOT, LAPD Central Parking Enforcement
1016 N Mission Rd. Los Angeles, CA 90033

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	Space Standard	Staff	Space	Area (SF)	Remarks
Offices					
None					No staff space needs
Shared/Support Areas					
Gender Neutral Restroom		1		80	
Subtotal		0		80	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			28	
Total LAPD Office Areas				108	
Shop/Storage Areas					
Shop Areas					
None					
Storage Areas					
None					
Subtotal		0		0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%			0	
Total LAPD Shop/Storage Areas				0	
Total LAPD (Building Areas)		0		108	

LAPD-LA POLICE DEPARTMENT

G1-Y10-1:

Piper Tech

555 Ramirez St. Los Angeles, CA 90012

SPACE NEEDS PROGRAM
City of Los Angeles

Department:
LAPD: ASD

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas
Offices
Police Captain
Police Lieutenant
Police Sergeant
Police Officer
Management Aide
Secretary
Officer Trainee
Garage Attendant
Security Officer
Shared/Support Spaces
Lobby/Waiting
Control Tower
Kitchen/Breakroom
Roll Call Room
Storage
Communications Room
Cot Room
SFS Closet
Supply Closet
Women's Restroom
Women's Locker Room/Shower
Men's Restroom
Men's Locker Room/Shower
Classroom
Large Conference Room
Gym
Electrical
Shop/Storage Areas
Shop Areas
Mechanics Shop
Radio Shop
Storage Areas
Hanger
Conex Storage
Subtotal
Circulation/Mechanical/Electrical/Structural (Net.Gross)
Total LAPD Office Areas
Subtotal
Circulation/Mechanical/Electrical/Structural (Net.Gross)
Total LAPD Shop/Storage Areas
Total LAPD (Building Areas)

Space Standard	Staff	Space	Area (SF)
	1	1	200
120 SF	3	3	360
64 SF	11	11	704
	75	0	
64 SF	1	1	64
64 SF	2	2	128
64 SF	1	1	64
64 SF	3	3	192
64 SF	3	3	192
		1	250
		1	465
		1	350
		1	600
		1	185
		1	80
		1	250
		1	66
		1	30
		1	250
		1	300
		1	250
		1	720
		1	730
		1	1,600
		1	580
		1	250
	100		8,860
35%			3,101
			11,961
		1	550
		1	165
		1	8,000
		1	100
		0	8,815
20%			1,763
			10,578
	100		22,539

<i>Closed Office: Desk, chair, filing cabinet, guest chair</i>
<i>Closed Office: Desk, chair, filing cabinet</i>
<i>Workstation: Desk, chair, filing cabinet</i>
<i>Confirm no space needs</i>
<i>Workstation: Desk, chair, filing cabinet</i>
<i>Workstation: Desk, chair, filing cabinet</i>
<i>Workstation: Desk, chair, filing cabinet</i>
<i>Workstation: Desk, chair, filing cabinet</i>
<i>Workstation: Desk, chair, filing cabinet</i>
<i>Resting/sleep room</i>
<i>LAPD Aviation Training Enrichment Facility</i>
<i>LAPD Aviation Training Enrichment Facility</i>
<i>Power distribution</i>
<i>Repair station</i>
<i>Radio repair station</i>
<i>Aircraft storage and repair</i>
<i>Critical equipment storage</i>

SPACE NEEDS PROGRAM
City of Los Angeles

Department:
LAPD: MCRU (Mobile Command Response Unit)

LAPD-LA POLICE DEPARTMENT

G1-Y10-2:
Piper Tech
555 Ramirez St. Los Angeles, CA 90012

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS					
Office Areas					
Offices					
Detective II, OIC (Officer in Charge)	4 x 6	2	2	48	Workstation in enclosed office
Police Officer III (Specialized Officers)	4 x 6	8	8	192	Workstation in enclosed office
Shared/Support Spaces					
MCRU Locker Room			11	140	
Unisex Bathroom/Shower			2	85	Toilet, Urinal, Sink, Shower
Exterior Break Area			1	390	Double sink
Kitchenette/Meeting Space			1	350	Refrigerator, tables and chairs, microwave, coffee pot, etc
Subtotal		10		1,205	
Circulation/Mechanical/Electrical/Structural (Net:Gross)		35%		422	
Total LAPD Office Areas				1,627	
Shop/Storage Areas					
Shop Areas					
None					
Storage Areas					
Caged Bay Area			1	1,740	Secure parking Area for Command Post Vehicles
Loading dock					
Receiving Area					
Subtotal		0		1,740	
Circulation/Mechanical/Electrical/Structural (Net:Gross)		20%		348	
Total LAPD Shop/Storage Areas				2,088	
Total LAPD (Building Areas)		10		3,715	

LAPD-LA POLICE DEPARTMENT

G1-Y10-2:
 Piper Tech
 555 Ramirez St. Los Angeles, CA 90012

SPACE NEEDS PROGRAM City of Los Angeles		Master Plan Program (+20 YRS)			Remarks
Department: LAPD: MCRU (Mobile Command Response Unit)		Space Standard	Qty. Staff Space	Area (SF)	
EXTERIOR AREAS					
Covered Exterior Areas					
None					
Subtotal				0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)		10%		0	
Total LAPD Covered Exterior Areas				0	
Uncovered Exterior Areas					
None					
Subtotal				0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)		10%		0	
Total LAPD Uncovered Exterior Areas				0	
Enclosed Vehicle Parking					
None					
Subtotal				0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)		10%		0	
Total LAPD Enclosed Vehicle Parking Areas				0	
Covered Vehicle Parking					
Trucks	9 x 18		1	162	
Trucks	10 x 20		11	2,200	
Tractors	12 x 30		9	3,240	
Trailers	12 x 30		2	720	
Trailers	12 x 40		2	960	
Command Post Vehicles	12 x 30		1	360	
Command Post Vehicles	12 x 40		4	1,920	
Comfort Stations	8 x 10		1	80	
Comfort Stations	9 x 18		2	324	
Comfort Stations	10 x 20		3	600	
Light Trailers	12 x 30		6	2,160	
Box Trucks	12 x 30		4	1,440	
Subtotal				14,166	
Circulation/Mechanical/Electrical/Structural (Net:Gross)		10%		1,417	
Total LAPD Covered Vehicle Parking Areas				15,583	
Uncovered Vehicle Parking					
Delta Barricades	10 x 20		6	1,200	
Stakebed Trucks	10 x 20		4	800	
Subtotal			10	2,000	
Circulation/Mechanical/Electrical/Structural (Net:Gross)		100%		2,000	
Total LAPD Uncovered Vehicle Parking Areas			0	4,000	
Employee/Visitor Parking					
Employee Parking	9 x 18		6	972	
Visitor/Vendor Parking	9 x 18		2	324	
ADA Parking	13 x 18		2	468	<i>Actual quantity to be verified to conform with Code requirements</i>
Subtotal			10	1,764	
Circulation/Mechanical/Electrical/Structural (Net:Gross)		100%		1,764	
Total LAPD Employee/Visitor Parking Areas				3,528	
Total LAPD (Exterior Areas)				23,111	
Total LAPD Facility Areas				26,825	

LAPD-LA POLICE DEPARTMENT

G1-Y10-3:

Piper Tech

555 Ramirez St. Los Angeles, CA 90012

SPACE NEEDS PROGRAM City of Los Angeles		Master Plan Program (+20 YRS)				Remarks
		Space Standard	Qty. Staff	Space	Area (SF)	
Department: LAPD: EPMD						
EXTERIOR AREAS						
Covered Exterior Areas						
None						
					Subtotal	0
Circulation/Mechanical/Electrical/Structural (Net:Gross)		10%			0	
Total LAPD Covered Exterior Areas					0	
Uncovered Exterior Areas						
None						
					Subtotal	0
Circulation/Mechanical/Electrical/Structural (Net:Gross)		10%			0	
Total LAPD Uncovered Exterior Areas					0	
Enclosed Vehicle Parking						
None						
					Subtotal	0
Circulation/Mechanical/Electrical/Structural (Net:Gross)		10%			0	
Total LAPD Enclosed Vehicle Parking Areas					0	
Covered Vehicle Parking						
None						
					Subtotal	0
Circulation/Mechanical/Electrical/Structural (Net:Gross)		10%			0	
Total LAPD Covered Vehicle Parking Areas					0	
Uncovered Vehicle Parking						
Pontiac Sedan		10	x	20	1	200
					Subtotal	200
Circulation/Mechanical/Electrical/Structural (Net:Gross)		100%			200	
Total LAPD Uncoverd Vehicle Parking Areas					0	400
Employee/Visitor Parking						
Employee Parking		9	x	18	10	1,620
Visitor/Vendor Parking		9	x	18	2	324
ADA Parking		13	x	18	2	468
					Subtotal	2,412
Circulation/Mechanical/Electrical/Structural (Net:Gross)		100%			2,412	
Total LAPD Employee/Visitor Parking Areas					4,824	
Total LAPD (Exterior Areas)					5,224	
Total LAPD Facility Areas					30,493	

Actual quantity to be verified to conform with Code requirements

LAPD-LA POLICE DEPARTMENT

G1-Y10-4:

Piper Tech

555 Ramirez St. Los Angeles, CA 90012

SPACE NEEDS PROGRAM City of Los Angeles

Department:

LAPD: FSD

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	Space Standard	Staff Qty.	Space Qty.	Area (SF)	Remarks
Offices					
Room 12	13 x 9	1		113	
SUPV Offices Room 13	17 x 12	1		204	
Room 13A	15 x 9	1		135	
Room 13B	8 x 10	1		80	
NAU SUPV OFC Room 13C	17 x 10	1		170	
NAU SUPV OFC Room 13D	13 x 20	1		260	
TID Room 14	56 x 25	1		1,400	18 workstations 8x8
FSD (NAU Overflow)	30 x 25	1		750	9 workstations 8x8
NAU LAB (15) Room 21V	8 x 8	1		64	
Room 30	8 x 8	1		64	
Hazardous Materials Room 27	20 x 14	1		280	
NAU Room 19	48 x 25	1		1,200	14 workstations 8x8
NAU Filler Room	14 x 11	1		154	
FSD Room 23					
NAU Room 23A					
TID Room 22					
Room 22A					
Room 22B					
TID Room 25					
Freezer	25 x 62	1		1,550	
Refrigerator	7 x 7			48	
Room 25A	7 x 6			42	
Room 25B	10 x 7			70	
	14 x 10			140	
FSD Room 26					
Room 26A	22 x 21	1		462	
Room 26B	19 x 10	1		190	
	15 x 9			135	
FSD Room 24					
Room 24A	31 x 22			682	
Refrigerator	21 x 10			210	
	11 x 10			110	
Shared/Support Spaces					
Conference Room 11		1		230	Conference table with chairs, sized for xx people.
LMC Room 18 / Lunch/Meetings/Conference		1		973	for xx people, Table, Refrigerator, Microwave, sink, and chairs.
Network		1		227	
Electrical/Phone Room 17		1		180	
Men's Restrooms/Lockers		1		235	
Women's Restrooms/Lockers		1		310	
Subtotal					
		0		10,668	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			3,734	
Total LAPD-FSD Office Areas				14,401	
Shop/Storage Areas					
Shop Areas					
None					
Storage Areas					
FSD/TID Storeroom Room 29				1,120	
TID Room 29B				440	
Subtotal					
		0		1,560	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%			312	
Total LAPD-FSD Shop/Storage Areas				1,872	
Total LAPD-FSD (Building Areas)				0	16,273

LAPD-LA POLICE DEPARTMENT

G1-Y10-4:

Piper Tech

555 Ramirez St. Los Angeles, CA 90012

SPACE NEEDS PROGRAM City of Los Angeles

Department:
LAPD: FSD

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

EXTERIOR AREAS				Remarks
Covered Exterior Areas				
None				
Subtotal			0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%		0	
Total LAPD-FSD Covered Exterior Areas			0	
Uncovered Exterior Areas				
None				
Subtotal			0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%		0	
Total LAPD-FSD Uncovered Exterior Areas			0	
Enclosed Vehicle Parking				
None				
Subtotal			0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%		0	
Total LAPD-FSD Enclosed Vehicle Parking Areas			0	
Covered Vehicle Parking				
None	9	x 18	2	162
Subtotal				162
Circulation/Mechanical/Electrical/Structural (Net:Gross)	10%			16
Total LAPD-FSD Covered Vehicle Parking Areas				178
Uncovered Vehicle Parking				
None				
Subtotal			0	0
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%			0
Total LAPD-FSD Uncovered Vehicle Parking Areas			0	0
Employee/Visitor Parking				
Employee Parking	9	x 18	1	162
Visitor/Vendor Parking	9	x 18	4	648
ADA Parking	13	x 18	2	468
Subtotal			7	1,278
Circulation/Mechanical/Electrical/Structural (Net:Gross)	100%			1,278
Total LAPD-FSD Employee/Visitor Parking Areas				2,556
Total LAPD-FSD (Exterior Areas)				2,734
Total LAPD-FSD Facility Areas				19,008

LAPD-LA POLICE DEPARTMENT

G1-Y10-6:

Piper Tech

555 Ramirez St. Los Angeles, CA 90012

SPACE NEEDS PROGRAM City of Los Angeles

Department:

LAPD: ITB

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas

Offices

Space Standard	Staff	Space	Area (SF)
20 x 20	2	1	400
5 x 8	1	1	40
15 x 20	1	1	300
30 x 30	1	1	900

Closed Office, with AC, 3 desks, filing cabinets, printer, shelves
Open office, 10'x3' counter for will call
Closed Office, with AC, desk, chair, shelves
Open Office, large counter space 10'x8', chair, data port

Shared/Support Spaces

Space Standard	Staff	Space	Area (SF)
Forklift Charging		1	100
Eye wash Station		1	20
Lunch room / Break Room		1	240
Unisex Restroom		1	80
General Storage/File Room		1	120
Copy Area		1	120

Large open sink for medical emergencies, first aid kit.
Sized for 4 people, Table, Refrigerator, Microwave, Toaster Oven, Chairs, TV

Subtotal

5			2,320
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Circulation/Mechanical/Electrical/Structural (Net.Gross)

35%			812
-----	--	--	-----

Total LAPD Office Areas

			3,132
--	--	--	--------------

Shop/Storage Areas

Shop Areas

None			
------	--	--	--

Storage Areas

Space Standard	Staff	Space	Area (SF)
ITB Warehouse		1	12,500
ITB Warehouse Install Cage		1	1,500
Laptop / tablets		1	1,000
Receiving Area	10 x 24	1	240
Covered Loading Dock	8 x 24	1	192

Racks to Store LAPD's Computer & Radio electric equipment. Racks for up to 300 pallets.
Secured area to store ITD's install's group equipment
Enclosed space, with shelves, storing of high value small items along with other small consumables

Subtotal

0			15,432
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Circulation/Mechanical/Electrical/Structural (Net.Gross)

20%			3,086
-----	--	--	-------

Total LAPD Shop/Storage Areas

			18,518
--	--	--	---------------

Total LAPD (Building Areas)

5			21,650
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LAPD-LA POLICE DEPARTMENT

G1-Y10-9:

Piper Tech

555 Ramirez St. Los Angeles, CA 90012

SPACE NEEDS PROGRAM City of Los Angeles

Department:

LAPD: TID

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	Space Standard	Staff Qty.	Space Qty.	Area (SF)	Remarks
OFFICES					
Administrative Unit					
Management Analyst (Adjutant to CO)	10 x 10	2	2	200	Closed Office: Desk, chair, computer, telephone, file cabinet
Police Administrator (CO)	12 x 14	1	1	168	Closed Office: Desk, chair, computer, telephone, file cabinet, guest chairs
Secretary (Assistant to CO)	10 x 10	1	1	100	Closed Office: Desk, chair, computer, telephone, file cabinet
Senior Administrative Clerk	8 x 8	2	2	128	Cubicle: Desk, chair, computer, telephone, file cabinet
Sr Management Analyst I (Officer in Charge)	10 x 10	1	1	100	Closed Office: Desk, chair, computer, telephone, file cabinet
Sr Management Analyst II (Assistant CO)	10 x 12	1	1	120	Closed Office: Desk, chair, computer, telephone, file cabinet
Systems Programmer I (Technical Operations Spprt)	8 x 8	1	1	64	Cubicle: Desk, chair, computer, telephone, file cabinet
Principal Finger Identification Expert (II)	8 x 8	1	1	64	Cubicle: Desk, chair, computer, telephone, file cabinet
Electronics Unit					
Administrative Clerk	8 x 8	1	1	64	Cubicle: Desk, chair, computer, telephone, file cabinet
Police Surveillance Specialist I	8 x 8	14	14	896	Cubicle: Desk, chair, computer, telephone, file cabinet
Police Surveillance Specialist II (Officer in Charge)	10 x 12	1	1	120	Closed Office: Desk, chair, computer, telephone, file cabinet
Senior Administrative Clerk	8 x 8	2	2	128	Cubicle: Desk, chair, computer, telephone, file cabinet
Latent Print Unit					
LPU (Piper Tech)					
Administrative Clerk	8 x 8	1	1	64	Cubicle: Desk, chair, computer, telephone, file cabinet
Forensic Print Specialist (I, II, + III)	8 x 8	66	66	4,224	Cubicle: Desk, chair, computer, telephone, file cabinet
Forensic Print Specialist (IV)	10 x 10	8	8	800	Closed Office: Desk, chair, computer, telephone, file cabinet
Laboratory Technician I	8 x 8	10	10	640	Cubicle: Desk, chair, computer, telephone, file cabinet
Principal Forensic Print Specialist (Officer in Charge)	10 x 12	1	1	120	Closed Office: Desk, chair, computer, telephone, file cabinet
Sr Forensic Print Specialist (Supervisor)	10 x 10	7	7	700	Closed Office: Desk, chair, computer, telephone, file cabinet
Senior Administrative Clerk	8 x 8	2	2	128	Cubicle: Desk, chair, computer, telephone, file cabinet
CPD (Forensics Science Division: FSD)					(Currently at California State University)
Forensic Print Specialist (I, II, + III)	8 x 8	5	5	320	Cubicle: Desk, chair, computer, telephone, file cabinet
Forensic Print Specialist (IV)	10 x 10	1	1	100	Closed Office: Desk, chair, computer, telephone, file cabinet
Photography Unit					
Administrative Clerk	8 x 8	1	1	64	Cubicle: Desk, chair, computer, telephone, file cabinet
Photographer III	8 x 8	23	23	1,472	Cubicle: Desk, chair, computer, telephone, file cabinet
Principal Photographer (Officer in Charge)	10 x 12	1	1	120	Closed Office: Desk, chair, computer, telephone, file cabinet
Senior Photographer II (Supervisor)	10 x 10	4	4	400	Closed Office: Desk, chair, computer, telephone, file cabinet
Senior Administrative Clerk	8 x 8	2	2	128	Cubicle: Desk, chair, computer, telephone, file cabinet
Polygraph Unit					
Polygraph Examiner (II)	8 x 8	6	6	384	Cubicle: Desk, chair, computer, telephone, file cabinet
Polygraph Examiner (III)	8 x 8	6	6	384	Cubicle in Shared Office Space: Desk, chair, computer, telephone, file cabinet
Polygraph Examiner (IV) (Officer in Charge)	10 x 12	1	1	120	Closed Office: Desk, chair, computer, telephone, file cabinet
Administrative Clerk	8 x 8	1	1	64	Cubicle: Desk, chair, computer, telephone, file cabinet
Quality Assurance Unit					
Forensic Print Specialist IV (Technical Lead)	8 x 8	1	1	64	Cubicle: Desk, chair, computer, telephone, file cabinet
Sr Forensic Print Specialist (Officer in Charge)	10 x 12	1	1	120	Closed Office (Within QA area): Desk, chair, computer, telephone, file cabinet
SHARED/SUPPORT SPACES					
Administrative Unit					
Conference Room			1	650	
Electronics Unit					
Evidence Storage Room			1	950	
Supply Room			1	250	
Audio Rooms	10 x 12		4	480	
Video Room	10 x 12		4	120	
Equipment Room	10 x 16		3	480	
Workshop	12 x 18		1	216	
Internal Public Counter	10 x 12		1	120	
Small Conference Room	12 x 12		1	144	
Call Room	10 x 12		1	120	
Duplication Room	12 x 12		1	144	
Forensic Room	12 x 12		1	144	
Latent Print Unit					
Evidence Storage Room			1	680	
Supply/Storage Room			1	200	
Kit Room			1	350	
Internal Public Counter	10 x 12		1	120	
Evidence Processing Room			1	350	
Work Area			1	160	
Photography Unit					
Studio			1	580	
Repair Room			1	150	
Kit Room			1	420	

Office of the
CityClerk

The logo for the Office of the City Clerk features a stylized quill pen in blue, positioned vertically and pointing downwards. The quill is placed over the letter 'C' in the word 'Clerk'. Below the quill, there are three horizontal, slightly wavy lines representing a stack of papers or a document.

