

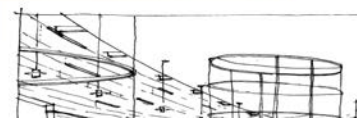


# 2000 Animal Facilities Bond Program

Status Report - March 2016



SCHEMATIC RENDERINGS OF EXHIBIT/LOBBY SPACE



## Board of Animal Services Commission

David Zaft, President  
Larry Gross, Vice President  
Jennifer Brent, Commissioner  
Roger Wolfson, Commissioner  
Alana Yanez, Commissioner

## Administrative Oversight Committee Members

Matt Szabo, Mayor's Office  
Miguel A. Santana, City Administrative Officer  
Sharon Tso, Chief Legislative Analyst  
Gary Lee Moore, City Engineer  
Brenda F. Barnette, Dept. of Animal Services



Prepared by the  
Bureau of Engineering Program Management Team





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#### NOTES:

1. A solid diamond bullet (◆) denotes information or text that has changed since last month's report.
2. A solid square bullet (■) denotes information or text that has not changed since last month's report.



**1.0 EXECUTIVE SUMMARY**

**1.1 Program Summary**

- ◆ This status report summarizes the overall activities for the 2000 Animal Facilities Bond Program, and is issued every other month. The current report includes an overview of progress through February 2016.
- The Animal Facilities Bond Program consists of eight projects and eight phase II projects which were approved by Oversight Administrative Committee on July 28, 2011 and adopted by City Council on September 27, 2011 with the following scope of work:

PHASE I	
3 Animal Service Centers:	Renovation and expansion of existing buildings on the same sites.
3 Animal Service Centers:	Acquisition of new sites and construction of new buildings to replace existing facilities.
2 Animal Service Centers:	Acquisition of new sites and construction of new buildings.
PHASE II	
7 Animal Service Centers:	Tenant improvements for existing facilities.
1 Animal Service Annex:	In conjunction with proposed South Los Angeles Shelter which includes acquisition of land and construction of an emergency holding facility.

**1.2 Program Schedule**

- ◆ The Program Schedule adopted by the AOC provides for completion schedule for all Animal Care Center projects. The Program Schedule details are reported in Section 2.0.

**1.3 Program Budget**

- The Expenditure Program details budget categories approved by AOC. General Obligation Bond sales and interests accrued are the sources of funds for the Program Budget. There is an addition of \$3.0 million from Capital

Improvement Expenditures Program of the City Budget and corresponding increase in scope of work to the Program.

The Program Budget details are reported in Section 3.0.

**1.4 Project Status Summary**

- Site/Land Acquisition: All Land Acquisition required for the Program has been completed.

◆ Project Status:

Eight phase II projects were approved by City Council on September 27, 2012. Five out of the eight phase II projects have been completed. One project, Old South Los Angeles Animal Shelter was canceled.

**North Central Animal Shelter Phase II**

The project was advertised to bid in December 2014. Bids were open on February 4, 2015. Seven bids were received ranging from \$10.6 to \$17.6 million. On April 13, 2015, Board of Public Works rejected all seven bids due to bidders not complying with the bid documents. Project is currently being redesigned to meet construction budget.

**West Valley Animal Shelter Phase II**

Construction is progressing. GSD has started framing the rooms at the medical and laundry area. Plumbing and electrical rough-ins are also currently being installed. Project is approx. 48% complete and projected to be completed in June 2016.

**East Valley Animal Shelter Phase II**

Project was completed on September 10, 2015

**Harbor Animal Shelter Phase II**

Project was completed on March 27, 2015.

**South Los Angeles Annex Phase II**

Project was completed on March 23, 2015.



**West Los Angeles Animal Shelter Phase II**

Project was completed on October 31, 2014.

**New South Los Angeles Animal Shelter Phase II**

Project was completed in May 2014.

**Old South Los Angeles Animal Shelter Phase II**

Project was started and was canceled.

**1.5 Program Management Activities.**

- ◆ The architectural firm’s contract for North Central Animal Shelter Phase II project is being amended. City Attorney approved the amendment contract is currently being processed with the CAO office.

**1.6 Key Issues**

- South Los Angeles Animal Shelter will be closed soon by the Bureau of Contract Administration. The Bureau of Contract Administration wrote a Board Report to accept the project. Bureau of Engineering reviewed the report and is currently being routed to management for review.

■ **North Central Park Property Transfer:**

Council Motion dated July 13, 2001 calls for an area at the North Central Animal Services Facility, which was under jurisdiction of Department of Animal Services but used by area residents as a park, to be transferred to the Department of Recreation and Parks (R&P) as a dedicated pocket park. The Motion further clarifies the area to be transferred as the area currently maintained by R&P. The Motion provides a land parcel number which included the area to be transferred as well as the parking area for the Animal Shelter Facility.

The legal description of the property transfer and recordation in the county records in August 2003 by GSD included the existing parking lot of the Shelter Facility.

Council approval of the Initial Study of the project in November 2002 calls for modifying the existing parking lot for expansion of the facilities and meeting the new parking requirements.

There was a concern expressed by the R&P and Council District One (CD 1) about the limits of the pocket park. The related information was provided to CD 1 for their review. GSD was requested to review the documents to correct the error in legal description of the transferred property.

In a meeting held on September 13, 2006, with representatives from CAO, CD 1, R&P, GSD, BOE and DAS, it was agreed to keep the park limit as intended by the Council Motion. The City attorneys are working on addressing the earlier dedication of the land, by the Board of R&P, based on erroneous legal description.

The transfer of land reverting to the original condition of the land was never recorded by GSD. The last communication was on 9/21/06 between the City Attorney and GSD stating to have the City Attorney coordinate with the Mayor to sign and acknowledge the corrected legal description document and GSD would record the signed legal document.



