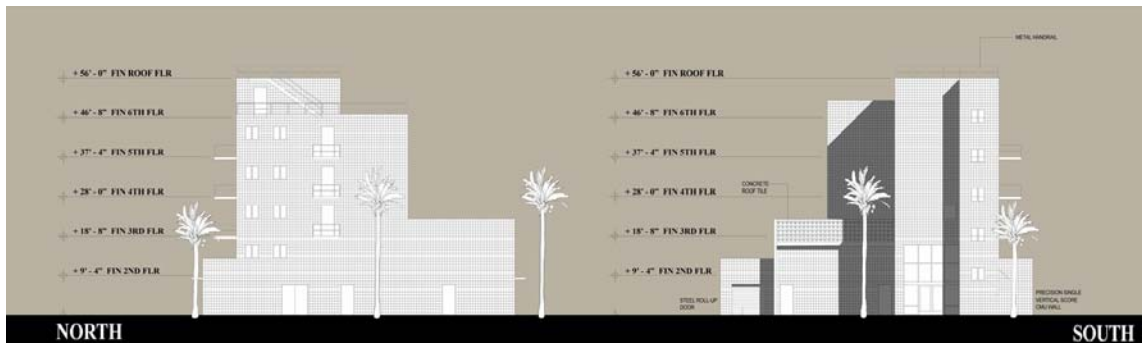




LOS ANGELES 2000 PROP F FIRE FACILITIES BOND Progress Report December 2002



Prop F Oversight Committee Members:

Roberta M. Yang, Mayor's Office
 William T Fujioka, City Administrative Officer
 Ronald F. Deaton, Chief Legislative Analyst
 Vitaly B. Troyan, P.E., City Engineer
 William R. Bamattre, Fire Chief



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NOTES:

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1.0 EXECUTIVE SUMMARY

1.1 Program Summary

- This briefing is a summary of the overall activities for the 2000 Proposition F, Fire Facilities Bond Program. Included is an overview of progress through December 16, 2002.
- ‘ The Fire Facilities Bond consists of an Air Operations Facility, 18 fire stations, 1 Regional fire station/Training facility, and 1 Recruit Training Center as indicated below:

Air Operations Facility	Facility includes GSD Maintenance Building, LAFD Ops Hanger, LAFD Crash FS and LAPD Fixed Wing Hanger.
1 Satellite Fire Station	New fire station located in the San Pedro area.
9 Standard Fire Stations	Replace existing fire stations.
8 Regional Fire Stations	Replace 6 fire stations and expand 2 existing.
1 Regional/Training Fire Station Facility	Construct one new Facility (Arleta FS 7)
1 Recruit/Training Facility	South Central Recruit Training Center (Lanzit site).

- ‘ On February 2001, MOU’s were signed between Department of Public Works, Bureau of Engineering, Contract Administration, Department of General Services and Fire Department for work on the 2000 Proposition F Bond.

- ‘ On February 13, 2001, Council adopted the “Governance Structure for the Animal Services and Fire Facilities Construction Program.”
- ‘ Citizen’s Oversight Committee formed in April 2002.
- ‘ On September 22, 2002, the Board of Public Works approved the Pre-qualification of Contractors for Proposition F, Fire Facilities Program construction.

1.2 Master Program Schedule

- ‘ The Master Schedule provides for all fire stations to be completed within approximately 6.5 years from November 8, 2000, (the date the Voters approved Proposition F, Fire Facilities/Animal Shelter Facilities Bond).
- To date, of the 20 fire stations/training and the Air Operations Facility, 7 fire stations are on or ahead of schedule and 14 fire stations are behind based on the adopted master schedule.
- ‘ Land acquisition, 5 sites are in negotiations, 7 sites are in condemnation, 7 sites acquired and 2 sites are will be leased from LAWA.
- Design has begun on 14 facilities out of the 21 required by the program.

1.3 Budget/Contract Commitments

- ‘ On July 31, 2001 the City Council adopted a resolution providing for the issuance and sale of the City of Los Angeles General Obligation



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- ' Bonds, Series 2001-A, in an aggregate principal amount not to exceed \$201.3 million. \$113.1 million for the Proposition F, Fire/Paramedic/Helicopter Facilities Bond Program, \$36.7 million is for Animal Shelter Facilities, \$36.5 for 1998 Library Bond, \$15 million for the 1998 Zoo Improvement Program.

- ' The \$113.1 million proceeds from the July 31, 2001 bond sale establishes the maximum funds available for land acquisition, design, construction, and management through December 2002.

- ' On June 12, 2002, Council adopted the Proposition F, budget, master program schedule and staffing plan.

- ' Second Bonds, Series 2002-A, for \$49.2 million for Proposition F, Fire/Paramedic/Helicopter Facilities Bond Program, \$31.0 million is for Animal Shelter Facilities, \$26.1 million for Zoo Improvement Program and \$155.6 for Proposition Q.

