

APPROVED

APR 20 2023

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-083

DATE April 20, 2023

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PERSHING SQUARE RENOVATION PHASE 1A (PRJ21113) (PRJ21586) (W.O. #E1908536) PROJECT – ACCEPTANCE OF BID AND AWARD OF CONTRACT; ALLOCATION OF QUIMBY FEES – COMMITMENT OF PARK FEES

B. Aguirre	_____	M. Rudnick	_____
	<i>for</i>	C. Santo Domingo	<i>DF</i>
B. Jackson	_____	N. Williams	_____



 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Find Ford E.C., Inc. (Ford E.C.) with a bid of Fourteen Million, Four Hundred Ninety-Three Thousand Dollars (\$14,493,000.00), to be the lowest responsive and responsible bidder for the construction of the Pershing Square Renovation Phase 1A (PRJ21113)(PRJ21586) (W.O. #E1908536) Project (Project);
2. Authorize the Department of Recreation and Parks' (RAP) staff to transfer Six Million, One Hundred Twenty-Five thousand, Two Hundred and Forty-Eight Dollars and Eighty-Three Cents (\$6,125,248.83) in Quimby Fees from the 1st and Broadway Civic Center Park Account No. 89460K-RX to the Pershing Square Account No. 89460K-PS;
3. Authorize RAP staff to transfer Seventy-Two Thousand Eighty-Seven Dollars (\$72,087.00) in Quimby Fees from the Quimby Account No. 89460K-00 to the Pershing Square Account No. 89460K-PS;
4. Approve the allocation of Six Million, One Hundred Ninety Seven Thousand, Three Hundred Thirty Five Dollars and Eighty Three Cents (\$6,197,335.83) in Quimby Fees from the Pershing Square Account No. 89460K-PS to the Project;
5. Authorize RAP staff to commit from the following fund and work order numbers, a total of Three Million, Thirteen Thousand, Two Hundred Sixty Dollars and Thirty-Six Cents (\$3,013,260.36) in Park Fees for the proposed Project:

BOARD REPORT

PG. 2 NO. 23-083

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT.NO</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT074529

6. Authorize RAP's Chief Accounting Employee or designee to encumber funds for the construction contract awarded under this Report in the amount of Fifteen Million, Nine Hundred Ninety-Three Thousand, One Hundred Dollars (\$15,993,100.00) in available funds as noted in the table below;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT .NO</u>	<u>AMOUNT</u>
Pershing Square Capital Improvement	58Q/89/89N864	\$2,235,165.81
Pershing Square Project Renew/TFAR Funds	58Q/89/89N865	\$4,547,338.00
Quimby Fees	302/89/89460K-PS	\$6,197,335.83
Park Fees	302/89/89716H	\$3,013,260.36
		\$15,993,100.00

7. Award the Project construction contract to Ford E.C., Inc., in the amount of Fourteen Million, Four Hundred Ninety Three Thousand dollars (\$14,493,000.00), according to the final plans and specifications previously approved by the Board of Recreation and Park Commissioners (Board) under Reports #22-124 and #22-205;
8. Approve the authorization of change orders as authorized under Report No. 06-136, for the construction contract awarded in this Report for this Project in the construction budget contingency amount of One Million, Five Hundred Thousand, One Hundred dollars (\$1,500,100), which is approximately 10% of the total amount of the awarded construction contract;
9. Authorize RAP's Chief Accounting Employee or Designee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Pershing Square is located at 525 South Olive Street, in the Jewelry District of Downtown Los Angeles. This 5.02 acre facility, which is located atop an underground public parking facility, provides a large plaza, landscaped areas, a children's play area, and community rooms, for the use of the general public and the surrounding community. Pershing Square also provides space for special programming and events such as concerts and ice skating. Approximately 13,541 City residents live within a one-half mile walking distance of Pershing Square. Due to the size of the

BOARD REPORT

PG. 3 NO. 23-083

park, and the facilities, features, and programs it provides, Pershing Square meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

The Pershing Square Renovation Phase 1A (PRJ 21113) (PRJ21586) (W.O. #E1908536) Project is the first phase of the park renovation master plan to provide accessibility and safety improvements along Olive Street. The scope of work includes new glass elevators and communicating stairs connecting the park to all levels of the parking garage below, landscape improvements, new potted trees with seating, and a new pedestrian-level plaza.

BACKGROUND

In late 2012, the Fourteenth Council District Office began a series of public outreach and community meetings with the goal of gaining support, leveraging funds, and developing partners to make long-term improvements to Pershing Square. The community and municipal advocates participating in the community outreach events eventually became known as the Pershing Square Task Force. The Pershing Square Task Force was further formalized and became known as Pershing Square Renew.

In 2015, Pershing Square Renew launched an ambitious international competition. On August 12, 2015, the Board of Recreation and Parks Commissioners (Board) approved an Agreement for the design and renovation of Pershing Square Park with Pershing Square Renew (Report No. 15-171). Approximately 80 design firms responded to the competition, ten firms were shortlisted, and eventually four finalists were selected to enter the design competition. On May 12, 2016, Paris-based design firm Agence Ter was selected the winner of the design competition.

On May 22, 2017, the Board of Public Works authorized the Bureau of Engineering (BOE) to hire its pre-qualified on-call consultant, locally based Gruen Associates (Gruen), to collaborate with Agence Ter to create a feasibility study and develop a master plan for park improvements and the phased implementation of the competition-winning design. Due to the necessity to preserve the elevators for accessibility and as much of below grade parking as possible, adjustments to the winning entry had to be studied and elaborated to create a realistic master plan for park improvements. Gruen Associates completed the feasibility study and master plan in March 2018.

The design team created a master plan that would renovate the park in three (3) phases. The scope of work of each phase is summarized below:

1. Phase 1A: Perimeter improvements along Olive Street, including demolition of the existing café structure and elevators, revitalization of the park edge landscaping, addition of the new street-level entry plaza, and installation of two (2) new glass elevators and the communicating stairs serving the garage levels below for improved accessibility and security.

Phase 1B: Park-front edge condition and perimeter landscaping improvements along 5th Street and 6th Street.

BOARD REPORT

PG. 4 NO. 23-083

2. Phase 2: Edge improvements with a new pedestrian grand promenade along Hill Street, revitalized landscaping, addition of the new street promenade as well as two (2) new glass elevators and the communicating stairs serving the garage levels below.
3. Phase 3: Removal of the existing raised concrete decks to lower the park surface to the same level as the adjacent surrounding streets; installation of natural turf, landscaping, concession structures and other improvements consistent with Agence Ter's competition-winning design.

On September 23, 2019, the Board of Public Works authorized the BOE to hire Gruen and Agence Ter to begin the design and the construction documents production of Phase 1A, 1B and Phase 2 based on the scope of work above. Phase 1A was presented to the Facility Repair and Maintenance Commission Task Force on November 18, 2021, and it was recommended to be presented to the Board.

On May 19, 2022, the Board of Recreation and Parks Commissioners (Board) approved the Project in conformance with the final plans and specifications presented to the Board at that time and authorized the Project to be bid and constructed through the RAP's Pre-qualified General Contractors for Park Facilities Construction – New Facility Construction (PQGC) (Report No. 22-124).

On July 20, 2022, the Board office received one (1) bid from Ford E.C. from the list of ten (10) PQGC in the amount of \$11,893,000. The Project could not be awarded to the single bidder because the price was too high and exceeded the approved and available funding for the Project. The Board rejected the bid on August 04, 2022 (Report No. 22-205) and authorized the re-bid of the Project to potential bidders beyond RAP's PQGC in order to receive more competitive bid prices. On November 17, 2022, the Project went out to re-bid and was advertised to the entire construction contracting community with a revised City Engineer's construction cost estimate of Nine Million, Three Hundred Thousand Dollars (\$9,300,000) (Report No. 22-291). The Project scope remains the same as described above and previously approved by the Board.

On January 17, 2023, the Board Office received one (1) bid from Ford E.C. in the amount of \$14,493,000. The bid price increased by Two Million Six Hundred Thousand dollars (\$2,600,000) from the previous bid. The price increase reflects the increased cost of construction labor and materials. The table below shows the two bid proposals and itemized cost of work.