## 2.0 SCHEDULE

### 2.1 Master Program Schedule

- The Master Program Schedule for the 2000 Animal Facilities Bond Program establishes the baseline schedule. Progress in relation to the Master Schedule is diagrammed in the following Primavera bar chart.
  
- ◆ The schedule diagram on the following pages shows two bars for each Animal Service Center project. The patterned top bar is the “baseline schedule”, as established in the approved Master Schedule through November 2019. The solid bar is the “current update” that tracks actual start and progress through February 2016.
  
- The differently colored bars on the diagram identify the major phases of the Program. The major phases include site/property acquisition, design, bid & award, and construction.
  
- The land acquisition for all the five sites has been completed.
  
- ◆ The construction for Phase I & Spay and Neuter Clinics projects has been completed. Phase II projects are currently in design and/or in construction:

Description	Ahead	On	Behind
<b>Completed Project:</b>			
South Los Angeles New		\	
South Los Angeles New Phase II	\		
West Los Angeles Phase II	\		
South Los Angeles Annex		\	
Harbor Phase II		\	
Old South Los Angeles		\	
East Valley Phase II		\	

Description	Ahead	On	Behind
<b>Project in Construction:</b>			
North Central Phase II			\
West Valley Phase II		\	





## 3.0 FINANCE AND BUDGET

### 3.1 Finance

- The Animal Facilities Bond Program was mainly financed through four bond sales which provided a total of \$154,142,000 for the Program. Additionally, \$3,000,000 from the General Fund was allocated to the Program as part of the fiscal year 2006-2007 CIEP Program for construction of Spay and Neuter Clinics for five projects.

Detail information of bond sales is as follows:

- The bond sale of July 2001, adopted by the City Council on July 31, 2001 provided \$36,725,000 under 15G - GOB Series 2001A – Animal Shelter Construction Fund.
- The bond sale of May 2002 provided \$31,000,000 under 15L – GOB Series 2002A – Animal Shelter Construction Fund.
- The bond sale of July 2003 provided \$75,400,000 under 15S – GOB Series 2003A – Animal Shelter Construction Fund.
- The bond sale of July 2006 provided \$11,017,000 under 16K – GOB Series 2006A – Animal Shelter Construction Fund.

The Program's current budget of \$184,158,714 is based on the funds provided through the above bond sales, accrued interest of \$19,364,209; \$3,000,000 from CIEP General Fund money for construction of Spay & Neuter Clinics; Bond Premium of \$2,778,505; and estimated \$4,875,000 for compensation to the Program for the original site of the South Los Angeles Animal Shelter Project at Western Avenue. This budget was approved by the Oversight Committee on June 25, 2009.

### 3.2 Program Budget and Use of Funds

The Program had an initial budget of \$154,142,000, as approved by the voters on the November 2000 ballot, which authorized the issuance of General Obligation Bonds for animal shelters. Each animal shelter project has specific budgets allocated for design, construction, and "other direct costs". The "other direct costs" comprise of design and construction costs of services provided by the City staff, such as environmental approvals, survey, etc., normally provided in the private sector by design consultants or contractors. The budget revisions are as follows:

- Three bond sales of July 2001, May 2002 and July 2003 provided \$143.1 million for the Program. The Animal Facilities Bond Program currently has a total budget of \$159,194,403, including accrued interest of \$5,053,403, as approved by the Oversight Committee on February 3, 2005.
- On October 31, 2002, the Administrative Oversight Committee (AOC) approved the recommendation to reallocate funds for various projects, within the approved total Program budget of \$154.14 million, to take into account the Kennel Plan changes, property acquisition costs, and other project costs.



- On May 15, 2003, AOC approved transfer of \$0.39 million in excess funds from the South Los Angeles Annex Renovation Project, after its completion, to the South Los Angeles New Project.
- On March 25, 2004, AOC approved reallocation of funds totaling \$0.83 million from the Contingency Account to land acquisition for the Harbor Replacement and South Los Angeles New Projects.
- On May 27, 2004, AOC allocated \$5,053,403 of interest money to the Program budget, increasing it to \$159,194,403. The amendment allocated \$1.0 million from the interest money for payment of future arbitrage assessment and \$4,053,403 to the Program Contingency Account.

Additionally, the amendment provided for reallocation of funds from Contingency to Harbor project for increased design and land acquisition costs, and to land acquisition budget for South Los Angeles project. The excess remaining funds from land acquisition for Northeast Valley project were transferred to the Contingency Account.


- On September 30, 2004, AOC approved reallocation of funds for the communication systems and ITA costs, shown in the category of “other direct costs”, to construction budget of the projects, and as a separate line item in Program Costs. Additionally, AOC approved reallocation of \$2.8 million from Contingency to construction budget for West Los Angeles, Northeast Valley and Harbor Projects, and legal support services by City Attorney’s office.
- On November 18, 2004, AOC approved allocation of \$0.97 million from the Contingency Account to East Valley, North Central, and Harbor Projects to accommodate revised forecasts for design and construction expenditures.
- On February 3, 2005, the Oversight Committee approved reallocation of \$0.7 million from Program contingency to the South Los Angeles project’s land acquisition budget. The remaining excess funds of \$0.61million in land acquisition budgets for the West Los Angeles and Harbor projects were allocated to Contingency. The Program Contingency Account was reduced by \$.09 million.
- On August 25, 2005, the Oversight Committee approved reallocation of \$0.7 million to the budget for the land acquisition costs and \$0.2 million to the budget for design costs from the budget for the construction costs for the East valley project. Additionally, the Committee approved reallocation of \$ 0.03 million from the budgets for the construction costs to the land acquisition budgets for both the Harbor and West Los Angeles projects.
- On June 29, 2006, the Oversight Committee approved increase in scope of the Program to include tenant improvements of the space provided for Spay & Neuter Clinics for five of the projects utilizing \$3.0 million provided in the Capital Improvement Expenditure Program of the City Budget for that purpose; thereby, the program budget was at \$162,194,403.