CITY CLERKS

G1-Y10:

Piper Tech

555 Ramirez St. Los Angeles, CA 90012

SPACE NEEDS PROGRAM City of Los Angeles

Department:

City Clerks: G1Y10 Piper Tech

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	Space Standard	Staff Qty.	Space	Area (SF)	Remarks
Offices					
<u>Records Management</u>					
Records Management Officer	168 SF	1	1	168	Closed office
Archivist 1	64 SF	1	1	64	Open Workstation
Clerical Support (Typist)	64 SF	1	1	64	Open Workstation
Warehouse/Tool Room Worker	64 SF	1	1	64	Open Workstation
Student Professional Worker	64 SF	1	1	64	Open Workstation
<u>Elections</u>					
Chief Management Analyst	168 SF	1	1	168	Closed office
Sr Management Analyst II		1	1		No Space Needs
Sr Management Analyst II		2	2		No Space Needs
Sr Project Coordinator	168 SF	2	2	336	Closed office
Mangement Analyst	168 SF	4	4	672	Closed office
Project Coordinator	64 SF	5	5	320	Workstation: Desk, file cabinet, computer, printer
Chief Clerk	64 SF	1	1	64	Workstation: Desk, file cabinet, computer, printer
Principal Clerk	64 SF	1	1	64	Workstation: Desk, file cabinet, computer, printer
Senior Clerk	64 SF	1	1	64	Workstation: Desk, file cabinet, computer, printer
Accounting Records Supervisor II	168 SF	1	1	168	Closed office
Program Aid	64 SF	2	2	128	Workstation: Desk, file cabinet, computer, printer
Graphic Designer I	64 SF	1	1	64	Workstation: Desk, file cabinet, computer, printer
Elections Clerks		70			No Space Needs
Election Assistants		70			No Space Needs
<u>Systems</u>					
Director of Systems		1			Space requirements included below
Sr Systems Analyst II		1			
Systems Analyst		1			
Systems Programmer		1			
Programmer Analyst		2			
Shared/Support Areas					
<u>Records Management</u>					
Public Reading Space			1	1,400	City Records Center (CRC), accessible to the public
Breakroom			1	350	
<u>Elections (Operations Center)</u>					
Polling		1		1,785	Polling Place supply assembly, Assembly Area 1
Operations Center (Storage)		1		16,200	Supply, equipment and document storage retention (currently at rear of warehouse)
Cool Room		1		2,700	
Ballot Cavass, Talley, and Observation Area		1		10,560	Ballot canvas and tally, ballot observation area
Tally Room		1		1,122	
Assembly Area 1		1		9,163	
Petition Verfiation/VBM Area		1		6,960	
Office Supply		1		2,700	Miscellaneous office supplies (rear of warehouse currently)
Outreach Section		1		1,218	
Training Section		1		1,240	
NC Section		1		289	
Petitions Section		1		2,352	
Public Services		1		1,505	
Fiscal Section		1		1,344	
Lobby		1		312	
Copy Room		1		108	
Stockroom		1		200	
<u>Systems</u>					
Systems Server/Storage			1	1,120	Space included above
Conference Room					Space needs included above
Data Center					Space needs included above
Tally Area					Space needs included above
Breakroom/Meeting Room			1	1,260	Refrigerator, microwave, small table for meetings
Gender-Neutral Restrooms	84 SF	6		504	
Conference Room			1	966	
Subtotal		173		67,830	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			23,741	
Total Office Areas				91,571	
Shop/Storage Areas					
Shop Areas					
None					

CITY CLERKS

G1-Y10:

Piper Tech

555 Ramirez St. Los Angeles, CA 90012

SPACE NEEDS PROGRAM City of Los Angeles	
Department: City Clerks: G1Y10 Piper Tech	
Storage Areas	
<u>Records Management</u>	
Records Storage	
Records Storage Receiving	
Records Storage Loading Dock	
Storage Warehouse	
Warehouse Receiving Area	
Vault	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%
Total Shop/Storage Areas	
Total (Building Areas)	

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	
		1	12,500
		1	1,200
8 x 20		1	160
			55,000
		1	3,784
		1	6,000
		0	78,644
	20%		15,729
Total Shop/Storage Areas			94,373
Total (Building Areas)			185,943

Remarks
<i>Secured area with keycard access, with roll-up door, and loading dock. Provide staff space</i>
<i>Records Storage for CRC</i>
<i>Processing area for records ingress and egress for CRC</i>
<i>Historic Records storage and preservation for CRC, with staff space</i>

CITY CLERKS

G1-Y10:

Piper Tech

555 Ramirez St. Los Angeles, CA 90012

SPACE NEEDS PROGRAM City of Los Angeles		Master Plan Program (+20 YRS)				Remarks
Department: City Clerks: G1Y10 Piper Tech		Space Standard	Qty.		Area (SF)	
			Staff	Space		
EXTERIOR AREAS						
Covered Exterior Areas						
None				1	120	
Subtotal					120	
Circulation/Mechanical/Electrical/Structural (Net:Gross)		10%			12	
Total Covered Exterior Areas					132	
Uncovered Exterior Areas						
Generator		8	x	10	1	80
Trash/Recycling/Hazardous Waste Collection					1	280
Subtotal						360
Circulation/Mechanical/Electrical/Structural (Net:Gross)		10%				36
Total Uncovered Exterior Areas						396
Enclosed Vehicle Parking						
None						
Subtotal						0
Circulation/Mechanical/Electrical/Structural (Net:Gross)		10%				0
Total Enclosed Vehicle Parking Areas						0
Covered Vehicle Parking						
<u>Elections/Systems</u>						
Large Fleet Vans		12	x	40	6	2,880
Fleet Sedans		10	x	20	5	1,000
Subtotal						3,880
Circulation/Mechanical/Electrical/Structural (Net:Gross)		10%				388
Total Covered Vehicle Parking Areas						4,268
Uncovered Vehicle Parking						
<u>Records Management</u>						
Sedan		8	x	10	1	80
Subtotal						80
Circulation/Mechanical/Electrical/Structural (Net:Gross)		100%				80
Total Uncoverd Vehicle Parking Areas						0
Employee/Visitor Parking						
Employee Parking		9	x	18	173	28,026
Visitor/Vendor Parking (Records Management)		9	x	18	10	1,620
Visitor/Vendor Parking (Elections/Systems)		9	x	18	20	3,240
ADA Parking		13	x	18	4	936
Subtotal					207	33,822
Circulation/Mechanical/Electrical/Structural (Net:Gross)		100%				33,822
Total Employee/Visitor Parking Areas						67,644
Total (Exterior Areas)						72,600
Total Facility Areas						258,543

Emergency back-up generator

Needs to be secure and separated from Fleet vehicles

8-10 Visitors daily: City Employees and members of the public

10-20 peak, normal days 1-2

Actual quantity to be verified to conform with Code requirements



SPACE NEEDS PROGRAM
City of Los Angeles

Department:

OCB: G1Y4 7th Street Yard

OCB
OFFICE OF COMMUNITY BEAUTIFICATION

G1-Y04:

7th St Consolidated Facility

2222 E 7th St. Los Angeles, CA 90023

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS	
Office Areas	
Offices	
Storekeeper II (Senior Employee)	8 x 10
Storekeeper II	8 x 10
Shared/Support Spaces	
Unisex Restroom	
Break Area	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%
Total OCB Office Areas	
Shop/Storage Areas	
Shop Areas	
None	
Storage Areas	
Rain Barrell Storage	
Receiving/Staging Area	10 x 24
Covered Loading Area	8 x 24
General Storage	
Subtotal	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%
Total OCB Shop/Storage Areas	
Total OCB (Building Areas)	

Space Standard	Staff	Space	Area (SF)
8 x 10	1	1	80
8 x 10	1	1	80
		1	70
		1	150
	2		380
35%			133
			513
		1	4,000
10 x 24		1	240
8 x 24		1	192
		1	12,500
	0		16,932
20%			3,386
			20,318
	2		20,831

<i>Open Workstation</i>
<i>Open Workstation</i>
<i>Refrigerator, microwave, cofee pot, etc</i>
<i>Dedicated area for deliveries of palletized and loose stock</i>
<i>Box truck dock height or in-ground platform lift</i>
<i>Storage of all OCB Supplies/Sundries with caged storage areas</i>



SPACE NEEDS PROGRAM

City of Los Angeles

Department:

ITA

ITA-INFORMATION TECHNOLOGY AGENCY

G1-Y10:

Piper Tech

555 Ramirez St. Los Angeles, CA 90012

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

	Space Standard		Qty. Staff	Qty. Space	Area (SF)	Remarks
Office Areas						
Offices						
Director	20 x 15		1	1	300	Closed office, File cabinets, desk, credenza, shelves, guest chairs
Communication Electrician Senior Supervisor	20 x 15		4	1	300	Cubicle: File cabinet, desk, copier, working area
Communication Electrician Supervisor	20 x 15		4	1	300	Cubicle: File cabinet, desk, copier, working area
Senior Communication Electrician	20 x 20		6	1	400	Cubicle: File cabinet, desk, copier, working area
Communication Electrician	20 x 20		20	1	8,000	No space required
Communication Electrician HH	20 x 20		30	1	12,000	No space required
Admin Clerk	8 x 8		1	1	64	Closed office, File cabinets, desk, credenza, shelves, guest chairs
Vendor-Stockroom Worker	8 x 8		5	1	320	Cubicle: File cabinet, desk, copier, working area
B11-B Office						Shipping and receiving office work and small box temp storage (awaiting pick-up)
Shared/Support Spaces						
Lunch				1	1,000	for 50 people, Table, Refrigerator, Microwave, sink, and chairs.
Breakroom for visiting Police and Fire						for 15 people, Table, Refrigerator, Microwave, sink, and chairs.
Men's Restrooms				1	100	
Women's Restrooms				1	140	
Men's Lockers				1	120	
Women's Lockers				1	120	
Subtotal			71		23,164	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%				8,107	
Total ITA Office Areas					31,271	
Shop/Storage Areas						
Shop Areas						
Space 140 Installation/Pit						Install electronic systems into City trucks and cars
Space 140 Machine shop						Fabrication for Pit area activities
Storage Areas						
Alarm Equipment Storage						Various pallets of printing paper and envelopes
Phone Equipment Storage				1		Hazardous Waste
Radio Equipment Storage				1		Inks for printing presses
Microwave Equipment storage				1		Aluminium printing plates
Mezzanine Mixed Storage				1		Various rolls of wide format printing material
Space 140 Mezzanine						longer term storage and excess parts for installation
Space 140 Stockroom						High value equipment storage ready for daily checkout
B11-B Cages (3)						longer term electronic equipment storage awaiting job installation
Subtotal			0		0	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%				0	
Total ITA Shop/Storage Areas					0	
Total ITA (Building Areas)			71		31,271	

ENGINEERING



CITY OF LOS ANGELES

BOE-Bureau of Engineering -SURVEY

G1-Y10:

Piper Tech

555 Ramirez St. Los Angeles, CA 90012

SPACE NEEDS PROGRAM

City of Los Angeles

Department:

BOE: G1Y10 Piper Tech

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

INTERIOR AREAS

Office Areas	Space Standard	Staff	Space	Area (SF)	Remarks
Offices					
Survey Supervisor	64 sf	2	2	128	Open workstation: Desk, chair, computer, file cabinet
Survey Party Chief II	64 sf	2	2	128	Open workstation: Desk, chair, computer, file cabinet
Survey Party Chief I	64 sf	15	15	960	Open workstation: Desk, chair, computer, file cabinet
Land Survey Assistant		15	0		In the field
Field Engineering Aide		15	0		In the field
Hiring Hall - Chainman		3		0	In the field
TFLA Interns		3		0	In the field
Shared/Support Spaces					
Breakroom			1	400	Refrigerator, microwave, sink, tables, chairs, and ice machine (10-15 People)
Conference Room			1	350	Tables, chairs, television monitors (Up to 10 people)
Gender Neutral Restrooms, Shower, Changing Area	7 x 12		10	840	
Gender Neutral Locker Niche	3 sf		200	600	Sized for up to 200 people
Touchdown Workstation/Benching workstation	48 sf		3	144	Benching type shared computer workstation for employee access
Subtotal		55		3,550	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	35%			1,243	
Total BOE Office Areas				4,793	
Shop/Storage Areas					
Shop Areas					
Wood Room			1	600	Fabrication shop, routers, saws, etc to build boxes, supports, effluent monitoring
Storage Areas					
Warehouse			1	4,000	Sewer cage (effluent monitoring), supplies of pipe, concrete, asphalt, etc/some file storage
Instrument Room 1			1	300	Day to day use, gps units, total stations
Instrument Room 2			1	300	High value items, scanner, auxiliary equipment
Subtotal		0		5,200	
Circulation/Mechanical/Electrical/Structural (Net:Gross)	20%			1,040	
Total BOE Shop/Storage Areas				6,240	
Total BOE (Building Areas)		55		11,033	

BOE-Bureau of Engineering -SURVEY

G1-Y10:

Piper Tech

555 Ramirez St. Los Angeles, CA 90012

SPACE NEEDS PROGRAM City of Los Angeles

Department:

BOE: G1Y10 Piper Tech

Master Plan Program (+20 YRS)			
Space Standard	Qty.		Area (SF)
	Staff	Space	

Remarks

EXTERIOR AREAS

Covered Exterior Areas

None				
Subtotal				0
Circulation/Mechanical/Electrical/Structural (Net.Gross)	10%			0
Total BOE Covered Exterior Areas				0

Uncovered Exterior Areas

Generator	10	x	20	1	200
Trash/Recycling/Hazardous Waste Collection				1	280
Subtotal				2	480
Circulation/Mechanical/Electrical/Structural (Net.Gross)	10%				48
Total BOE Uncovered Exterior Areas					528

Enclosed Vehicle Parking

Small Vans	10	x	20	22	4,400
Large Vans	12	x	30	5	1,800
Small Pick-up Trucks	10	x	20	8	1,600
Large Pick-up Trucks	12	x	30	3	1,080
Drill Rig/Truck	12	x	30	2	720
Sewer Truck	12	x	30	4	1,440
Prius Sedans	9	x	18	1	162
Ford Explorer	10	x	20	1	200
Subtotal				46	11,402
Circulation/Mechanical/Electrical/Structural (Net.Gross)	10%				1,140
Total BOE Enclosed Vehicle Parking Areas					12,542

Covered Vehicle Parking

None					
Subtotal				0	0
Circulation/Mechanical/Electrical/Structural (Net.Gross)	10%				0
Total BOE Covered Vehicle Parking Areas					0

Uncovered Vehicle Parking

None					
Subtotal				0	0
Circulation/Mechanical/Electrical/Structural (Net.Gross)	100%				0
Total BOE Uncovered Vehicle Parking Areas					0

Employee/Visitor Parking

Employee Parking	9	x	18	55	8,910
Visitor/Vendor Parking	9	x	18	0	0
ADA Parking	13	x	18	4	936
Subtotal				59	9,846
Circulation/Mechanical/Electrical/Structural (Net.Gross)	100%				9,846
Total BOE Employee/Visitor Parking Areas					19,692

Total BOE (Exterior Areas)

32,762

Total BOE Facility Areas

43,795

Emergency back-up generator to supply plant operations and offices

Actual quantity to be verified to conform with Code requirements



City of Los Angeles
100% Programming Report

APPENDIX C: FIELD NOTES

TOUR 01

G1Y4: 7th Street Consolidated (BSS)

2222 E 7th Street

July 12, 2022

Time: 9:00 am

Attending:

- Chuck Kwan
- Reynaldo Guerrero: Supervisor
- Gunwoo Choi
- Ola Ferm
- Johnny Caliendo
- LaTanya Roux
- Elis Lee

Meeting Notes:

1. Responsibilities
 - a. Manage tunnels, service yards, provide welding (railings), asphalt plant support (brackets, etc)
2. GSD loans out space
3. Public Works has some of building/Office of Community Beautification
4. 25x25 “ad hoc” loading bay converted to welding shop
5. Two welding areas, one for railings, guardrails, etc and one primarily for Asphalt plant support (weld plates, brackets, etc)
6. In process of installing camera system but most of campus not covered
7. GSD out at 3:30 on one shift
8. Ray on 16-hour shift with mattress in office
9. Office has one workstation for Ray and one floating workstation
10. Spaces pretty much work, most people in field except two welders
11. Send out railings and brackets to "Ally Galvanizing" no painting in house
12. \$15,000 worth of plumbing tools stolen over two weeks, now just bring tools inside every day which cramps space
13. No fab work done here mostly in field
14. Have secure storage inside
15. Downstairs is easily accessible
16. No ADA access downstairs: no ramp, not enough circulation, bathroom not ADA
17. No passenger elevator to upstairs, just freight
18. Stairs are open and rails don't comply
19. High dollar items kept in locked cabinets, had every day break in for two weeks straights
20. Trades
 - a. Carpenter (vacant)
 - b. Plumber
 - c. Electrician
 - d. Welder
 - e. Mechanical Repairs
21. No inventory control system now
22. Window units and Unit Heaters downstairs
23. Upstairs all passive ventilation, broken windows
24. Crew of 8 people now
25. One restroom, staff all men
26. Replaced most switchgear but still have some outdated equipment
27. Two Asphalt plants but one is privately run, a third one is shut down due to outdated equipment and safety issues (Triple A private company)
28. Fire safety issues:
 - a. Essentially only one exit from upstairs with chain link partitions

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

- b. Cardboard storage, wood ceiling, no sprinkler, old dry wood stored
- c. Welding downstairs would cut off exit
- 29. Downstairs has lot of vacant office space from GSD
- 30. Beautification uses some of building (rain barrels)
- 31. Some bar stock stored outside against docks but don't want to have to move it over personal vehicles. Have been issues in the past where damage has been done to personal vehicles
- 32. Carpentry Shop (The shop space used to be used for various carpentry projects, including truck beds, but it has not been used since the carpenter position became vacant)
 - a. Explosion dust problem
 - b. Currently not used
 - c. Fine and coarse woodworking
 - d. Fix wood slots on trailers
 - e. Carved out space in maintenance
 - f. No need for fine carpentry

Summary of Concerns

Life Safety

- Welding “hot work” done in a building partially constructed of wood without fire protection or adequate egress
- Second Floor warehouse area offers only one means of egress out of chain link storage areas
- Stairs do not meet current code and area open stairways
- Commingling of privately-owned vehicles (POV's) with yard storage and city-owned vehicles poses safety and property damage issues
- Combustible wood dust explosion potential/no dust collection

Accessibility/Equality

- Single restroom locker space that doesn't meet accessibility standards
- Limited accessibility between workspaces both on one level and between levels

Structural

- Further seismic analysis of main structural system warranted

Security

- Security issues require bringing tools from truck at the end of each day and storing them inside workspaces
- Past break-in and theft inside main building and trucks

Systems

- Some switchgear and branch circuitry outdated
- Cooling and Heating systems where present consist of window units

End of Notes

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TOUR 02

G1Y4: 7th Street Consolidated (GSD)

2222 E 7th Street

July 12, 2022

Time: 12:30 pm

Attending:

- George Preston
- Efen Huitron
- Ola Ferm
- Gunwoo Choi
- Johnny Caliendo
- Elis Lee
- LaTanya Roux

Notes:

1. Work on equipment from BSS, R&P, Some LASAN (Wastewater equipment, pick-ups, smaller equipment, but no refuse trucks)
2. Also, don't work on LAPD, Water and Power, Harbor, LAWA vehicles
3. Work on some of the larger mowers here
4. Sweeper Shop (Area 1)
 - a. George does not run this shop
 - b. Don't replace bristles, but repair everything on sweepers
5. Tech Services
 - a. All office space inside
 - b. Spec out new equipment
 - c. Fleet Management work with end users
6. Body Shop
 - a. Pull frames, smaller cars (except police)
 - b. Building a new body shop on site with paint booths
7. Training and Safety
 - a. New employees given orientation classes
 - b. Electric Vehicle education
 - c. Come from all 27 shops
 - d. Shop compliance
 - e. Have simulation/demonstration mock-up boards
 - f. Operator training—forklift training, etc
 - g. Computer lab area
 - h. Space works well for what it is, but COVID has but restrictions on usage
8. Tire Shop
 - a. Supply tires to all City vehicles
 - b. LASAN is the biggest consumer
 - c. Some vehicles come to shop for tire work
 - d. No tire work is done at LASAN
9. Supply Services
 - a. Offices keep tabs on what happens in each shop
 - b. Order all parts except petroleum
10. POV parking
 - a. Around HQ building
 - b. West of Sweeper Shop
 - c. West of Tire Shop
11. Area 1
 - a. Sanitation refuse collection vehicles—rear loaders, front loaders
 - b. Dead animal collection

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

- c. Sweepers for Street Services
- 12. Area 2
 - a. Everything else
- 13. Area 3
 - a. 2 bays for tire install
 - b. 90% LASAN tires
- 14. Chevrolet Bolts stored on site; Parking Enforcement can't use yet because no charging ability
- 15. CNG vehicle work
 - a. Most vehicles work on CNG
 - b. CNG work is done outside since interior bays are not equipped for lighter than air fuels
 - c. Approx. 12 exterior stalls dedicated to CNG work
- 16. Need the additional exterior bay count for work done but presents stacking issues
- 17. No engine work or transmission work done
- 18. Built-in equipment—lifts, major equipment—is reaching end of service life (Building Maintenance maintains this equipment)
- 19. Sweeper Shop
 - a. Positive air pressuring + gas detection

Summary of Concerns

Life Safety

- In some cases, workspaces are congested and exit routes obstructed

Accessibility/Equality

- Accessibility issues pertaining to congestion of aisles and work zones due to storage needs and additional maintenance needs—e.g. maintenance of vehicles in aisleways

Structural

- Further seismic analysis of main structural systems in Fleet Building warranted

Security

- Ongoing issues with theft—catalytic converters, tools, etc

Systems

- Major maintenance equipment reaching end of serviceable life

End of Notes

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TOUR 03

G1Y6: Central Service Yard (GSD)

3900 Chevy Chase Drive

July 13, 2022

Time: 8:00 am

Attending:

- George Preston
- Gunwoo Choi
- Ola Ferm
- Johnny Caliendo
- Efren Huitron

Notes:

1. GSD works out of several buildings on the campus
2. Only one building, the new turf shop, is GSD owned the rest fall under the umbrella of R&P
3. Recs and Parks maintains everything under the maintenance canopies: old lifts, major maintenance equipment
4. Maintenance equipment is dated and will soon reach end of service life
5. Maintain trucks, construction equipment, rangers, etc
6. Inside the building lighter vehicles maintained, primarily preventative maintenance type work
7. Storeroom: Supply services provides stock but frequently at the expense of timeliness
8. No meeting spaces, bathrooms are not sufficient, ADA issues
9. Most facilities are so old that separate female facilities are not provided or no sufficient even though there are more female staff members now
10. No cameras, no motion detectors
11. Storeroom isn't currently used, was for parts
12. Was a heavy repair bay before but not used anymore
13. Presently doing maintenance and huge amounts of repair, but not geared to do that
14. Turf #1: blowers need to be fixed, when energized breakers trip

Summary of Concerns

Life Safety

- None

Accessibility/Equality

- Inadequate bathrooms, ADA issues within bathrooms
- Separate/Equal facilities is an issue due to age of building and change male/female percentages

Structural

- Seismic stability of buildings should be verified by structural engineer for current compliance

Security

- Theft and vandalism are ongoing issue

Systems

- Ventilation systems in older buildings causes breakers to trip

End of Notes

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TOUR 04

G1Y1: 1016 N Mission Street (GSD)

1016 N Mission Street

July 13, 2022

Time: 9:00 am

Attending:

- George Preston
- Gunwoo Choi
- Johnny Caliendo
- Ola Ferm
- Efren Huitron

Notes:

1. Most of the site is dedicated to parking enforcement
2. Pickups, sedans, and vans maintained at this site
3. Space is high enough for heavier equipment
4. Building is leased from winery

Summary of Concerns

Life Safety

- None

Accessibility/Equality

- None

Structural

- None

Security

- None

Systems

- None

End of Notes

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TOUR 05

G1Y10: Piper Tech (GSD-Fleet Services)

555 Ramirez St, Space 120

July 13, 2022

Time: 10:00 am

Attending:

- George Preston
- Gunwoo Choi
- Johnny Caliendo
- Ola Ferm
- Efren Huitron

Notes:

1. Maintain any sedan or pickup
2. Underutilized work bays, many used for overflow parking since the site is generally short on parking
3. Parts are ordered through supply services which can cause excessive delays
4. Parts storage area has spare capacity
5. Catalytic converter theft is a major issue. 400-600 devices lost, which takes 2+ hours to repair
6. Have an alignment rack
7. Upstairs/mezzanine space was a fleet services space but has been repurposed as an EOC
8. Spare capacity available in parts and service bays
9. Can't turn heavy vehicles within bay footprint
10. Approximately 59 service bays
11. Parking can be difficult