1.4 Project Status Summary

- ' Properties already acquired or City owned:

Arleta, FS 7	Located at the GM site.
N. Hollywood, FS 89	Expansion will be on the existing site of FS 89.
Sun Valley, FS 77	Property acquired 12/01
West Los Angeles, FS 59	All (3) parcels have been acquired.
Woodland Hills, FS 84	Property in escrow.

- ' Properties already acquired or City owned:

Watts, FS 65	All (7) parcels have closed escrow.
Encino, FS 83	All (6) parcels have closed escrow.

- ' Properties in negotiations:

Civic Center, FS 4	CLA's office is negotiating the property.
South Central Recruit Training Center	Appraisal is completed. The property owner has indicated he is willing to sell the property.
South Central, FS 21	5 of the 7 properties are in escrow. Negotiating with the 2 remaining property owners.
Crenshaw, FS 94	Project was placed on hold at the fire department's request on May 8, 2002.
Hollywood, FS 82	Negotiating with 5 property owners. 2 properties in escrow.



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— Lease Properties in negotiations:

Air Operations Facility	Negotiating the lease agreement with LAWA. Disagreement of paying for existing improvement at the location.
Westchester, FS 5	Lease agreement from LAWA has been transmitted for review.

Mar Vista, FS 62	CEQA document scheduled for Board of Public Works adoption. One parcel in escrow.
South Central, FS 64	Public hearing has been scheduled for December 20, 2002.
Studio City, FS 78	Waiting on CEQA document to be adopted by Council.
Northridge, FS 87	There are 4 parcels required. 2 are in escrow, 1 in negotiations. 1 property and joint parking, condemnation package is being prepared by GSD.

— 7 properties in condemnation; Fire Department will coordinate with the CLA's Office to inform the Council Offices:

Pico Union, FS 13	Condemnation package sent to the City Attorney's office on 5/22/02. CEQA document adopted by Council on 9/25/02.
San Pedro, FS 36	Council adopted the ordinance on September 16, 2002. City Attorney has filed the condemnation package with the courts 11/18/2002.
Palms, FS 43	Condemnation package sent to the City Attorney's Office. CEQA document was adopted by Council on 11/15/2002.

1.5 Program Management Activities

' On August 20, 2001, the Board of Public Works award a \$5.175 million master planning, programming, design, and construction services contract for the Air Operations Facility to Liberstudio Architects Inc. The contract received the Mayor's concurrence and was executed on October 30, 2001.

' On August 27, 2001, the Board of Public Works approved the seven A/E Consultant contracts. Seven A/E Contracts have received the Mayor's concurrence and were executed on November 2, 2001. The seven A/E Consultant firms are:

- C WLC Architects
- C RRM Design Group
- C GKK Dommer
- C tBP Architecture
- C Robbins Jorgensen Christopher Architects
- C Killefer, Flammang & Purtill Architects
- C Meyer & Allen Associates

— Condemnation Properties Continued:

Los Angeles Fire Facilities, Bureau of Engineering
Fire Bond Program



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- ' On July 16, 2001, the Oversight Committee approved and adopted the Master Schedule and Budget. the site and requested input to the design of the landscape, retaining wall and multipurpose building.
- ' On September 17, 2001, the Oversight Committee approved and adopted the staffing plan. Councilmember Miscikowski agreed to having a community design charette.
- ' Bovis Lend Lease contract was executed on February 11, 2002.
- ' Fire Bond project web site is functional. Web address is http://eng.lacity.org/projects/Fire_Bond
- ' Proposition F, toll free number has been established for the program for the general public to call in and get information on the program. The toll free numbers are:

1-866-257-7673 English
1-866-307-7673 Spanish
- Citizen's Oversight Committee meeting was held on Thursday, December 5, 2002.

1.6 Key Issues

- Negotiation with the adjacent property owner on the entrance to the Air Operation Facility has indicated that they are not agreeable to an easement on their property for ingress and egress to the site.

We are requesting LAWA to provide an alternate entrance to the site.

- West Los Angeles, FS 59, a community meeting was held in early December to discuss the fire station expansion. The community accepted the expansion of



2.0 SCHEDULE

2.1 Master Program Schedule

- The Master Schedule on the next page has a single “roll up” summary bar for each project. Each color in the Master Schedule represents a start and end of different phases in the project. The phases are:



Master Planning



Site Selection

Land Acquisition
Negotiation

Relocation



Design



Bid and Award



Construction



Project Close Out

Notice to Proceed

"

City Engineer's
Signature

Progress Bar

- The Master Schedule shows a Program completion date of April 2007, (approximately 6.5 years from the Voter approval of Proposition F).
- To date, of the 20 fire stations/training and the Air Operations Facility, 7 fire station are on or ahead of schedule and 14 fire stations are behind.

- Five (5) sites are in negotiations, 7 sites are in condemnation and 13 fire stations and Air Operations Facility are in design.

Project in Land

Negotiations/Condemnation

Description	Ahead	On	Behind
Civic Center FS 4		—	
Pico Union, FS 13			—
South Central, FS 21			—
San Pedro, FS 36			—
Palms, FS 43			—
Mar Vista, FS 62			—
South Central, FS 64			—
Studio City, FS 78			—
Hollywood, FS 82			—
Northridge, FS 87			—
Crenshaw FS 94			—
Westchester FS 5 (Site at LAX)		—	
Van Nuys Airport Site (Air Operations Facility)		—	
South Central Recruit Training Center			—

- Civic Center, FS 4, property is being negotiated by the CLA.