BOARD REPORT

PG. 5 NO. 23-083

Bid Item	Bid Price from 7/20/2022	Bid Price from 1/17/2023
Contractor Self-Performing Work	\$ 6,573,505	\$ 6,573,505
Elevator	\$ 1,464,460	\$ 2,500,000
Elevator Glazing Enclosure	\$ 999,120	\$ 1,200,000
Plumbing	\$ 377,000	\$ 442,000
Concrete	\$ 372,000	\$ 906,000
Demolition	\$ 1,750,000	\$ 2,170,000
Unit Pavers	\$ 185,715	\$ 247,785
Painting	\$ 171,200	\$ 186,210
Water Proofing		\$ 267,500
Total	\$ 11,893,000	\$ 14,493,000
Amount Increased	\$ 2,600,000	

Ford E.C.'s bid proposal was determined to be the lowest responsible and responsive bid.

Ford E.C. has successfully posted all the required Business Inclusion Program (BIP) outreach documentation on the Regional Alliance Marketplace for Procurement Los Angeles (RAMLA) that demonstrate satisfactory outreach efforts to Minority Business Enterprise (MBE), Women Business Enterprise (WBE), Small Business Enterprise (SBE), Emerging Business Enterprise (EBE), Disabled Veteran Business Enterprise (DVBE), and Other Business Enterprise (OBE) for sub-bid or subcontracting businesses. Staff has evaluated the outreach documentation submitted by Ford E.C. and determined that it has passed all six indicators as required for the effort to obtain sub-bid/subcontracting participation by MBE, WBE, SBE, EBE, DVBE and OBE businesses, and is in compliance with the BIP outreach requirements. The outreach documentation package is on file in the Board Office, and a synopsis of the said package is attached to this Report (Attachment No. 2, BIP Evaluation Result for Ford E.C.).

City Staff has reviewed the bid submitted by Ford E.C. and found it to be in order. City Staff recommends that the Board find Ford E.C. to be the lowest responsive and responsible bidder and award the construction contract for the Project to Ford E.C. for a total construction contract amount of Fourteen Million, Four Hundred Ninety-Three Thousand Dollars (\$14,493,000). The budgeted amount for construction contingency is One Million, Five Hundred Thousand, One Hundred dollars (\$1,500,100), approximately 10% of the total amount of the construction contract. The total amount of the total construction budget, which includes the construction contract amount and the construction budget contingency, is Fifteen Million, Nine Hundred Ninety-Three Thousand, One Hundred Dollars (\$15,993,100).

It should be noted that Pershing Square houses several elements of public art. As part of Pershing Square Redevelopment Project that was completed in 1994 by the Community Redevelopment Agency and the Pershing Square Property Owners Association, Barbara McCarren was selected to design and install art elements as part of the overall project. Her artwork named "Heyday" includes the following elements throughout Pershing Square: the fault line running through the

BOARD REPORT

PG. 6 NO. 23-083

pavement from the corner of Sixth and Olive diagonally toward a large pool, the orange grove, approximately 40 terrazzo stars forming constellations in the ground, the fountain at the corner of Fifth and Olive, the Carey McWilliams bench with quotes from his book, a postcard bench with porcelain-tile postcard reproductions, and copper telescopes. There are other monuments such as the “Doughboy” and “Spanish American War” figures within Pershing Square that are not part of McCarren’s “Heyday” installation and owned by the City. The proposed Project will modify, relocate and damage certain elements of McCarren’s installation. City staff have been in contact with McCarren to discuss the impacts to the “Heyday” installation. After discussion with the artist, McCarren has signed the attached letter acknowledging the proposed impacts to her artwork (Attachment No. 1).

PROJECT FUNDING

Funds are available for construction and construction contingency from the following funds and accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT.NO</u>	<u>AMOUNT</u>
Pershing Square Capital Improvement	58Q/89/89N864	\$2,235,165.81
Pershing Square Project Renew/TFAR Funds	58Q/89/89N865	\$4,547,338.00
Quimby Fees	302/89/89460K-PS	\$6,197,335.83
Park Fees	302/89/89716H	\$1,513,160.36
		\$14,493,000.00
Park Fees	302/89/89716H	\$1,500,100.00
		\$1,500,100.00
		\$15,993,100.00

As the table of available funding sources above indicates, Fourteen Million, Four Hundred Ninety-Three Thousand Dollars (\$14,493,000.00) is available for encumbrance to the construction contract, and One Million, Five Hundred Thousand, One Hundred dollars (\$1,500,100.00) is currently available for encumbrance for the construction contingency.

Upon approval of this Report, Six Million, One Hundred Twenty-Five thousand, Two Hundred and Forty-Eight Dollars and Eighty-Three Cents (\$6,125,248.83) in Quimby Fees can be transferred from the 1st and Broadway Civic Center Park Account No. 89460K-RX to the Pershing Square Account No. 89460K-PS. Additionally, Seventy-Two Thousand Eighty-Seven Dollars (\$72,087.00) in Quimby Fees can be transferred from the Quimby Account No. 89460K-00 to the Pershing Square Account No. 89460K-PS. A total of Six Million, One Hundred Ninety Seven

BOARD REPORT

PG. 7 NO. 23-083

Thousand, Three Hundred Thirty Five Dollars and Eighty Three Cents (\$6,197,335.83) in Quimby Fees can be allocated from the Pershing Square Account No. 89460K-PS to the Project

Upon approval of this Report, Three Million, Thirteen Thousand, Two Hundred Sixty Dollars and Thirty-Six Cents (\$3,013,260.36) in Park Fees can be committed to the proposed Project.

These Quimby Fees and Park Fees were collected within five (5) miles of the Pershing Square, which is the standard distance for the allocation and commitment of Quimby and Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

TREES AND SHADE

The Project will remove (5) existing trees on Olive Street, inside of the park's property, and plant nineteen (19) new trees, new shrubs, and groundcovers.

The trees and associated square footage to be removed consist of (1) Silk Floss- 314 sq. ft., (2) Tipu -1,412 sq. ft., (2) Forest Pansy- 76 sq. ft., totaling approximately 1,802 sq. ft. The cumulative Diameter at Breast Height (DBH) of the five existing trees to be removed in Phase 1A is 51".

The new trees proposed to be planted are: fourteen (14) Peppermint, two (2) Texas White Redbud, one (1) Western Redbud, one (1) Burgundy Desert Willow, and one (1) Warren Jones Desert Willow. The cumulative DBH of the 19 new trees to be planted in Phase 1A total 52".

At the time of Phase 1A construction completion, the trees would provide approximately 280 square feet of canopy coverage. In five (5) years after construction completion, it is anticipated that these trees will provide up to 2,704 square feet of canopy coverage. Upon full maturity, which varies per tree, the proposed trees will potentially provide 10,042 square feet of canopy cover.

ENVIRONMENTAL IMPACT

This Project was previously evaluated for environmental impact in accordance with the California Environmental Quality Act (CEQA), and the Board has determined that it is categorically exempt from the provisions of CEQA (Report No. 22-124). Therefore, no further CEQA analysis and determination are necessary.

FISCAL IMPACT

The Project is funded by the aforementioned funding resources. RAP will determine if the Project adds to RAP's staffing and budget needs and will request additional staff and budget in a future year budget request as needed.

BOARD REPORT

PG. 8 NO. 23-083

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 1: Create and Maintain World Class Parks and Facilities

Outcome No. 2: Long-term park system planning is guided by community engagement, data, and a commitment to equity.

This Report was prepared by Ray Araujo P.E., Project Manager, Civil Engineer, David Wang, Architect, Project Manager, BOE Architectural Division; and reviewed by Ohaji Abdallah, Architect, Prop K Program Manager, BOE Architectural Division, Steven Fierce, Principal Architect, BOE Architectural Division; and Darryl Ford, Superintendent, Planning, Maintenance, and Construction Branch.

ATTACHMENTS

- 1) Attachment No. 1 - Letter of Acknowledgement from Barbara McCarren
- 2) Attachment No. 2 - BIP Evaluation Result for Ford E.C.

