

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 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
Totals	\$ 1,414,793	\$ 1,210,772	\$ 1,243,972

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

ID	Task Name	Duration	Start	Finish	Predecessors	% Complete
1	La Gloria Relocation	827 days?	Mon 2/28/22	Tue 4/29/25		66%
2	Project Kickoff	1 day	Mon 2/28/22	Mon 2/28/22		100%
3	Current State Documentation	5 days	Tue 3/1/22	Mon 3/7/22	2	100%
4	Finalize Equipment	5 days	Tue 3/8/22	Mon 3/14/22	3	100%
5	Cost Loaded Budget	10 days	Mon 2/28/22	Fri 4/22/22	255	100%
6	Layout	20 days	Tue 3/15/22	Mon 4/11/22		100%
7	Block layout	2 wks	Tue 3/15/22	Mon 3/28/22	4	100%
8	Detailed Layout	2 wks	Tue 3/22/22	Mon 4/11/22	7	100%
9	Architect/Engineering	196 days?	Tue 3/15/22	Tue 12/13/22	755	80%
10	Sign Simon Order	0 wks	Tue 4/5/22	Tue 4/5/22		100%
11	Order final Drawings	631 days	Wed 5/25/22	Wed 10/23/24		81%
12	Work through health department concerns	53 days	Wed 5/25/22	Fri 6/30/22	11	100%
13	Final Comments from Health Department	19 days	Mon 10/3/22	Thu 10/27/22	13	100%
14	Prepare Health Department Corrections	1 day	Thu 12/1/22	Thu 12/1/22	14FS+17 days	100%
15	First Health Department Correction Meeting	12 days	Fri 12/2/22	Mon 12/19/22	15	100%
16	Second Health Department Corrections	1 day	Tue 12/20/22	Tue 12/20/22	16	100%
17	Second Health Department Meeting	1 day	Tue 12/20/22	Tue 12/20/22	16	100%
18	Health Department Peer Approval Original	1 day	Tue 12/20/22	Tue 12/20/22	16	100%
19	Health Department Peer Approval Original	2 wks	Wed 9/11/24	Tue 9/24/24	95	0%
20	Third Health Department Corrections (New Ovens & Processors)(TBD)	2 wks	Wed 9/25/24	Tue 10/8/24	20	0%
21	Fourth Health Department Corrections (New Ovens & Processors)(TBD)	2 wks	Wed 10/9/24	Tue 10/22/24	21	0%
22	Fifth Health Department Corrections (New Ovens & Processors)(TBD)	1 day	Wed 10/23/24	Wed 10/23/24	22	0%
23	Health Department Peer Approval Original (New Ovens & Processors)(TBD)	1 day	Wed 10/23/24	Wed 10/23/24	22	0%
24	Page Turn	1 day	Tue 7/2/24	Tue 7/2/24	11,111	0%
25	Environmental Engineering	803 days?	Fri 3/18/22	Tue 4/15/25		81%
26	Sign Environmental Engineer	3 days	Fri 3/18/22	Tue 3/22/22	10	100%
27	Prepare AQMD Permits	73 days	Wed 5/23/22	Tue 7/19/22	26	100%
28	AQMD Review	6 mos	Wed 7/6/22	Tue 12/20/22	27	100%
29	Stormwater Permits	4 mos	Wed 5/23/22	Tue 7/12/22	28	100%
30	Wastewater Permitting	6 mos	Wed 5/23/22	Tue 9/6/22	26	100%
31	Mechanical Inspection & Corrections	552 days?	Mon 3/8/23	Tue 4/15/25		89%
32	Collect Bids	35 days	Mon 3/6/23	Fri 4/1/23	86	100%
33	Select Vendor CSA	14 days	Mon 4/24/23	Thu 5/11/23	32	100%
34	Inspection and Corrections Report	16 days	Fri 5/12/23	Fri 6/2/23	33	100%
35	Collect Bids for Mechanical Corrections	160 days	Mon 5/5/23	Fri 11/2/24	34	100%
36	Mechanical Corrections Summary	3 days	Mon 11/5/24	Wed 11/7/24	35	100%
37	New Oven Vendors	9 wks	Thu 11/8/24	Wed 3/20/24	36	100%
38	City Oven Replacement Review & New Oven Selection	2.4 wks	Thu 3/21/24	Fri 4/5/24	37	100%
39	Over Spond Quotes Sent to City Awaiting for Funding	1 day?	Mon 4/8/24	Mon 4/8/24	38	0%
40	New Oven Procurement (Timeline TBD)	3 mos	Tue 4/9/24	Mon 7/1/24	39	0%
41	Mechanical Certification	10 days	Wed 4/2/25	Tue 4/15/25	40,124,125	0%
42	Electric Certifications	818 days	Tue 3/15/22	Tue 4/29/25		83%
43	Sign TVI	15 days	Tue 3/15/22	Mon 4/4/22	4	100%
44	Perform Testing	14 wks	Tue 4/5/22	Mon 7/11/22	43	100%
45	Collect Bid for Corrections	20 days	Tue 7/12/22	Mon 8/8/22	44	100%
46	Implement Corrections	1 day	Tue 8/9/22	Wed 11/1/25	45	0%
47	UL Electric Drawings at Relocation Site	2 wks	Wed 4/2/25	Tue 4/15/25	46,124,125	0%
48	Electric Certification	10 days	Wed 4/15/25	Tue 4/29/25	119,125,47	0%
49	Health Department ANSI Testing and Corrections	635 days?	Wed 11/23/22	Tue 4/15/25		63%
50	Sign MEMO	0 days	Wed 11/23/22	Fri 12/23/22	14	100%
51	Perform Testing and Receive Report	5.2 wks	Fri 12/23/22	Fri 1/27/23	50	100%
52	Bid Out ANSI Corrections	181 days	Mon 1/30/23	Mon 10/9/23	51	100%
53	Evaluate & Review Bids	35 days	Tue 10/10/23	Mon 11/27/23	52	100%
54	Health ANSI Corrections Vendor	17 days	Tue 11/29/23	Wed 12/20/23	53	100%
55	Implement Corrections - Mixers & Conveyors	90 days	Thu 12/21/23	Wed 4/24/24	54	0%
56	Processor Replacement	364 days?	Mon 10/8/23	Thu 6/20/24		53%
57	Processors Not Repairable Findings Report	5 days	Mon 1/30/23	Wed 2/27/23	54	100%
58	New Processor Vendor Quotes	28 days	Thu 12/28/23	Mon 3/5/24	57	100%
59	City Review of Processor Quotes	0 wks	Mon 2/5/24	Mon 2/5/24	58	100%
60	Obtaining additional Processor Quotes Per City Direction	6 days	Wed 2/7/24	Wed 2/14/24	59	100%
61	City Review of all Processor Quotes	14 days	Wed 2/15/24	Tue 3/5/24	60	100%
62	City Request for Processor Specifications	0 days	Wed 3/6/24	Wed 3/6/24	61	100%
63	City Review and Approval for Processor Replacement	11 days	Thu 3/7/24	Thu 3/21/24	62	100%
64	Obtaining Signed Agreement Between Vendor & La Gloria	4 days	Fri 3/22/24	Wed 3/27/24	63	100%
65	Processor Signed Quote Sent to City Awaiting for Funding	1 day?	Thu 3/28/24	Thu 3/28/24	64	0%
66	New Processor Procurement (Timeline TBD)	3 mos	Fri 3/22/24	Thu 6/20/24	65	0%



