

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date: May 14, 2026

To: Municipal Facilities Committee

From: Steven Fierce, AIA
Principal Architect
Bureau of Engineering



Subject: **ZIEGLER ESTATE CHILDCARE CENTER IMPROVEMENTS PROJECT
PHASE II – CONSTRUCTION AWARD TO GSD**

RECOMMENDATION

The Bureau of Engineering (BOE) recommends that the Municipal Facilities Committee (MFC):

1. Award the Phase II Construction to the Department of General Services – Construction Forces Division, in the amount of \$3,452,862 with an anticipated construction completion date of January 2028.

ZIEGLER ESTATE – PHASE II

COUNCILMEMBER HERNANDEZ, CD 1



Discussion/Background

The Ziegler Estate Childcare Center Improvements project (Project) is located at 4601 N Figueroa St. in Council District (CD) 1. The Ziegler Estate, constructed in 1904, is a City-owned property that was designated a Los Angeles Historic Cultural Monument #416 on February 21, 1989 and listed in the National Register of Historic Places on June 27, 2002 (Ref # 02000679). Prior to this project, the Ziegler Estate served as a childcare center and, once complete, will resume operations as a childcare center serving low-income families.

The City of Los Angeles completed a structural rehabilitation and adaptive reuse of the Ziegler Estate in 2001 to make it suitable as a childcare center. However, it had to cease operations as a childcare center in 2019 due to signs of differential settlement and structural concerns.

The Bureau of Engineering (BOE) completed an assessment of the property and is now leading a multi-phase rehabilitation project, based on availability of funding. The project is anticipated to be completed in three phases: Phase I includes building system upgrades, Phase II scope includes structural and architectural rehabilitation, and Phase III scope includes all site work.

Phase I Background

Phase I scope consists of HVAC replacement, related plumbing and electrical upgrades, and rehabilitation of the existing gutters to address water intrusion. The HVAC replacement and associated upgrades are currently taking place and will be completed by June 2026.

Phase II Project Description

Phase II scope of work includes design and construction of structural reinforcement as well as overall architectural rehabilitation of the building. Predesign scope of work included a historic structures assessment, selective demolition, interior and exterior survey, and soils analysis to assess the root causes impacting the differential settlement. The predesign phase was completed in Summer 2025 and design for Phase II is complete as of May 2026. Specifically, the construction scope of work includes the following scope:

- Foundation system reinforcement, including sill plate leveling, replacing substandard piers, and replacing or sistering defective floor joists.
- Structural framing reinforcement of the second floor at the rear porch.
- Bathroom upgrades including replacement or adjustment of the existing fixtures to meet current code requirements.
- Kitchen upgrades including the removal and installation of new cabinetry, countertops, and sink to meet current code requirements.
- Electrical upgrades to convert all light fixtures to LED.
- Replacement of the wood floors, including preservation of the existing historic wood floor in select locations, and new vinyl flooring and carpet tile.

- Rehabilitation of the existing historic doors and windows as needed due to differential settlement.
- Rehabilitation and repainting of the building’s historic exterior siding, door and window trim, and interior walls.
- Replacement of the first-floor front and rear porch flooring and rehabilitation of the handrails at the front stairs.
- New acoustical wall tile.
- New parking stall layout to meet current code requirements; and
- Repair of the existing historic fireplace brick hearth.

Phase II Construction is anticipated to be completed by January 2028.

Phase III Project Description

Phase III scope of work includes the design and construction of all site work on the Ziegler Estate property. This includes new landscaping, hardscaping, playground equipment, shade structure, fence foundations and select fence panels, structural rehabilitations to the existing historic retaining wall, new exterior stairs, and associated grading, drainage, and irrigation. Design for Phase III is complete except for the landscape and playground design, which is expected to be complete by the end of this year. BOE is in the process of pursuing CDBG funding for Phase III.

Fiscal Impact

The Project is currently fully funded through Phase II and still seeking roughly \$2 million for Phase III construction costs. BOE initially received \$3,434,345 in PY46 and PY47 CDBG Funds (C.F. 19-1204 and 20-1433) to cover the entire originally estimated project cost. In PY 49, significant funds were reprogrammed (C.F. 22-1205-S1 and 22-1205-S5) due to the lengthy project predesign and design phases, reducing the BOE project funds to \$608,326.77. At this point, the project was split into phases so that the reprogrammed funds could be sought to begin the building rehabilitation (Phase II) once design was complete. It was determined at this time that the exterior landscaping and playground would also need to seek additional CDBG funds for comprehensive rehabilitation, which created the Phase III.