CITY OF LOS ANGELES

CALIFORNIA

CULTURAL AFFAIRS COMMISSION

ELISSA SCRAFANO
PRESIDENT

THIEN HO
VICE PRESIDENT

EVONNE GALLARDO
CHARMAINE JEFFERSON
RAY JIMENEZ
ERIC PAQUETTE
ROBERT VINSON



KAREN BASS
MAYOR

DEPARTMENT OF CULTURAL AFFAIRS

201 NORTH FIGUEROA ST, SUITE 1400
LOS ANGELES, CA 90012
213.202.5500 TEL
213.202.5513 FAX
culturela.org WEB

DANIEL TARICA
GENERAL MANAGER

April 10, 2023

Barbara McCarren
25 30th Avenue
Venice, CA 90291

Dear Ms. McCarren:

Thank you for meeting with City representatives from the Department of Recreation and Parks (RAP); the Department of Public Works (DPW), and the Department of Cultural Affairs (DCA) regarding the proposed renovation of Pershing Square located at 532 South Olive Street, Los Angeles, CA 90013 and its impact on your artwork *Heyday*. Attached, you will find a copy of the proposed renovation design plan and a map of your existing art elements within the park.

As we discussed during our virtual meeting on March 28th, the City plans to renovate Pershing Square in order to increase accessibility and create unobstructed sight lines. The proposed project is scheduled in three (3) distinct phases with plans for awarding the construction bid for Phase 1A and 1B in May 2023.

Phase 1A will see the removal of the existing café and your three (3) telescopes; these telescopes will be removed, stored, and planned for their re-installation to the east of their original site, within a renovated landscaped parcel parallel to West 5th Street, atop a retaining wall. Although the forty (40) stars making up the constellations of Cygnus, Little and Big Dipper, will be demolished and not relocated, the City will make a good faith effort to deinstall *Polaris* intact or another star of your choosing for you to retain at your own expense. Subsequently, for Phase 2, the proposal is to re-install the Doughboy Statue in front of your concrete postcard art bench, near the corner of Hill and 5th Streets.

The following art elements of *Heyday* will not be affected during any of the three phases of the renovation of Pershing Square:

- eighteen (18) orange trees also known as the Orange Grove;
- one (1) paved fault line;
- one (1) tidal wave fountain comprised of river rock pavers;
- one (1) concrete art bench with etched Carey McWilliams quotes; and
- one (1) concrete art bench with over twenty-one (21) inlaid hand painted ceramic postcards.

The DCA will be using the \$93,000 in one percent for art obligation funds triggered by Phase 1A to conserve and restore the three telescopes, pursuant to the Public Works Improvement Arts Program Administrative Code Section 19.85.4 (restoration of existing artworks), as well as creating a historical didactic plaque to contextualize the Doughboy and Beethoven statues.

The RAP and/or DPW teams will also reach out to you before the removal of the telescopes and demolition of the stars. Should you have any questions or concerns, please contact me at 213.202.5546 or Ligeia.Gorre@lacity.org. We appreciate your collegial efforts regarding the future of Pershing Square and *Heyday*. As




for next steps, we kindly ask that you sign the acknowledgement below in this letter and return it to the City to confirm your understanding of the City's plans to move forward with the renovation and your agreement with the City's plans for your *Heyday* artwork as described in this letter.