Summary of Concerns

Life Safety

- Commingling of maintenance vehicles with personal vehicles

Accessibility/Equality

- None

Structural

- None

Security

- None

Systems

- None

End of Notes

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TOUR 06

G3Y12: Washington Yard (BOS)

2649 E Washington Blvd

July 25, 2022

Time: 9:00 am

Attending:

- Ruben Leon
- Elis Lee
- Gunwoo Choi
- Craig Atkinson
- Jennifer Cone
- Ola Ferm
- Johnny Caliendo

Notes:

1. Vehicle Cleaning:
 - a. Cleaned where they are parked by contractor
 - b. No clarifier or covered area
2. Conex Boxes:
 - a. Various supplies--PPE, old gas equipment, gloves, hand tools, supplies, power tools
 - b. Environmental air quality issues with gas-powered tools
3. Blue bins: stored onsite, take homeless belongings give them 90 day ticket to pick up goods in warehouse then disposed of
4. Store barricades and cones on site
5. 4-trailers with Kubotas on them
6. Frequently operators have to exchange a spot with revenue vehicles since not enough parking
7. Like to phase out Conex boxes
8. Hydraulic leak from revenue vehicles leaked on personally owned vehicles
9. Security:
 - a. Steal batteries, sleep in trucks
 - b. Tap light poles for charging equipment
 - c. Steal water from hose bibs
 - d. Two full time security guards and houses but only report, don't enforce
 - e. No cameras: have trucks hitting trucks
 - f. Need better perimeter fences
10. Approx. 20 Conex boxes about 6 are for LASAN
11. Store fuel for small equipment on trucks and some on site
12. Company used to service them but not anymore
13. Trucks serviced elsewhere:North Central, South LA
14. Go all over for fuel and service (south la closest fuel location)
15. Propane storage in yard for MHU
16. Closest yard is North Central or South LA
17. Services
 - a. Mobile Hygiene Units
 - b. Bring to camps, sewage is dumped at camps, not brought back to yard
 - c. Care team (spot cleaning)
 - d. Care + team (full comprehensive cleaning)
 - e. Illegal dumping
 - f. Environmental compliance inspectors
18. Hours of operation
 - a. 6-3, 3-11, weekend
 - b. 5:30 am to 11:30 pm
 - c. Added an altered shift that comes in at 3 until 11

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

- d. Might add a graveyard shift
- e. Some overtime on Saturday
19. Porta-Johns on site and out in field but contracted with United to empty out on site
20. Like to have a wellness facility on site (gym)
21. Storage
 - a. Do own inventory
 - b. Storage clogging corridors and blocking exits
22. Lunchroom in center was converted to open office
23. 5 total yards with
 - a. East Valley Collection Yard
 - b. North Central Collection Yard
 - c. DC Tillman
 - d. Jefferson Boulevard
 - e. Cazador
24. Outdoor lockers, showers, bathrooms desired for operators
25. No meeting room limited lockers and showers
26. Upgrade ac
27. Built fast so issues with flooring
28. Boneyard:
 - a. Like to have own HHW not contracted out store until reach allowable limit and deal with on-site rather than in field to save money, no bio waste
 - b. Street sweeper load water but not high enough pressure so slow
 - c. Sweepers dump into roll-off then it's picked up, no clarifier
 - d. Stakebeds temporarily stored in boneyard
 - e. Some POVs in boneyard
29. Space for staff biggest issue
30. Safe center
 - a. 7 safe centers in city
 - b. Run by contractor
 - c. Business waste is separate: by appt, EPA number, 220# limit, stored 30-90 days, "small generators"
 - d. No public waste during weekends
 - e. Drivers stay in cars
 - f. Store materials in locker for up to a year
 - g. Stage in bldg.

Summary of Concerns

Life Safety

- Fleet vehicles and personal vehicles are commingled

Accessibility/Equality

- Restrooms and Showers are insufficient

Structural

- SAFE Center and trailers need further evaluation by structural engineer

Security

- Security and theft are problems

Systems

- Mechanical Systems need to be upgraded

End of Notes

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TOUR 07

G2Y3: Western Yard (BOS)

2801 Exposition Blvd

July 25, 2022

Time: 11:00 am

Attending:

- Elton Louie
- Gunwoo Choi
- Ola Ferm
- Johnny Caliendo

Notes:

1. Sign and Painting/Street Lighting
2. Store batteries and thermoplastic paint
3. 8,000-gallons of unleaded/5-6,000-gallons of diesel
4. Signal cabinets aren't "burned in" (tested) here, tested at Piper Tech
5. Signs are made at Piper Tech and stored here for use
6. Pigeons set off alarms
7. Parking is limited if full staff returns
8. GSD will colonize part of warehouse, which might result in storage issues
9. Buildings are older and in disrepair—broken windows, dated lighting

Summary of Concerns

Life Safety

-

Accessibility/Equality

- Aisles are sometimes obstructed with storage

Structural

- All buildings should be evaluated for seismic stability by structural engineer

Security

- Security is generally not a problem; however pigeons are able to enter through broken windows and set off motion detectors

Systems

- No AC in office areas or is insufficient
- Electrical systems are dated

End of Notes

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TOUR 08

G1Y10: Piper Tech (DOT)

555 Ramirez St, Space 100, 310, 315

July 26, 2022

Time: 9:00 am

Attending:

- Mario Interiano
- David Hardy
- Marco Garcia
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Meter Repair Shop
 - a. Because of COVID have to desk/workstation skip
 - b. Two other repair shops: West LA and Valley Yard
 - c. Don't need compressed air even though it's installed
 - d. Sign shop is here
 - e. Meeting room is shared by all
 - f. Storage on mezzanine: limited head clearance, congested, no elevator, meter heads, cabinets, misc. parts, forklift access from removable guardrail
 - i. Traffic signal equipment, bulbs, etc
 - ii. distributed out to field from this location
 - iii. aisles are choked not enough storage
 - g. Always have to rearrange to access and receive new stock
 - h. Shelving on ground level is at 16'-0" high (high-piled storage without required sprinklering), bolted down but top heavy so not safe in earthquakes
 - i. This is the main warehouse
 - j. Have a dedicated area for flammable materials but need more room
 - k. Trying to vacate Saticoy
 - l. Testing all done here
 - m. Traffic Signal Control boxes are assembled, test and build shop/over 5,000 signalized intersections
2. Utility Mark-out Section
 - a. City-wide service area, mark-outs to prevent utility cuts from underground work
 - b. 5,000-9,000 requests/month all handled by this section
 - c. Supposed to have 7 staff but only have 3
 - d. \$150,000 loss in one instance because of staffing shortage (get hits over 100 times/year)
3. Repair Shop:
 - a. Mel's division
 - b. Divided into two shops:
 - i. One, for repairing circuit board modules that go into cabinets
 1. supposed to have 203 staff but only have 1 employee
 2. Conflict monitor on circuit boards
 - ii. Two, for repairing computer modules
 1. electronic repair and testing of module controllers for signal cabinets
 - c. Area in warehouse reserved for cabinet staging to be picked up by job contractors
 - d. 430 Commercial used to take salvage cabinets
 - e. Need more parking
 - f. Constantly having to rearrange to move things in and out
 - g. 3 supervisors offices
4. Sign Shop (Charles)
 - a. Size works
 - b. Have sign shops at Airport, CSY, and the GSD Sign Shop

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

- c. Art room with 3 large format plotters and cutting plotters
- d. Shipping and receiving area
- e. Area reserved for packaging final deliveries
5. Parking Meters office (3rd Floor)
 - a. Meter Security and investigation
 - b. Coin collection and counting is overseen by contractor
 - c. Unload and count coins
 - d. approx. 4-5 people for transportation investigations
 - e. This office regulates coin contractor that collects and counts coins
 - f. Hours from 0500 to 1630, 5-days a week
 - g. 35,000 meters in Los Angeles proper
 - h. Handle the entire city
 - i. SP+ is the contracting entity
 - j. Count daily
 - k. Brinks collects coins and currency
 - l. Coin collection trucks deploy from this location
 - m. One restroom
 - n. Bare minimum conditions: no break area or meeting area
 - o. Coin Counting Room
 - i. Contractor-operated, collect, count
 - ii. Junk coins are also collected (several years' worth) and are purchased by contractor based on weight
 - iii. 400-600 meters per day/per collector
 - iv. In addition to coin counting, repair vaults
 - v. 28-32 cannisters per truck
 - vi. Contractors park on street
 - vii. Have male and female lockers
6. Parking Meter Office
 - a. Management and analyze
 - b. Transportation engineers
 - c. Preferential parking
 - d. Food vendor parking
 - e. Program meters
 - f. Administrative side of operations
 - g. No public interface

Summary of Concerns

Life Safety

- Head-height on mezzanine level is too low

Accessibility/Equality

- Exiting width and accessible width in storage areas is problematic

Structural

- None

Security

- None

Systems

- Storage mezzanine obstructs access to systems/Building Maintenance Staff access

End of Notes

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TOUR 09

G1Y7: Field Operations Equipment Repair (DOT)

430 E Commercial St

July 26, 2022

Time: 10:00 am

Attending:

- Mario Interiano
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Relocating this operation to 1201 Mateo/Expanding bus depot
2. This location serves as an equipment repair shop for all equipment attached to the thermoplastic paint trucks, but not the trucks themselves
3. Restrooms are no ADA compliant
4. Pre-COVID breakroom us underutilized
5. Plan to tear the building down and need to vacate in the next 4-5 months
6. Storage at 1201 Mateo is not ideal
7. Many vehicles in the lot are from Avenue 19, which is too small, hold equipment that they use and repair
8. Will be sharing space at the new yard, which may cause conflicts, ideally have dedicated yard space
9. Work on thermoplastic paint trucks, pre-melters (don't service anything below the bed)
10. Also fabricate signposts and have hydraulic hose fabrication
11. Collocate with temporary signs

Summary of Concerns

Life Safety

- N/A

Accessibility/Equality

- N/A

Structural

- N/A

Security

- N/A

Systems

- N/A

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TOUR 10

G2Y1: Wilshire Yard (BSS)

1274 S Cochran Ave

July 26, 2022

Time: 12:30 pm

Attending:

- Mario Alarcon (Streets LA)
- Leo Dominguez (BSS)
- Roger Tran (Intern)
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Two major (4-6") floor level changes in building with no accessible travel between them
2. Yard is City-owned but the office building is on a separate parcel and is leased from a private entity
3. Storage closet doubles as telecom room with fiber optics, constricted access
4. Roof has had leaks in the past
5. Interior lighting is bad and has not been updated to LED
6. HVAC systems are older
7. Possibly ACM in mastics, acoustical tiles, etc
8. Hours are 6:30 to 3:00
9. Emergency workers sometimes come to the site after hours for supplies
10. LAPD and LAFD sometimes fuel at this site
11. Bulk materials are ordered BSS (gravel and sand)
12. Last year stole catalytic converters and tried to steal pick-up truck (broke steering wheel)
13. Need improved security fence
14. No cameras
15. Yard lighting was recently improved for security and is adequate
16. Sweeper debris
 - a. Don't use on-site transfer station because of environmental concerns/don't want it uncovered and on ground
 - b. Take to 7th street for disposal
17. Sheds are too low to store larger city trucks
18. Short on staff, 4 people on cleaning crew side
19. 2 people on site for investigations and enforcement
20. No separate facilities for men and women (only male shower)
21. Wash vehicles on site without cover and without clarifier
22. 18-wheeler
 - a. Leave at East side Wed-Thu/West side Mon-Tue
 - b. Serves as a satellite location to collect street-related trash
 - c. Cab is usually parked on site then goes out to collect trailer
 - d. Sometimes full rig is on site
23. Store limited 50-gallon supplies of hydraulic fluid and engine oil for topping off mostly, no major repairs done
24. New and used (retired after bristles reduced to 6" or significant "coning" from street camber)
25. City has new contract for "Cool Pave", will be a new division, drop street temperature by up to 10-degrees

Summary of Concerns

Life Safety

- Commingling of personally owned vehicles with City vehicles and equipment
- Aisleways and exits are choked

Accessibility/Equality

- Floor level changes create access issues

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

- Insufficient/unequal/accessible separate facilities for male and female staff

Structural

- Sheds are not seismically sound

Security

- Vandalism and theft are problems

Systems

- Lighting is dated and insufficient
- No clarifier on site for vehicle washing
- HVAC systems are dated

End of Notes

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TOUR 11

G1Y1: Central Parking Enforcement (DOT)

1016 N Mission St

July 26, 2022

Time: 2:00 pm

Attending:

- Lt Damon Bergeron
- Sgt Jeffrey Songco
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Shared workstations (one free workstation, especially for training/HR)
2. No public interface anymore/No public visits the site
3. Workstations are constructed and spaced far enough that there is no COVID desk skipping required
4. Central PETC has been at this site roughly 20+ years
5. Run 5 shifts/24 hours/day
 - a. 12:00-8:30
 - b. 7:00-330
 - c. 8:30-5:00
 - d. 10:30-6:30
 - e. 3:30-12:00
6. Roll Call Room, doubles as breakroom
7. Conference Room/Training Room/Meeting Room
8. 5 Districts
 - a. Hollywood
 - b. Western
 - c. Southern
 - d. Central
 - e. Valley (Should be split in two)
9. City leases from Winery Family
10. Family is responsible for some things (roof, flooring, exterior doors)
11. GSD Responsible for other items--i.e. Interior doors
12. 120 officers, but mostly men
13. Men and women have separate lockers, showers, restrooms
14. Men are short of lockers
15. 60-70% men
16. City has a custodial contract for cleaning
17. Event Storage, PPE equipment storage closet inside
18. Major catastrophic event supplies in Conex box (Shared with STO)
19. Records Storage: 3-year, 5-year, depending on type of documents, then goes to city hall
20. Bicycles: Do minor repairs on bikes, tubes, air, etc/major repairs are contracted with a private entity
21. EV charging stations on site, but some are not functional yet (approx 8 EV vehicles)
22. Not able to see STO spaces, need to reschedule
23. Exterior parking is organized by squad
24. Some issues with catalytic converter theft (had 5 in one-night last year)

Summary of Concerns

Life Safety

- None

Accessibility/Equality

- None

Structural

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

- None

Security

- None

Systems

- None

End of Notes

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TOUR 12

G1Y10: Piper Tech (City Clerks)

555 Ramirez St, Space 320 and 375

August 11, 2022

Time: 9:00 am

Attending:

- Gunwoo Choi
- Johnny Caliendo
- Musa Khan
- Michael Holland
- Bernie Mariscal

Notes:

1. Space 375: Service Center/Operations (Musa)
 - a. The County manages most municipal elections now. The City's role has changed to petition verification and some limited election work
 - b. The cool room was originally established to handle the electric ballot machines but has since become a storage room for sensitive storage—e.g. inks, etc
 - c. Storage will be improving with additional racking systems in the warehouse space
 - d. Part of Assembly Area 1 is used for salvage storage—e.g. broken chairs, outdated machines, etc
 - e. Generally, there is no voting here, just observe the counting—candidates, media, staff, etc
 - f. March to June is primary election time
 - g. At peak times can be 15-20 people there for observation only and 40-50 total people including observers
 - h. Use of space is kinetic, depending on petition demands (20 new people to start next week)
 - i. Staff spaces were spread out because of COVID restrictions
 - j. AC was recently replaced in main work room
 - k. Restroom counts and conditions are satisfactory
 - l. Salvage goes to the basement
 - m. Loading dock is shared but there are additional loading docks nearby for conflicts
 - n. Abundant use of impromptu electrical runs and power strips
2. Space 320: Records Center (Mike)
 - a. Records was the first tenant back in 1981 when Piper Tech first opened
 - b. Main entry is into public reading space
 - c. Lighting is dated, LED upgrades were discussed
 - d. AC and Heating is sub-standard
 - e. Vault
 - i. Need bigger space
 - ii. Like to have a dedicated office space within the vault
 - iii. Racking was replaced in 1994 after an earthquake
 - iv. Have issues with water leaking (formerly from roof) but mainly from piping that runs through the space. If Mike leaves for any extended period of time (long weekend) he will tarp problem areas preemptively
 - v. Climate control is adequate and ideally the space would have compartmentalized micro-climates to store materials with different needs
 - vi. Halon tanks were replaced 6 months ago
 - vii. Vault is for public access materials—includes records back to the 1820's
 - viii. Digitization is in progress by a third-party vendor for public access through online portals, but this does not alleviate the need to store hard copy originals
 - ix. Materials in the vault cannot leave premises or get checked out
 - x. Roof repairs were done 5-6 years ago
 - xi. Since most new records are kept digitally intake of materials has greatly decreased
 - xii. Vault is approximately 4,500 SF

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

- xiii. Halon sprinkler heads are above storage shelves and generally not along aisles
- xiv. Shelving is roughly 14 to 16-feet high
- f. Records Center (Warehouse)
 - i. 45,000 sqft and believed to be the largest the City uses
 - ii. Roughly 200,000 boxes stored here
 - iii. No public access files are stored here
 - iv. Utilizes a wet sprinkler system (in past 25 years have had two accidental leaks)
 - v. Lift will sometimes hit heads or rack bracing if operator isn't careful
 - vi. Wire embedded in concrete floor controls lift routing
 - vii. No climate control in this space
 - viii. Did have nitrate film stored in warehouse but was moved out for safety and preservation
 - ix. X-rays from medical services is most sensitive items stored in warehouse
 - x. Storage here is not permanent (up to 50 or 60 years) before destroyed
 - xi. Lighting is problematic because when shelving was redone in 2001 lights were not always aligned with aisles and emergency lighting does not provide adequate foot-candles
 - xii. Dead end corridors are sometimes created by storage at end of aisles
 - xiii. Shelving is approx. 16 to 18-feet tall, sprinkler heads were not realigned with shelving layouts
 - xiv. Exit signs are not provided with aisles
 - xv. Limited fire extinguishers
 - xvi. "burn boxes" are staged for document destruction
- 3. Space 300: Administrative Section of Elections Divisions (Bernie)
 - a. Petition signature verification done here
 - b. Done in breakroom
 - c. Staff can be seasonal and kinetic depend on workload and number of petitions
 - d. 90% of staff is still at home
 - e. Petition verification must be done on site
 - f. Other staff come in 1-day/week
 - g. AC zones are not equally conditioned, sometimes heating and cooling is spotty
 - h. COVID required desks to be spread out and some overflow workstations were created in Space 375 (This space used to handle up to 72 people, which has been nearly cut in half)
- 4. Basement: Predominantly Salvage
 - a. Chain link partitions are set up for different City Departments and divisions within departments
 - i. Mail
 - ii. Custodial
 - iii. GSD Salvage
 - iv. GSD Construction Forces: Electrical
 - v. GSD Construction Forces: Painters
 - vi. GSD Construction Forces: Masons and Plaster
 - vii. GSD Construction Forces: Carpentry
 - viii. GSD Construction Forces: Hazmat
 - ix. GSD Construction Forces: Tool Room
 - x. GSD Construction Forces: Tile
 - xi. GSD Maintenance: Mechanical Door Crew
 - xii. GSD Maintenance: Roofing
 - xiii. LAPD Supply Division
 - xiv. GSD Salvage Section
 - b. GSD occupies most of the footprint
 - c.

Summary of Concerns

Life Safety

- Ad-hoc electrical wiring is dangerous
- Emergency lighting in archives area is insufficient
- Sprinkler heads in storage area are not spaced correctly
- Exit access in storage areas is sometimes blocked
- Exit signs in storage aisles are not present

Accessibility/Equality

- Accessible access in some areas is insufficient

Structural

- Structural review of high-piled storage recommended

Security

- None

Systems

- Lighting is insufficient in some storage areas
- Climate control is not consistently provided throughout facility

End of Notes

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TOUR 13

G1Y12: Elysian District Service Yard (RAP)

835 Academy Road

August 11, 2022

Time: 11:00 am

Attending:

- Gunwoo Choi
- Johnny Caliendo
- Edwin Canales
- Patty Quashan

Notes:

1. Conex box for prep crew can use lighting since they arrive at 4:00 pm
2. Hours of Operation:
 - a. 4pm to 8pm: 7 days/week Prep Crews
 - b. 6am to 2:30 M-F
 - c. 6am to 2:30 Sat/Sun partial crews
3. Some public access for picnic permitting, mostly park outside of yard limits
4. Picnic Office Building
 - a. Spaces for park rangers
 - b. Water meter monitoring division analyzes data from park water meters to monitor flow, track spreadsheets, manage water conservation for the whole City's park system
 - c. Only has women's restroom, which has ADA clearance issues
 - d. Switchgear is older and primarily housed within roll-up door accessed from yard
 - e. Cooling is adequate in picnic building
5. Maintenance Office
 - a. AC/Heating isn't great
 - b. Small equipment storage room contains fuel and small equipment without adequate ventilation and safe storage
 - c. All small equipment repairs are done at CSY
 - d. Compressor is loud when people are in space. Supplies air for filling tires at fuel pump
6. Some rollup doors are broken. Would help to be able to secure equipment and materials within secure doors if repaired or replaced
7. Theft causes long delays since risk office and supply division takes 4-6 months to execute a replacement
8. Perimeter has some chain link which is easily breached
9. Pumps are shut down at 2:00 pm so influx of people between 1 and 2
10. Some lights were replaced when eucalyptus tree fell on covered storage building, some lights were replaced, some bulbs were replaced in older fixtures but no comprehensive lighting replacement
11. Dark spots in yard since most lights are roof-mounted
12. Homeless people can climb trees around building to access roof and will seek refuge beneath perimeter trees to hide and get shade. Different species of trees are preferred
13. Asphalt paving has severe alligating and uneven spots that are tripping hazards
14. Covered storage building doesn't appear to have adequate seismic framing
15. Roll-up doors are manual and hard to operate (one failed recently and slammed shut)

Summary of Concerns

Life Safety

- Exterior structures don't appear to be seismically restrained
- Commingling of personally owned vehicles with City vehicles and equipment\
- Tripping hazards with uneven pavement
- Garage door safety springs need to be checked

Accessibility/Equality

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

- Bathrooms and showers aren't equally distributed or ideally located.

