DESCANSO DRIVE AT W. SUNSET BOULEVARD STREET RECONSTRUCTION PROJECT (PROJECT)
PARKING LOT LEASE ACQUISITION, WORK ORDER NO. E1907851

RECOMMENDATIONS

1. Authorize the City Engineer to acquire and negotiate for the lease of parking on the real property located at 3100 W. Sunset Boulevard, Los Angeles, CA 90026, also known as Assessor Parcel No. 5426-016-008 (Property) as required for the completion of the Project.

2. Authorize the Director of the Office of Accounting, Board of Public Works, to draw a demand in the amount of $90,000 payable to 3100 West Sunset Boulevard, LLC to cover the acquisition of a four-month lease of parking needed for the Project.

3. Authorize $50,000 in additional contingency and approve a revised construction budget of $3,343,773 for this project.

TRANSMITTALS

1. City of Los Angeles (City), Bureau of Engineering (BOE), Right-of-Entry (ROE) Agreement.

2. Parking Agreement, between 3100 West Sunset Boulevard, LLC and City.

3. Copy of a memo from the City Administrative Officer, dated November 13, 2018, transferring $50,000 from General Fund 100, Dept 54 to this project.

DISCUSSION

On April 13, 2018, the Board of Public Works (Board) authorized the execution of a Construction Order via a Motion to Environmental Construction Inc. in the amount of $2,943,773 with a contingency amount of $150,000 for a total approved construction budget of $3,093,773 to construct the Project. The Descanso Drive roadway reconstruction, between Larissa Drive and Robinson Street, was declared an urgent necessity due to failed road conditions from aging invasive tree roots that cause continuing damage to the roadway. The existing conditions posed risks to pedestrians, cyclists, and damage to motor vehicles traveling on this street as well as hindered response times of emergency vehicles. Therefore, the BOE requested permission to solicit bids from the Emergency
Pre-Qualified On-Call (PQOC) Geotechnical/Structural Contractors List in order to provide emergency construction services to repair this road.

The City is undertaking a street reconstruction project along Descanso Drive from Larissa Drive to Robinson Street, Los Angeles, CA 90026. This project includes the removal of the failing road pavement, removing eight carob trees from the median island, excavating out the tree roots, reconstructing of the pavement section, building concrete curbing, and providing landscaping in the center median island.

This project requires that the street be fully reconstructed and will leave residents without the ability to access their homes with their vehicles. Therefore, the BOE’s Real Estate Division negotiated with the owner of a parking lot located at 3100 West Sunset Boulevard to lease parking for a period of four months for the amount of $90,000 (Transmittal No. 1). As the Property will serve as an alternative parking for the nearby residents affected by the Project, it is extremely urgent that this Parking Agreement be acquired as soon as possible (Transmittal No. 2).

The Office of the City Administrative Officer transferred $50,000 toward this project to pay for the lease and to increase the project contingency (Transmittal No. 3). Below is a summary of the requested contingency and budget authorization.

<table>
<thead>
<tr>
<th>Requested Contingency and Budget Authorization</th>
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<tbody>
<tr>
<td><strong>Original Contract</strong></td>
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<tr>
<td>$2,943,773</td>
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**STATUS OF FUNDING**

Funds for the acquisition of this Lease for the Descanso Drive at West Sunset Boulevard Street Reconstruction Project are available through the project budget of which $40,000 was previously budgeted and is already available in Engineering Special Services Fund, Fund 682, Department No. 50, Appropriation Unit No. 50RVDH. Funding for this requested additional contingency of $50,000 is available in Capital Improvement Expenditure Program, Fund No. 100, Department No 54, Appropriation Unit No. 00N239.

The City's liability under this contract shall only be to the extent of the present City appropriation to fund the contract. However, if the City shall appropriate funds for any succeeding years, the City’s liability shall be extended to the extent of such appropriation, subject to the terms and conditions of the contract.
Department of Public Works  
Bureau of Engineering  
Report No. 1  
February 15, 2019  
Page 3

( UJ RMK SJC ALM )

Report reviewed by: BOE (ADM and SSD)  
Report prepared by: Real Estate Division  
Uriel Jimenez  
Chief Real Estate Officer II  
Phone No. (213) 485-5787

Respectfully submitted,

Gary Lee Moore, P.E.  
City Engineer

Statement as to Funds Approved by:

Victoria A. Santiago, Director  
Office of Accounting  
Fund Ref. 682/50/50RVDH/$40,000  
100/54/00N239/$50,000  
Total $90,000

Date: 2/4/19

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Questions regarding this report may be referred to:  
Okey Njoku, Real Estate Officer  
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E-mail: Okey.Njoku@lacity.org