Sincerely,



Ligeia Gorre
Arts Manager

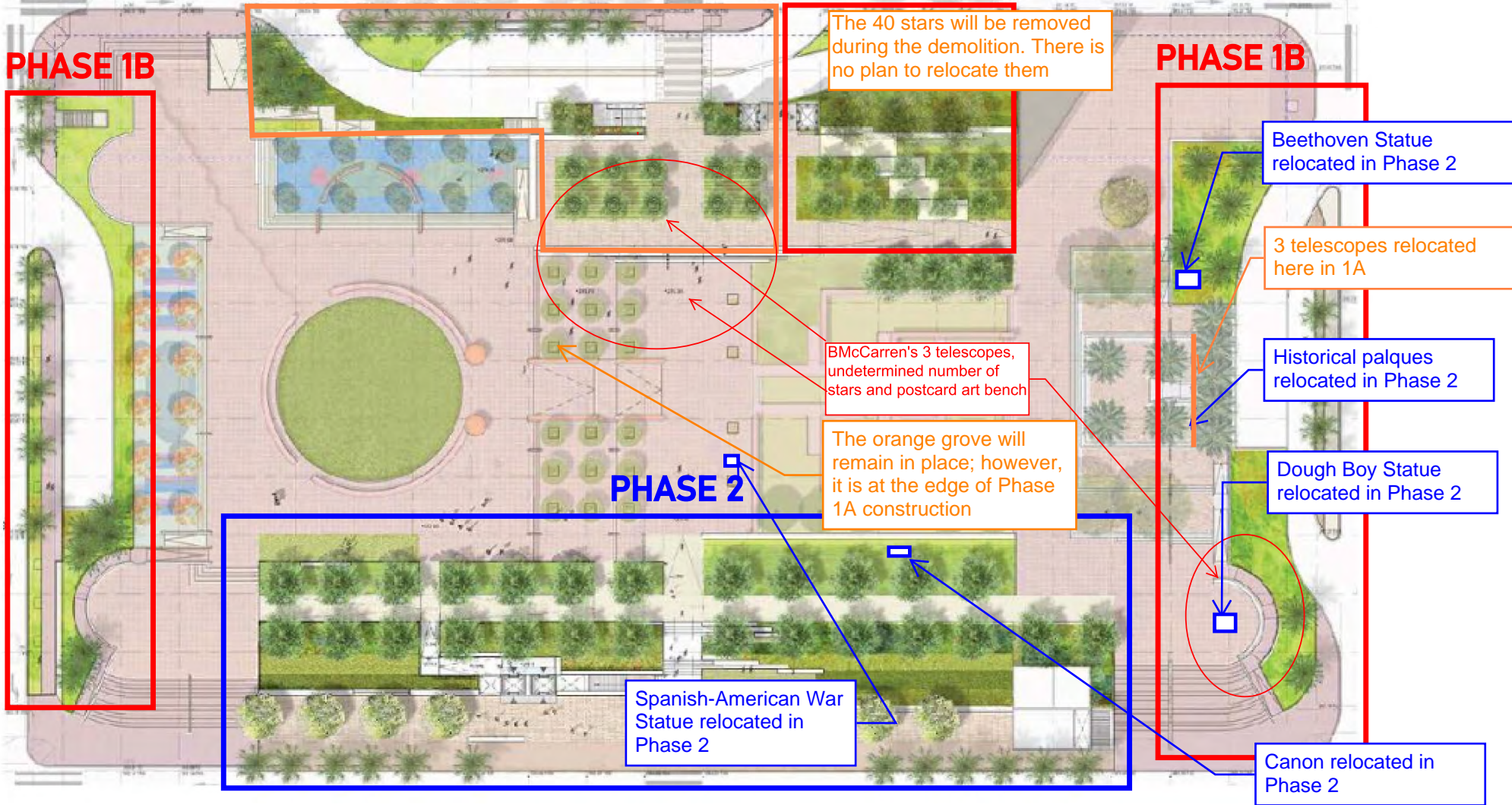
AGREED AND ACKNOWLEDGED

Barbara McCarren 

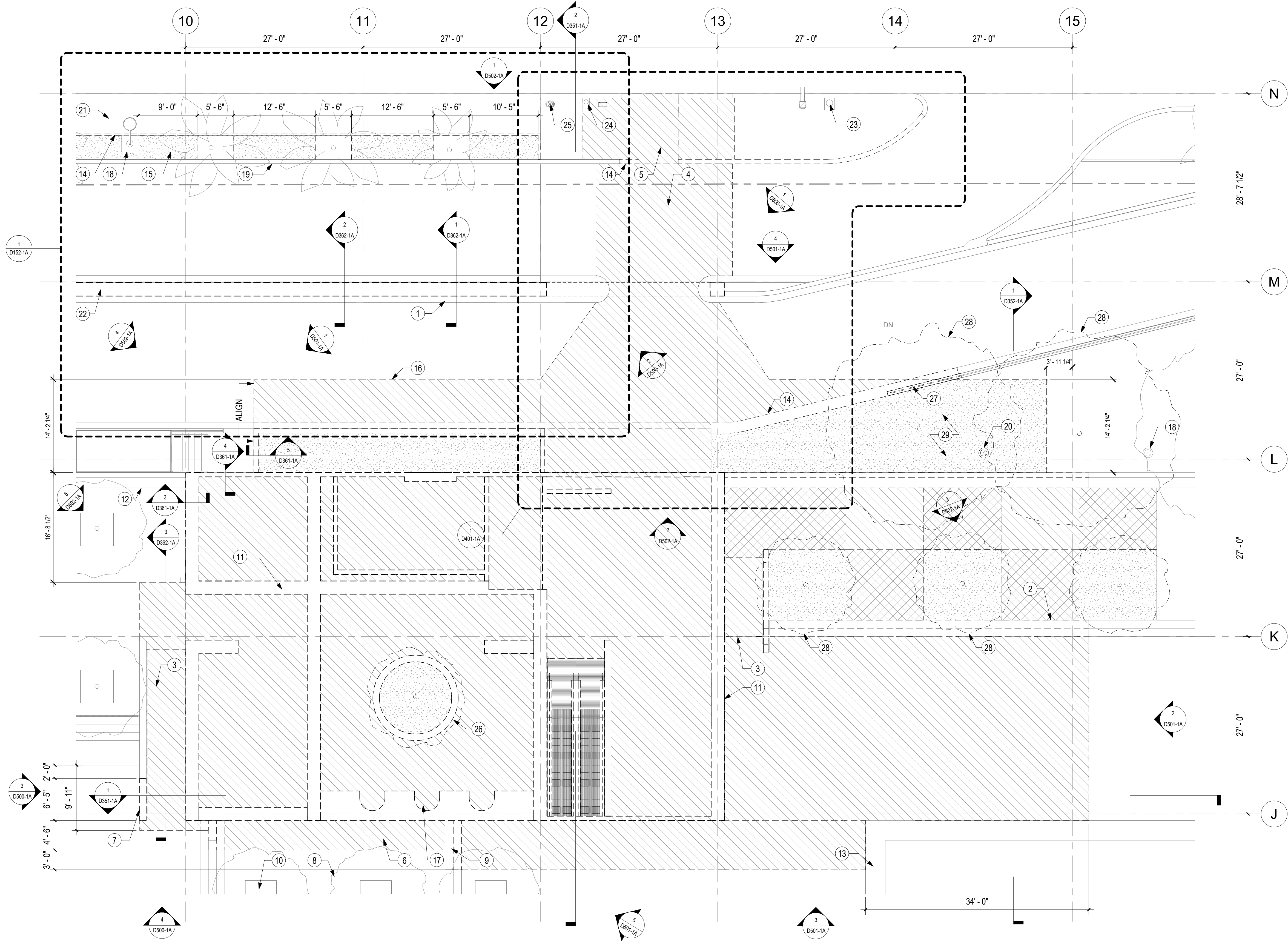
*Attachments: Pershing Square COLA Renovation Plan Packet
PWIAF- LA Administrative Code*

*cc: Darryl Ford, Superintendent of Planning and Construction, Department of Recreation and Parks
Cammie Neo, Engineer, Department of Recreation and Parks
Meghan Luera, Management Analyst, Department of Recreation and Parks
Fernando Torres Jr., Department of Recreation and Parks
Ohaji Abdallah, Architectural Project Manager, Department of Public Works
David Wang, Architect, Department of Public Works
Steven Fierce, Architect, Department of Public Works
Felicia Filer, Director of Public Art, Department of Cultural Affairs*

PHASE 1A PHASE 1B



THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



KEYNOTES

- 1 (E) WALL TO BE REMOVED ABOVE 42" AT GRADE. REMOVE WALL OVER CROSSWALK.
- 2 REMOVE CONCRETE DECK/CONCRETE STAIRS/LANDSCAPE AND COMPACTED SOIL SUPPORT DOWN TO STRUCTURAL DECK.
- 3 REMOVE (E) RAMP.
- 4 REMOVE UPPER LEVEL OF DRIVEWAY AT CROSSWALK TO (E) COMPACTED SOIL FILL.
- 5 REMOVE (E) ACCESSIBLE RAMP DOWN TO STRUCTURAL DECK.
- 6 REMOVE (E) DECK AND SOIL DOWN TO STRUCTURAL DECK.
- 7 REMOVE SEGMENT OF (E) RAMP WALL. CAP END AND RESURFACE TO MATCH (E).
- 8 PROTECT (E) CONCRETE DECK AND COMPACTED EARTH FILL IN PLACE, REFINISH EDGE IF DAMAGED DURING DEMO.
- 9 REMOVE (E) STAIRS.
- 10 PROTECT (E) TREES IN PLACE. TYPICAL.
- 11 REMOVE (E) BUILDING DOWN TO STRUCTURAL DECK AND ESCALATORS INSIDE.
- 12 (E) CONCRETE BENCH, PROTECT IN PLACE.
- 13 PROTECT (E) PLANTER WALL.
- 14 REMOVE (E) CURB.
- 15 REMOVE (E) LANDSCAPE AS INDICATED, PROTECT (E) TREES IN PLACE.
- 16 REMOVE DRIVEWAY TO TOP OF (E) STRUCTURAL DECK.
- 17 REMOVE, PROTECT AND STORE FOR REUSE (E) TELESCOPES.
- 18 (E) LAMP POST AND CONCRETE FOOTING. PROTECT IN PLACE.
- 19 PROTECT (E) WALL IN PLACE.
- 20 REMOVE (E) LAMP POST AND CONCRETE FOOTING.
- 21 PROTECT (E) SIDEWALK IN PLACE.
- 22 CUT AND REMOVE UPPER PORTION OF (E) DRIVE AISLE WALL ACROSS COMPLETE LENGTH. REDUCE WALL DOWN TO HEIGHT AT (E) WINDOW OPENING. REMOVE CAPSTONE.
- 23 (E) TRAFFIC SIGNAL. PROTECT IN PLACE.
- 24 (E) CROSS WALK SIGNAL. PROTECT IN PLACE.
- 25 (E) FIRE HYDRANT. PROTECT IN PLACE.
- 26 REMOVE (E) PLANTER AND TREE DOWN TO STRUCTURAL DECK.
- 27 REMOVE SEGMENT OF (E) GUARDRAIL. CAP/ REFINISH CUT EDGES.
- 28 REMOVE (E) TREE.
- 29 REMOVE (E) LANDSCAPE AND SOIL DOWN TO STRUCTURAL DECK. PROVIDE TEMPORARY SHORING FOR ADJACENT SOIL.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO REMOVE
- HARDSCAPE TO REMOVE
- DECOMPOSED GRANITE TO REMOVE
- PLANTING TO REMOVE
- EXISTING SLAB TO REMOVE

SHEET NOTES

- A. FOR TYPICAL DEMOLITION NOTES, SEE D100

1 DEMO - PLAZA PLAN
SCALE: 1/8" = 1'-0"
PHASE 1A

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE

agenceter
PLANNERS URBANISTS

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

GARY LEE MOORE, PE, ENV SP CITY ENGINEER
ARCHITECTURAL DIVISION

ARCHITECT: DEBRA GEROD LIC. NO. C23665
DESIGNED BY: AGENCY TER & GRUEN ASSOCIATES
DRAWN BY: NG, CG
CHECKED BY: JA
APPROVED BY: Approver