Structural

- Seismic study of covered storage structures needed

Security

- Security and theft are ongoing issues

Systems

- Climate control is insufficient in some areas

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TOUR 14

G1Y2: Fire Station #401 (LAFD)

140 N Avenue 19

August 31, 2022

Time: 10:00 am

Attending:

- Guy Patenaude
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Facility serves as a Maintenance and supply headquarters for the City
2. It's difficult to manoeuvre fire trucks around the site and particularly into bays, frequently requiring 3-point turns to access maintenance bays
3. Quality control test pit area for required testing of trucks
4. Every year pump tested, ladders tested, etc for NFPA compliance
5. Ladder Shop: Currently have 3-exterior ladder truck bays and 3 interior ladder truck bays
6. There are 3 other shops that are similar, mainly for smaller vehicle maintenance
 - a. Frank Hotchkins primarily works on ambulances and smaller vehicles and primarily does PM type work
 - b. Valley shop has some capability for ladder trucks
7. Don't have enough bays: sometimes double-up mechanics to try and make up for space deficit
8. Typically run one shift from 6:00 to 3:30, 5 days a week, have optional, overtime Saturday shifts but that is generally taken to make up for short staffing and limited space issues
9. Also have a light vehicle shop on site
10. Field repair staff run 6 trucks, 24/7, basically on call
11. Location is good, but space is the major issue. Projected that need double the acreage
12. Have only one steam cleaning bay but doesn't fit a ladder truck
13. Rescue Maintenance Area: provide breathing bottles, bring foam, and other supplies to larger fires to support on site crew
14. Shops spaces get so tight sometimes use mobile column lifts to do work outside in the yard
15. Triple Shop for all heavy apparatus
16. Maintain 3,500 pieces of equipment
17. Store wrecked vehicles on site until litigation is over, sometimes harvest parts for other vehicles until they can be removed
18. Light vehicle Shop is for rescue ambulances and smaller vehicles. Rescue ambulances are the "bread and butter" of the yard.
19. In general, all vehicles have grown larger since the shop was built in the 60's so none of the bays are adequate, causing functional and safety issues
20. Body Shop:
 - a. Have only one shop space, can sometimes fit three vehicles inside but if there's a ladder truck being worked on, the space becomes full
 - b. Have an alignment rack as well as cast alignment bolts, but since concrete is in poor condition cast bolts are oftentimes not used
 - c. Body shop is also grossly undersized and has no restroom or water source despite being a separate building
21. Personally Owned Vehicles are generally not parked on site. LAFD has an informal agreement with the church across the street for parking
22. Paint Booth:
 - a. Utilizes and old steam system for heating
 - b. Is sized for ladder trucks
 - c. Have an additional paint booth that's primarily used for wood varnishing
23. Recently replaced light bulbs with more efficient LED's

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

24. Generally, have no AC except in office spaces (installed just before COVID)
25. Also have gurney repair and washing area, carpentry shop, machine shop, small engine repair
26. Rescue and Maintenance does O2 filling (revamped 4-5 years ago. One of the only City-run locations)
27. Rescue and Maintenance bays are congested and have severe issues with water intrusion
28. GSD handles most parts—e.g. tires, replacement parts, etc—not responsible for fluids such as oils, ATF, fuel, etc
29. Only one women’s restroom in yard
30. LAFD handles general supplies such as toilet paper, PPE, etc
31. Mezzanine area covers approximately ½ to ¾ of footprint of main building and includes a workout area where staff can exercise
32. LAFD used to deliver supplies but since COVID restrictions and staff shortages these have to be picked up
33. Tire shop is run and operated by a single person for all 3,000+ vehicles maintained and includes mounting, inflation, balancing, etc. Can no longer stock enough tires to serve all vehicles adequately because there is limited space and too many different varieties for all vehicles. Setting up another location in the Valley and possibly hiring additional staff
34. ATF, Coolant, and Engine Oil are on distribution
35. Can’t store enough parts and supplies on site due to limited space
36. Preference is to use OEM parts for functional, duration, and liability reasons but there is a general parts shortage and ordering delays (up to 6 months) that results in the need to sometimes use after-market parts
37. Major Maintenance Equipment is maintained by GSD Building Services
38. Most of the lifts are over 40 years old and require replacement
39. Have one hybrid-electric fire truck but lifts are not tooled to lift this type of vehicle. Maintenance staff and bays are not capable of maintaining until new equipment is brought in and staff is trained. Vendor keeps the vehicle maintained
40. Transmission work is contracted out
41. Machine shop is temperature controlled to prevent material expansion and contraction
42. Tool Room is run by LAFD

Summary of Concerns

Life Safety

- Bays are extremely congested resulting in congested or closed exiting out of shop spaces
- Concrete around yard is old, cracking, has level issues, sometimes presents tripping issues (slabs heave when trucks ride over them)

Accessibility/Equality

- Bathrooms are in adequate for all employees—e.g. body shop

Structural

- Roof is mostly stick built with some steel girders and plywood diaphragm

Security

- Closed two entrances to help mitigate homeless loitering and theft

Systems

- Not fully air conditioned or heated, some AC units are ad hoc

Functional Limitations/ Efficiency

- Limited space for nearly all activities—maintenance, parts storage, tire storage, maneuvering, parking—all of which result in efficiency/time constraints and delays
- Staff and bays are not equipped to provide imminent electric vehicle/hybrid maintenance

End of Notes

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TOUR 15

G3Y4: Frank Hotchkin Memorial Training Center (LAFD)

1700 Stadium Way

August 31, 2022

Time: 11:00 am

Attending:

- Gunwoo Choi
- Johnny Caliendo
- Kurt Ruiz (Equipment Mechanic)
- Heidi Romo (Secretary)

Notes:

1. Facility is predominantly a training facility for regional fire services, however other agencies cohabitate the location—e.g. Department of Homeland Defense, LAPD, etc
2. Location includes training spaces, simulation labs, offices, shops, etc
3. Maintenance Building currently has an ongoing roof leak
4. Responsible for light vehicle repair—e.g. ambulances, small cars, etc—predominantly preventative maintenance type repairs
5. Have 3 active maintenance bays
6. Main shop does aerial/ladder trucks, triples, and light vehicles
7. After an incident with loitering, new yard lights were added, attached to the buildings
8. Hours of operation are 6:00am to 2:00pm
9. Building is predominantly occupied by LAFD.
10. Site was formerly a cemetery, hospital, brick manufacturing facility
11. Upper site is for fire training
12. Shed is used for storage of vehicles for Class B licensing
13. Adjacent parking lot is Dodger Stadium
14. Drill Deck is used for training and testing of firefighters
15. Basement includes a pool, which is covered up, and training spaces for fire fighters
16. Still have issues with catalytic converter theft
17. City now owns the facility after a long-term lease

Summary of Concerns

Life Safety

- Some basement areas appear to lack adequate exiting/exit-lighting requirements

Accessibility/Equality

- N/A

Structural

- N/A

Security

- Have occasional issues with homeless' loitering

Systems

- N/A

Functional Limitations/Efficiency

- N/A

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TOUR 16

G1Y1: Risk and Liability (StreetsLA)

1016 N Mission Road

September 1, 2022

Time: 10:00 am

Attending:

- Gary Laco
- Steve Hernandez
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Uneven pavement, narrow inaccessible pathway, and high slope into building
2. This Division was transferred to Risk and Liability recently
3. Currently 1 crew of 6 people
4. Hours of Operation: 6:30 to 3:00 5 days/week but have frequent weekend and overtime hours
5. Use Conex box for finishing tools, hand tools, PPE, supplies, etc
6. Parking immediately to right includes backhoe, 10-wheeler, trailer, asphalt truck, etc, shared with bridge crew
7. Catalytic converter theft a consistent issue
8. Location is good, within 30 minutes to the Valley
9. Service Area is City-wide
10. City provides some janitorial support, but winery handles most of building upkeep
11. Winery does not allow City to store goods on the ground so can't have useful materials like stone, base, or lumber
12. Requires staff to go to other yards
13. Currently short staffed so parking isn't an issue but will be when staffing shortage ends
14. Like to get a second crew
15. House includes 3 offices, 2 bathrooms, a meeting space and lounge/break area
16. Have to get materials at bridge crew
17. Approximately 20 parking spaces
18. Main purpose of this division it to fix potholes or trip hazards that citizens make to limit City's liability
19. Sometimes work with Urban Forestry for root related damage
20. Usually work on a 3-day turnaround for these repairs
21. Because of short staffing there is a higher need for coordination and logistics
22. Always short on truck drivers
23. Street Maintenance Division (SMD) frequently loses staff to Division of Water and Power (DWP) because they offer better pay. Many times, transient employees use SMD as a "stepping stone" to a DWP job
24. This crew is Risk and Liability Crew 140
25. Need a touchdown computer for training and HR type work
26. Recently added one female crew member

Summary of Concerns

Life Safety

-

Accessibility/Equality

- No accessible entryway

Structural

- N/A

Security

- Have occasional catalytic converter theft

Systems

-

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

Functional Limitations/Efficiency

- Yard space is limited to vehicles and mobile equipment, but yard laydown space is not allowed

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TOUR 17

G1Y1: LADOT-Special Traffic Operations (STO)

1016 N Mission Road

September 1, 2022

Time: 11:00 am

Attending:

- Justin Rong
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. This Division handles special events in the City such as marathons, marches, triathlons, etc. Work to set up road closures—put up signs, cones, barricades, etc
2. Also, handle events at Dodger Stadium
3. Deploy engineers to put in closures
4. Handle the entire City from this location
5. Hours of Operation: 4 days, 10-hours
6. Frequently have overtime, weekends (most events occur on weekends), and emergency events—e.g. Getty Fire
7. Make temporary signs on site with plotter
8. Utilize on-site maintenance with GSD for smaller vehicles, otherwise go to Piper Tech or 7th Street
9. Location is decent since it's convenient to the 5, 101, and 10
10. Space is adequate
11. Crews include:
 - a. 3 Engineer Associates
 - b. 1 Chief
 - c. 1 Engineer Aid
 - d. 1 Drafting Tech
 - e. 1 Maintenance Laborer
 - f. 1 Administrative Clerk
12. Do coordination, design, and implementation of road closures
13. Sometimes get more barricades from Field Services
14. Water leaks in roof occasionally
15. Fence sometimes gets cut at catalytic converters stolen
16. Don't have any electric vehicles yet
17. If there is a big event as many as 50 engineers have to come to the site for support
18. Have approximately 20 spaces
19. There is a dirt lot further down Mission for overflow parking
20. STO has been at this site for over 20 years

Summary of Concerns

Life Safety

- N/A

Accessibility/Equality

- N/A

Structural

- N/A

Security

- Catalytic converter theft an ongoing issue

Systems

- Ongoing issues with roof leaks

Functional Limitations/Efficiency

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

- Parking is limited

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TOUR 18

G1Y4: 7th Consolidated (Office of Community Beautification: OCB)
2222 East 7th Street

September 15, 2022
Time: 10:00 am

Attending:

- Gerry Valido
- Sal Del Castillo (Warehouse Manager)
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Primary responsibilities include receiving, assembling, and distributing rain barrels to citizens; assisting in graffiti removal; and assistance with general City beautification projects, including organizing and distributing supplies
2. Receive approximately 60-70 rain barrels a week
3. Downstairs includes receiving and staging areas as well as rain barrel storage
4. Some of downstairs spaces are not used and are abandoned spaces from a former department, probably Bridge Crews
5. Downstairs spaces are adequately sized
6. Only location for City wide coverage
7. Upstairs includes two workstation/office spaces, break area, tool storage for distribution to citizens and contractors, paint storage, trash bag storage, etc—overstock area for tool parts and assembly and pick-line for tools ready for distribution
8. OCB also has office/admin spaces at City Hall
9. LASAN will not let OCB clean vehicles there, so would prefer to have a place to wash trucks especially since the vehicles are often used during interfaces with citizens
10. OCB has been here over 30 years
11. Entire operation is operated by two people
12. Security is an issue and have been break-ins. Need cameras and motion detectors. Some valuable tools are hidden in the trash back palletized area.
13. Area also includes a caged area formerly used by StreetsLA for confiscated materials—bikes, signs, etc
14. Building was re-roofed two years ago
15. Mayor's office had a large portion of the 2nd floor, which was used to work on computers, however dust was an issue and they moved out two years ago after roughly 5 years on site. Area does not appear to be used anymore
16. OCB generally operates to distribute materials and tools to citizens and contractors (11 non-profit and 1 for profit contractors) rather than doing projects themselves
17. Most projects occur on the weekend
18. General hours are 6:00 am to 3:30 pm
19. March to September are the primary months but before COVID projects occurred every weekend

Summary of Concerns

Life Safety

- Because of chain link caged areas exiting is probably a concern—travel distance, dead ends, lighting, etc

Accessibility/Equality

- No real accessible access to second floor

Structural

- N/A

Security

- Break-ins and theft are consistent issues and no deterrents or detection systems are installed

Systems

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

- N/A

Functional Limitations/Efficiency

- N/A

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TOUR 19

G1Y10: Piper Tech (LAPD-MCRU: Mobile Command Response Unit)

555 Ramirez Street, Space 220

September 15, 2022

Time: 11:00 am

Attending:

- Joshua Cho
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. MCRU has been at this site 30+ years.
2. Until 2008, limit of parking was from brick shear walls to caged area but the unit has progressively been given more equipment, which has required going beyond the two shear walls
3. Mobile 3 command trailer is too large to manoeuvre to the second floor so it's kept at ground level
4. 35-foot semi-truck is the maximum size that can safely manoeuvre to the 2nd floor
5. Part of MCRU fleet is moving to a new facility but it's not equipped to handle some of the larger apparatus
6. Have three bays
 - a. Mobile 1 command trailer parking
 - b. Minor maintenance bay
 - c. Mobile 9 command vehicle—operated by Robbery and Homicide
7. Response time is one hour for officers to arrive at the facility. During that time a pre-trip inspection is carried out. This is somewhat more complex with Mobile 3 since it's parked at grade—accessing it requires traffic control and other logistical difficulties
8. MCRU does not operate on an emergency response type schedule but is still a critical asset
9. Ideally, the City would have a logistical base where emergency services, LAPD, and LAFD (all heavy apparatus) could deploy from
10. No exhaust ports or proper exhaust system is present for some maintenance operations requiring running apparatus engines
11. Tarps have been added to control rain and dust but are not completely effective—still have rain coming in at base of tarp and dust control is a continuous issue
12. MCRU stores water and snack type food for crews on long deployments
13. Frequently have to pull vehicles out to access materials, equipment, and racked items
14. Access corridors between and around bays are extremely tight
15. Long deployments require bunking on site. Officers frequently use a portable mattress to sleep at desk
16. Some seismic concerns with the building since 100% of the City's heavy response vehicles are at this location and could be trapped here after a significant seismic event
17. Lighting isn't great in bay area—lights are out, don't align with vehicle bays, and generally not bright enough for maintenance type work
18. Move has been indefinitely delayed due to security issues with new building. We do not have a new date and it may be some time before partial move of equipment takes place

Summary of Concerns

Life Safety

- Exiting within shop/storage areas is a concern

Accessibility/Equality

- N/A

Structural

- N/A

Security

- N/A

Systems

- Lighting in bay area is functionally low for maintenance type work

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

Functional Limitations/Efficiency

- Shop/storage areas are extremely tight resulting in exiting issues and equipment/vehicle access issues

End of Notes

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TOUR 20

G1Y10: Piper Tech (LAPD-EPMD: Evidence and Property Management Division)

September 15, 2022

555 Ramirez Street, Space 260

Time: 11:00 am

Attending:

- Susan Yee-Duncan
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Use different electric carousels to make storage more efficient:
 - a. Narcotics carousels
 - b. Blood and urine carousel (some date back to the 1960's)
2. Walk-in freezer is used for analyzed materials—e.g. blood, urine, etc
3. Chemical locker room for more dangerous compounds—e.g. PCP, fentanyl, poisons, flammable materials, corrosive materials. Does not have good air control
4. The facility stores many different materials each with specific climate control recommendations for preservation, however different rooms within the main space are open to one another, including office spaces, which isn't ideal for energy efficiency and preservation
5. Some stored materials will go the new LAPD facility at Marianna
6. Break area is make-shift
7. Locker/changing area does not allow for privacy
8. Refrigerant lines are not adequately insulated to prevent condensation and dripping over occupied spaces
9. Have overflow outdoor freezers in parking area near loading
10. Longitudinal crack in waffle slab from one end of warehouse to the other but no signs of leaking or collateral damage
11. Don't have security cameras in sensitive areas

Summary of Concerns

Life Safety

- Chemical Storage Locker does not have appropriate air quality countermeasures, poison control, corrosive countermeasures, or appropriate fire safety countermeasures

Accessibility/Equality

- Locker areas and changing spaces don't allow for privacy

Structural

- N/A

Security

- No camera's in sensitive areas

Systems

- Climate control system does not allow for adequate zoning of mixed storage spaces and office type spaces
- Refrigerant lines drip on occupied spaces

Functional Limitations/Efficiency

- Loading area is partially blocked by outdoor freezers

End of Notes

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TOUR 21

G1Y10: Piper Tech (LAPD-ASD: Air Support Division)

555 Ramirez Street, Space 475

September 15, 2022

Time: 1:00 pm

Attending:

- Todd Turner
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Do minor helicopter maintenance at this location but major projects are sent to Van Nuys Airport
2. Heliport can accommodate 16 helicopter landing spaces. Have 17 total helicopters
3. Have 2 people at Van Nuys for this specific maintenance
4. Run 20-hour shifts: 2 ½ hours up and 2 ½ hours down
5. Officers will sometimes go for ride-along flights
6. Have 25 pilots, 25 TFO's (Tactical Flight Officers), 10 sergeants, 3 lieutenants, 1 captain, 10 civilians, 8 tower operators
7. Air conditioning isn't great in the occupied spaces: Some areas are served by the chiller while others are served by self-contained units
8. LA has the largest rooftop heliport in the world
9. Have (2) 8,000-gallon fuel tanks
10. Have been here since 1986 when building was built
11. Parapet is necessary to intercept airborne debris
12. Don't have a personnel lift to connect any floors. Freight elevator doesn't go to all floors
13. Only four available dedicated parking spaces for the whole department

Summary of Concerns

Life Safety

- N/A

Accessibility/Equality

- No elevator or accessible pathway into occupied spaces

Structural

- N/A

Security

- N/A

Systems

- Systems are either not balanced or undersized. In the Summer occupied spaces are too hot but in the winter, they are too cold.

Functional Limitations/Efficiency

- ASD needs more parking spaces but only has four assigned

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TOUR 22

G1Y10: Piper Tech (LAPD Supply Section FG)

555 Ramirez Street, Space B20

September 15, 2022

Time: 2:00 pm

Attending:

- Manuel Rodarte
- David Sanchez
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. City-wide service boundary—metro and the valley
2. Don't do deliveries anymore
3. Handle any kind of supplies (except cars and computers)—e.g. uniforms, office supplies, etc
4. Some items are more efficiently handles by vendors like ODP (Office Depot)
5. Any deliveries involving a semi-truck must be unloaded from the street since there isn't access to the basement for larger deliveries.
6. This typically requires one person on the lift and one person flagging traffic and is not safe
7. Storage space is tight and vertical clearance is relatively low for racking since pipes and other infrastructure interrupt possible shelving zones
8. Some items are direct shipped to individual locations for efficiency
9. Only have one handicapped space and no standard spaces to park for all employees none of whom are handicapped
10. Wednesdays are vest fittings for officers, of which there are 9,000, and at any given time there could be as many as 100 officers. This creates issues for other areas of the basement
11. Equipment Warehouse and the Uniform Shop are the two primary storage areas
12. Have been in the basement for 7 to 8 years. Before this department was on the 2nd Floor in Suite 212
13. Have 8 workstations for storekeepers to process orders
14. Have three unisex bathrooms and a break area
15. Office spaces in general are adequate

Summary of Concerns

Life Safety

- Deliveries in the street are unsafe

Accessibility/Equality

- Aisles are narrow and door clearances are obstructed

Structural

- N/A

Security

- N/A

Systems

- N/A

Functional Limitations/Efficiency

- Large deliveries require unloading from the street which compromises safety and efficiency

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TOUR 23

G1Y10: Piper Tech GSD-Construction Forces Division (CFD)

555 Ramirez Street, Space 150-C

September 28, 2022

Time: 8:00 am

Attending:

- Daniel Rodriguez
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Have a welding and sheet metal shop which is shared with Building Maintenance
2. Majority of work is railings and guardrails
3. Have a wood shop for making cubicles, matching historical profiles—e.g. City Hall—also do plexiglass work
4. CNC machine is the heart of the operation
5. Have been working on updating dust collection system
6. Also have band saws, edge banders, routers, bench work
7. Do historical and more modern work
8. Run compressed air through the shop
9. Have remote storage under the bridge largely for salvaged items to be reused. Try not to keep valuables under the bridge because it's less secure. Store items like scaffolding, pipes, barricades, etc
10. Warehouse type storage is in the basement in individual cages organized by trade
11. Loading area is dedicated for CFD and easily accessible from the side street
12. Sign Shop
 - a. Work on anything from braille to 3-D carvings
 - b. Logos, LED's, acrylics, interior signs, exterior signs, aluminum signs, etc
 - c. If it's an existing sign in need of repair Building Maintenance will handle the sign work
 - d. Do graphic pre-production work as well as installs
 - e. 2 Shop workers/2 field workers
 - f. Only department with a zero-operating budget. Budgets are typically on a job by job basis
 - g. Act as the City's own contractor
13. Sheet metal shop
 - a. Does lots of security type work, like reinforcing perimeters to building cages for units
 - b. Also work on stainless steel countertops and fencing
 - c. Shop is shared with Building Maintenance but predominantly used by CFD

Summary of Concerns

Life Safety

- N/A

Accessibility/Equality

- N/A

Structural

- N/A

Security

- Problem in the exterior yard

Systems

- Woodworking shop needs better dust control

Functional Limitations/Efficiency

- N/A

End of Notes

TOUR 24

G1Y3: Central Yard (LADOT)

1831 Pasadena Avenue

September 28, 2022

Time: 9:00 am

Attending:

- Guillermo Villalpando
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Consists of three departments:
 - a. Thermoplastic and Signs (roughly half yard)
 - b. Construction Division
 - c. GSR Maintenance
2. Lighting is dim in some places and yard is not well lit
3. Busiest in the morning before crews mobilize
4. Parking and maneuverability is an issue at these times
5. Restrooms are small and have functional issues
6. Lockers are tight and cohabitate a space with touchdown type workstations
7. Have 26 City-owned vehicles total including thermoplastic pre-melter, tower truck, sign posting truck, etc
8. Security is always an issue (had three trucks stolen, crashed through the gate to exit)
9. Have a security guard now
10. Have to store white thermoplastic outside (more resilient than yellow) but not ideal
11. Have waste paint containment area but not covered so sometimes have to pump water out of containment curbed area
12. Have a trash and pole laydown area
13. Burn-down stencils need to be kept out of sun to avoid workability loss (get hard in the sun)
14. Buildings are old and probably not seismically stable to current code standards
15. Yard used to be part of the jail
16. Parking is tight and POV's are mixed with City-owned vehicles
17. Electrical Signal Shop: warehouse space, exterior head shop, bulk material storage bins—i.e. gravel, sand, concrete
18. Cameras all over the yard but some of them don't work
19. Head shop should be climate controlled and indoors
20. Semi-Trucks deliver certain materials like poles, thermo etc and is difficult to manoeuver in yard (sometimes have 22 pallets of thermo as well as pole deliveries)
21. Bathrooms are an issue—only have one stall for 25 guys
22. Meeting space is very tight and not adequate for crew meetings
23. Locker area is also too small
24. Currently all male staff but have had female staff