- South Central, FS 21, 5 of the 7 properties



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have closed escrow; relocation completed.

Reviewing the owners appraisal.

- Northridge, FS 87, 2 of the 4 properties have closed escrow. Offer letter sent to the owner.

City will eminent domain the last property and parking agreement.

- ' Crenshaw, FS 94, Project was placed on hold till December for reconsideration.
- Westchester, FS 5, LAWA has prepare the lease agreement for review.
- Air Operation Facilities, lease agreement is being reviewed. LAWA also investigating providing an alternate entrance to the site since the adjacent business park has turned down the City's proposal lease a driveway access.

Project in Design

Description	Ahead	On	Behind
Air Operations Facility	—		
Westchester, FS 5	—		
Arleta, FS 7		—	
West Los Angeles, FS 59		—	
Watts, FS 65	—		
Sun Valley, FS 77	—		
Encino, FS 83			—
Woodland Hill, FS 84			—

N Hollywood, FS 89			—
Crenshaw FS 94			—

- ' Liberstudio Architect Inc., is the architect assigned to design the Air Operations Facility.
- ' RRM Design Group has been assigned to design the Sun Valley standard Fire Station 77.
- ' WLC Architects have been assigned to design the expansion of the Regional North Hollywood, Fire Station 89
- ' The Bureau of Engineering's Architectural Division has been assigned to design the expansion of the Regional Fire Station 94.
- ' Crenshaw, FS 94, Cultural Affairs gave conceptual approval on February 24, 2002
- ' tBP Architecture was assigned to design the expansion of the West Los Angeles, Fire Station 59.
- ' GKK Dommer was assigned to design Watts, Fire Station 65.
- ' WLC Architects was selected to design the Arleta, Fire Station 7/Recruit Training Center and the South Central Recruit Training Center.
- ' Air Operations Facility, Cultural Affairs gave conceptual approval on May 16, 2002 for all the Air Operations Facilities.
- ' Crenshaw, FS 94 project was put on hold on May 7, 2002, due to property negotiations problems.
- ' Robbins Jorgensen & Christopher Architects has been assigned to design Westchester, Regional Fire Station 5.



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- ' RRM Design Group has been assigned to design Encino, Fire Station 83. Meyer & Allen decline the project.
- ' Killefer, Flammang & Purtill Architects has been assigned to design Woodland Hills, Regional Fire Station 84.
- ' GKK Dommer has been assigned to design South Central, FS 21.
- ' tBP Architects has been assigned to design the Mar Vista, FS 62.
- ' Robbins Jorgensen & Christopher Architects has been assigned to design the Northridge, FS 87.
- Plans for North Hollywood fire station has been completed and signed. Plans are being processed for advertisement.
- West Los Angeles, FS 59, a design charette is being set up with the community to obtain input to the landscape, retaining wall and multi-purpose building design.
- Sun Valley, FS 77, Building and Safety comments are being incorporated.
- Watts, FS 65, Building and Safety comments are being incorporated.
- Arleta, FS 7, project is under going a value engineering (VE) study.

FIRE FACILITIES BOND

[illegible]

Project: Fire bond
Data Date: December 11, 2002

Design



City Engineer's Signature



Relocation



NTP

Split



Land Acquisition



Bid & Award



Roll Up Progress

Progress



Escrow



Rolled Up Split



Construction



Project Close Out



Pre-Design



Master Planning




3.0 BUDGET

3.1 Approved Program Budget

- The Program Budget for the 2000 Proposition F, Fire Facilities Program totals \$378,506,000 and was approved by the Oversight Committee on July 16, 2001. The use of funds are detailed in the diagram below. Each fire station project has funds allocated for land acquisition, design, construction, and other direct costs.
- On August 2002, the Oversight Committee adopted a new budget. The Program Budget for the 2000 Proposition F, Fire Facilities Program remains unchanged. The funds were reallocated from the LAPD Motor Transport Division Project to land acquisition for Civic Center Fire Station 4.