DATE: 12/18/2021

SHEET TITLE: ENLARGED PLANS - PLAZA

PROJECT: PERSHING SQUARE RENOVATION
PHASE 1A
ADDRESS: 530 S OLIVE ST.
LOS ANGELES, CA 90013

NO. REVISIONS: _____

DATE: _____

BUILDING NO. _____

INDEX NO. _____

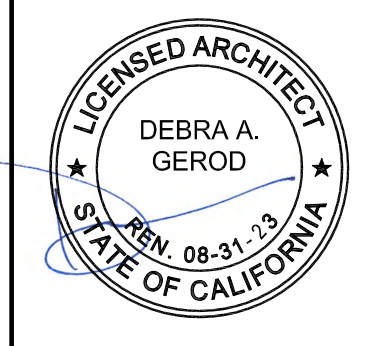
WORK ORDER NO. _____

PLAN FILE NO. _____

DRAWING NO. **D151-1A**

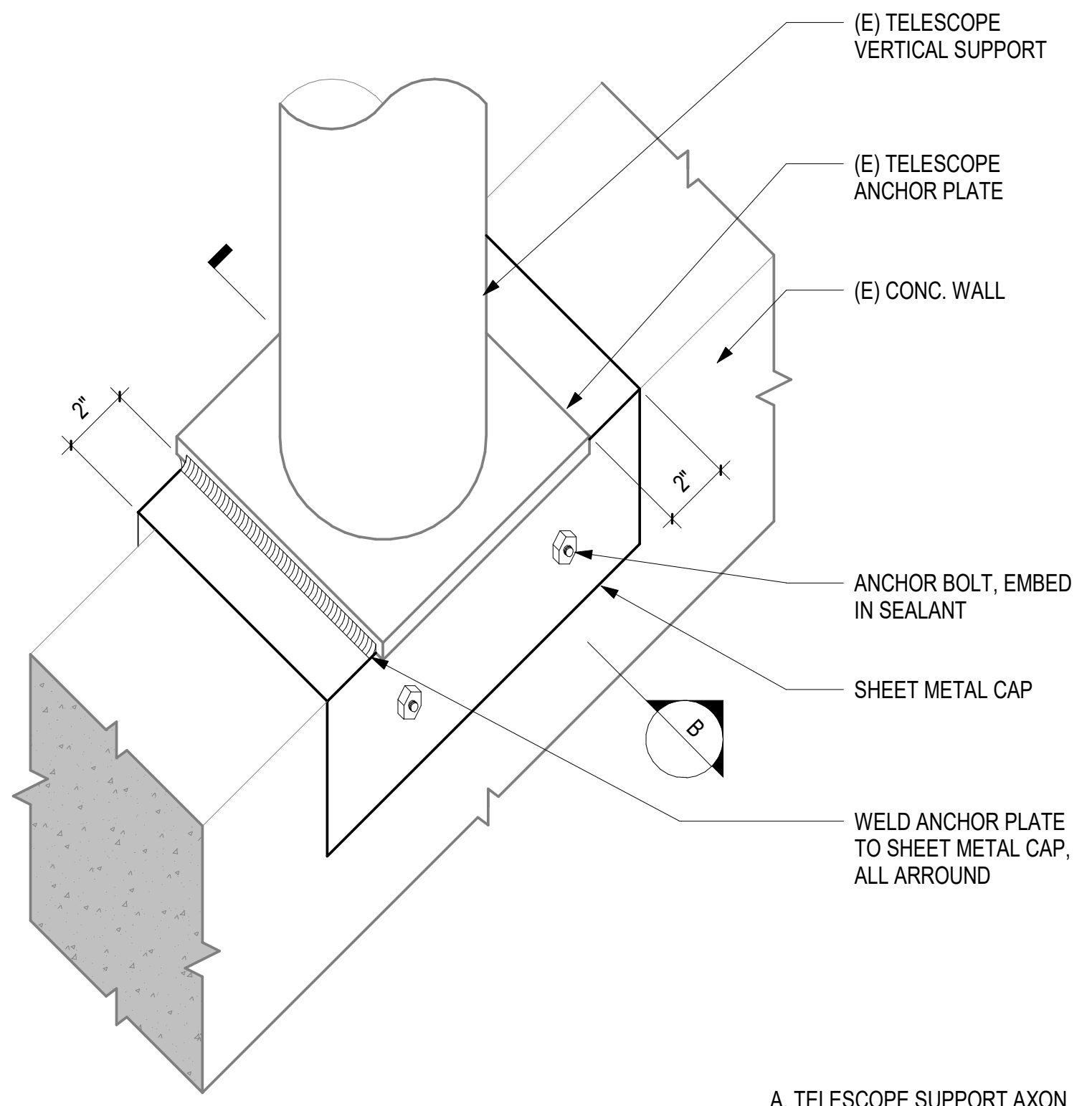
SHEET OF SHEETS

PLOTTED: 11/2/2021 9:00:01 AM

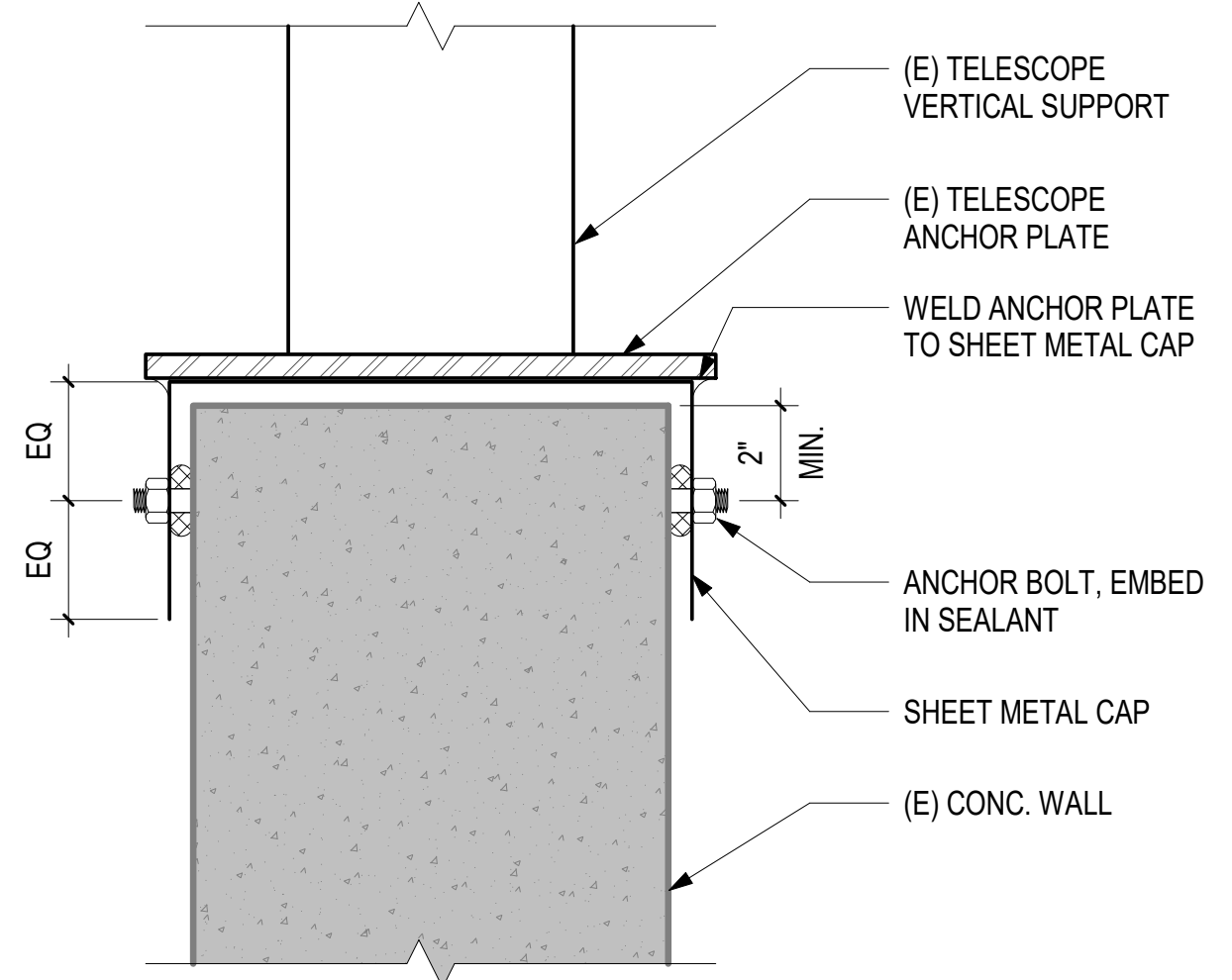


BUREAU OF ENGINEERING

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

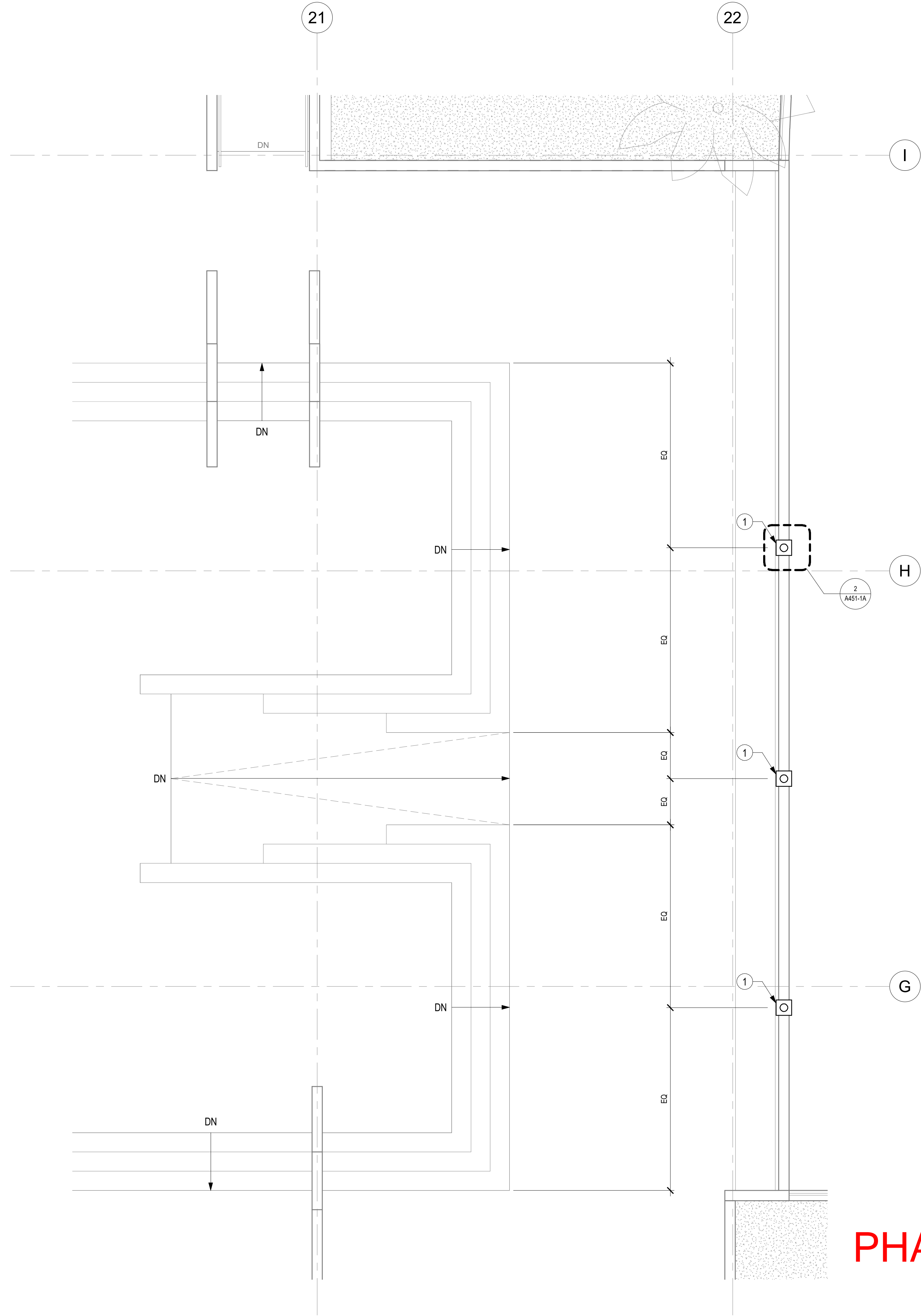


A. TELESCOPE SUPPORT AXON



B. TELESCOPE SUPPORT DETAIL

2 TELESCOPE BASE DETAIL
SCALE: 3" = 1'-0"