Summary of Concerns

Life Safety

- N/A

Accessibility/Equality

- Restrooms have ADA issues
- Only one stall for men, don't have adequate facilities for women

Structural

- Buildings are primarily wood and don't appear to meet current seismic code requirements

Security

- Lighting in the yard is not sufficient

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

- Have had lots of break-ins and thefts

Systems

- In some areas lighting is insufficient

Functional Limitations/Efficiency

- Lighting in yard is not sufficient
- Not enough storage room to properly store materials and equipment that are environmentally vulnerable

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TOUR 25

G1Y10: Piper Tech (LAPD Maritime)

555 Ramirez St, Space 212

September 28, 2022

Time: 10:00 am

Attending:

- Michael Steward
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Ideally like to have a containment bunker for tank (sometimes explode while filling)
2. Have a classroom space for training
3. Storage area is for equipment—wet suits, masks, etc
4. Repair area is for work on tanks and diving equipment (not boats or engines)
5. Wet room is for wet gear after diving operations
6. Have four ocean boats at the harbor but this is the main location
7. Only have one toilet/shower
8. Have a triple stack trailer for inflatables
9. Facility works for current operations and is central for inland operations
10. Used to be a laundry facility
11. Only have three dedicated parking spaces immediately outside loading dock
12. Have a mobile command trailer at loading dock
13. Run 10-hour shifts from 7 until 5
14. Inland operations include park lakes, swimming pools, etc
15. Don't do rescue operations so don't have to operate as a first responder
16. Boundary is City-wide
17. Do all the metal detection for the City including land-based

Summary of Concerns

Life Safety

- Need containment bunker for tank filling

Accessibility/Equality

- Don't have adequate facilities for female staff

Structural

- N/A

Security

- N/A

Systems

- N/A

Functional Limitations/Efficiency

- N/A

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TOUR 26

G1Y10: Piper Tech (LAPD TID)

555 Ramirez St, Space 212

September 28, 2022

Time: 1:00 pm

Attending:

- Tatianna Garcia
- Charles Siegler
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Newer upfit, moved in 2013 (used to be at the Parker Center before it was demolished)
2. Have issues with the AC since it was originally designed as a warehouse
3. Have a photographic unit in the Valley and a Chemical Processing unit at CalState but otherwise it's a unique City-wide facility
4. Need more storage generally for evidence for all units
5. Police candidates will come to the facility for polygraph tests and photographs
6. Need to have a metal detector at the entry as well as lockers for officers to stow their guns
7. Security is good and there is fairly exhaustive network of cameras and motion detectors
8. Latent Prints Unit
 - a. Defense experts frequently come to check out evidence
 - b. This is not part of the City's crime lab
 - c. Have to use a high-efficiency storage system—most prints are kept for five years before being sent to archives
 - d. Have an analytical department as well as a field department
9. Quality Assurance
 - a. Need to have their own closed office space
 - b. Provide quality control for all units within the department
10. Field supervisors need to have view windows to field staff
11. Generally, go "dark" between 2 and 4 am
12. Evidence processing room requires a fume hood and UV lighting
13. Locker room doubles as a bunk room
14. Photography also has to do after-hours shifts
15. Need a larger training room
16. Men and women's facilities are equitable
17. Do not have climate control on hallways
18. Electronics Unit
 - a. Has more offices
 - b. Do audio and video enhancements
 - c. Work on A/V countermeasures as well as recovery operations from crime scenes and crime hardware
 - d. Work on covert operations in jails and at police stations
 - e. Audio rooms need a high level of acoustical isolation
 - f. Video rooms are equipment heavy and tend to run hotter than climate control can handle
 - g. Front counter is largely from inter-department staff
 - h. Faraday cage blocks all signals and is used primarily for unlocking phones but sometimes tablets and hard drives
19. Each unit has its own evidence room
20. Photographic Unit
 - a. Needs to have 18% grey walls as well as daylight-balanced lights for color rendering
 - b. Also has an evidence room as well as a highly classified evidence room

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

- c. Typically burn camera memory cards directly to a disk to prove that media has not been manipulated
 - d. Need to have a break area
 - e. Hours are typically 24/7
 - f. Maintain crime logs as far back as the 1940's
 - g. Repair room is grossly undersized—repair camera bodies, lenses, tripods, etc
 - h. Kit room has packaged equipment for each investigator. Kit room requires a lot of outlets for charging equipment
 - i. Require a fast reaction time to get to crime scenes
 - j. Radio is important to photo and latent prints to talk to dispatch and field staff
 - k. Studio room is ideally two-sided
 - l. Kids waiting area has been very successful in providing a calming area for children
21. Have a decon room for showering and processing contaminated equipment
22. Room 240 (Remote Area)
- a. Oversized items are processed here for chemical processing
 - b. Take forensic pictures
 - c. Space is also shared with GSD
23. Room 230 (Remote Area)
- a. Vehicle processing shed
 - b. Dedicated space for TID
 - c. Can hold up to 4 vehicles for evidence processing
 - d. Also use the area for training
 - e. Not used for full time staffing

Summary of Concerns

Life Safety

- N/A

Accessibility/Equality

- N/A

Structural

- N/A

Security

- N/A

Systems

- AC system sometimes has issues
- Video processing rooms need additional climate control to cope with equipment heat loads

Functional Limitations/Efficiency

- Generally short on storage spaces

End of Notes

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TOUR 27

G1Y10: Piper Tech (GSD-Building Maintenance Division (BMD))

555 Ramirez St, Space 150-B

September 29, 2022

Time: 8:00 am

Attending:

- David Lopez
- Dean Masterman
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Front counter is primarily for receiving FedEx and UPS deliveries
2. Don't use crew rooms anymore because of COVID
3. BMD is subdivided into several different units:
 - a. Elevator (approximately 10 people)
 - b. Plumbing (approximately 8 people but have lost some to turnover)
 - c. HVAC
 - d. Emergency Services Group (ESG: handles regulation 4 issues/approximately 10 people)
 - e. Carpentry
 - f. Locksmith
 - g. Electrical
 - h. Concrete Fencing
4. Difference between CFD and BMD
 - a. CFD works primarily on updating and renovation projects
 - b. BMD works on projects under \$500, smaller scale work
5. BMD operates from three districts: Central (Piper Tech), South, and North
6. Carpentry Shop
 - a. Scope includes smaller cabinet work—e.g. drawer repair
 - b. Have a spray booth for wood finishing
7. Share a breakroom with CFD
8. Supervisors suite includes offices and meeting spaces for concrete, carpentry, electrical, etc
9. Basement lock-ups include plumbing, concrete, overhead doors, fencing, carpentry
10. Electrical uses a warehouse type lock-up area on the ground level
11. Systems are old at Piper Tech
12. Fire main blew out 2-3 months ago and will require a substantial investment to repair
13. Fire pressure is maxed out for the building and there is some concern that the downstream loads could cause issues to the City's feed
14. BMD has space on 3rd floor for oil interceptor from heliport
15. BMD has space on 2nd floor for miscellaneous storage (shared with LAPD-TID)—e.g. gang boxes
16. BMD also has an emergency command trailer
17. Hours: 6:00 am to 3:30 pm

Summary of Concerns

Life Safety

- N/A

Accessibility/Equality

- N/A

Structural

- N/A

Security

- N/A

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

Systems

- Systems are old and need constant upgrades and repairs
- Sprinkler system and fire water service have functional issues

Functional Limitations/Efficiency

- Parking is biggest issue, not enough spaces

End of Notes

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TOUR 28

G1Y10: Piper Tech (GSD-Salvage)

555 Ramirez St, Space B10

September 29, 2022

Time: 9:00 am

Attending:

- Jeff Mowrey
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Have a large room for records storage and supplies
2. Salvage is also responsible for retaining and managing titles and registrations for all City Vehicles:
 - a. Does not include Harbor
 - b. 17,000 titles
 - c. 16,000 registrations
 - d. Just ordered a new file cabinet system that is fireproof and waterproof
 - e. Maintain a safe on site for money-transactions, which are predominantly for officers purchasing weapons
3. Have been at this location since the 1980's
4. E waste cage is for electronic waste products. Computers and some peripherals must be "wiped" before coming to salvage. This is emptied ever 6 weeks
5. The only items auctioned at this site are tires from LAPD and GSD
6. LASAN comes every Thursday to pick up roll-offs of waste products.
7. Ceiling heights are roughly 13'-0" tall so it's difficult to manage roll-offs. Scrap metal roll-offs are retrieved by Echo Metals. Because of limited maneuverability the roll-offs must be positioned with a forklift prior to trucks picking them up
8. Departments typically come with their own trucks to drop off scrap metal
9. Have issues with leaks from ceiling every month
10. Furniture is typically dropped off from Moving Services and Libraries
11. Have 7 locations in the City for E-waste including Piper Tech
12. The only privately-owned entities that come to the site are Echo Metals, E-waste vendors, and tire auctioneers
13. Vehicle salvage is also managed by Salvage, which acts as a purchasing agent, but typically off-site
14. Principal Storekeeper over Salvage is also in charge of aviation parts at Heliport. As seen in pictures, traffic is heavy for LAPD and all traffic must pass through Salvage space, creating a moving vehicle hazard to foot traffic or when Salvage is loading or unloading trucks.
15. Large equipment like band saws, vehicle maintenance equipment, etc is typically handled via direct sales and does not come to this location for processing
16. Salvage only has two dedicated parking spots
17. LAPD annexed restrooms and break area but only restrooms are shared

Summary of Concerns

Life Safety

- Loading and unloading roll-off bins presents substantial technical issues and maneuvering within basement is difficult and unsafe

Accessibility/Equality

- N/A

Structural

- N/A

Security

- N/A

Systems

- Various pipes leak from ceiling mounted runs

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

Functional Limitations/Efficiency

- Limited maneuverability and ceiling clearance cause complications with roll-off waste retrieval

End of Notes

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TOUR 29

G1Y10: Piper Tech (LAPD-ITB)

555 Ramirez St, Space 212

September 29, 2022

Time: 11:00 am

Attending:

- Cong Liang
- Elvin Lai
- Daniel Rizo
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Maintain an imaging station in the warehouse for prepping outgoing hardware and wiping incoming
2. Office space and warehouse spaces are not climate controlled so it's hot in the summer and cold in the winter
3. Dust is a constant problem. Have added tarps to help but does not solve the issue
4. Have some leaking from condensate lines
5. Eyewash is not in a proper location

Summary of Concerns

Life Safety

- Forklift maneuvering is unsafe
- Shelf stock is not seismically sound
- Dead end lengths from back of warehouse and exiting is unsafe
- Emergency lighting and sprinkler coverage of racked storage is not coordinated and causes life safety concerns
- There should be a reasonable located eyewash for battery charging
- Occasionally have large truck deliveries that can't deliver to 2nd floor
-

Accessibility/Equality

- No dedicated restrooms

Structural

- N/A

Security

- Don't have cameras or adequate perimeter fencing

Systems

- N/A

Functional Limitations/Efficiency

- Dust is an issue in workspaces and warehouse/shop area
- Maneuvering a forklift is difficult and frequently hits walls
- Accessing shelf stock on top of racks requires substantial rearranging of floor stock overflow
- Climate control for work areas is non-existent

End of Notes

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TOUR 30

G1Y10: Piper Tech (GSD-Distribution Center General (DCG))

555 Ramirez St, Space 175

October 12, 2022

Time: 9:00 am

Attending:

- Nate Allen
- Jesus Leyva
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Internal loading dock is dedicated for DCG and is used primarily for outgoing deliveries
2. Dock area is currently used to store signpost stock and propane and has direct access to freight elevator
3. The Keller St loading dock is used primarily for incoming deliveries of goods
4. Warehouse areas are on two floors with ground floor used for staging and palletized storage while upstairs is used for general stock
5. Fully-staffed, the department was able to handle most deliveries but post-COVID requires departments to pick up more goods at the warehouse
6. Have 8 truck operators and 2 delivery drivers
7. Handle supplies for all major City departments
8. DCG will prepare “will-call” services for departments needing immediate supplies
9. CSY also has a similar warehouse but it primarily caters to Recs and Park
10. GSD maintains 66 warehouses around the City but this location is the primary distribution center
11. LAPD is probably the biggest consumer (stocks tires for LAPD here)
12. COVID related issues have caused major disruptions in efficiency
 - a. Staffing shortages
 - b. COVID-related stocking takes up a large proportion of available warehouse space at the expense of other items
 - c. Pre-COVID stock in the order of 2.5 million dollars/Post-COVID stock in the order of 9 million dollars
 - d. Receiving area has been overrun by COVID supplies storage
 - e. Can't fully stock most items either due to supply chain shortages or lack of available space
 - f. Roughly 2 to 3-month delay on shipments due to supply chain issues
13. During emergency events all departments come here for supplies
14. Lighting is dim throughout facility
15. Stocked items include water, tires, medicinal items, bleach, toilet paper, filters, plywood, wipes, Preventative Maintenance related parts, etc
16. Keller St loading area is sometimes congested with lines of delivery trucks
17. Staffing was up to 50 people in the early 2000's but now down to 18 people
18. Stock up to 2,500 different items
19. Currently have no cameras but would like to add them for safety reasons in case of an safety incident
20. Have an ancillary loading area on the second floor
21. Bulk of second floor storage is automotive parts storage and primarily PM type parts
22. Forms Management and division of the Print Shop was given a substantial portion of the 2nd floor warehouse for document storage
23. Condensate lines often drip causing issues
24. A special rodent proof room is required to stock animal food for shelters—e.g. cat food, dog food, rabbit food, cat litter (typically have a 3 ½ month supply but only able to store 1 ½ month supply)
25. Controlled storage room is needed for hazardous material stock including flammables, solvents, paints, bug sprays, etc. Room requires special ventilation and automatically closing doors

Summary of Concerns

Life Safety

- Some areas of the warehouse are congested and create safety issues for maneuvering and exiting
- High-piled storage areas may require additional/modified sprinkler heads

Accessibility/Equality

- Bathrooms in general have ADA clearance issues

Structural

- Some shelving is top-heavy and may require additional bracing or storage restraints for seismic events

Security

- Cameras are needed for safety incidents

Systems

- Lighting levels are low throughout
- Condensate lines often drip due to lack of insulation

Functional Limitations/Efficiency

- COVID supplies have resulted in enormous space requirements in the warehouse in some cases at the expense of stocking other items as well as causing functional issues within the warehouse—e.g. floor space is utilized for overstock requiring a constant re-shuffling of palletized storage to access items on shelves
- Areas reserved for forklift and equipment charging are congested with stock overruns and file storage

End of Notes

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TOUR 31

G1Y10: Piper Tech (LAPD-Forensic Sciences Division (FSD))

555 Ramirez St, Space 270

October 12, 2022

Time: 10:00 am

Attending:

- Guy Holloman
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. This facility was formerly the LAPD crime lab prior to it moving to CSU (Roughly 22 years ago). The Narcotics Analysis Unit (NAU) was moved to Piper Tech in 2021
2. NAU tests solid dose narcotics
3. TID was scheduled to share Space 270 but has never moved in so much of the suite is not used
4. Evidentiary narcotics storage occurs next door at EPDM and is checked out for testing as required by NAU
5. The Cal State crime lab started roughly in 2007
6. Ideally this lab would be consolidated with the primary crime lab but space limitations and staffing growth required the move back to Piper Tech
7. This lab occupies roughly 22,000 square feet and currently tests evidence that is seized at under 30-pounds. Soon this unit will also handle larger evidence seizures
8. Staff is now roughly 20 people at this lab
9. Showers were built but were not designed to meet ADA provisions and have been decommissioned
10. Some of the lab hoods need additional modifications to function including alarm systems and Class 1 Division 2 compliance and hood recertification
11. Chemical waste is stored in an explosion proof room
12. Room 25 is currently being used for forensic blood spatter testing
13. File storage can handle roughly 3 years of filing
14. Room 23 which was formerly used for blood alcohol is now used for DNA storage
15. Room 24 is an instrument room for GC-MS (Gas Chromatography-Mass Spectrometry)
16. Room 21 is the main narcotics lab but with future hiring would like to expand into Room 22 for a second lab area
17. Room 19 is primarily office spaces for up to 14 workstations

Summary of Concerns

Life Safety

- None

Accessibility/Equality

- Showers are not ADA compliant

Structural

- None

Security

- None

Systems

- Gas distribution lines are corroded and can't be used. Helium is the primary gas used but are in the process of converting to Hydrogen production units which will require recalibrating and modifying testing equipment
- Climate control systems are not adequate
- Network room needs additional cooling for equipment loads
- Black soot coming from some ceiling diffusers and between ceiling tiles as well as rusted ceiling tile grid at some locations

Functional Limitations/Efficiency

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

- Some spaces are underutilized—e.g. Potential lab areas are used for storage

End of Notes

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TOUR 32

G1Y10: Piper Tech (GSD Supply Services)
555 Ramirez St, Space 312 + Room 210 (Training)

October 12, 2022
Time: 11:00 am

Attending:

- David Outhier
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Primary work is accounting and processing of invoices and systems support for FMS procurement
2. Main open office area is dedicated to staff processing/paying invoices
3. Space is roughly 50% empty due to COVID work-at-home provisions and general staffing shortages
4. Perimeter offices are for managers, but some are vacant
5. Like to have a larger conference room
6. Room 210 is a dedicated training room for new hires. COVID restrictions severely limit sizes of classes here

Summary of Concerns

Life Safety

- None

Accessibility/Equality

- None

Structural

- None

Security

- None

Systems

- None

Functional Limitations/Efficiency

- None

End of Notes

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TOUR 33

G1Y10: Piper Tech: LAPD-Facilities Management Division (FMD)
555 Ramirez St, Suite 212

October 26, 2022
Time: 7:30 am

Attending:

- David Riemen
- Gunwoo Choi
- Johnny Caliendo

Meeting Notes:

1. FMD is responsible for temporary to long term storage of items associated with departmental moves or construction projects—e.g. furniture, lockers, attic stock, etc.
2. The department is also responsible for some small construction projects-e.g. production of sneeze guards associated with COVID
3. Three sergeants oversee the operation of 2 maintenance helpers.
4. Temporary partitions have been created with one-sided drywall
5. Facility has no internet/LAN connection, which would greatly help functionality
6. Some items in the warehouse have been stored for up to 15 years
7. Warehouse includes a small shop space, a keying room, and secure tool storage/outdoor tool storage
8. Temporary conditioning is sometimes used
9. Facility also sometimes stores “attic stock” for ongoing construction projects
10. Occasionally have leaks from overhead piping.

Summary of Concerns

Life Safety

- None

Accessibility/Equality

- None

Structural

- None

Security

- None

Systems

- No internet or network connections within warehouse spaces
- Temporary conditioning is sometimes required
- Overhead piping sometimes leaks

End of Notes

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TOUR 34

G1Y10: Piper Tech: Information Technology Agency (ITA)

555 Ramirez St, Suite 140

October 26, 2022

Time: 8:00 am

Attending:

- Jerry Morris
- Tony Octavio
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. The division is responsible for radio, microwave, voice, data, and security device installation for all departments, City-wide.
2. Some departments—e.g. LAPD/LAFD—have smaller, specialized versions of what ITA does, but generally ITA works with all City departments
3. The department has heavy electrical needs, but the electrical service to the space and receptacle distribution is insufficient for actual functional demands.
4. Infrastructure in general is old and requires constant upkeep and repairs—e.g. restrooms
5. The department has begun to install needed eyewash stations around the facility
6. ITA installs systems in radio towers, buildings, vehicles, facilities, etc
7. A machine shop is needed to make bracketing for installations in/on vehicles. Metal cutting is done with a waterjet system.
8. The City uses three systems for radio: Star Simulcast, LAFD, or LAPD
9. Screen Rooms are used to work on devices. The screen room operates as a Faraday Cage, blocking external interference. Currently have 7 screen rooms
Currently upgrading lighting in work bays
10. Would like to have centralized A/C
11. Brackets also require powder coating. The facility has two booths for this.
12. A leak in one screen room required rework of the flooring
13. Facility has frequent security issues with homeless loitering
14. The facility is a 24/7 operation
15. Have spillover storage in Conex boxes in yard
16. Wire spools stored in yard are generally not used anymore
17. Like to have a shower and bunk room to help with 24/7 operations and emergency calls
18. Lab was created from a former open/unfinished space so is not an ideal environment for lab work
19. Sub-divisions within ITA:
 - a. Cameras Security/Alarm
 - b. Data Networking (switches, racking)
 - c. Voice Networking
 - d. Data Transport (fire alert systems)
 - e. MDT (imaging, repair)
20. Base Maintenance works with microwaves, mountain work, radio network
21. Testing labs calibrate equipment, bench work
22. Because the division works heavily with batteries a centralized area for management and storage of batteries is needed
23. In process of converting lead acid to NiCad batteries
24. Need more lab and supervisor meeting spaces
25. Need more storage
26. Basement space include storage cages (phone stock, data network stock, etc) and shipping and receiving offices

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

Summary of Concerns

Life Safety

- Electrical service and receptacle distribution are insufficient to meet departmental demands requiring ad hoc wiring methods—e.g. heavy dependence on extension cords and strip outlets
- The division is heavy on battery use, storage, and charging but lacks a proper room for such activities

Accessibility/Equality

- None

Structural

- None

Security

- Frequent problems with homeless individuals wandering in and theft

Systems

- Electrical service and receptacle distribution are insufficient to meet departmental demands requiring ad hoc wiring methods—e.g. heavy dependence on extension cords and strip outlets
- Restrooms and infrastructure are generally old and requires constant repairs

Functionality/Efficiency

- Bunk room/Shower Room is needed since the division operates 24/7
- The division is heavy on battery use, storage, and charging but lacks a proper room for such activities
- Additional lab spaces are needed

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TOUR 35

G1Y10: Piper Tech: GSD Publishing Services
555 Ramirez St, Suite 200

October 26, 2022
Time: 9:00 am

Attending:

- Gerald St. Onge
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. This department has a City-wide scope working for most City departments
2. DWP has a similar shop that does similar work but on a smaller scale
3. Housing and Finance is one of the largest customers—e.g. billing statements, permits, etc
4. The department will typically handle the mailings, with two options:
 - a. Pre-sorted: items are taken to the post office
 - b. If not pre-sorted, will give the mailings to mail services and mail services will deliver them back to client departments
5. Most of the time the department will handle all deliveries (roughly 95%)
6. Paper is delivered at night. A semi-truck will deliver to the 2nd floor loading dock
7. COVID required additional printing needs across City departments
8. Paper storage is an issue—ideally, like to have more racking for paper storage
9. The department is not a funded department, but instead the department gets operating revenue from printing job sales to City departments
10. When the main production printer was purchased a smaller model than desired was chosen because the larger model could not be accommodated by the existing elevated slab
11. Shipping and receiving floor space is inadequate
12. The department also maintains a Forms Warehouse nearby at Piper Tech for printed forms that departments frequently need

