

**BOARD OF PUBLIC WORKS  
MEMBERS**

**GREG GOOD**  
PRESIDENT

**AURA GARCIA**  
VICE PRESIDENT

**DR. MICHAEL R. DAVIS**  
PRESIDENT PRO TEMPORE

**JESSICA CALOZA**  
COMMISSIONER

**M. TERESA VILLEGAS**  
COMMISSIONER

# CITY OF LOS ANGELES

CALIFORNIA



**ERIC GARCETTI**  
MAYOR

**OFFICE OF THE  
BOARD OF PUBLIC WORKS**

**DR. FERNANDO CAMPOS**  
EXECUTIVE OFFICER

200 NORTH SPRING STREET  
ROOM 361, CITY HALL  
LOS ANGELES, CA 90012

TEL: (213) 978-0261  
TDD: (213) 978-2310  
FAX: (213) 978-0278

<http://bpw.lacity.org>

November 5, 2021

**BPW-2021-0795**  
**CF# 18-0392**

The Honorable City Council  
Room No. 395  
City Hall

## **CONTRACT ACCEPTANCE - 1819 SOUTH WESTERN AVENUE BRIDGE HOME**

The Board of Public Works is transmitting its action to the Los Angeles City Council as a note and file to Council File No. 18-0392. A courtesy copy of the contract acceptance is forwarded to the Office of the City Administrative Officer as the contract lead designated by City Council.

Sincerely,

DR. FERNANDO CAMPOS,  
Executive Officer, Board of Public Works

FC:lc



## DEPARTMENT OF PUBLIC WORKS

BUREAU OF CONTRACT ADMINISTRATION  
 BUREAU OF ENGINEERING  
 JOINT REPORT NO. 2  
 November 5, 2021

ADOPTED BY THE BOARD  
 PUBLIC WORKS OF THE CITY  
 of Los Angeles California

NOV 05 2021

C.D. No. 10

  
 Executive Officer  
 Board of Public Works  
 E1908381

1819 S. WESTERN AVENUE BRIDGE HOME

RECOMMENDATION

1. Accept this contract.
2. Request the Executive Officer to forward a copy of the acceptance report to the City Council and Office of the City Administrative Officer (CF No. 18-0392).

DISCUSSION

On May 30, 2018, Mayor Garcetti issued Executive Directive No. 24, Building "A Bridge Home" (ED 24), to enable the rapid construction of homeless shelters throughout the City.

Per Council File (CF) 18-0392, on September 7, 2018, the City Council adopted the reports from the Homelessness and Poverty Committee instructing staff to evaluate and report on the feasibility of using City owned property in Council District 10 at 1819 Western Avenue for the purpose of establishing interim housing. Subsequently, the City Administrative Officer (CAO) conducted a Request for Qualifications and Proposal (RFQ/P) to establish a list of pre-qualified developers to build interim housing with shipping containers. Four firms responded to the RFP/Q with LSA Capital/HBG Construction achieving the highest score. The City Council then authorized the Department of Public Works, Bureau of Engineering, with assistance of the CAO to negotiate and execute a development contract with LSA Capital, Inc./HBG Construction Corp. for the design and construction of the Western Ave Bridge Home project.

On June 13, 2019, a Crisis and Bridge Housing (CBH) project was awarded on a competitive basis in the amount of \$1,542,490.08 to LSA Capital, Inc./HBG Construction Corp. for 1819 S. Western Ave Bridge Home project. The contract was executed and its Notice to Proceed was issued on July 23, 2019. The construction, under Contract No. C-133317, was completed August 4, 2020.

This project provided for design and construction of a temporary homeless facility under the Mayor's Homeless Initiative Program. The shelter will be constructed using prefabricated shipping containers and will hold 15 beds.

This project was awarded for \$1,542,490.08 with a contingency of \$154,249.00, giving a total authorized budget of \$1,696,739.08. Seven (7) change orders were issued increasing the contract amount by \$117,091.00, bringing the total cost of this project to \$1,659,581.08. The project was completed at 7.59 percent above the awarded amount and 2.19 percent below its authorized budget. The additional costs were due to the addition of a food preparation area, installation of a driveway apron and sidewalk, changes to the perimeter fencing, and additional security.

Final corrections were completed on August 4, 2020. A request to release \$19,321.41 in retention funds, less disputed funds was processed on January 21, 2021, via Progress Payment No. 9. A final release of \$63,657.64 in disputed funds was processed on February 3, 2021, via Progress Payment No. 10 (final), after BCA received all required information from the Contractor. Progress Payments were submitted from BCA to the Office of Accounting.

There were no funds disputed or withheld. Therefore, no funds are due the contractor.

Funds were provided in the following:

- Fund 100/56, Crisis and Bridge Housing Fund
- Fund 60P/10, Homeless Emergency Aid Program Grant Fund

The contractor has complied with the Equal Employment Opportunity and labor compliance requirements of the contract. Local Business Preference (LBP), Business Inclusion Program (BIP) and the Mandatory Subcontracting Minimum (MSM) were waived for all CBH Projects.

There are, no unresolved property owner's complaints in connection with this project.

The Contractor Performance Evaluation Reports (CPEs) have been submitted to the Bureau of Contract Administration as required for compliance with Article 13, Chapter 1, Division 10 of the City of Los Angeles Administrative Code.

The Inspector of Public Works, John L. Reamer, Jr., in accordance with generally accepted quality assurance/control procedures and construction inspection methods and practices, including such special inspections that were deemed necessary and prudent, hereby attests that this project has been constructed in accordance with the plans, specifications, change orders, and contract provisions.

( BCA – JF )

Report Prepared by:

A. Martinez

Angela Martinez, Chief Construction Inspector  
General Services Division  
213-798-5543

Marina Quinonez, Project Manager  
213-485-4378 / Stop No.: 507

AM:lg  
T,ME,OCC,I,Clerical,File  
1819 S Western Bridge Home E1908381

Respectfully submitted,

  
JOHN L. REAMER, JR.  
Inspector of Public Works

  
Electronically signed by 21866

GARY LEE MOORE, PE, ENV SP  
City Engineer