Fire Facilities Bond Use of Funds

								
Title	CD	FACILITY TYPE	PROJECT NUMBER	LAND COST	DESIGN COST	CONST COST	OTHER DIRECT	TOTAL COST
ARLETA FS 7	6	Reg/Training	FRBON001		\$2,546	\$20,402	\$1,064	\$24,012
AIR OP SITE DEV & DEMO	6	Special	FRBON024		\$1,318	\$5,048	\$428	\$6,794
CIVIC CENTER FS 4	9	Standard	FRBON002		\$732	\$5,961	\$787	\$7,480
CRENSHAW FS 94	10	Regional	FRBON003		\$839	\$8,191	\$901	\$9,931
ENCINO FS 83	5	Standard	FRBON004		\$679	\$6,494	\$677	\$7,850
HOLLYWOOD FS 82	4	Regional	FRBON005		\$974	\$9,339	\$760	\$11,073
MAR VISTA FS 62	11	Standard	FRBON006		\$679	\$6,494	\$677	\$7,850
N. HOLLYWOOD FS 89	2	Regional	FRBON007		\$337	\$3,182	\$609	\$4,128
NORTHRIDGE FS 87	12	Regional	FRBON008		\$974	\$9,339	\$760	\$11,073
PALMS FS 43	5	Standard	FRBON009		\$643	\$6,159	\$670	\$7,472
PICO UNION FS 13	1	Standard	FRBON010		\$643	\$6,159	\$670	\$7,472
SAN PEDRO FS 36	15	Satellite	FRBON011		\$298	\$2,856	\$602	\$3,756
SOUTH CENTRAL FS 21	9	Regional	FRBON012		\$919	\$8,831	\$750	\$10,500
WATTS FS 65	15	Standard	FRBON013		\$643	\$6,159	\$670	\$7,472
STUDIO CITY FS 78	2	Standard	FRBON014		\$643	\$6,159	\$670	\$7,472
SUN VALLEY FS 77	2	Standard	FRBON015		\$643	\$6,159	\$670	\$7,472
SOUTH CENTRAL FS 64	15	Standard	FRBON016		\$679	\$6,494	\$677	\$7,850
WEST LOS ANGELES FS 59	11	Regional	FRBON017		\$442	\$4,162	\$630	\$5,234
WESTCHESTER FS 5	11	Regional	FRBON018		\$974	\$9,339	\$761	\$11,074
WOODLAND HILLS FS 84	3	Regional	FRBON019		\$974	\$9,339	\$761	\$11,074
AIR OP GSD MAINT HGR	6	Special	FRBON021		\$1,654	\$15,796	\$668	\$18,118
AIR OP LAFD OP HGR/FS	6	Special	FRBON022		\$1,186	\$11,290	\$632	\$13,108
AIR OP LAFD CRASH FS	6	Special	FRBON022		\$665	\$5,607	\$344	\$6,616
AIR OP LAPD FXD WG HGR	6	Special	FRBON023		\$352	\$1,930	\$1,045	\$3,327
SOUTH CENTRAL RECRUITE TRAINING CNTR	15	Training	FRBON026		\$1,675	\$15,860	\$969	\$18,504
TOTAL ALL FIRE BOND				\$72,892	\$22,111	\$196,749	\$17,852	\$309,604
Cost for all projects - Include land, design construction, inflation								\$309,604
Program Contingency								\$15,945
Program/Project/Construction Management								\$21,777
Bond Issuance								\$12,044
City Staff Cost								\$19,136
- General Services Department			\$3,071					
- CAO			\$527					
- Bureau of Accounting			\$937					
- Client: Fire Department			\$4,955					
- Contract Administration			\$9,646					
								\$378,506

Dollars
reported in
thousands

SECTION 3.2 AND SECTION 3.3

DUE TO TECHNICAL PROBLEMS, WE WERE UNABLE TO ACCESS THE FINANCIAL DATA FOR THE DECEMBER REPORT.

THE JANUARY REPORT WILL INCLUDE THE FINANCIAL DATA FOR DECEMBER AND JANUARY.



4.0 PROJECT STATUS

4.1 Project Status Reports

- ' A brief status report for each of the 19 fire stations and Air Operations Facilities projects is provided on the following pages. The report identifies the key contracts, the planned scope of work, progress to date, construction costs and percentage completion for the fire projects.

- ' The Percentage Complete at the far right hand column of the report uses a color coding system to designate the phase of the project for each of the fire stations.


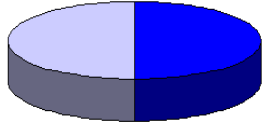


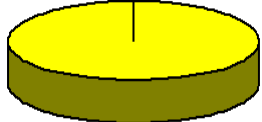


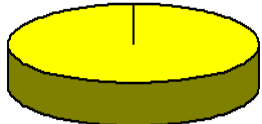


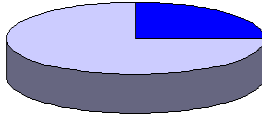

Yellow	Site Selection and acquisition
Blue	Design
Gray	Demolition
Red	Construction

- ' If a project is in design, the pie chart is shown in blue. The dark blue indicates the approximate percentage of design completed to date. The light blue indicates the amount of design to be completed. A similar color coding system will be used for construction. If a project is in site selection and acquisition, it is shown in a solid yellow. If a project is in demolition, it is shown in a solid gray.
- ' The construction budget amounts shown on the following exclude construction contingency.