Summary of Concerns

Life Safety

- Sprinkler heads are partially obstructed by racking storage in Forms Warehouse

Accessibility/Equality

- None

Structural

- None

Security

- None

Systems

- Condensate/plumbing leaks are a constant problem

Functionality/Efficiency

- Not enough room for paper storage
- Elevated slab is not strong enough the production printer the department would have preferred
- Larger area for shipping and receiving is needed

End of Notes

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TOUR 36

G1Y11: South LA: LASAN
786 S Mission Road

October 26, 2022
Time: 10:30 am

Attending:

- Timothy Hoang
- Luis Santana
- Sergio Lopez
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. The front entry isn't used due to graffiti and homeless issues
2. Women's restrooms, showers, changing areas area inadequate. The City plans on installing a mobile hygiene trailer in the meantime to address the issue
3. Breakroom doubles as a training area
4. Need better climate control throughout
5. Personally Owned Vehicles (POV's) are parked in the back parking lots
6. Drivers will sometimes park POV's where their trucks were parked before deploying
7. This yard is considered Area 1
8. Heavy parts are stored in the downstairs parts room while lighter parts are stored on second floor
9. Hours of Operation: M-F 6:00 am – 3:30 pm and 3:30 pm – 1:00 am
10. Homeless encampments are an issue as well as homeless loitering within yard
11. City plans to install electric charging stations for 2 dead animal control (DAC) vehicles

Summary of Concerns

Life Safety

- Pressure washer area creates slipping hazards
- Mixing personally owned vehicles with city vehicles (sanitation trucks) creates unsafe conditions
- Both stairs to second floor spaces are open and do not appear to meet code

Accessibility/Equality

- Women's restrooms, shower, changing areas aren't sufficient
- No accessible access to 2nd floor spaces

Structural

- None

Security

- Homeless individuals loiter in the yard and set up encampments along the perimeter
- Catalytic converter theft is an issue

Systems

- Pressure washer area is not used since there is no clarifier
- Locker rooms don't have adequate exhaust/ventilation
- Lighting in work bays is insufficient

Functionality/Efficiency

- None

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TOUR 37

G2Y13: Algin Sutton: Recreation and Parks (RAP)

8800 South Hoover Street

November 9, 2022

Time: 9:00 am

Attending:

- Emilo Osluna
- Theodore Clausell
- Gildardo Luna
- Jason Winter
- Steve Wamsky
- Gunwoo Choi
- Johnny Caliendo

Meeting Notes:

1. Used to store more vehicles and equipment at this yard, but vandalism and theft became a daily issue so no longer park high value vehicles/equipment on site
2. Lighting in yard is poor
3. Perimeter is not secure, due to type of fencing and height of fencing
4. On the previous day the yard was under water due to rain and poor drainage.
5. Service area includes San Pedro to 110 Freeway/Crenshaw to Long Beach
6. General working hours are from 6:00 am to 2:30 pm/Prep Crew hours are 4:00 pm to 8:00 pm
7. Prep crew attends to park restrooms
8. Virtually no security camera coverage in yard
9. Only store 60" mowers and some tractors in this yard
10. Also store supplies in Conexs
11. Yard serves as a regional transfer station with LASAN pickup on Mondays, Wednesdays, and Fridays to pick up trash from dumpsters
12. Roughly 60 parks dump here.
13. This yard serves 2 Districts, each with approximately 30 parks
14. Due to security and functionality issues, mobiles from 42 and Main St yard (roughly 3 years ago)
15. Small building on site to store some tools, irrigation supplies, small office space, small equipment storage, field marking paint, etc
16. Restrooms are not accessible
17. Conex Boxes are used for surplus storage of toilet paper, tools, chemicals, seed, etc
18. 42nd Street and Main is where meet because of yard/security situation
19. Don't have internet or phones at this yard
20. The City has electric trucks for this division's use but have no ability to charge them
21. Location is good and central to service area
22. Fuel and wash at 42nd and Main
23. Equipment kept on site:
 - a. Skip Loader
 - b. Aerator
 - c. 60" Mower
 - d. Lely Spreader
24. Have 6 Conex Boxes
25. On site staff includes 1 gardener and 2 part time staff.

Summary of Concerns

Life Safety

- None

Accessibility/Equality

- Restrooms are not accessible, and yard is not accessible

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

Structural

- Structures are not seismically sound

Security

- Vandalism and theft are constant concerns
- Perimeter is not secure
- No security camera coverage in yard

Systems

- Lighting levels in yard is poor
- No ability to charge electric vehicles
- Yard drainage is not good and yard floods after rainfall

Functionality/Efficiency

- Due to theft and vandalism, no longer able to park equipment and vehicles on site, which affects efficiency/functionality
- Site needs to be paved and drainage reworked
- Site flooding is an issue

End of Notes

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TOUR 38

G2Y9: Rancho Cienega-Recreation and Parks (RAP)
5001 Obama Boulevard

November 9, 2022
Time:10:30 am

Attending:

- Clinton Stevenson
- Robert Buenrostro
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. This Division serves one District and roughly 12 parks
2. Service area is called West Region
3. Paving is non-existent or in bad condition.
4. Because of concessions/restrooms/bleachers, public has access to site during games
5. Site serves as a transfer station for the area
6. Old bathroom building is used for storage
7. Use hose bib to hose off equipment
8. Stadium lighting stays on at night/Lighting in yard is ok
9. Ideally, like to have a secure perimeter including the staff parking area
10. Created a caged area with more robust chain link about 2 to 3 months ago. Use this to store some equipment. So far, haven't had any breaches.
11. Yard drains are insufficient and frequently clog after rain
12. Store gas and irrigation supplies in building closest to Obama
13. Have 5 Conex boxes for storing small equipment, toilet paper, tools, cleaning products, etc.
14. Hours of operation are 6:30 am to 2:30 pm/Prep Crew from 4:00 pm to 8:00 pm
15. 1930's building includes office/breakroom, supply storage, tool storage, and two bathrooms

Summary of Concerns

Life Safety

- None

Accessibility/Equality

- Bathrooms are not accessible

Structural

- Buildings are old and date back to the 30's without modern seismic restraint

Security

- Public access into site during games is an issue
- Persistent issues with theft and vandalism
- Perimeter is not secure

Systems

- None

Functionality/Efficiency

- Site needs pavement/new pavement
- Site floods

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TOUR 39

G3Y2: Street Maintenance Yard: StreetsLA (BSS)

1315 West Boulevard

January 12, 2023

Time: 11:00 am

Attending:

- Ron Tull
- Gunwoo Choi
- Johnny Caliendo

Meeting Notes:

1. Site is a mixture of gravel and dirt. Stone grindings were applied to some of the site approximately 5 years ago, which helps with erosion on some mud but has not solved either problem
2. There is an unused, derelict trailer on site that should be removed to free up yard space
3. There are unused tractor tillage racks in corner of site that should also be removed to free up yard space
4. Currently have a double-leaf chain link gate, which is very difficult to open manually and, in the past, caused an injury claim.
5. Half of the crew's work is dedicated to tree cutting and removal and half to projects and planning
6. A makeshift break area has been created with a tarp/fabric canopy and informal seating
7. The four-head light pole in the center of the yard does not provide sufficient nighttime lighting
8. The "dog house" trailer is sometimes used for remote field work
9. A single conex box is used for secure storage of tools, sharpeners, parts, etc. It also doubles as a workshop on occasion
10. The crews utilize a gondola for green waste but there isn't sufficient site area to store and manoeuvre so it is either stored off site at a job location or at the nearest yard (San Fernando). This is a problem because it is not convenient for crews and the gondola and semi-rig have been stolen and vandalized in the past
11. Have roughly seven bucket trucks stored on site
12. Site perimeter is not fully secured so there are recurring problems with vandalism, loitering, and theft
13. Sometimes have to schedule crew meetings/training at satellite yards such as N Central, which is a minimum 40-minute drive
14. Geographically, the site location is ideal for the service area
15. Work hours are 7 days/week roughly from 6:30 am to 3:00 pm
16. Service boundary:
 - a. North Central/Robertson Blvd to 10 Freeway (South)
 - b. Doheny Drive (to the west/north)
 - c. East to City Terrace
17. Roughly half of equipment is leased equipment
18. All greenwaste loads go to Van Horne

Summary of Concerns

Life Safety

- Manual gate has resulted in back injury to operators
- Electrical power is ad hoc and has not been installed per NEC Code
-

Accessibility/Equality

- No permanent restrooms, showers, or lockers available. Only use port-a-johns
- Site is not paved, and gravel area is uneven

Structural

- Structures are not seismically sound

Security

- Vandalism and theft are constant concerns (have incidents once a month)
- Perimeter is not secure
- No security camera coverage in yard

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

Systems

- Lighting levels in yard is poor
- Yard drainage is not good and yard floods after rainfall
- No bona fide electrical power is installed/available on site. Light pole has been “hacked” for power
- A single yard hydrant is available for some water needs but there does appear to be any sewer or water systems available otherwise

Functionality/Efficiency

- Site needs to be paved and drainage reworked
- Site flooding/ponding is an issue
- Unused trailer and tillage can be removed for better useability and storage on site
- Functionality is limited since necessary activities such as fueling, washing, meetings, office space, etc must occur at adjacent yards that are not convenient to this site

End of Notes

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TOUR 40

G2Y8: Southwest Service Yard (BSS)

5860 South Wilton Place

January 12, 2023

Time: 9:00 am

Attending:

- Stacy Smith
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Includes office space for the following sub-departments:
 - a. IED
 - b. Bike Lanes
 - c. Street Maintenance (District 110)
 - d. Cleaning/Sweeper Operations
2. New mini-split HVAC units were recently added to occupied spaces in the office building
3. Men have a gang restroom, shower, toilet facility. Women have a single restroom with no showers or lockers
4. Roof is leaking in the office building and the covered storage building
5. Site functions primarily as a transfer station
6. Different non-native crews will also sometimes use the site with permission—e.g. special projects
7. Personally owned vehicles are mixed with City-owned vehicles and frequently spaces are swapped out
8. Debris is dumped here and then taken to the landfill
 - a. Concrete to the Van Norman Landfill in the valley
 - b. Trash to waste management on 25th (private)
9. Main entry is tasked to be widened to admit semi trucks, which have a difficult time manouvering into entry.
10. Second entry will be opened up, but has issues with adjacent business-owner blocking it
11. Two main entries are accessed through a residential neighborhood and there are frequent noise complaints
12. Men's restroom/lockers are used by many City departments and are in poor condition, have ADA access issues, and showers are not functional
13. Roof over office building was redone a couple of years ago
14. Compressors do not provide a sufficient pressure to power most tools. Workers typically bring their own tools to compensate
15. Have roughly 10,000 gallons of diesel and 10,000 gallons of regular
16. Fueling area is not covered and no provisions are available for spill containment
17. Wash rack has a clarifier but does not include a covered area to prevent contamination
18. Have had issues in the past where people steal fuel out of storage tanks
19. Transfer station is semi-functional. Lower loading areas are not sufficiently wide to manoeuver and tipping wall is too high to unload
20. Transfer station includes:
 - a. Trash
 - b. Concrete spoils
 - c. Green wastes
 - d. Asphalt spoils
 - e. No recycling
21. Transfer pits frequently fill with sediment and are probably clogged to the street
22. No electric vehicle charging on site
23. Bulk Material Storage Includes:
 - a. Sand

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

- b. Concrete spoils
 - c. Asphalt Spoils
 - d. Crushed rock
24. Exercise room is no longer used
25. Crews native to site include
- a. Cleaning/bike lanes, sweepers
 - b. Street Maintenance
26. Non-native crews include:
- a. Special Projects
 - b. Resurfacing
27. Have a single meeting space but would like at least a second one
28. There are three crews:
- a. Division 110: Street Maintenance
 - b. Division 136: Sweeper
 - c. Division ?: Bike Lane

Summary of Concerns

Life Safety

- Mixing of personally owned vehicles with city-owned vehicles
- Main entries are accessed through a residential area

Accessibility/Equality

- Bathrooms are not accessible
- Women’s facilities do not include sufficient fixtures including toilets, lockers, and showers

Structural

- Buildings are older with wood-framed roofs and require additional structural verification

Security

- Persistent issues with theft and vandalism
- Perimeter is not secure
- Security camera coverage is not adequate
- Motion detectors do not cover entire site (for example, personal vehicle parking lot) and are frequently damaged by vandals or set off by cats
-

Systems

- Site lighting is spotty and insufficient
- Compressors are not sufficient, and lines are probably corroded due to lack of drying system

Functionality/Efficiency

- Site asphalt pavement is deteriorating
- Driveway is not wide enough for larger trucks such as semi-trucks
- Containment system for bulk fluid storage is insufficient
- No covered area or containment for fuel
- No covered area for washing
- Transfer station pits are not wide enough at pits, tipping wall is too high, pits fill with sediment

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TOUR 41

G2Y7: Central District Service Yard (RAP)

4454 West Pico Boulevard

January 12, 2023

Time: 10:30 am

Attending:

- Levi Gutierrez
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Approximately 27 employees
2. Meet every 1 or 2 weeks on pay days
3. Only about 10 employees report here
4. Have (10) 5-yard dumpsters that are picked up twice a week
5. Conex 1: Irrigation supplies and tools for irrigation specialist
6. Conex 2: Mostly hand tools
7. Conex 3: gloves, toilet supplies, cleaning supplies, new tools, chemicals, edgers, etc
8. Single exit/entry
9. Rear emergency exit door has a rotted wood staircase
10. Wash area has no clarifier and no covering
11. Trailer includes two offices, two bathrooms, kitchen and break area
12. Hours are 6:00 am to 2:30 pm 7 days/week
13. Crews include:
 - a. Mowing and edging crew of 3 people
 - b. Trash and litter (east and west) two crews of two people
14. Location is good and central
15. Like to have compressed air for tires and blowing off equipment
16. Have to go to Romain or Venice to fuel
17. Cube Van and Utility Vehicle contain expensive equipment so ideally like to have them enclosed and secure
18. Irrigation specialist does not require any office space
19. Office spaces are too small (have three workstations for four people)
20. Sometimes have community service workers (as many as 16)
21. Supplies come from CSY warehouse

Summary of Concerns

Life Safety

- Rear exit staircase is rotted

Accessibility/Equality

- No access within site or to regularly occupied spaces
- Site pavement is uneven and cracked

Structural

- None

Security

- Perimeter is not secure
- Have recurring issues with vandalism and theft
- No security cameras for the site
-

Systems

- Site lighting is poor

Functionality/Efficiency

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

- Don't have an adequate wash area with clarifier or cover to prevent groundwater contamination
- Site pavement is in poor shape

End of Notes

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TOUR 42

G2Y10: Parking Enforcement-Southern Yard (LADOT/GSD)

7510 South Figueroa Street

January 25, 2023

Time: 9:00 am

Attending:

- Lieutenant Yolanda Barnes
- Captain Kenneth Hill
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Parking lot includes City and Personally owned vehicles (POV) , comingled
2. Used to have a public counter but that was dismantled several years ago. The former public parking lot is only occasionally used for spillover parking
3. Women have a separate trailer for restrooms and lockers in the yard and a single restroom in the main building
4. GSD has a minor presence here: 2 maintenance bays and a parts area
5. Men’s locker room is congested
6. Minisplit systems were added approximately 5 years ago
7. Recently replaced some of the building’s lighting with LED’s
8. Plumbing systems appear to be original to the building and are dated
9. Roof has leaking above mechanical room and roll-call rooms
10. Have fuel positions for regular and diesel fuels
11. LAFD and LAPD also use fuel pumps as well as other City departments
12. Asbestos is a concern in the buildings in the floor mastic and pipe insulation
13. Building was a former AT&T building
14. Catalytic converter theft is ongoing issue
15. Conex box in yard is used for emergency supplies storage
16. GSD has two maintenance bays with a single mechanic that does light-duty maintenance for sedans and smaller DOT vehicles. No heavy maintenance
17. 24 hours/day with 4 Shifts:
 - a. 7:00 am
 - b. 10:00 am
 - c. 3:30 pm
 - d. Midnight
18. Vehicle charging
 - a. 3 in back and four in front
 - b. Sometimes have capacity issues and chargers won’t work
19. Trailer for women was renovated approximately three years ago. The staircase sometimes floods in heavy rains
20. Would like to have the ability to offer citizens a “one stop shop” to address parking violations. Currently have to drive downtown, which is not convenient
21. Location is good but have outgrown building. Need more space
22. Similarly, audio-visual technology is not good enough for large presentations in roll-call room. Sound isn’t good enough for everyone to hear and utilize a roll-out cart
23. Have approximately 90 people and would like to have as many as 110 but don’t have enough room
24. Pavement is cracking throughout
25. Generator on site is only to run fueling systems

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

Summary of Concerns

Life Safety

- Commingling of POV's and City vehicles.
- Asbestos is present in some of the mastics and pipe insulation
- Vehicle charging is sometime makeshift due to insufficient/problematic charging infrastructure

Accessibility/Equality

- Men's locker room does not have sufficient ADA clearances

Structural

- None

Security

- Catalytic converter theft is a problem.
- No comprehensive security system

Systems

- Plumbing systems are dated
- Electrical systems are old and appear to be maxed out for any future expansion or additional charging infrastructure
- Roof leaks above Roll-call room and mechanical room
- Fuel positions should have roof coverings
- Asphalt pavement is deteriorating

Functionality/Efficiency

- Women's locker room is sometimes inaccessible after heavy rain
- Building is undersized for current uses
- AV technology need updating

End of Notes

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TOUR 43

G3Y17: Hollywood Parking Enforcement (LADOT)
888 S Vermont Avenue

January 25, 2023
Time: 10:30 am

Attending:

- Sergeant Romero
- Lieutenant Floyd
- Captain Dyar
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Moved to this location about 3 or 4 months ago. Location is shared with the food mart
2. Don't have enough parking on site so still use old building for roll-call and overflow parking
3. Have about 140 officers on staff. New location is approximately 42 spaces short
4. Parking on 5th floor is gated but parking on 2nd floor is commingled with public parking for food mart
5. Spaces are generally good and adequate. 5th floor is maxed out for office space but 2nd floor has spare capacity
6. Work 24 hours/day 7 days a week. Five shifts:
 - a. 7:00 am
 - b. 8:30 am
 - c. 9:30 am (biggest shift)
 - d. 3:30 pm
 - e. Midnight
7. Fuel at nearby LAPD site and wash at nearby car washes
8. Have approximately 16 charging locations on top floor of deck
9. Have to sometimes swap personal car parking spot with City parking spot for space
10. Fifth Floor includes operations, enforcement, special events, roll call
11. 2nd Floor includes crossing guards, training spaces, scofflaw units, bike detail
12. This yard has the largest number of officers of any other location

Summary of Concerns

Life Safety

- Fleet has to deploy through a public parking deck also used by the food mart

Accessibility/Equality

- None

Structural

- None

Security

- None

Systems

- None

Functionality/Efficiency

- Commingling of public and City pedestrians and vehicles is sometimes problematic
- Departments are split between 2nd floor and 5th floor
- Not enough parking on new site so still utilize old site for overflow parking and roll-call. Also, have to bring equipment to old site to give out to officers there

End of Notes

TOUR 44

G3Y3: Lincoln/Hollenbeck Districts Service Yard (RAP)

1350 San Pablo Street

January 25, 2023

Time: 1:00 pm

Attending:

- Julio Hernandez
- Rafael Rodriguez
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Recreation and Parks owned site that is partially leased out to Legacy, a non-profit agency
2. Internet is older and glitchy (TI System)
3. This site serves two maintenance districts: Hollenbeck and Lincoln
4. Site was a former armory (Hazard Armory)
5. AC units don't always work sufficiently
6. Electrical systems are outdated
7. Plumbing is shared with Legacy and have capacity issues where sewage backs up through men's floor drain
8. Work 2 shifts (weekends too):
 - a. 12:00 pm to 8:30 pm
 - b. 6:00 am to 2:30 pm
9. Site is somewhat obscured and secluded and haven't had a break-in since 2019
10. Catch basin backs up near garage
11. Location is good for service area
12. Security systems are only present in main building
13. Vehicle fueling at Elysian, Central, and CSY
14. Wash vehicles on site
15. No maintenance at this location

Summary of Concerns

Life Safety

- None

Accessibility/Equality

- No ADA access to office spaces

Structural

- None

Security

- Don't have any site security

Systems

- Electrical system is outdated
- IT systems are insufficient
- Plumbing systems are problematic and have back-flow issues
- Climate control is spotty and glitchy
- No covered wash system or clarifier
- Pavement has signs of deterioration particularly in dumpster corral

Functionality/Efficiency

- None

End of Notes

TOUR 45

G3Y1: Street Maintenance Central District Yard (LADOT)

1274 W 2nd Street

January 26, 2023

Time: 7:30 am

Attending:

- Robert Gallina
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Yard used to be fully operational, but currently underutilized with only two staff members using the yard.
2. Much of the vehicles and equipment on site isn't being used
3. Most of the work involves doing inspections of sidewalks, curbs and gutter, potholes, traffic signal boxes, street lighting, etc
4. Do inspections for DWP, LADOT, Parking Enforcement, etc.
5. Office doesn't have accessible entrance
6. Office uses a window unit for climate control
7. Departments used to fuel at site
8. Site has an upper level accessed only by alleyway, but material bunkers are falling apart and alleyway is frequently inaccessible due to resident parking
9. Wash pit area has a clarifier but no cover
10. Sheds do not have power receptacles, ventilation, or any climate control.
11. Sweepers used to park in shed but can not because of natural gas fuel and lack of ventilation
12. Restroom wall heater is leaking natural gas.
13. Break room is a single ply metal pan system and has severe flaking
14. Hours of operation are 6:30 am to 3:00 pm
15. Have break ins and theft approximately 3 to 4 times a year

Summary of Concerns

Life Safety

- Gas heater in bathroom appears to be leaking a small amount of natural gas
- Potential exposure to flaking lead paint in break room

Accessibility/Equality

- No general site and building accessibility

Structural

- None

Security

- Don't have any site security cameras or motion detectors and perimeter is not adequately secured.
- Frequent break ins and theft

Systems

- Asphalt pavement is deteriorating
- Electrical systems are outdated
- No source of plug power in two sheds
- Restrooms do not have exhaust fans

Functionality/Efficiency

- Material bunkers are difficult to access and are falling apart
- Sheds lack ventilation, plug power, and climate control so have limited use for equipment or street vehicles

End of Notes

TOUR 46

G3Y18: Hollenbeck Park Service Yard (RAP)

415 S St Louis Street

January 26, 2023

Time: 9:00 am

Attending:

- Arturo Velasco
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Conex box serves as an office space and storage room
2. Second Conex is for Toro MDX storage and additional miscellaneous storage
3. Site is unpaved
4. Only have a single hose bib water source
5. Not plug power available
6. Cameras are not functional since they were stripped of copper
7. 60 to 80% of work is picking up trash and dealing with homeless people
8. This site only serves the park
9. All valuable equipment is stored at the Armory site and transported over each day
10. Have mulch bunkers but structure is deteriorating

Summary of Concerns

Life Safety

- Using Conex box as an office space without climate control or active ventilation
- Storage of gasoline adjacent to office space

Accessibility/Equality

- No accessibility
- No restrooms immediately available

Structural

- Bunkers structurally unsound

Security

- Perimeter fence isn't fully secure
- No camera or motion detector systems functioning

Systems

- No plug power
- No Climate control
- One hose outlet

Functionality/Efficiency

- No paving on site
- Have to transport equipment and vehicles from armory site each day due to theft and lack of secure storage
- Bunkers are in disrepair and not easily accessible

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TOUR 47

G1Y18: North Central (LASAN)

452 N San Fernando Road

February 15, 2023

Time: 9:00 am

Attending:

- Timothy Hoang
- Felix Sanchez
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. There is not enough onsite parking and there are no assigned parking spaces between departments, which causes interdepartmental conflicts and comingling of fleet vehicles with personal vehicles.
2. Asphalt paving is deteriorating
3. Security cameras are present in buildings and in lot but many of them are not functional.
4. Ductwork and grills appear to be fairly dirty and have probably not been cleaned since install.
5. Refuse trucks sometimes have to use drive aisles and fuel lane positions for parking
6. Some StreetsLA vehicles park here even though they are not stationed at this yard
7. Guard is on duty from 3:00pm to 6:00 am, however, there are still security issues—e.g. break-ins, vehicle theft, fires, catalytic converter theft, and vandalism
8. Table top deck is designated for personally owned vehicles (POV's) but city vehicles still park on it
9. Men's showers are not typically used
10. Buildings were built in the 50's or 60's but fueling was added roughly 10 years ago
11. Deck needs to be restriped and has cracking throughout waffle slab and uprights
12. Roof leaks in several spaces throughout the building and has been a consistent issue.
13. Some space in the main building are shared between LASAN and StreetsLA—e.g. break area, meeting room, restrooms

Summary of Concerns

Life Safety

- Asphalt paving has is deteriorating and has already caused trip injury
- Mixing of POV's and City-owned vehicles is unsafe

Accessibility/Equality

- ADA issues in main building, restrooms, and site

Structural

- Deck shows signs of cracking throughout

Security

- Security cameras on site are not all functional
- Constant issues with theft and vandalism

Systems

- Most of the building lighting is original
- Exposed wiring in parking deck and in some portions of buildings and shops
- HVAC system in office spaces is vintage and ductwork/grills are extremely dirty

Functionality/Efficiency

- Parking is limited and there is a constant "turf war" for interdepartmental parking. In addition, refuse vehicles have to park in aisles, in fuel lanes, and exchange parking spots for personally owned vehicles

End of Notes

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TOUR 48

G1Y18: North Central (GSD)

452 N San Fernando Road

February 15, 2023

Time: 10:00 am

Attending:

- Tim Capece
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Maintenance bays were designed for refuse trucks that were smaller at the time, so some maintenance is pushed into the yard (this is particularly problematic for side-loading refuse trucks)
2. Maintenance building has one side dedicated to refuse work and the other side dedicated to aerial maintenance
3. Aerial maintenance parking is problematic and there are not enough spots for down/ready line parking
4. Vehicle maintenance HVAC was updated approximately 8 to 10 years ago
5. Fueling was added approximately 8-10 years ago, taking over needed parking
6. Shop lighting is not adequate for maintenance functions
7. Have a dedicated hydraulic shop but some piston rebuild work is contracted out
8. Roughly 80% of refuse vehicles are CNG or LNG but there are some diesel trucks in operation
9. Site has diesel, regular, CNG, and LNG
10. Generator on site for fueling as well as methane remediation
11. Aerial shop works on booms and sometimes man-lifts. Chassis work is done at N Hollywood or 7th Street
12. Parts storage is on ground floor and second floor but is congested and insufficient for the amount of parts needs. This is exacerbated by the number of different vehicles serviced
13. Second floor of maintenance includes break/training area, parts storage, janitorial spaces, and general storage
14. Engine oil, waste oil, hydraulic fluid, and automatic transmission fluid are all stored underground.
15. Lube room is mainly for grease, compressors, and water heater
16. Fueling is divided between GSD and LASAN with GSD assisting with offloading of fuel and LASAN handling ordering
17. Nighttime maintenance is very tight and all bays are used in refuse shop

Summary of Concerns

Life Safety

- Bays are tight creating obstructions to exit pathways
- Exhaust and make-up air grills in bays is sometimes obstructed by equipment

Accessibility/Equality

- ADA issues in site and inside buildings.

Structural

- Deck is deteriorating

Security

- Constant issues with theft and vandalism
- Perimeter is not secure and cameras are not functional

Systems

- HVAC systems are old and ductwork dirty
- Some exposed wiring in shop spaces and in deck

Functionality/Efficiency

- Maintenance bays are too tight for modern vehicles particularly side loading refuse trucks
- Vertical clearance in Aerial bays is tight
- Parking is insufficient, so there is a constant shuffling of POV's and city trucks as well as having to access double or triple parked down line vehicles in need of repair

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

- Parts storage is insufficient

End of Notes

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TOUR 49

G3Y7: Testing Lab Standards (GSD)

2319 Dorris Place

February 15, 2023

Time: 2:30 pm

Attending:

- Dustin Watanabe
- Richard Villacorte
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Parking is the biggest problem. During peak hours city vehicles are double and triple parked while personally owned vehicles (POV's) overflow out into the street
2. Staffing was between 100 and 105, but currently at 80 people and still experience parking issues
3. Women only have a single restroom with one toilet and share a gender-neutral restroom. The population of women is growing and staff has already begun to express complaints.
4. Buildings and site have good coverage with motion detectors and security cameras
5. Have a security guard from 8:00 am until 4:00 pm
6. General office hours are from 6:30am until 4:00pm, sometimes as late as 5:00pm
7. Building and Safety shares a small portion of the building but they only use the space once a week
8. At one time building and safety offered to turn over their space to Testing, which would solve space needs, but the plan never followed through
9. Roof leaks are a problem during heavy rains
10. Spaces include asphalt testing lab space that used to belong to Building and Safety
11. Soils lab performs various types of tests
12. Second Asphalt lab is mainly concerned with binders and slurries (Asphalt is typically comprised of 50% recycled materials)
13. Physical lab performs compaction and tensile strength of materials such as rebar
14. Specials Lab performs tests on special materials such as steel welding, liners, etc
15. Each lab has its own garage on site for storage of materials and equipment
16. To the North, several Conex boxes are used to store replacement parts for lab equipment
17. Personally owned vehicles have a dedicated lot near the main entrance, while city vehicles have a lot to the rear of the complex
18. Exterior trailers to the North are used for storage of organic specimens requiring refrigerated storage

Summary of Concerns

Life Safety

- None

Accessibility/Equality

- Some ADA issues in restrooms and office areas
- Women's facilities are insufficient

Structural

- None

Security

- None

Systems

- Roof leaks during heavy rainfall

Functionality/Efficiency

- None

End of Notes

TOUR 50

G3Y13 MacArthur, Commonwealth District Service Yard (RAP)

2650 N Commonwealth Avenue

March 1, 2023

Time: 7:30 am

Attending:

- Carlos Nunez
- Eduardo Hernandez
- Albert Hernandez
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Building is old and has significant issues with water intrusion, termite damage, and general deterioration
 - a. Structural columns are rotten and appear to be structurally unsound
 - b. Base of wall sheathing is rotted
 - c. Roof is leaking throughout most of the spaces
 - d. Water intrusions through roof, base of walls, and openings
 - e. Windows are deteriorating, broken, and have wide airgaps around perimeter
2. Parking is an ongoing issue
 - a. Not enough space to securely park and manoeuvre larger vehicles/trailer vehicles
 - b. Generally, need more parking
 - c. Other agencies use the area, including non-profits, rangers, police, and parking enforcement
 - d. Need at least 20 more spaces
3. Have persistent issues with termites, snakes, and other wild animals
4. Men's urinal is broken
5. Walls are not insulated
6. Security is an ongoing issue:
 - a. No secure perimeter
 - b. No cameras or motion detectors
 - c. Site is poorly illuminated
 - d. Storage areas are not adequately secure
 - e. Recent incident resulted in a loss of up to \$80,000 in stolen equipment, brass valves, catalytic converters, etc
7. Because of inadequate permanent storage areas the staff is heavily reliant on Conex boxes some of which are inadequately equipped for storage of combustible materials, others leak, and others are vulnerable to break-ins.
8. City is working on improvements to the planting terraces
9. Greenhouses are partially used for planting but are in disrepair
10. Don't have a wash area for cleaning equipment or vehicles

Summary of Concerns

Life Safety

- Buildings are significantly deteriorated and show signs of structural damage due to termites and rot

Accessibility/Equality

- Buildings have significant ADA issues with general site access and clearances within spaces
- Single women's restrooms without locker area or showers

Structural

- Structural damage in columns, walls and roof structure

Security

- Security is an ongoing issue
- No cameras or motion detectors

Systems

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

- No effective climate control
- Electrical power and lighting systems are old
- Some plumbing fixtures are damaged or non-functional
- Irrigation systems are constantly in need up repair

Functionality/Efficiency

- Difficult to manoeuver and park larger vehicles
- Because so many other agencies use the site it is difficult to control parking and exterior storage areas

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TOUR 51

G3Y5: Civic Center District Service Yard (RAP, Maintenance)

200 N Spring Street

March 1, 2023

Time: 9:00 am

Attending:

- Ramona Solorzano
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Maintenance is split between City Hall and Pershing Square
2. Most offices are located at City Hall but RAP allows Maintenance to share spaces at Pershing including computer access and restrooms
3. City Hall:
 - a. Have offices here as well as storage for additional consumables and emergency supplies
 - b. Have space in deck for storage of landscaping supplies and small equipment
 - c. There are dedicated parking spaces for equipment and trucks but some are used by GSD
 - d. Approximately 6 people here
4. Pershing:
 - a. Spaces are located below park
 - b. Breakroom, lockers, equipment storage, and supply storage is located here
 - c. Have spaces to park personally owned vehicles and equipment but it is not dedicated
 - d. Some storage spaces have extremely low head height and are residual
5. In general, staff does not have enough vehicles

Summary of Concerns

Life Safety

- None

Accessibility/Equality

- None

Structural

- None

Security

- None

Systems

- Have some leaking in storage area in deck

Functionality/Efficiency

- Due to inadequate storage sometimes have to go to Pershing for supplies and bring them back to City Hall
- Spaces in Pershing are somewhat residual and makeshift—low storage heights, leaking

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TOUR 52

G3Y9: Asphalt Plant #1 (StreetsLA)

2484 E Olympic Blvd

March 1, 2023

Time: 10:30 am

Attending:

- Luis Gomez
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Site was modernized in 2019 including a new building
2. The main building has significant issues with water intrusion, which is unexpected in a building this new
 - a. Roof Leaks
 - b. Leaks through roof penetrations
 - c. Water intrusion through windows
 - d. Water intrusion around perimeter of roof assembly
 - e. Standing water at garage door opening
3. Lack of parking and laydown spaces are probably the most problematic issues
4. Lease areas from gas company for parking and informally use access area to train company
5. Restrooms always have an odor
6. Staff has been adding more lights to plant areas
7. Necessary access catwalks have not been installed in plant area
8. Utilize Conex boxes for additional storage, welding, and breakrooms
9. Don't have adequate facilities for drivers who must use temporary toilets and Conex boxes
10. 5 different gate access points around site
11. Asphalt spoils bunkers should be constructed out of concrete with concrete flooring for long term durability

Summary of Concerns

Life Safety

- None

Accessibility/Equality

- Drivers must use temporary toilets and Conex box-breakrooms

Structural

- None

Security

- None

Systems

- Leaks in roof and openings

Functionality/Efficiency

- Don't have adequate parking
- Parking areas are congested
- Personally Owned Vehicles are predominantly parked on street
- Lighting of production equipment is poor and staff are adding additional lights
- Catwalks are missing from production equipment

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TOUR 53

G3Y21 Sycamore Grove Service Yard (RAP)

4702 N Figueroa Street

March 29, 2023

Time: 9:00 am

Attending:

- Olivia
- Rebecca
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Raining during site visit
2. Building has leaks in many places—e.g. roof, walls, bottom of walls
3. Some of the exposed wood framing appears to have water damage and rotting
4. Infrastructure, fixtures, and finishes appear to original and are in poor condition
5. Have 4 dumpsters for sorting debris and trash
6. ADA issues in workspaces and restrooms
7. Pavement is mostly asphalt (with some small areas of concrete) and has significant alligatoring, heaving cracking, and has missing slab areas in the main yard
8. Water heater is relatively new
9. Past evidence of rodent and insect infestation
10. Perimeter chain link fence has been cut and repaired in many locations
11. Have frequent issues with break-ins and theft
12. Equipment storage bays have newer steel doors
13. Many of the windows have been broken and boarded up

Summary of Concerns

Life Safety

- Storage of fuel canisters in workspaces without adequate ventilation or protection

Accessibility/Equality

- Workspaces and restrooms have several accessibility issues

Structural

- Wall structure is rotted in some places from water damage and termites and water rot

Security

- Need better security. Have frequent ongoing break-ins and theft
- Perimeter is chain link with some razor wire but appears to have been easily and frequently breached

Systems

- Systems and infrastructure are old
- Electrical systems are old and show some exposed wiring issues
- Climate control does not appear to be throughout building and some components may not be functional

Functionality/Efficiency

- Pavement is in poor condition

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TOUR 54

G3Y26 Arroyo SECO Service Yard (RAP)

6740 N Marmion Way

March 29, 2023

Time: 10:00 am

Attending:

- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Buildings are old with finishes and infrastructure that appears to be original
2. Buildings appear to be predominantly wood framed with some masonry
3. Pavement is a mixture of asphalt and concrete with significant areas of creaking and heaving
4. Sewage is sent to a septic system that frequently overflows and backs up
5. Have two bathrooms but one is broken.
6. Plumbing fixtures do not appear to be ADA compliant
7. Have port-a-potties for overflow use
8. Conex boxes are used for overflow storage of supplies and equipment, but they leak from the ventilation fans on roof
9. Shower is not functional
10. Split system in office areas is relatively new

Summary of Concerns

Life Safety

- Some aisles are blocked or congested by storage overflow

Accessibility/Equality

- Accessibility issues on site and in workspaces
- Restrooms are not ADA

Structural

- Does not appear to have adequate seismic restraint

Security

- Perimeter is not secure and easily breached
- Evidence of recent holes in chain link fence that have been repaired after break-ins

Systems

- Septic system/sewage system is problematic and has frequent back-ups

Functionality/Efficiency

- Insufficient storage space for supplies, tools, and equipment

End of Notes

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TOUR 55

G3Y19 Street Lighting Field Headquarters Service Yard (BSL)

4550 Santa Monica Blvd

March 29, 2023

Time: 1:00 pm

Attending:

- James Masud
- Debra Espinoza
- Ray Martinez
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Like to have emergency generator backup for site
2. Have roof leaks in several locations
3. This is the main location for street lighting
4. Have two very small/shared satellite locations
5. The Municipal Facilities Committee recently approved a search for a second major location, which would greatly alleviate space limitations at this site
6. Ideally, would have a second location in the Valley area that would serve that area and roughly an equivalently sized yard as this one
7. Weld shop has been expanding and have been looking at an additional site across the street to relocate welding/metal working shop
8. Do overflow welding in yard but it gets hot in summer and puts demands on available yard space
9. Have been at this location since 1972
10. Have two single fixture women's rooms, one of which has a small locker area
11. Asphalt paving is in very bad shape
12. Storm drainage system is failing with concrete pieces caving in and causing back-ups
13. Have a constant battle of yard storage vs parking for employees and city-owned vehicles
14. Have to constantly trade space with personally owned vehicles to have enough parking
15. Some vehicles are rented due to budget limitations
16. Warehouse has split control between GSD and BSL
17. Anything maintenance-related is managed by GSD and anything construction related is managed by BSL
18. Warehouse also doubles as training space, meeting space, etc
19. Compressor room is adjacent to electrical training workstations and noise is sometimes an issue
20. Showers in men's locker room has been converted to more locker storage
21. Parking spills over to loading areas in laydown spaces and drive aisles due to limited space
22. Frequent thefts include copper wiring and tools
23. The City has roughly 225,000 street lights
24. Half of service incidences are in the Valley and largely due to vandalism and wire theft
25. Don't have electric vehicles yet. Some have been tested but don't provide adequate time between charges
26. New cameras were installed roughly a week ago

Summary of Concerns

Life Safety

- Warehouse includes high piled storage without a sprinkler system
- Warehouse racking may not have adequate earthquake proofing
- Warehouse aisles are blocked in some places with storage overflow

Accessibility/Equality

- Women's facilities are not sufficient/equal to men's

Structural

- None

Security

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

- Perimeter is not secure enough and theft is a problem

Systems

- Roof and Wall leaks in several locations
- Paving is in poor condition
- Storm drains are crumbling and backing up

Functionality/Efficiency

- Parking and yard storage space is problematic
- Wash Rack needs to be covered

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TOUR 56

G3Y14 Cahuenga Service Yard (BSS)

2770 N Cahuenga Blvd

April 5, 2023

Time: 9:00 am

Attending:

- John Arriola
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. There are three different Urban Forestry Crews
 - a. Landscape Maintenance and Construction
 - b. Tree Planting
 - c. Tree Watering
2. John A's understanding is that DWP owns this land and it is maintained by GSD
3. Break-ins are a frequent problem. This has gotten better since the homeless encampment was relocated and the apartments were built across the street, but at one time there were incidents monthly or bi-monthly
4. Lighting in the yard is poor
5. Camera system is roughly 13 years old and some units are broken
6. Thefts include catalytic converters, power equipment, and plumbing fittings
7. There are roughly 18 Conex boxes on site primarily used for storage of equipment and supplies
8. Many of the boxes are hardened with puck-locks and door alarms, which has greatly reduced break-ins
9. Electrical service was upgraded 5-6 years ago but not branch circuitry. Branch circuitry has many issues with exposed wiring, junction boxes, and terminal fixtures
10. HVAC is roughly 10 years old and is functional
11. Office Building
 - a. Includes one unisex restroom
 - b. Has signs of rot where visible
 - c. Campus of buildings were tented and treated for termites roughly 11 years ago
12. Crew Building
 - a. Has significant leaking and signs of structural rot in walls, roof, and floor
 - b. No accessible entrance
13. Shop Building
 - a. Has signs of rot and termite damage
 - b. Used to be used for small engine repair but that position was lost
 - c. Currently do small maintenance on line trimmers and saws but predominant use is storage
14. Restroom Buildings
 - a. Have clearance and other accessible issues
 - b. Men's restroom with one water closet, two urinals, and one lavatory sink
 - c. Single water closet and sink
15. Citywide 75% of maintenance is contracted out
16. There are four primary work areas in the City
 - a. East Valley
 - b. West Valley
 - c. North Central
 - d. Bay Harbor
17. This yard does not work in sidewalks or parkways
18. Tree Planting crew does parks city-wide
19. Mostly do new construction projects while contractors do older maintenance type work
20. Employees park at north end of lot
21. Currently have enough parking for employees but it is maxed out

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

22. Location is good and central to work areas
23. Can no longer park on street
24. Generally, only do overtime for tree emergencies/storms
25. Weekends work Saturday and Sunday from 6:30am to 5:00pm
26. Normal hours are 6:30am to 3:00pm
27. Buffer zone along freeway should be fenced in to prevent break-ins from that side
28. This site does not have a nursery like Commonwealth, this is only a holding area for trees and plants
29. Tree holding area is to South and plant holding area is to the East

Summary of Concerns

Life Safety

- Buildings are not seismically sound and have rot damage to structural members
- Pavement has many trip hazards

Accessibility/Equality

- Most of the site and structures are not accessible

Structural

- Significant rot and termite damage in all buildings
- Buildings are not seismically sound

Security

- Frequent break-ins and thefts. Perimeter isn't robust and the freeway side is particularly vulnerable
- Site lighting is poor
- Security cameras are dated and many do not function

Systems

- Site lighting needs upgrading
- Branch circuitry needs upgrading and patching
- Pavement is in poor condition

Functionality/Efficiency

- None

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TOUR 57

G3Y20 Silverlake Service Yard (StreetsLA)

4600 Colorado Blvd

April 5, 2023

Time: 11:00 am

Attending:

- Silvio Caceres
- Aida Valencia
- Eric Gonzales
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Have a single bathroom, locker, and restroom facility, shared for men and women
2. Buildings are older
3. Office building is older and cramped (at least 20 years old)
4. Buildings have leaking issues
5. Have 17 crews at this site. Ideally would have a dedicated crew room for each with adjoining storage space for each
6. Power to the site is marginal and only provides 120v so charging is an issue
7. Currently working on stabilizing the raised grass area for additional parking. Would like to backfill it and pave it for more yard space
8. The fenced laydown area is for Structural Construction Zone and would like to have it relocated to provide needed yard space
9. In the mornings the lots is full and congested
10. Employees frequently have to swap parking spaces with City vehicles since there is not enough parking for both
11. Security could be improved with cameras, a hardened fence line, and better site lighting
12. Much of the equipment is rented since GSD does not have enough manpower to maintain and purchase new equipment`

Summary of Concerns

Life Safety

- None

Accessibility/Equality

- No separate facilities
- Facilities are not accessible

Structural

- None

Security

- Perimeter is not secure
- No cameras
- No evening security

Systems

- Roof leaks in office and restrooms
- Power to this site is 120v and not sufficient for additional loads like EV charging
- Yard lighting is poor

Functionality/Efficiency

- Parking is an issue and requires vehicle swapping
- Maneuverability, particularly in the mornings is a problem

End of Notes

TOUR 58

G3Y8 Structural Construction Zone Service Yard (StreetsLA)

2474 E Olympic Blvd

April 6, 2023

Time: 9:00 am

Attending:

- John Serrato
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Security:
 - a. More secure mesh has been added to the perimeter, which has helped with break-ins and theft
 - b. Still have some break-ins. Recently someone tried to pry open one of the metal doors
 - c. Have a perimeter detection system with an audible alarm and tied to LAPD, which has prevented many break-ins
2. Have a single female bathroom with single sink and toilet
3. Evidence of past leaks through the bridge overhang but don't appear to have any active leaks
4. Sometimes homeless encampments pop up outside of fence line but within bridge overhang
5. Parking is provided by swapping personal vehicle with city vehicles
6. Carpentry shop is primarily for formworks for pouring concrete on bridges. Also, make screeds for pouring flatwork
7. This yard's primary responsibility is rails, catch basins, street repairs, sidewalks and generally in response to emergency events
8. Yard was established in 1996
9. Have a camera system but the internet bandwidth does not support it.
10. Spaces are dusty and dirty due to location (adjacent to asphalt plant, recycling center, etc) and envelope is mostly open.