- On March 29, 2007, the Oversight Committee approved increase in budget for the Office of Accounting by \$75,000 with a transfer from the Program Contingency.
- On November 29, 2007, the Oversight Committee approved increase in budget for the program from \$162,194,403 to \$180,809,803 for the funds received from earned interest and other sources. The increase included accrued interest of \$10,961,895. Additionally, the Committee approved reallocation of funds between different categories of the budget.
- On February 28, 2008, the Oversight Committee approved an increase in the budget for the construction of Spay & Neuter Clinics of \$200,000.
- On March 28, 2008, the Council directed for Prop. F funds to provide \$200,000 for Controller’s Audit (Council File: 07-0421-S1).
- On June 25, 2009, the Oversight Committee approved increase in budget for the program by \$3,348,911 to \$184,158,714 for the funds received from earned interest and other sources. Additionally, the Committee approved reallocation of funds between different categories of the budget.
- On September 27, 2011, the Council approved the Animal Facilities Program revised budget of \$184.73 million and authorized a Phase II Program in the amount of \$14.18 million (Council File: 10-1759-S1).
- On September 26, 2013, the Oversight Committee approved a revised budget for Phase II Program from \$14.18 million to \$15.99 million. About \$1.8 million will be transferred from program contingency into Phase II Program, leaving approximately \$0.5 million in contingency.
- On September 25, 2014, the Oversight Committee approved a revised budget for North Central Phase II Project from \$10.66 million to \$11.63 million due to the soil remediation. About \$0.96 million will be transferred from South Los Angeles (St. Andrews Place) project, leaving approximately \$13.8 million in the budget.
- On May 28, 2015, the Oversight Committee approved a revised budget for West Valley Animal Shelter Phase II Project from \$1,172,446 million to \$1,562,649 million. About \$390,203 will be transferred from construction saving of the South Los Angeles Annex (\$230,000) and Harbor Animal Shelter Phase II (\$160,203) projects, which both projects have been completed.



 <b>PROGRAM BUDGET*</b> <b>ANIMAL FACILITY BOND PROGRAM</b>						
Animal Shelter	CD	Land Cost	Design Cost	Construction Cost	Other Direct Cost	Total Cost
East Valley Replacement	6	\$6,700,000	\$1,700,000	\$14,198,000	\$377,000	\$22,975,000
Northeast Valley New	7	\$2,500,000	\$1,380,000	\$15,130,000	\$335,000	\$19,345,000
Harbor Replacement	15	\$4,485,000	\$1,000,000	\$12,000,000	\$240,000	\$17,725,000
North Central Renovation	1	\$0	\$1,280,000	\$8,950,000	\$320,000	\$10,550,000
South L.A. Annex	10	\$0	\$130,000	\$0	\$10,000	\$140,000
South L.A. New (Western Ave.)	8	\$5,857,831	\$1,010,856	\$25,673	\$105,640	\$7,000,000
South L.A. (St. Andrews Place)	8	\$0	\$1,350,000	\$12,035,000	\$450,000	\$13,835,000
West L.A. Replacement	11	\$12,547,610	\$902,000	\$11,370,000	\$180,390	\$25,000,000
West Valley Renovation	12	\$0	\$1,570,000	\$15,430,000	\$100,000	\$17,100,000
Spay & Neuter Clinics	Various	\$0	\$175,000	\$3,930,000	\$12,500	\$4,117,500
N. Central Renovation Phase II	1	\$0	\$826,000	\$10,534,516	\$269,000	\$11,629,516
West Valley Renovation Phase II	12	\$0	\$60,000	\$1,462,649	\$40,000	\$1,562,649
Old South Los Angeles (Phase II)	10	\$0	\$0	\$133,651	\$0	\$133,651
South Los Angeles Annex (Phase II)	8	\$1,115,000	\$134,000	\$1,300,000	\$100,000	\$2,649,000
East Valley (Phase II)	6	\$0	\$65,000	\$400,668	\$13,000	\$478,668
West Los Angeles (Phase II)	11	\$0	\$0	\$142,623	\$0	\$142,623
Harbor (Phase II)	15	\$0	\$0	\$315,893	\$0	\$315,893
New South Los Angeles (Phase II)	8			\$40,000		\$40,000
1% Art	Various					\$705,000
GSD Post Construction Improvements	Various					\$2,385,000
<b>PROJECT SUBTOTALS</b>		<b>\$32,090,441</b>	<b>\$10,497,856</b>	<b>\$93,068,673</b>	<b>\$2,130,530</b>	<b>\$157,829,500</b>
Program Contingency						\$451,877
Arbitrage Liability (estimated)						\$500,000
Bond Issuance						\$26,538
Controller's Audit						\$121,000
Master Facilities Study, Lease						\$784,000
City Staff Cost (details below)						\$ 25,018,000
- PM/CM - Bureau of Engineering & Consultant			\$ 15,785,000			
- Department Animal Services			\$ 2,945,000			
- Office of Accounting			\$ 1,143,000			
- Office of Chief Legislative Analyst			\$ 243,000			
- City Administrative Office			\$ 572,000			
- General Services Department			\$ 325,000			
- ITA			\$ 635,000			
- City Attorney			\$ 88,000			
- Contract Administration			\$ 3,282,000			
<b>Total</b>						<b>\$184,730,915</b>

\* The Administrative Oversight Committee approved this Program Budget on May 28, 2015.