1 ENLARGED PLAZA PLAN - MONUMENT RELOCATION
SCALE: 1/4" = 1'-0"

KEYNOTES
1 (E) TELESCOPE TO RELOCATE AND ATTACH TO (E) WALL.

PHASE 1A

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE
agenceter
PLANNERS URBANISTS

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

GARY LEE MOORE, PE, ENV SP CITY ENGINEER
ARCHITECTURAL DIVISION
ARCHITECT: DEBRA GEROD LIC. NO. C23665
DESIGNED BY: AGENCETER & GRUEN ASSOCIATES
DRAWN BY: NG, CG
CHECKED BY: JA
APPROVED BY: Approver

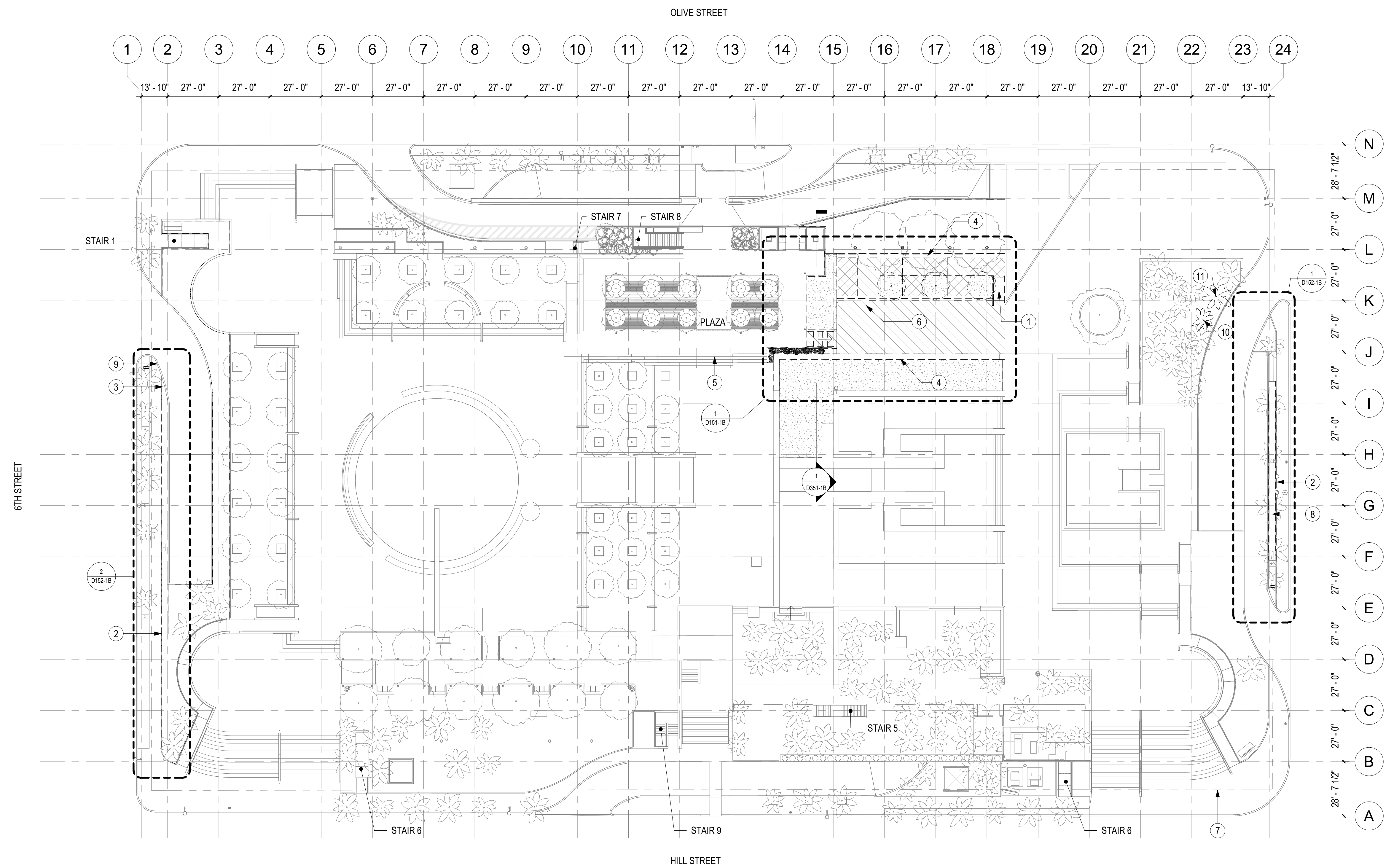
DEBRA A GEROD
LICENSED ARCHITECT
STATE OF CALIFORNIA
08-31-23

SHEET TITLE: ENLARGED PLANS - MONUMENT RELOCATION
PROJECT: PERSHING SQUARE RENOVATION PHASE 1A
ADDRESS: 530 S OLIVE ST.
LOS ANGELES, CA 90013