Summary of Concerns

Life Safety

- Bays are frequently tight and access aisles congested
- In general, only way out of bays is through locked mesh doors—not many swinging doors. If you've opened one bay to access spaces it's possible to find yourself at the other end of the garage spaces surrounded by locked doors and having to go out the way you came

Accessibility/Equality

- Access through spaces and through site is generally not accessible
- Men's and women's facilities are not equal

Structural

- None

Security

- Have recently hardened perimeter and have motion detection system that has greatly reduced incidents but still have occasional issues

Systems

- None

Functionality/Efficiency

- Difficult to access materials since parking and material storage is mixed and tightly packed
- Have to swap personal vehicles with city vehicles to maintain parking
- Because of location and envelope, spaces are extremely dusty and dirty

End of Notes

TOUR 59

G3Y25 Hollywood Service Yard (StreetsLA)

6640 Romaine Street

April 6, 2023

Time: 10:30 am

Attending:

- Jeffrey Harris
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Lighting and wiring distribution is old and have issues
2. Pavement is deteriorating, with widespread alligating and trip hazards
3. Office has a single unisex bathroom that serves as the only women's restroom
4. Men's restroom/locker area is also used by roaming crews
5. Need to have showers since work with chemicals
6. Storage buildings are primarily used for personal vehicle parking but there is also space for material and supply storage intermixed
7. Oftentimes, the yard is occupied. Emergency personal tend to occupy the yard after hours, which helps with theft and break-ins
8. Currently working at half-staffing so parking is not an issue now but would be an issue in the future if staffing returns to normal
9. Don't have a security camera on site
10. Conex box is used for emergency supplies
11. Difficult to maneuver an 18-wheeler through site particularly when street parking is being used

Summary of Concerns

Life Safety

- Pavement trip hazards

Accessibility/Equality

- Men's and women's facilities are unequal and women are required to use the office unisex restroom
- Unisex restroom does not have adequate clearance

Structural

- None

Security

- None

Systems

- Lighting and electrical wiring is old and needs updating
- Shower is inadequate and problematic
- Plumbing systems are old and have frequent issues
- Fueling areas should include roof covering
- Yard drainage, although recently upgraded, frequently clogs and causes local flooding
- Internet connections is poor

Functionality/Efficiency

- Mixing of personal vehicles with storage and supplies is problematic
- Parking is not sufficient for full staff scenario
- Difficulty for 18-wheelers to manoeuver to access transfer site

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TOUR 60

G1Y5 North District Sewer Maintenance Yard (LASAN)

2335 Dorris Place

April 26, 2023

Time: 9:00 am

Attending:

- Regidia Voong
- Jonathon Baxter
- Nick Farino
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Pavement Issues:
 - a. Some visible pavement deterioration—e.g. alligatoring, upheaval, stress fracturing
 - b. Pavement/topography in some areas creates issues with vehicles bottoming out at parking spaces, particularly Vactors
2. Training trailer has been condemned and isn't useable, the loss of spaces, in particular the large meeting rooms, has resulted in staff conducting meetings in the parking lot instead.
3. Usually have a 30-minute to an hour response time to City requests
4. Building A
 - a. Significant leaking stains observed through roof and walls
 - b. Maintenance/Shop:
 - i. Shop adjacent to Training Trailer is for maintenance and machining
 - ii. Maintenance bays are tight especially for Vactors
 - iii. Shop works on all sizes of vehicles including PM/Inspection work, repairs (except transmission and major engine work, which is sent to 7th Street Yard)
 - iv. Have 3 maintenance Bays and one machine shop
 - v. Parts room is extremely tight
5. Building B
 - a. Office area can get tight when daily timesheets are turned in and during shift changes.
6. Covered Parking
 - a. Should have sprinkler coverage
 - b. Not large enough for all Vactor parking and other large vehicle parking
7. Warehouse
 - a. Store some parts for other yards
 - b. Generally, warehouse works adequately
8. Fuel Building/Fuel Canopy
 - a. Building is primarily used for storage and fuel controls
 - b. Roaming crews fuel here and cause traffic and restroom overcrowding
9. Have conflicts with traffic flow through neighborhood streets particularly adjacent to school
10. Vactors and other large vehicles can only maneuver through the Crystal Street entrance and have difficulty maneuvering within the yard during high traffic times.
11. Generally, more locker space may be needed when staffing increases.
12. New AC unit was provided for lockers but may not be sufficient when doors are open
13. Have issues with break-ins and catalytic converter theft
14. Have gravel and sand bunkers near warehouse, adjacent to pump storage
15. Site, in general, is tight for functionality

Summary of Concerns

Life Safety

- Some of the covered parking areas would normally require sprinkler coverage for their sizes
- Warehouse is not sprinklered

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

Accessibility/Equality

- Only a single women’s restroom in Building A (2nd Floor) and Building B
- Don’t have adequate women’s lockers
- Accessible clearance issues throughout most buildings except warehouse

Structural

- None observed. Structural integrity to be determined by a professional.

Security

- Theft is an issue and perimeter is easily breached

Systems

- Asphalt pavement deteriorating
- Climate control has issues with dampers
-

Functionality/Efficiency

- Training Trailer spaces have not been replaced and are well-needed
- Fueling attracts roaming City Crews in the area, which results in overcrowding of restrooms and parking areas
- Parking is problematic during peak hours
- Post-pandemic employee parking is becoming a bigger issue
- Vector maneuvering is an issue
- Site is cramped for space and maneuverability

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TOUR 61

G3Y6: Central Los Angeles Recycle & Transfer Station (LASAN)

2201 E Washington Blvd

April 26, 2023

Time: 10:30 am

Attending:

- James Greenfield
- Marco Valladarez
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. This site is part of the processing and collection division of LASAN
2. Wednesdays are typically the peak days for activity
3. Office conference room is undersized. Must hold bi-weekly safety meetings outside
4. Roof over sorting/tipping floors is deteriorating but may be replaced as part of recent capital projects
5. Queuing sometimes extends into the street and any glitches result cause significant delays since there is no redundancy
6. Office roof is relatively new
7. Most of the infrastructure is old—e.g. electrical, plumbing, systems, etc
8. This location is the only City-owned transfer station
9. Other transfer stations are privately-owned
10. This location was purchased by the City circa 2004 from a privately-run transfer station
11. Parking capacity is inadequate
12. There are two maintenance bays but they are too short for type of vehicles maintained—e.g. loaders, sweepers, forklifts
13. Fueling
 - a. Only dispense diesel for loaders
 - b. No fueling canopy
 - c. Have propane tank on site for forklifts and aerial lifts
14. Washing
 - a. Vehicle washing takes place in the yard
 - b. No wash canopy
 - c. Clarifier sometimes needs to be cleaned out twice a week
15. Dust is a constant problem
16. Lack of positive pressure within office areas creates air quality issues
17. General hours are 4:00 am to 5:00 pm Monday thru Saturday
18. Locations served include West LA, South LA, and North Central. No service from the Valley
19. Don't do any sorting at this facility (MURF)
20. Covered Storage Building
 - a. Green waste is done from covered storage building but has to be top-loaded, which is less efficient than push-loading (5 minutes for a vehicle fill vs 15-20 minutes)
 - b. Have Conex boxes for storage of supplies and homeless property
 - c. Have a lube area
21. No support for electrification of vehicles on site

Summary of Concerns

Life Safety

- None

Accessibility/Equality

- Employee work areas have limited accessibility

Structural

- None

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

Security

- Have issues with theft and vandalism

Systems

- Metal roofing is deteriorating
- Systems are old

Functionality/Efficiency

- Spaces are inadequately sized for operational needs
- Site circulation and queuing is problematic
- Parking is limited and parking space swapping between personally owned vehicles and city owned vehicles is oftentimes required which has liability/safety issues
- Maintenance bays are inadequate in number and size
- Need canopy over wash area and fuel area

End of Notes

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TOUR 62

G2Y11: South Yard (StreetsLA)

8602 Denver Avenue

April 26, 2023

Time: 12:00 pm

Attending:

- Dedrick Brown
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Only a single restroom/locker area
2. Pavement is showing signs of deterioration
3. Currently only three regular staff on site
4. Store one sweeper, front loader, and gondola truck
5. Bulk material bunkers not used
6. Don't have a current license to operate a transfer site so store waste in gondola truck
7. Conex used for supplies
8. Covered storage building used for sweeper brushes and miscellaneous storage
9. Special Projects crews sometimes borrow loader if have jobs in the vicinity
10. Much of the yard is underutilized

Summary of Concerns

Life Safety

- None

Accessibility/Equality

- No female restrooms or lockers

Structural

- None

Security

- Theft is sometimes an issue

Systems

- Pavement has wear—alligatoring, stress fracturing, etc

Functionality/Efficiency

- Yard us underutilized

End of Notes

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TOUR 63

G2Y4: 36th Street Yard (GSD)

3330 West 36th Street

April 27, 2023

Time: 11:00 am

Attending:

- George Preston
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Building is on a shared site with Building Maintenance Division (BMD)
2. GSD Fleet services occupies a single building built probably in the early 2000's
3. The primary function of the building is small to medium vehicle maintenance
4. Maintenance scope is generally preventative maintenance and inspections type work. Major work is completed at 7th Street
5. Two maintenance staff on site
6. Approximately 10 bays (2 per overhead door)
7. Other spaces include a parts storage area (managed by Fleet), a small office area, break area, men's locker/restrooms, women's restroom (no lockers)
8. Building is in good condition and spaces area adequately sized for the staff on site
9. Security is an ongoing issue (catalytic theft)
10. Site has cameras
11. Typically have to move cars into shop spaces or arrange for prompt customer pickup to avoid theft/vandalism of vehicles

Summary of Concerns

Life Safety

- None

Accessibility/Equality

- Women's restroom only without lockers

Structural

- None

Security

- Theft is an ongoing issue

Systems

- None

Functionality/Efficiency

- None

End of Notes

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TOUR 64

G2Y4: 36th Street Yard (GSD-BMD)

3330 West 36th Street

May 10, 2023

Time: 9:00 am

Attending:

- David Costa
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. FBI is using former Animal Regulations building next door
2. Building finishes and systems have not been updated in many years
3. Building was probably a former City warehouse that was converted to house BMD
4. Building Maintenance is divided into four Districts
 - a. South District (This yard): 101 South to Santa Monica and West of 110
 - b. Central District: Englewood to Mount Lee, East of 110, and down to 105
 - c. North District: Valley area
 - d. Civic Center: Downtown area
5. Building Maintenance has four primary groups here
 - a. Electrical
 - b. HVAC
 - c. Plumbing
 - d. Building Repair Shop
 - e. (Custodial has a shared/part time presence on site)
6. General Notes:
 - a. Parking is generally not an issue
 - b. Lighting is poor throughout campus despite having recent LED bulb upgrades
 - c. Climate control is also not sufficient throughout
 - d. Electrical switchgear and branch circuitry also appears to have not been updated
 - e. The campus is primarily used for storage and warehousing supplies. There are shop spaces but most of the fabrication work is done in the field
7. Main Office
 - a. Includes one women's restroom
 - b. Includes offices, workstations, break area, storage room, etc
 - c. Minor leak in corner of building at roof
8. AC Shop
 - a. Doesn't have a sheet metal shop.
 - b. Some work is outsourced
 - c. Work is focused on AC repair projects
 - d. Like to keep a 3-6 month supply of materials and parts in warehouse
 - e. Other locations like Piper Tech, have more robust shop spaces
 - f. Includes a small shop area and conference room
 - g. Loft areas used for additional storage
 - h. Freight elevator is used to access loft area
9. Lock Shop
 - a. Includes small key cutting area and storage
10. Carpentry Shop/Building Repair Shop
 - a. Annexed former Paint shop
 - b. Have a woodworking shop and adjacent warehouse area
 - c. Store materials such as wood, ceiling tiles, roofing materials, etc
 - d. Most of work is done in the field rather than in the shop
11. Plumbing Shop

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

- a. Plumbing cages for various materials
 - b. Partially shared with Custodial staff
 - c. Includes office spaces and storage spaces
 - d. Small shop area for materials cutting
12. Electrical Shop
- a. Includes workstations, loft office, storage warehouse.

Summary of Concerns

Life Safety

- Sprinkler system has not been updated to match usage and floor plan changes many of the lower areas and high racking areas don't have any sprinkler coverage. Additionally, modifications to the rooms have blocked some sprinkler head coverage areas
- Renovations and storage layouts sometimes create exit hazards including choking of aisleways, dead end conditions, exit lighting issues, etc
- Some stairs do not meet code requirements for guardrails, handrails, tread/riser dimensions, enclosure, etc

Accessibility/Equality

- ADA clearances and general access to spaces is problematic
- Don't have an equivalent women's restroom/locker area

Structural

- None

Security

- Ongoing issues with theft and break-ins

Systems

- Lighting in workspaces is poor
- Climate control where present is not sufficient
- Small leak in roof in Main Office Building
- Asphalt pavement is poor in some locations

Functionality/Efficiency

- None

End of Notes

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TOUR 65

G3Y20: LAG S.A.F.E. Collection Center (LASAN)

4600 Colorado Boulevard

May 10, 2023

Time: 11:00 am

Attending:

- Yasamin Lozano
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. This site will be temporarily closed in connection with adjacent road work
2. The site was developed as a temporary facility and created quickly to fill the need
3. Since its creation (roughly 2006) it has been a popular and well-needed site for the adjacent residents
4. This site only serves residential customers
5. There are 7 total collection sites run by LASAN in the City
6. Public hours are on weekends only
7. No permanent structures were ever built on the site
8. There is no running water or sewer available
9. Conex box serves as office area
10. Facility takes most major materials except larger bulkier items such as large appliances
11. 2 Mil plastic is required on ground where loading takes place
12. Have approximately 700 customers on the weekends
13. This site also supports Glendale and the larger County region

Summary of Concerns

Life Safety

- None

Accessibility/Equality

- Spaces are ad hoc and generally don't provide ADA access
- Only a single portable toilet

Structural

- None

Security

- Because it's part of a larger more secure campus there are generally no regular problems but there have been issues with theft
- Illegal dumping is sometimes an issue when the facility isn't open

Systems

- Electrical systems are ad hoc and in some cases not up to code
- No running water or sewer

Functionality/Efficiency

- No covered "hot zone"
- Office space is a conex box
- Facility is shut down when it rains since there isn't adequate roof cover
- Maneuverability into and out of site is sometimes problematic due to adjacent warehouse building
- Workers sometimes complain about heat and the facility is shut down due to lack of climate controlled work spaces and no roof covering

End of Notes

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TOUR 66

G3Y11: Central Refuse Yard (GSD)

2513 E 24th Street

May 18, 2023

Time: 9:30 am

Attending:

- Tim Capece
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. No fleet domiciling on site
2. Only sanitation yard owned by GSD
3. Location is good since it's convenient to area vendors and other shops
4. Have a night shift with 6 to 8 mechanics
5. Hours of operation: 6:00 am to 3:30 pm/3:30 pm to 1:00 am
6. No cameras on site only sensor alarms on buildings
7. Predominant work is on sanitation trucks but occasionally work on sweepers
8. Functions as a central support shop—e.g. change out transmissions and larger operations
9. Scaled back on profundity of work since it makes the work more efficient and cheaper. Larger maintenance operations like engine rebuilds or transmission overhauls are sent to local vendors
10. In the 90's each household required only one truck for garbage pickup but modern collection requires 3 trucks for garbage, recycling, and green waste.
11. Maintenance/Body Repair Building
 - a. General Notes:
 - i. Break area is downstairs
 - ii. Maintenance and Body offices are downstairs
 - iii. Parts room is downstairs too but does not include many smaller parts. Preventative Maintenance work is done at other yards so no need for smaller parts. 90% of work is rebuild work
 - iv. Parts is managed by Supply Services
 - v. Mezzanine includes offices, conference room, men's lockers and restrooms, exercise area, storage.
 - vi. Most of the mezzanine office spaces, except the conference room, are not currently used so there is some office spare capacity
 - vii. The building is divided into two sides: Major Component Repair and Weld/Body Shop
 - b. Major Component Repair
 - i. Currently have 7 working bays, which is currently sufficient
 - ii. Shop used to do engine work and hydraulic repair but now focuses on major work that other regional shops don't have capacity to perform
 - c. Weld/Body Shop
 - i. Decommissioned interior paint shop to make more room for work bays
 - ii. Have 10 welders on staff
 - iii. Work on major lower body overhauls
 - iv. Dedicated to sanitation trucks
 - v. Have 7 interior work bays but this isn't sufficient and some work spills out into the yard.
 - vi. Yard work has issues since heat and rain cause worker problems
 - vii. Only yard in City that can perform these types of larger metal working and welding. Other shops focus on more minor welding work
 - viii. When maxed out go to 3rd party vendors
12. Paint Booth
 - a. Relatively new building
 - b. Free-standing building

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

- c. One painter on staff
- 13. Parts Building
 - a. Stocks larger parts like transmissions, hydraulics, etc
 - b. Hot tank area on outside for cleaning parts
 - c. Used to be old transmission shop
- 14. Electrical infrastructure is old and problematic
- 15. Has dedicated employee parking area

Summary of Concerns

Life Safety

- None

Accessibility/Equality

- Men's locker room/restroom/showers are only accessible via stairs
- No equivalent women's restrooms/showers/locker area (now have a single female employee in the shop)

Structural

- Building's age suggests insufficient seismic restraint

Security

- Have frequent break-ins and theft
- Loitering is also an issue if gates are up
- No cameras only entry alarms
- Yard lighting is poor

Systems

- Electrical systems are dated and in need of modernization
- Lighting in bays is poor despite bulb replacements
- Despite recent re-roofing projects the roof still has leaks

Functionality/Efficiency

- Insufficient weld/body bays
- Work in the yard is difficult on hot or rainy days as well as congesting yard space
- Need a larger weld/body repair office space
- Need a dedicated break area (current one is a conversion of shop space)

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TOUR 67

G1Y18: East Yard (StreetsLA)

452 N San Fernando

May 18, 2023

Time: 1:00 pm

Attending:

- Anthony Krantz
- Marcelino Ascensio
- Eric Gonzales
- Gary LaCoe
- Alex Cruz
- Arnoldo Avila (IED)
- David Garcia (IED)
- Orlando Maxwell (SRD)
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Table top parking deck is mainly for sanitation parking
2. Sanitation is “lead” in yard
3. There are four StreetsLA Divisions at this yard:
 - a. Investigation and Enforcement Division (IED)
 - b. Streets Maintenance Division (SMD)
 - c. Streets Renewal Division (SRD)
 - d. Urban Forestry Division (UFD)
4. Streets Maintenance Division (Eric and Anthony)
 - a. Have 3 offices in main building
 - b. Have two bays in rear warehouse/shop
 - c. Warehouse has small informal office area. But need a better office space in warehouse
 - d. Warehouse is used for storage of concrete, asphalt, rebar, etc
5. Streets Maintenance Division (Alex and Aaron)
 - a. Share a space with IED
 - b. Spaces include offices, shared conference room, shared restrooms
 - c. Two divisions: Street Maintenance and Street Cleaning
 - d. Have storage area in rear yard for cold patch, asphalt, cones, emergency supplies, sandbags
 - e. Have a wash rack and transfer station but don’t use the tipping wall except for vehicle storage
 - f. Since many departments use CNG, sometimes have to wait to refuel sweepers
6. Investigation and Enforcement Division
 - a. 2 officers stationed in yard full time/1 supervisor uses yard part-time
 - b. Officers share space with another division and there is no privacy for sensitive materials and conversations
 - c. Have three dedicated parking spaces (POV’s only)
 - d. Any evidence is sent to Headquarters
 - e. Handle complaints and internal investigations
 - f. Hours: 7:00 am to 3:30 pm but some afterhours work
 - g. Spend 50% of time in office and 50% in field
7. Streets Renewal Division
 - a. Office space for 1 superintendent, 6 workstations, and a counter
 - b. Have storage area under deck for barricades, signs, cold patch, absorbent, etc
 - c. Have a conex at back of yard for overflow storage

Summary of Concerns

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

Life Safety

- None

Accessibility/Equality

- None

Structural

- None

Security

- None

Systems

- Wash rack area should be covered

Functionality/Efficiency

- Parking is an issue for most departments/divisions
- CNG queuing sometimes an issue
- Workspaces are sometimes not sufficient—e.g. IED has no privacy for sensitive issues

End of Notes

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TOUR 67

G1Y18: East Yard (StreetsLA)

452 N San Fernando

May 18, 2023

Time: 1:00 pm

Attending:

- Anthony Krantz
- Marcelino Ascensio
- Eric Gonzales
- Gary LaCoe
- Alex Cruz
- Gunwoo Choi
- Johnny Caliendo

Notes:

1. Table top parking deck is mainly for sanitation parking
2. Sanitation is “lead” in yard
3. There are four StreetsLA Divisions at this yard:
 - a. Investigation and Enforcement Division (IED)
 - b. Streets Maintenance Division (SMD)
 - c. Streets Renewal Division (SRD)
 - d. Urban Forestry Division (UFD)
4. Streets Maintenance Division (Eric and Anthony)
 - a. Have 3 offices in main building
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 - a. Office space for 1 superintendent, 6 workstations, and a counter
 - b. Have storage area under deck for barricades, signs, cold patch, absorbent, etc
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Summary of Concerns

Life Safety

- None

Accessibility/Equality

**The Citywide Maintenance Yard Facilities Assessment, Optimization, and Consolidation: Phase 1 – Task A
South Los Angeles, Civic Center, and Surrounding Communities Project**

Structural

- None

Security

- None

Systems

- Wash rack area should be covered

Functionality/Efficiency

- Parking is an issue for most departments/divisions
- CNG queuing sometimes an issue
- Workspaces are sometimes not sufficient—e.g. IED has no privacy for sensitive issues

End of Notes

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4. Phases and Compensation

Based on our best understanding of the project scope, Arcadis proposes to be compensated for professional services as follows:

Arcadis

Prime - Master Planning Services	\$1,500,000
Sub Total, Arcadis	\$1,500,000

Sub Consultants

Structural Engineering – Miyamoto International	\$250,800
Electrical Engineering – Pacific Engineers	\$192,260
Mechanical Engineering – Maroko & Shwe	\$157,850
Cost Estimating – OCMI	\$79,288
Environmental Consultant – California Watershed Engineering	\$312,432
Sub Total, Sub Consultants	\$992,630

Grand Total A/E Services Fees \$2,492,630

Our fees are prepared in accordance with the Terms and Conditions of our executed (Professional) Services Agreement from the 2019 Pre-Qualified On-Call Consultant’s List.