### 3.3 Budget vs. Actual Expenditures

ANIMAL SERVICE CENTER		APPROVED BUDGET	EXPENDITURES Feb-16	TOTAL EXPENDITURES
1 North Central Renovation (Phase II) 	Land Acquisition	\$0	\$0	\$0
	Design Cost	\$826,000	\$0	\$457,058
	Construction Cost	\$10,534,516	\$0	\$120,000
	Other Direct Costs	\$269,000	\$0	\$276,006
	<b>** Sub-Total</b>	<b>\$11,629,516</b>	<b>\$0</b>	<b>\$853,064</b>
2 West Valley Renovation (Phase II) 	Land Acquisition	\$0	\$0	\$0
	Design Cost	\$60,000	\$0	\$88,101
	Construction Cost	\$1,462,649	\$150,939	\$278,035
	Other Direct Costs	\$40,000	\$6,453	\$12,459
	<b>Sub-Total</b>	<b>\$1,562,649</b>	<b>\$157,392</b>	<b>\$378,595</b>
3 Old South Los Angeles Old (Phase II) 	Land Acquisition	\$0	\$0	\$0
	Design Cost	\$0	\$0	\$0
	Construction Cost	\$133,651	\$0	\$133,651
	Other Direct Costs		\$0	\$28
	<b>** Sub-Total</b>	<b>\$133,651</b>	<b>\$0</b>	<b>\$133,679</b>
4 South Los Angeles Annex (Phase II) 	Land Acquisition	\$1,115,000	\$0	\$1,115,000
	Design Cost	\$134,000	\$0	\$75,831
	Construction Cost	\$1,300,000	\$0	\$983,850
	Other Direct Costs	\$100,000	\$0	\$27,383
	<b>*** Sub-Total</b>	<b>\$2,649,000</b>	<b>\$0</b>	<b>\$2,202,064</b>
5 East Valley (Phase II) 	Land Acquisition	\$0	\$0	\$0
	Design Cost	\$65,000	\$0	\$37,139
	Construction Cost	\$400,668	\$0	\$244,596
	Other Direct Costs	\$13,000	\$0	\$1,291
	<b>Sub-Total</b>	<b>\$478,668</b>	<b>\$0</b>	<b>\$283,026</b>
6 West Los Angeles (Phase II) 	Land Acquisition	\$0	\$0	\$0
	Design Cost	\$0	\$0	\$0
	Construction Cost	\$142,623	\$0	\$104,083
	Other Direct Costs	\$0	\$0	\$0
	<b>Sub-Total</b>	<b>\$142,623</b>	<b>\$0</b>	<b>\$104,083</b>
7 Harbor (Phase II) 	Land Acquisition	\$0	\$0	\$0
	Design Cost	\$0	\$0	\$0
	Construction Cost	\$315,893	\$0	\$315,572
	Other Direct Costs	\$0	\$0	\$0
	<b>Sub-Total</b>	<b>\$315,893</b>	<b>\$0</b>	<b>\$315,572</b>
8 South Los Angeles New (Phase II) 	Land Acquisition	\$0	\$0	\$0
	Design Cost	\$0	\$0	\$0
	Construction Cost	\$40,000	\$0	\$14,464
	Other Direct Costs	\$0	\$0	\$0
	<b>Sub-Total</b>	<b>\$40,000</b>	<b>\$0</b>	<b>\$14,464</b>
<b>PHASE I BUDGET AND EXPENDITURE</b>		\$137,787,500.00		\$135,858,141
1% Art		\$705,000	\$0	\$0
*GSD Post Construction Improvements		\$2,385,000	\$0	\$1,200,211
<b>PROJECT SUBTOTAL</b>		<b>* \$157,829,500</b>	<b>\$157,392</b>	<b>\$141,342,899</b>
Program Contingency		\$451,877		\$0
Arbitrage Liability		\$500,000		\$0



### 3.3 Budget vs. Actual Expenditures

ANIMAL SERVICE CENTER	APPROVED BUDGET	EXPENDITURES Feb-16	TOTAL EXPENDITURES
Bond Issuance	\$26,538		\$26,537
Controllor's Audit	\$121,000		\$108,900
Master Facilities Study, Lease	\$784,000		\$0
<b>BOND/MGMT/CONT SUBTOTAL</b>	<b>\$1,883,415</b>		<b>\$135,437</b>
<b>City Staff Costs</b>			
PM/CM- Bureau of Engineering & Consultant	\$15,785,000	\$66,374	\$14,122,541
ITA	\$635,000	\$0	\$486,953
Chief Legislative Analyst	\$243,000	\$0	\$6,443
City Attorney	\$88,000	\$0	\$103,940
Dept. of General Services	\$325,000	\$0	\$738,012
Dept. of Animal Services	\$2,945,000	\$0	\$2,451,605
City Administrative Office	\$572,000	\$0	\$456,746
Office of Accounting	\$1,143,000	\$15,060	\$936,258
Contract Administration	\$3,282,000	\$105	\$3,245,076
<b>City Staff Subtotal Costs</b>	<b>\$25,018,000</b>	<b>\$81,539</b>	<b>\$22,547,574</b>
<b>TOTAL PROGRAM USE OF FUNDS</b>	<b>\$184,730,915</b>	<b>\$238,931</b>	<b>\$164,025,910</b>
<b>SOURCE OF FUNDS</b>			
General Obligation Bond Proceeds	\$154,141,000		
Additional Interest Income and Other Receipts			
Available through end of December 2014	\$22,438,735		
Available Bond Sale Premium	\$2,779,505		
Spay & Neuter Buildout provided in CIEP	\$3,000,000		
<b>TOTAL PROGRAM SOURCE OF FUNDS</b>	<b>\$182,359,240</b>		

\*Includes expenditure for South Los Angeles at Western site. About \$3.66 million will be transferred from CRA for compensation of land. Bureau of Engineering is reconciling the expenditures. Bureau of Engineering reviewing charge to each project for accuracy.