2000 Proposition F, Fire Facilities Bond


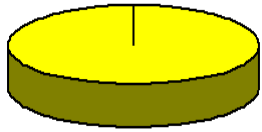


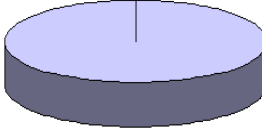


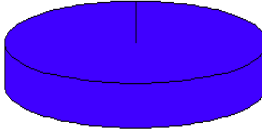


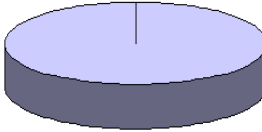

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FIRE FACILITY	CONTACTS	PLANNED SCOPE	PROGRESS TO DATE	CONSTRUCTION COST	PERCENT COMPLETE
Arleta FS 7 Nollan Pl & Arminta St 	Council: No. 6 -- District: Ruth Galanter Architect: Kelley Needham WLC Architects Contractor: Not Selected Comments: Rendering of proposed new facility	Regional/Training Fire Station Relocate to GM site and construct new facilities. Size: 53,750 SF Funding: Prop. F	<ul style="list-style-type: none"> Issued NTP for 50% Construction Documents on 11/12/02. Cultural Affairs gave final approval on 11/7/02. 	Const. Estimate: \$20,402,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 
Civic Center FS 4 	Council: No. 9 -- District: Jan Perry Architect: Not Selected Contractor: Not Selected Comments: Photo of existing facility	Standard Fire Station Relocate to new site and construct new facility. Size: 16,730 SF Funding: Prop. F	<ul style="list-style-type: none"> Appraisal is in the CLA's Office. Being considered for construction with Prop Q facilities. 	Const. Estimate: \$5,961,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 
Crenshaw FS 94 4470 Coliseum St 	Council: No. 10 -- District: Nate Holden Architect: Richard Itomura BOE-Arch. Div. Contractor: Not Selected Comments: Rendering of proposed new facility	Regional Fire Station Relocate to new site and construct new facilities. Size: 23,750 SF Funding: Prop. F	<ul style="list-style-type: none"> Bethany Church turned down the City's final offer. Project is on hold pending land acquisition. 	Const. Estimate: \$8,191,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 
Encino FS 83 16843 Moorpark St 	Council: No. 5 -- District: Jack Weiss Architect: Mary McGrath RRM Design Group Contractor: Not Selected Comments: Rendering of proposed new facility	Standard Fire Station Relocate to new site and construct new facility. Size: 15,028 SF Funding: Prop. F	<ul style="list-style-type: none"> All properties are in escrow. Issued NTP for Design Development documents on 11/4/02. Cultural Affairs gave conceptual approval on 11/7/02. 	Const. Estimate: \$6,494,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 



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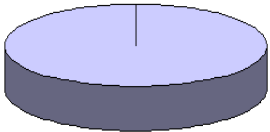

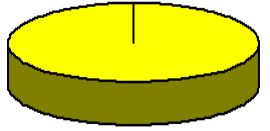

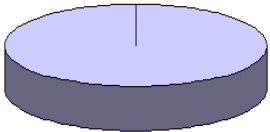

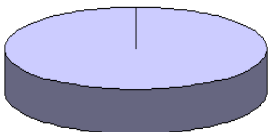
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FIRE FACILITY	CONTACTS	PLANNED SCOPE	PROGRESS TO DATE	CONSTRUCTION COST	PERCENT COMPLETE
Hollywood FS 82 	Council No. 4 -- District: Tom LaBonge Architect: Not Selected Contractor: Not Selected Comments: Photo of existing facility	Regional Fire Station Relocate to new site and construct new facilities. Size: 24,000 SF Funding: Prop. F	<ul style="list-style-type: none"> Appraisals received and negotiating with all eight property owners. 	Const. Estimate: \$9,339,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 
Mar Vista FS 62 	Council No. 11 -- District: Cindy Miskowski Architect: Not Selected Contractor: Not Selected Comments: Photo of existing facility	Standard Fire Station Relocate to new site and construct new facility. Size: 16,130 SF Funding: Prop. F	<ul style="list-style-type: none"> CEQA Neg Dec undergoing Board and Council approval process. Negotiating with tBP/Architecture for design. City owns one parcel. 	Const. Estimate: \$6,494,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 
N. Hollywood FS 89 7063 N. Laurel Canyon Bl 	Council No. 2 -- District: Wendy Greuel Architect: Kelley Needham WLC Architects Contractor: Not Selected Comments: Rendering of proposed new facility	Regional Fire Station Construction of additional facilities at existing site. Size: 9,000 SF Funding: Prop. F	<ul style="list-style-type: none"> Project received Building & Safety plan check approval. Design complete. 	Const. Estimate: \$3,182,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 
Northridge FS 87 Balboa Bl & Mayall St 	Council No. 12 -- District: Hal Bernson Architect: Not Selected Contractor: Not Selected Comments: Photo of existing facility	Regional Fire Station Relocate to new site and construct new facilities. Size: 24,813 SF Funding: Prop. F	<ul style="list-style-type: none"> Two properties in escrow, two in negotiation. Negotiating with RJC Architects for design. Section 558 Planning Determination requested on 10/2/02. 	Const. Estimate: \$9,339,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 



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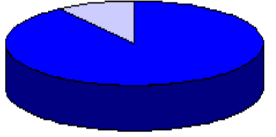