NO. REVISIONS: _____ BY: _____ DATE: _____
BUILDING NO. _____
INDEX NO. _____

WORK ORDER NO. _____
PLAN FILE NO. _____
DRAWING NO. **A451-1A**
SHEET OF SHEETS

PLOTTED: 11/2/2021 8:51:17 AM



KEYNOTES

- 1 REMOVE CONCRETE RAMPS AND HANDRAILS.
- 2 REMOVE CONCRETE PLANTER CURB, PROTECT IN PLACE (E) SIDEWALK.
- 3 PROTECT IN PLACE (E) BOLLARD.
- 4 REMOVE (E) CONCRETE WALL BENCH.
- 5 PROTECT (E) CONCRETE STAIRS IN PLACE.
- 6 REMOVE CONCRETE DECK/CONCRETE STAIRS/LANDSCAPE AND COMPACTED SOIL SUPPORT DOWN TO STRUCTURAL DECK.
- 7 PROPERTY LINE.
- 8 REMOVE (E) LANDSCAPE AS INDICATED, PROTECT (E) TREES IN PLACE.
- 9 PROTECT IN PLACE (E) CONCRETE CURB.
- 10 (E) TREE TO BE RELOCATED. SEE LANDSCAPE DRAWINGS.
- 11 REMOVE (E) TREE.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO REMOVE
- HARDSCAPE TO REMOVE
- DECOMPOSED GRANITE TO REMOVE
- PLANTING TO REMOVE
- EXISTING SLAB TO REMOVE

SHEET NOTES

- A. FOR TYPICAL DEMOLITION NOTES, SEE D100

1 GROUND LEVEL - DEMO PLAN
SCALE: 1" = 30'-0"

PHASE 1B

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

REVISION DATE: 11/23/2021 4:30:32 PM

REVISIONS (DESIGN STAGE ONLY)



BUREAU OF ENGINEERING	
NO. REVISIONS: DATE:	BUILDING NO. INDEX NO.
GARY LEE MOORE, PE, ENV SP CITY ENGINEER ARCHITECTURAL DIVISION ARCHITECT: DEBRA GEROD LIC. NO. C23665 04/16/2021 DESIGNED BY: AGENCY TER & GRUEN ASSOCIATES DRAWN BY: NG, CG CHECKED BY: JA APPROVED BY: Approver	
DEPARTMENT OF PUBLIC WORKS CITY OF LOS ANGELES SHEET TITLE: GROUND LEVEL - DEMO PLAN PROJECT: PERSHING SQUARE RENOVATION ADDRESS: 530 S OLIVE ST. LOS ANGELES, CA 90013	
WORK ORDER NO. PLAN FILE NO. DRAWING NO. D111-1B SHEET OF SHEETS	





Los Angeles Administrative Code

ADMINISTRATIVE CODE

DIVISION 19 MISCELLANEOUS PROVISIONS

CHAPTER 6 [PUBLIC WORKS IMPROVEMENTS]

CHAPTER 6

[PUBLIC WORKS IMPROVEMENTS]

Article

- 1 Public Works Improvements
- 2 Public Works Improvements Arts Program

ARTICLE 1

PUBLIC WORKS IMPROVEMENTS

(Amended to Art. 1, Ord. No. 164,244, Eff. 1-15-89.)

Section

19.84 Street Improvements – by State or County.

Sec. 19.83. Construction.

SECTION HISTORY

Based on Charter, Sec. 421.

Amended by: Incorporated into Art. 1, Ord. No. 164,244, Eff. 1-15-89.

Repealed by Ord. No. 173,291, Eff. 6-30-00, Oper. 7-1-00.

Sec. 19.84. Street Improvements – By State or County.

The City shall have power to permit by resolution or ordinance, the improvement of any of its streets or highways, by the State or County, or by the board, commission or agency thereof, out of any funds of the State or County available for such purpose, and to provide in such resolution or ordinance for the compliance by the City with all the requirements of law authorizing such street improvements.

SECTION HISTORY

Based on Charter, Sec. 422.

Amended by: Ord. No. 154,252, Eff. 9-11-80; Incorporated into Art. 1, Ord. No. 164,244, Eff. 1-15-89.

ARTICLE 2
PUBLIC WORKS IMPROVEMENTS ARTS PROGRAM
Section

19.85 Arts Program.

19.85.1 Expenditure of Public Works Capital Improvement Projects Funds for Arts and Cultural Facilities and Services.

19.85.2 Placement of Money into the Program Trust Fund and Subsequent Adjustments.

19.85.3 Annual Plan for Trust Fund Expenditures.

19.85.4 Direct Expenditures on Approved Public Arts Projects.

19.85.5 Program Implementation and Administration.

19.85.6 Severability.

Sec. 19.85. Arts Program.

The City finds there is a need to create new and additional funding for the arts in the City of Los Angeles in order that a coordinated city-wide arts policy may be implemented that incorporates all arts and disciplines for the cultural benefit of the City, its citizens and its visitors. A percent-for-arts program related to all future public works construction in the City will provide significant added financial support toward the City's ability to create effective processes for the commissioning of new City artworks and cultural facilities and services.

SECTION HISTORY

Added by Ord. No. 164,244, Eff. 1-15-89.

Sec. 19.85.1. Expenditure of Public Works Capital Improvement Projects Funds for Arts and Cultural Facilities and Services.

Except as otherwise provided in this article, an amount equal to one percent (1%) of the total cost of all construction, improvement or remodeling work for each public works capital improvement project undertaken by the City shall be included in the project budget for expenditure in compliance with the City's Public Works Improvements Arts Program (Program).

For purposes of this article, "public works capital improvement project" includes any capital project paid for wholly or in part by the City of Los Angeles or by any board, bureau or department of the City authorized by the City Charter or other law to construct or remodel any building, structure, park, utility, street, sidewalk or parking facility, or any other type of capital project or any portion thereof, within the geographical limits of the City.

The requirements of this section shall apply to all public works capital improvement projects, whether or not a final inspection or a certificate of occupancy is required for the project. Compliance with the requirements of the Program shall be a condition precedent to design approval required by Section 22.109 of this Code, and whenever a building permit is required by applicable provisions of the Los Angeles Municipal Code, shall also be a condition precedent to the issuance of the permit.

EXCEPTION: If any applicable law, or the source of funding with respect to any particular public works capital improvement project prohibits use for the arts and artworks as an object of expenditure of certain funds, such funds shall be excluded from the total project budget for the purpose of calculating the expenditure for arts required by the Program for the project involved.

SECTION HISTORY

Added by Ord. No. 164,244, Eff. 1-15-89.

Sec. 19.85.2. Placement of Money into the Program Trust Fund and Subsequent Adjustments.

Except as provided in Section 19.85.4, no City board, bureau or department of the City shall permit or cause work to be commenced on any public works capital improvement project prior to depositing the budget amount required by Section 19.85.1 into the "Arts and Cultural Facilities and Services Trust Fund" provided for in Section 5.115.4 of this Code (Trust Fund) and obtaining the approval of design and location of the structure required by Section 22.109 of this Code.

