

**CITY OF LOS ANGELES**  
INTERDEPARTMENTAL CORRESPONDENCE

Date: October 8, 2024

To: Commissioners  
Board of Public Works

From: Ted Allen, PE, City Engineer  for  
Bureau of Engineering

Subject: **Progress Report for October 2024 on La Gloria's Relocation**

Attached is the oral report regarding La Gloria's relocation progress during the months of July through September 2024.

If you have any questions, please contact Chief Real Estate Officer II, Uriel Jimenez, at [uriel.jimenez@lacity.org](mailto:uriel.jimenez@lacity.org) or at (213) 485-5787.

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Attachment: La Gloria Relocation Progress Report for October 2024

This oral report provides a progress update to the Board of Public Works regarding the La Gloria relocation, as requested by the Appeals Board at the conclusion of La Gloria's relocation appeal hearing held on February 4, 2022.

### **1.0 Activities Completed Last Quarter (July to September 2024)**

La Gloria signed the contract with Casco Contractors (Casco) for tenant improvements related to the equipment relocation on July 24, 2024. Casco required payment of the initial invoice before procuring long lead items such as the electrical switchgear. La Gloria completed the initial payment on September 11, 2024. Currently, La Gloria is awaiting an updated construction schedule from Casco, outlining the 30-week lead time for the switchgear.

The Los Angeles Department of Water and Power (LADWP) required an onsite visit to review the proposed switchgear location and power run for power consolidation and updated switchgear. On September 11, 2024, representatives from La Gloria, John Barry & Associates (JBA), Casco, and Delawie (architect) met at the replacement site with LADWP inspector, Richard Vasquez. The location was approved by Richard Vasquez and officially documented.

Additionally, La Gloria has signed a second contract with Casco and committed to completing the required scope of work outlined by the Health Department prior to Casco's final inspections by regulatory agencies.

Other activities and actions for this reporting period include:

- Communication and coordination with LADWP
- Communication and coordination with Casco
- Casco permit pick-up from Los Angeles Department of Building and Safety
- Weekly meetings with La Gloria and Delawie
- Communication and coordination with City of LA
- Onsite visits and site walks with vendors and contractors
- Environmental source testing and permitting
- ANSI corrections vendor communication, schedule updates
- Asbestos testing and remediation vendor communication

### **2.0 Requested & Approved Payments**

The following table lists the original budgeted amount for the La Gloria relocation, the amount requested by La Gloria to date, and the approved amount. The initial invoice for Casco was \$273,884.14, which is reflected in the line item for Tenant Improvements.

Relocation Items	Budgeted Amount	Requested Amount	Approved Amount
Architect	\$ 105,500	\$ 96,080	\$ 96,080
Environmental	\$ 22,894	\$ 22,894	\$ 22,894
Fire Technical Report	\$ 7,500	\$ 3,750	\$ 3,750
Relocation Project Management + Reimbursables	\$ 166,000	\$ 535,144	\$ 535,144
Tenant Improvements	\$ 726,065	\$ 309,264	\$ 309,264
Field Evaluation (UL Compliance)	\$ 24,800	\$ 24,800	\$ 24,800
UL	\$ 50,000	\$ 35,399	\$ 35,399
Permits	\$ 39,429	\$ 1,401	\$ 1,401
Project Contingency (ANSI)	\$ 214,565	\$ 182,040	\$ 182,040
Rigger - Equipment Relocation	\$ 21,800	\$ -	\$ -
Mover and Small Equipment	\$ 3,040	\$ -	\$ -
Reestablishment	\$ 33,200	\$ -	\$ 33,200
<b>Totals</b>	<b>\$ 1,414,793</b>	<b>\$ 1,210,772</b>	<b>\$ 1,243,972</b>

### 3.0 Relocation Schedule

La Gloria is awaiting an updated timeline from Casco that reflects the 30-week lead time for the switchgear equipment.

### 4.0 Activities Planned for Next Quarter

- Ongoing communication with LADWP
- Casco kick-off meeting
- Obtain updated mover and rigger quotes
- Ongoing City communications & permitting support
- ANSI and electrical ongoing corrections
- SCAQMD Corn Oven Source Re-testing
- Asbestos roof abatement
- LADWP Commitment Letter Extension
- Procurement of substitute equipment