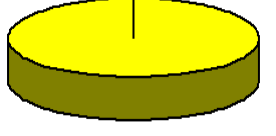

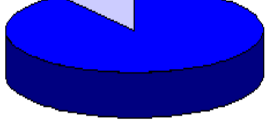

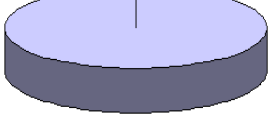
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FIRE FACILITY	CONTACTS	PLANNED SCOPE	PROGRESS TO DATE	CONSTRUCTION COST	PERCENT COMPLETE
Palms FS 43 	Council No. 5 -- District: Jack Weiss Architect: Not Selected Contractor: Not Selected Comments: Photo of existing facility	Standard Fire Station Relocate to new site and construct new facility. Size: 15,028 SF Funding: Prop. F	<ul style="list-style-type: none"> Condemnation package submitted to City Atty on 8/16/02. City Atty to submit Condemnation Ordinance to City Clerk. Negotiating with KFA for design. 	Const. Estimate: \$6,159,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 <div> Acquire Site Design Bid & Award Constr. </div>
Pico Union FS 13 	Council No. 1 -- District: Ed P. Reyes Architect: Not Selected Contractor: Not Selected Comments: Photo of existing facility	Standard Fire Station Relocate to new site and construct new facility. Size: 15,290 SF Funding: Prop. F	<ul style="list-style-type: none"> City Atty received condemnation package on 5/22/02. City Atty to submit Condemnation Ordinance to City Clerk. 	Const. Estimate: \$6,159,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 <div> Acquire Site Design Bid & Award Constr. </div>
San Pedro FS 36 	Council No. 15 -- District: Janice Hahn Architect: Not Selected Contractor: Not Selected Comments: New facility - no photo available	Satellite Fire Station Acquire site and construct new facility. Size: 7,000 SF Funding: Prop. F	<ul style="list-style-type: none"> City owns 2 of 3 parcels. Council approved filing for Order of Immediate Possession 9/17/02. Negotiating with WLC for programming and design. 	Const. Estimate: \$2,856,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 <div> Acquire Site Design Bid & Award Constr. </div>
South Central FS 21 1187 E. 52nd St 	Council No. 9 -- District: Jan Perry Architect: Not Selected Contractor: Not Selected Comments: Photo of existing facility	Regional Fire Station Relocate to new site and construct new facilities. Size: 22,538 SF Funding: Prop. F	<ul style="list-style-type: none"> Seven properties (5 in escrow; 2 in negotiations). CEQA Neg Dec undergoing Board and Council approval process. Negotiating with GKK Dommer for design. 	Const. Estimate: \$8,831,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 <div> Acquire Site Design Bid & Award Constr. </div>



2000 Proposition F, Fire Facilities Bond


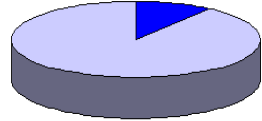

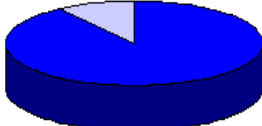

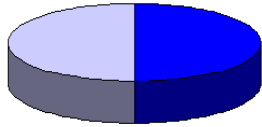

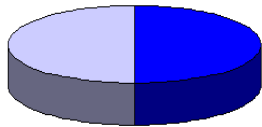
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FIRE FACILITY	CONTACTS	PLANNED SCOPE	PROGRESS TO DATE	CONSTRUCTION COST	PERCENT COMPLETE
Watts FS 65 1801 E. Century Blvd 	Council No. 15 -- District: Janice Hahn Architect: Don Dommer & Kevin Henrion GKK Dommer Contractor: Not Selected Comments: Rendering of proposed new facility	Standard Fire Station Relocate to new site and construct new facility. Size: 15,165 SF Funding: Prop. F	<ul style="list-style-type: none"> Project plans submitted to Building & Safety for initial plan check. Coordinating Alley Vacation, Revocable Permit, and Alley Relocation. Preparing Public Benefit covenant and agreement. 	Const. Estimate: \$6,159,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 <div> Acquire Site Design Bid & Award Construc. </div>
Studio City FS 78 	Council No. 2 -- District: Wendy Greuel Architect: Not Selected Contractor: Not Selected Comments: Photo of existing facility	Standard Fire Station Relocate to new site and construct new facility. Size: 15,290 SF Funding: Prop. F	<ul style="list-style-type: none"> GSD asked to prepare condemnation package on 7/11/02. CEQA Neg Dec undergoing Board and Council approval process. 	Const. Estimate: \$6,159,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 <div> Acquire Site Design Bid & Award Construc. </div>
Sun Valley FS 77 9224 N. Sunland Blvd 	Council No. 2 -- District: Wendy Greuel Architect: Mary McGrath RRM Design Group Contractor: Not Selected Comments: Rendering of proposed new facility	Standard Fire Station Relocate to new site and construct new facility. Size: 15,028 SF Funding: Prop. F	<ul style="list-style-type: none"> Project plans submitted to Building & Safety for initial plan check. Planning public hearing held on 12/2/02. Planning Commission Mtg scheduled for Jan 23, 2002. 	Const. Estimate: \$6,159,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 <div> Acquire Site Design Bid & Award Construc. </div>
South Central FS 64 	Council No. 15 -- District: Janice Hahn Architect: Not Selected Contractor: Not Selected Comments: Photo of existing facility	Standard Fire Station Relocate to new site and construct new facility. Size: 16,730 SF Funding: Prop. F	<ul style="list-style-type: none"> Condemnation package forwarded to City Atty on 9/16/02. Public Hearing for Condemnation Ordinance to be held on 12/20/02. Negotiating with Meyer & Allen for design. 	Const. Estimate: \$6,494,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 <div> Acquire Site Design Bid & Award Construc. </div>