\*\* HVAC units purchased will be installed at North Central Animal Services Center

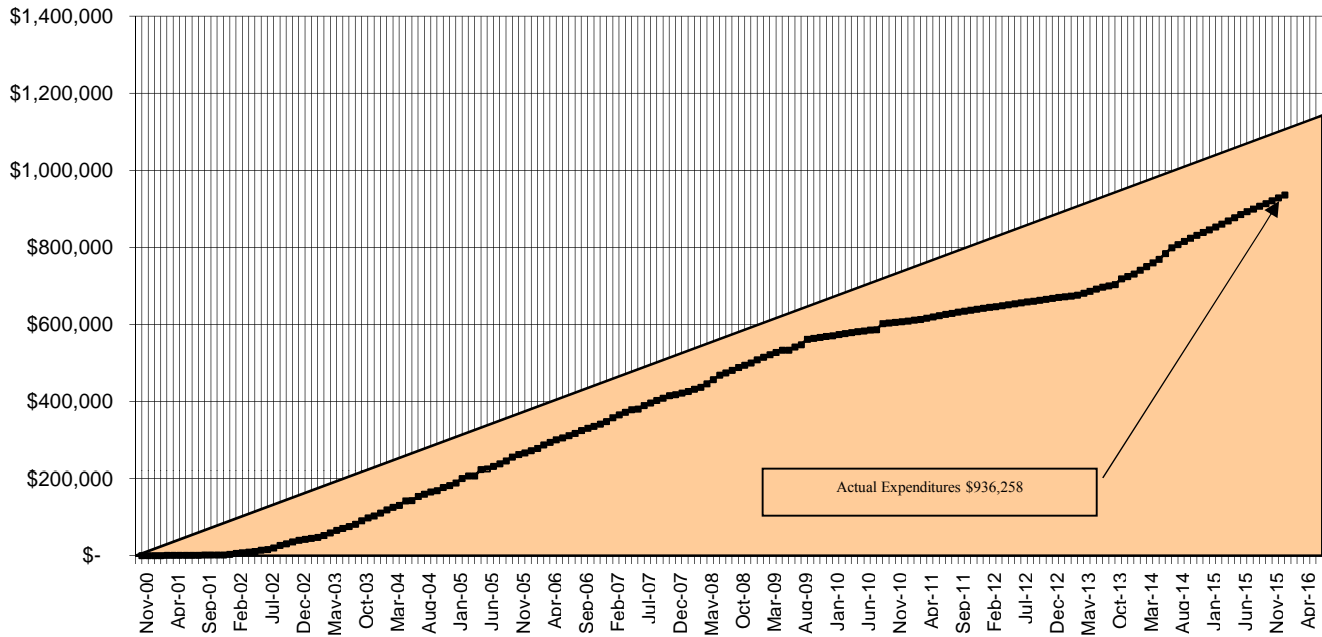
\*\*\* Administrative action in the 2013-14 CPR (3rd). Transfer of \$1,115,000 to Proposition 2 for the purchase of land for the South Los Angeles Annex.



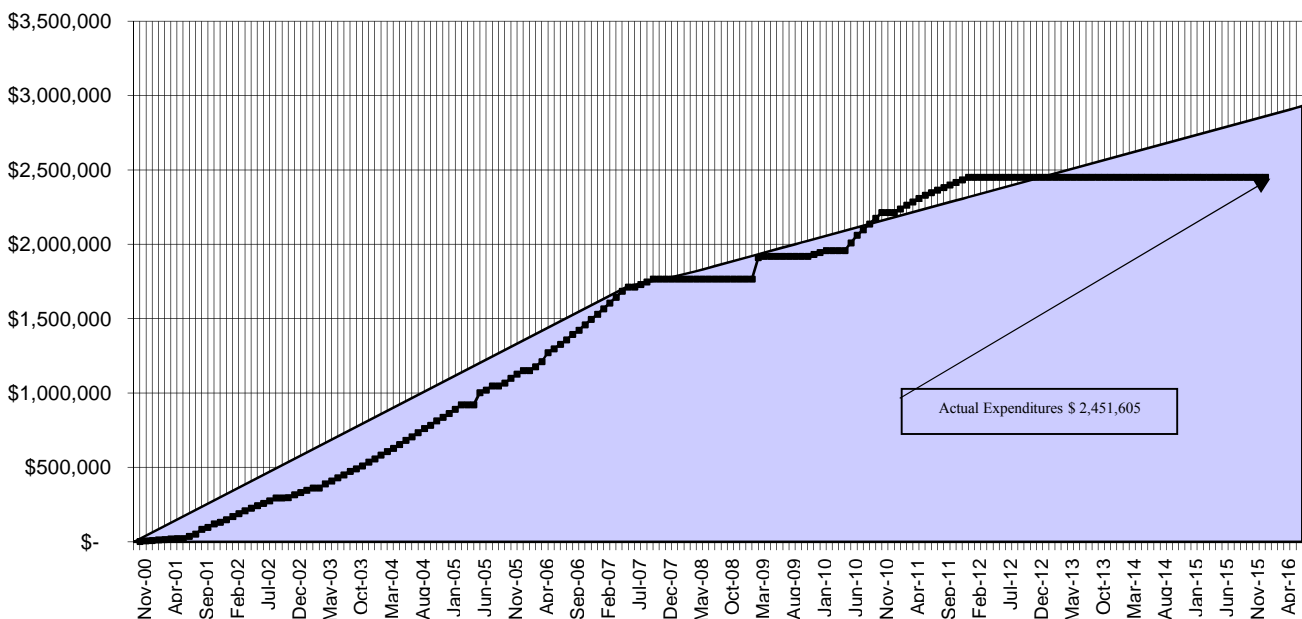
### 3.4 City Staff Costs

- ◆ The following diagrams show projected City Staff costs for each department from December 2002 to February 2016. The plotted graphs show actual expenditures for various groups through February 2016.