Prior to such deposit, any limitations or restrictions concerning the use of the funds which are imposed by law or agreements regulating the source of said funds (e.g. location, timing or purpose) shall be determined by the City Controller, and funds so limited or restricted shall be accounted for separately in the Trust Fund and shall not be expended in violation of any of such specified limitations or restrictions.

In the event of a change in the actual cost of constructing a public works capital improvement project, the change shall incorporate in the funds budgeted for that change a money amount equal to one percent (1%) of the total change. To the extent the change increases the cost of constructing the public works capital improvement project, the department, board or bureau administering the public works capital improvement project shall deposit one percent (1%) of such increased costs into the Trust Fund; to the extent it decreases the cost of constructing the public works capital improvement project, the administrator of the Trust Fund shall reimburse the department, board or bureau one percent (1%) of such decreased cost.

SECTION HISTORY

Added by Ord. No. 164,244, Eff. 1-15-89.

Sec. 19.85.3. Annual Plan for Trust Fund Expenditures.

The Cultural Affairs Department shall prepare an annual plan for expenditures from the Trust Fund in accordance with the guidelines adopted pursuant to 19.85.5. The plan shall be subject to review and recommendation by the Board of Cultural Affairs Commissioners and subject to the approval of both the Mayor and City Council.

SECTION HISTORY

Added by Ord. No. 164,244, Eff. 1-15-89.

Sec. 19.85.4. Direct Expenditures on Approved Public Arts Projects.

The deposit required by Section 19.85.2 shall be reduced by the amount of direct expenditures budgeted and subsequently made on approved public arts projects, or for direct expenditures for public art, including arts and cultural facilities or services, required pursuant to a written agreement with the Community Redevelopment Agency of the City of Los Angeles or the Southern California Rapid Transit District, except that direct expenditures in excess of the deposit required for one public works capital improvement project shall not be applied to reduce the deposit requirement for any other public works capital improvement project.

For purposes of this section, "approved public arts project" shall be a project receiving the approval of the Board of Cultural Affairs Commissioners prior to the expenditure of funds therefore, and consisting of:

- (1) acquisition or placement of publicly accessible works of art;
- (2) acquisition or construction of arts or cultural facilities;
- (3) provision of arts or cultural services; or
- (4) restoration or preservation of existing works of art.

A public arts project may be approved by the Board of Cultural Affairs Commissioners as part of the annual plan required by Section 19.85.3, or subsequent thereto by individual action taken in the same manner as approval of the annual plan.

The board, bureau or department claiming the reduction of the deposit shall verify to the Cultural Affairs Department the amount of the direct expenditure and that it was made on an approved public arts project.

SECTION HISTORY

Added by Ord. No. 164,244, Eff. 1-15-89.

Sec. 19.85.5. Program Implementation and Administration.

The Cultural Affairs Department shall formulate guidelines and procedures for implementation and administration of the Program. The guidelines and procedures may be amended from time to time as necessary, and shall be adopted by the Board of Cultural Affairs Commissioners, subject to review and approval by both the Mayor and

City Council. A proportional amount of the annual cost of administration of the Program by the Cultural Affairs Department, not to exceed eighteen percent (18%) of the one percent (1%) required by Section 19.85.1, may be charged to each public works capital improvement project. The initial amount of the charge for administration of the Program, and subsequent adjustments thereto, shall be subject to City Council approval. Charges required to be paid by a City department for administration of the Program shall be credited against the deposit required by Section 19.85.2 for Program compliance.

SECTION HISTORY

Added by Ord. No. 164,244, Eff. 1-15-89.

Sec. 19.85.6. Severability.

It is the intent of the Council in enacting this ordinance that each provision or requirement of any section of this ordinance be considered severable, and that if any provision or requirement of any section of this ordinance is determined invalid or unenforceable on its face or as applied, said provision or requirement shall be severed therefrom, and that the provisions and requirements of this ordinance shall remain enforceable and applicable to the maximum extent permitted by law.

SECTION HISTORY

Added by Ord. No. 164,244, Eff. 1-15-89.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: January 19, 2023
To: Takisha Sardin/Carolyn Shannon
From: Luis Munoz
Subject: BUSINESS INCLUSION PROGRAM (BIP) documentation for Pershing Square Renovation Phase 1A Re-Bid (W.O. # E1908536)

Attached for your files are copies of the BIP evaluation results for the above subject RAP project's sole bidder:

1st lowest – FORD E.C., INC (***Responsive***)

**CITY OF LOS ANGELES
GUIDELINES FOR EVALUATION OF THE BUSINESS INCLUSION PROGRAM (BIP)
OUTREACH CHECKLIST**

Bidder: Ford E.C., Inc. Bid Date: 1/17/2023

Project Name: Pershing Square Renovation Phase 1A Re-Bid W.O. #: E1908536

Indicator	Required Documentation	Description of Submitted or Missing Documentation	Credit ✓
2 Pre-Bid Meeting	a) Attend pre-bid meeting and be listed on the attendance sheet, or b) Submit a letter either by e-mail, mail, or fax to the Bureau of Engineering, Project Award and Control (PAC) on certifying it is informed of the BIP project requirements and has participated in a City-sponsored or City approved matchmaking event in the past 12 months. Note: If the RFB states that the pre-bid meeting is mandatory, then attendance at the pre-bid meeting is the only way to pass this indicator.		✓
3 Work Areas	Proof of this must be demonstrated in Indicator 4. The notification must be performed using the BAVN's BIP Outreach Reports system.	(Automatic after meeting Indicator 4 requirements)	✓
4 Written Notice to Sub-contractors	E-mail or fax notification in each of the selected potential work areas to available MBEs, WBEs, SBEs, EBEs, DVBEs, and OBEs for each anticipated work area to be performed. The notification must be performed using the BAVN's BIP Outreach Reports system. The notification may be to potential sub-bidders/ subcontractors either currently registered on the BAVN or added to the BAVN by the bidder. Letters must contain areas of work selected to be subcontracted, City of Los Angeles project name, name of the bidder, and contact person's name, address, and telephone number. Bidders are required to send notifications to a sufficient number of firms in each potential sub work area as determined by the City. Typically, the sufficient number of firms is determined by the total number of potential sub-bidders/ subcontractors in each sub work area.		✓
5 Plans, specifications and requirements	Include, in Indicator 4, information detailing how, where, and when the bidder will make the required information available to interested potential sub-bidders/ subcontractors. The notification must be performed using the BAVN's BIP Outreach Reports system.	(Automatic after meeting Indicator 4 requirements)	✓
6 Negotiate in Good Faith	a) Copies of all potential MBE/WBE/SBE/EBE/DVBE/OBE bids or quotes received must be submitted prior to award of a contract; and b) Online Summary Sheet must be completed, listing the bids or quotes received, the name of the sub-bidder/ subcontractor who submitted the bid or quote, and a brief reason given for selection/ non-selection of each subcontractor. The reasons for selection/non-selection should be included in the Notes section of the online Summary Sheet. If the bidder elects to perform a listed work area with its own forces, they must include a bid/ quote for comparison purposes and an explanation must be provided and included on the Summary Sheet. All bids/ quotes received, regardless of whether or not the bidder outreached to the sub-bidder/ subcontractor, must be submitted. To this extent, the City expects the bidder to submit a bid/ quote from each sub-bidder/ subcontractor listed on the Summary Sheet. The Summary Sheet must be performed using the BAVN's BIP Outreach Reports system and must be submitted by 4:30 p.m. the following City working day after the date bids are received by the Board of Public Works. If a bid/quote is submitted by a sub-bidder/subcontractor that is not registered on the BAVN, the contractor is required to add that firm to their Summary Sheet.		✓
7 Bonds	Include, in Indicator 4, information about the bidder's efforts to assist with bonds, lines of credit, and insurance. The notification must be performed using the BAVN's BIP Outreach Reports system.	(Automatic after meeting Indicator 4 requirements)	✓
Prime % = 47.78%			
MBE%= 11.76% WBE%= 0% SBE%= 7.21% EBE%= 4.16% DVBE%= 0% OBE%= 33.25%			

RESPONSIVE