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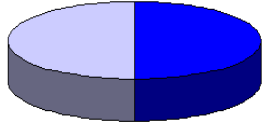


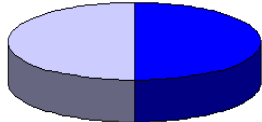


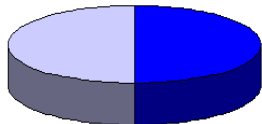


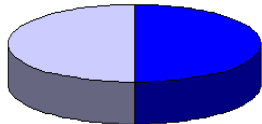

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FIRE FACILITY	CONTACTS	PLANNED SCOPE	PROGRESS TO DATE	CONSTRUCTION COST	PERCENT COMPLETE
South Central Recruit 	Council District: No. 15 -- Janice Hahn Architect: Kelley Needham WLC Architects Contractor: Not Selected Comments: New facility - no photo available	Training Center Acquire site and construct new facility. Size: 38,500 SF Funding: Prop. F	<ul style="list-style-type: none"> On-hold until land/funding issues are resolved. 	Const. Estimate: \$15,860,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 <div> Acquire Site Design Bid & Award Construc. </div>
West L.A. FS 59 11505 W. Olympic Blvd 	Council District: No. 11 -- Cindy Miscikowski Architect: Arturo Fribourg tBP/Architecture Contractor: Not Selected Comments: Rendering of proposed new facility	Regional Fire Station Construction of additional facilities at existing site. Size: 9,000 SF Funding: Prop. F	<ul style="list-style-type: none"> Building & Safety review comments being incorporated. Working with WRA and CD 11 regarding building exterior. Preparing Public Benefit/Zone Variance application. 	Const. Estimate: \$4,162,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 <div> Acquire Site Design Bid & Award Construc. </div>
Westchester FS 5 Emerson Ave & 88th Pl 	Council District: No. 11 -- Cindy Miscikowski Architect: Donnie Dewees & Roberta Jorgensen Robbins Jorgensen Contractor: Not Selected Comments: Elevation of proposed new facility.	Regional Fire Station Relocate to new site and construct new facilities. Size: 24,813 SF Funding: Prop. F	<ul style="list-style-type: none"> RJC is continuing with Design Development documents. CEQA Neg Dec undergoing Board and Council approval process. Preparing for Cultural Affairs final approval. 	Const. Estimate: \$9,339,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 <div> Acquire Site Design Bid & Award Construc. </div>
Woodland Hills FS 84 21050 W. Burbank Blvd 	Council District: No. 3 -- Dennis P. Zine Architect: Wade Killefer & Christine Cho Killefer Flammang Contractor: Not Selected Comments: Elevation of proposed new facility.	Regional Fire Station Relocate to new site and construct new facilities. Size: 24,813 SF Funding: Prop. F	<ul style="list-style-type: none"> In escrow with Northrop. KFA submitted Design Development documents on 12/9/02. Preparing for Cultural Affairs final approval. 	Const. Estimate: \$9,339,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 <div> Acquire Site Design Bid & Award Construc. </div>



2000 Proposition F, Fire Facilities Bond

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FIRE FACILITY	CONTACTS	PLANNED SCOPE	PROGRESS TO DATE	CONSTRUCTION COST	PERCENT COMPLETE
AIR OP GSD Van Nuys Airport 	Council No. 6 -- District: Ruth Galanter Architect: Liberstudio Architect, Inc. Contractor: Not Selected Comments: Rendering of proposed new facility	Special Fire Facility Relocate to new site and construct new facility. Size: 57,000 SF Funding: Prop. F	<ul style="list-style-type: none"> 100% DD package was submitted on 11/25/02. VE workshop recommendations under review. Met with Van Nuys Airport Advisory Council and Neighborhood Council. 	Const. Estimate: \$15,796,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 
AIR OP LAFD&CRASH Van Nuys Airport 	Council No. 6 -- District: Ruth Galanter Architect: Liberstudio Architect, Inc. Contractor: Not Selected Comments: Rendering of proposed new facility	Special Fire Facility Relocate to new site and construct new facility. Size: 56,000 SF Funding: Prop. F	<ul style="list-style-type: none"> 100% DD package was submitted on 11/25/02. 100% DD package is under review. 	Const. Estimate: \$16,897,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 
AIR OP LAPD Van Nuys Airport 	Council No. 6 -- District: Ruth Galanter Architect: Liberstudio Architect, Inc. Contractor: Not Selected Comments: Rendering of proposed new facility	Special Fire Facility Relocate to new site and construct new facility. Size: 9,000 SF Funding: Prop. F	<ul style="list-style-type: none"> 100% DD package was submitted on 11/25/02. 100% DD package is under review. 	Const. Estimate: \$1,930,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 
AIR OP SITE Van Nuys Airport 	Council No. 6 -- District: Ruth Galanter Architect: Liberstudio Architect, Inc. Contractor: Not Selected Comments: Photo of existing facility	Special Fire Facility Relocate to new site and construct new facility. Size: 643,400 SF Funding: Prop. F	<ul style="list-style-type: none"> LAWA accepted site plan 9/10/02. LAPD facility east of Bull Creek. Site Layout 2b was used to finalize 100% DD package. Adjacent owner no longer wants to allow site access thru his property. 	Const. Estimate: \$5,048,000 Bid Amount: \$0 CO's to date: \$0 Const. Contract: \$0 Payment to Date: \$0	 