The total project cost was estimated to be \$4.2 million and BOE made a request for additional CDBG funds. As a result, \$387,000 in PY46 CDBG-Coronavirus funds were reprogrammed to cover the HVAC scope of work for the Project (C.F. 24-0500-S3). In PY51, the Project was allocated \$3,600,000 in CDBG funds (C.F. 25-0525 and 25-0525-S2), bringing the total project funds received to \$4,595,326.77 and fully funding Phase II. As previously noted, BOE is still seeking roughly \$2 million needed to fully fund Phase III of this project.

| Table A: Total Project Funding (Ziegler Estate Phases I & II) | |
|--|-----------------------|
| <i>Funding Source</i> | <i>Funding Amount</i> |
| CDBG PY 46 | \$ 1,194,345.00 |
| CDBG PY 47 | \$ 2,300,000.00 |
| CDBG PY 49 (Reprogrammed) | \$ (2,886,018.23) |

| | |
|-----------------------------|------------------------|
| CDBG-CV PY 46* | \$ 387,000.00 |
| CDBG PY 51 | \$ 800,000.00 |
| CDBG PY 51 | \$ 2,800,000.00 |
| Total Project Funds | \$ 4,595,326.77 |
| Expenditures to Date | \$ 489,828.23 |
| Remaining Funds | \$ 4,105,498.54 |

*The CDBG-CV scope of work is being managed independently from the other CDBG funded work.

| Table B: Phase I (Building System Upgrades) | |
|--|-----------------------|
| Item | Estimated Cost |
| BOE Staff Costs | \$ 50,000.00 |
| Design & Construction Management | |
| Construction | |
| HVAC | |
| Plumbing Upgrades | |
| Electrical Upgrades | |
| Gutter & Drainage Rehabilitation | |
| Total Construction Costs | \$ 353,000.00 |
| Total Phase I Costs | \$ 403,000.00 |

| Table C: Phase II Project Costs (Structural & Architectural Rehabilitation) | |
|--|-----------------------|
| Scope | Estimated Cost |
| Pre-design Costs | |
| Project Management & Construction Management | |
| Mechanical Engineering | |
| Structural Observation & Analysis | |
| Geotechnical Analysis | |
| Historic Structures Report (Environmental) | |
| Survey (Interior & Exterior) | |
| Excavation and Selective Demolition (GSD) | |
| Total Pre-design Phase Costs | \$ 188,125.16 |
| Design Phase Costs | |
| Project Management and Architectural Design | |
| Structural Engineering | |
| Geotechnical Engineering | |
| Environmental / Historic Consultant Review | |
| Plan Check | |
| Total Design Phase Costs | \$ 255,765 |

| (Cont'd) Table C: Phase II Project Costs (Structural & Architectural Rehabilitation) | |
|---|-----------------------|
| Scope | Estimated Cost |
| Construction Phase Soft Costs | |
| Project Management & Construction Management | |
| Structural Observation | |
| Geotechnical | |
| Environmental / Historic Consultant Review | |
| Subtotal Construction Phase Soft Costs | \$ 289,983 |
| Construction | |
| General Requirements | |
| Demolition | |
| Kitchen & Bathroom Upgrades | |
| LED upgrades | |
| Interior & Exterior Painting and Associated Scaffolding | |
| Framing and Foundation System Reinforcement | |
| Rehabilitation of Existing Doors, Windows, Cabinets and New Wood Floors | |
| Acoustical Wall Tile | |
| Vinyl and Carpet Tile Flooring | |
| Temporary fence | |
| Trailer & Hygiene trailers | |
| Equipment Rental | |
| Permitting & Inspection | |
| GSD Base Bid - dated 8/25/2025 | \$ 3,138,965 |
| Contingency (10%) | \$ 313,897 |
| GSD Total Construction Cost | \$ 3,452,862 |
| Total Construction Phase Costs | \$ 3,742,845 |
| Total Phase II Costs | \$ 4,186,735 |

| Table D: Phase III (Site Work) | |
|--|------------------------|
| Item | Estimated Cost |
| Phase III Soft Costs | \$ 234,896.00 |
| Project Management, Architectural Design & Construction Management, Environmental / Historic Consultant Review | |
| Construction | |
| Demolition | |
| Preserve and Repair Historic Cobblestone Retaining Wall | |
| Existing Fence Relocation and Footing Rehabilitation | |
| New exterior stair, bulkhead, lagging and french drain | |
| Landscape, Hardscape, & Irrigation | |
| Earthwork & Drainage | |
| Playground structures, fencing, and shade structures | |
| Total Class C Construction Estimate | \$ 1,821,743.00 |
| Contingency (10%) | \$ 182,174 |
| Total Phase III Estimated Costs | \$ 2,238,813.30 |

| Table F: Total Project Costs | |
|--|------------------------|
| Item | Estimated Cost |
| Phase I (Building System Upgrades) | \$ 403,000.00 |
| Phase II (Structural and Architectural Rehabilitation) | \$ 4,186,735.10 |
| Phase III (Site Work) | \$ 2,241,813.30 |
| Total Project Cost | \$ 6,831,548.40 |

cc: Helene Rotolo, Council District 1
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