5.0 BOVIS MONTHLY REPORT



Fire Facilities Bond Program – Bovis Lend Lease Monthly Narrative Report # 9– December 2002

BLL MONTHLY REPORT NARRATIVE. (THRU. DECEMBER, 2002)

BOVIS LEND LEASE CONTRACTUAL INVOLVEMENT

Bovis Lend Lease (BLL) is providing PM/CM/Technical services only. All as directed/requested by the BoE Program Manager, Allan Kawaguchi.

PROPOSITION "F" FIRE BOND BOND PROGRAM

The Proposition "F" program is now 24 months into a 78 month scheduled duration. The BoE program manager became actively involved with the program, approximately 21 months ago.

The most important activity taking place at this stage of the program continues to be land acquisition. This is the process that has the greatest impact, on the success of the program.

PROGRAM CONCERNS

- 1) The overall program is behind schedule due to the slow land acquisition process. It is very difficult to determine the true schedule impact.

Very close constant, collaboration is required between BoE and GSD until all land has been acquired and the tenant relocation is complete. The process which has many activities progressing at once should be handled as a "Strategic Operation," which has all Fire Station sites, showing each individual PARCEL. This should be portrayed on a wall, with a flow chart for each individual parcel. These individual flow charts then need to be tracked and expedited each day.

The lost time on the land acquisition process may be non-recoverable. To prevent further slippage and attempt to regain lost time, GSD Asset Management designated one of their staff, to report to BoE on the latest status and keep us informed on all changes. **This is not working as intended and the employee has not relocated to the Prop. "F" floor at 221 North Figueroa Plaza. We are still struggling to know the status of the individual parcels, of the Fire Stations.**

The entire program schedule must now be analyzed to determine the true impact on the completion date of the program.

- 2) The involvement of ITA with respect to the design of the Communication/Telephone/Data/ Dispatch etc. is behind. ITA should be directly involved with the LAFD / MIS and the A/E firm, at the "Design Development," stage of the design process. This has not happened. The Construction Drawings are now complete on several of the Fire stations. There is little to no communication requirements shown on these drawings. BoE received proposals from alternative Communication specialists and these have been analyzed by the LAFD/MIS group.





2000 Proposition F, Fire Facilities Bond

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Bovis Lend Lease now understand that ITA have now designated five communication specialists to perform the required services. **Bovis Lend Lease point out that the LAFD will suffer the consequences of this lack of communication design activity.**

- 3) The Citizens Oversight Committee (COC) discussed a possible reduction in overall schedule duration. They recommended that we consider changing the form of contracting to a "Design/Build, Guaranteed Maximum Price," form of contracting. BLL have concluded that this particular recommendation would not be appropriate for this program. The City of Los Angeles has specific criteria and procedure that has to be followed in the selection of a contractor. The Design Build, GMP form of contracting, does not fall in line with the City's criteria. **BLL are concerned that the program may adopt a form of Contracting that may take longer to bring on a contractor, result in an inferior substandard and more expensive Fire Station that does not meet the needs of LAFD.**
- 4) The Land Acquisition process with respect to timing for the notification of the neighbor/neighborhood Council has Pros and Cons. If they are informed prematurely, it provides time for all potential land owners to take advantage of the City's need to procure land by performing sporadic "self-benefiting," actions. If the Neighborhood Council is informed later in the process, the risk of neighborhood objections would impact the Environmental clearance and overall schedule of the program. There appears to be no consistency between Council Districts, when notification should occur.

Our Community Outreach team is in the process of neighborhood Council and neighbor notifications. The timing and extent of distribution is critical to avert/minimize objections to the location/construction of the Fire Station. **This is an ongoing problem.**
- 5) Bovis Lend Lease is presently undergoing an office staff change. This has taken approximately 2 to 3 weeks to make the major replacements and resume substantial services. We are still searching for a suitable Assistant Project Manager. This issue is being given full attention.

ON BEHALF OF BOVIS LEND LEASE _____

DATED _____





CITY OF LOS ANGELES

PROPOSITION



Fire
Facilities
Bond
Program