#### Accounting

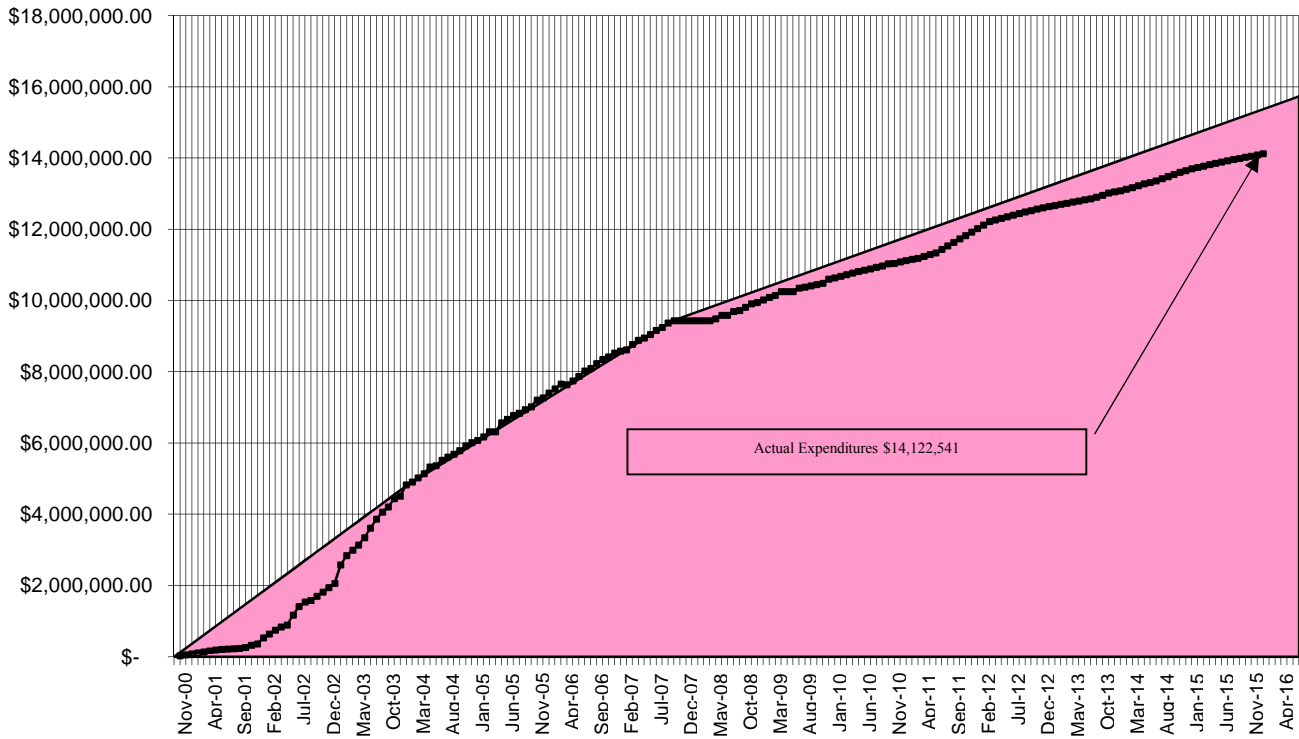


#### Animal Services

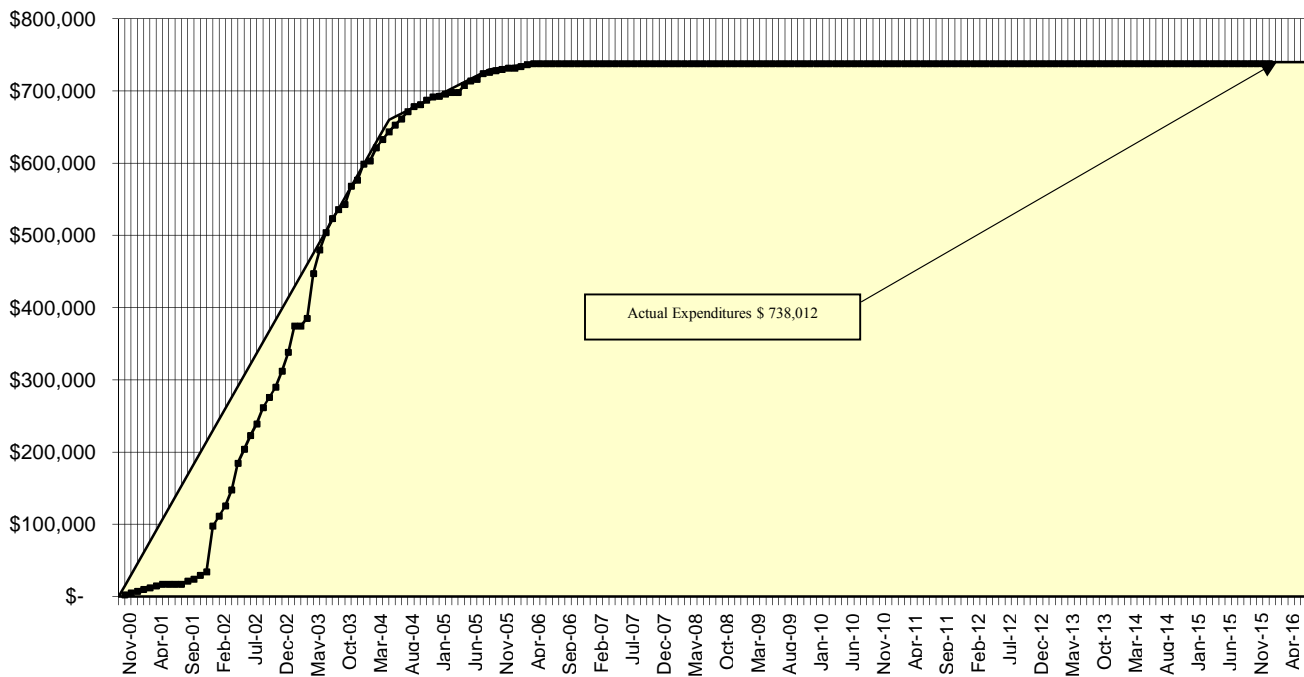




### PM/CM

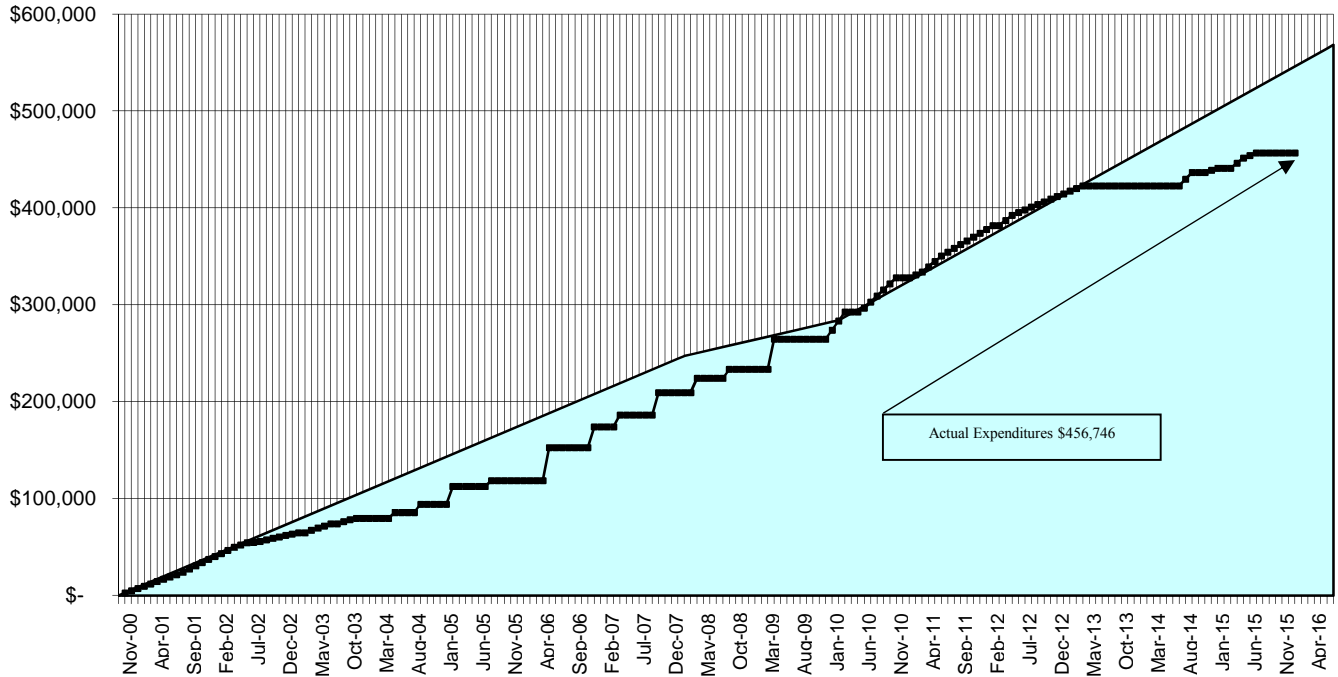


### General Services

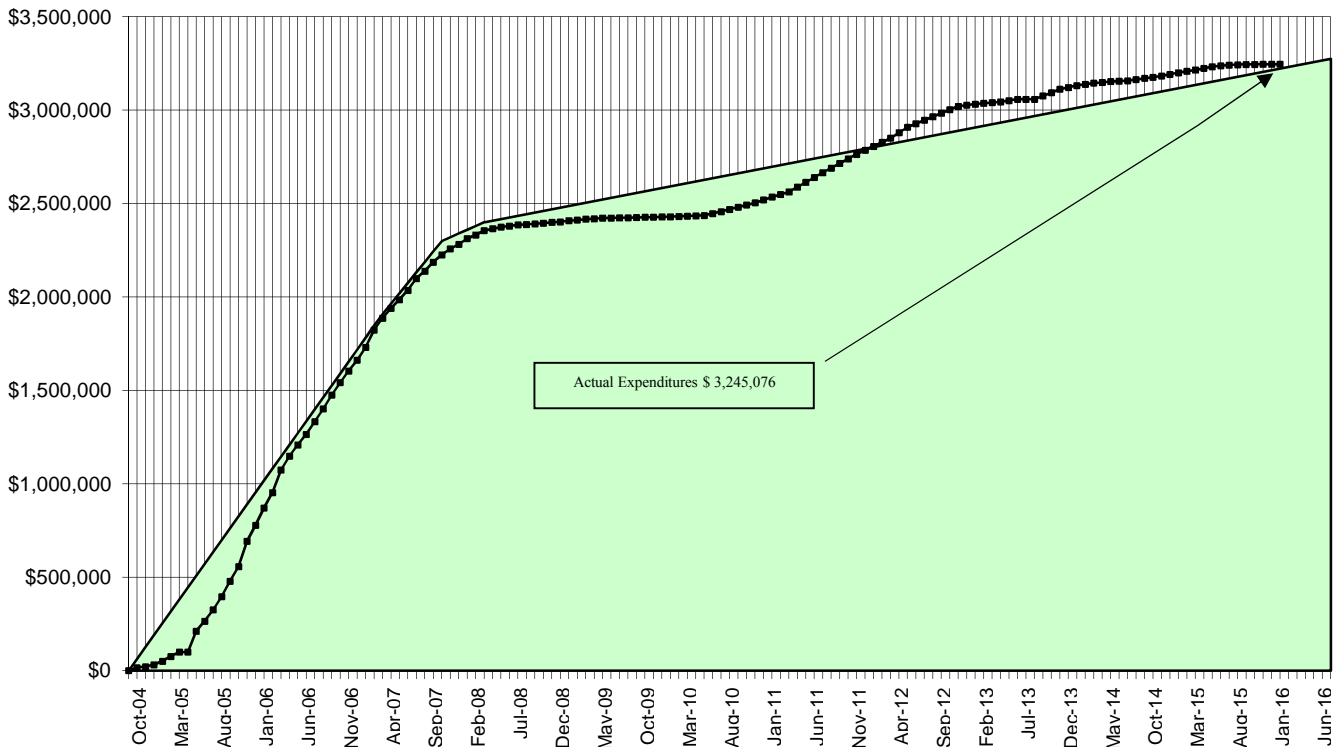




### CAO



### Contract Administration





## 4.0 PROJECT STATUS

### 4.1 Project Status Reports

- The following pages provide a brief progress report for each of the twenty Animal Service Center projects. The reports highlight and identify key contacts, planned scope of work, progress to date, an overview of construction costs and percent complete for the current phase.
- The pie chart in the right hand column uses a color coding system to designate the phase of each project. The colors for each phase are:

Tan	Site Selection & Land Acquisition
Pink	Pre-Design
Blue	Design
Yellow	Bid & Award
Green	Construction
- The color coding system indicates work completed by a darker shade of each color and a lighter shade denotes work to be completed. For example, if a project is in design the pie chart starts as light blue. As progress is made, dark blue will indicate the approximate percentage of design work completed to date. The color coding system will be used for Site/Land Acquisition, Pre-Design, Design, Bid & Award and Construction.
- The construction estimate amounts include construction contingency.





2000 Animal Facilities Bond Program

Status Report - March 2016

ANIMAL SERVICE CTR.	CONTACTS	PLANNED SCOPE	CONSTRUCTION COST	PERCENT COMPLETE
<b>North Central Phase II</b> 3201 Lacy Street	Council Dist.: No. 1 – Gilbert Cedillo Project Mgr.: Alan Espiritu Phone: (213) 847-1696 Architect: Choy Architects Contractor:	Renovation of existing shelter.  Project is in Bid and Award: • Bids were rejected on Monday April 13, 2015 by Board of Public Works due to bidders not complying with the bid documents.	Bid Amount: CO's to date: Constr. Contract: Payment To Date:	 <div style="display: flex; justify-content: space-between; font-size: 8px;"> <span>Acquire Site</span> <span>Pre-Design</span> <span style="background-color: #0056b3; color: white;">Design</span> <span>Bid &amp; Award</span> <span>Constr.</span> </div>
<b>West Valley Phase II</b> 20655 Plummer Street	Council Dist.: No. 12 – Mitchell Englander Project Mgr.: Alan Espiritu Phone: (213) 847-1696 Architect: Bur. of Engr. Architectural Div. Contractor:	Renovation of medical, janitorial room, storage room and enclosing pathway towards small animal room.  Project is in Construction • GSD procured the building permits. GSD is currently demolishing walls at proposed renovation area.	Bid Amount: CO's to date: Constr. Contract: 1462649 Payment To Date: \$278,035	 <div style="display: flex; justify-content: space-between; font-size: 8px;"> <span>Acquire Site</span> <span>Pre-Design</span> <span style="background-color: #00b050; color: white;">Design</span> <span>Bid &amp; Award</span> <span>Constr.</span> </div>
<b>Old South Los Angeles</b> 3612 11th Avenue	Council Dist.: No. 10 – Herb J. Wesson, Jr. Project Mgr.: Alan Espiritu Phone: (213) 847-1696 Architect: Contractor:	Tenant Improvements of existing shelter. Scope of works includes the following: HVAC, roofing, drainage and painting.  Project is in Construction  * Scope of works were partially completed. However, the project was canceled.	Bid Amount: CO's to date: Constr. Contract: \$133,651 Payment To Date: \$133,651	 <div style="display: flex; justify-content: space-between; font-size: 8px;"> <span>Acquire Site</span> <span>Pre-Design</span> <span>Design</span> <span>Bid &amp; Award</span> <span style="background-color: #00b050; color: white;">Constr.</span> </div>
<b>South Los Angeles Annex</b> 5975 S. St. Andrews Pl.	Council Dist.: No. 8 – Bernard C. Parks Project Mgr.: Alan Espiritu Phone: (213) 847-1696 Architect: Bond Programs Contractor: GSD	Acquire and build a new annex as a dog exercise area, including parking, shade structures, watering stations, fencing and landscaping.  Project is Completed	Bid Amount: GSD CO's to date: \$213,694 Constr. Contract: \$1,300,000 Payment To Date: \$983,850	 <div style="display: flex; justify-content: space-between; font-size: 8px;"> <span>Acquire Site</span> <span>Pre-Design</span> <span>Design</span> <span>Bid &amp; Award</span> <span style="background-color: #00b050; color: white;">Constr.</span> </div>
<b>East Valley Phase II</b> 14409 Van Owen St.	Council Dist.: No. 6 – Nury Martinez Project Mgr.: Alan Espiritu Phone: (213) 847-1696 Architect: Contractor:	Tenant Improvements. Scope of works includes habitat display room, converting fountain to a get acquainted yard, adding surgical lights and replacing irrigation lines.  Project is Completed	Bid Amount: GSD CO's to date: Constr. Contract: \$400,668 Payment To Date: \$244,596	 <div style="display: flex; justify-content: space-between; font-size: 8px;"> <span>Acquire Site</span> <span>Pre-Design</span> <span>Design</span> <span>Bid &amp; Award</span> <span style="background-color: #00b050; color: white;">Constr.</span> </div>



ANIMAL SERVICE CTR.	CONTACTS	PLANNED SCOPE	CONSTRUCTION COST	PERCENT COMPLETE					
<b>West Los Angeles Phase II</b> 11361 W. Pico Blvd.	Council Dist.: No. 11 – Mike Bonin Project Mgr.: Alan Espiritu Phone: (213) 847-1696 Architect: Contractor:	Tenant Improvements. Scope of works includes enclosing the rabbit room, adding a HVAC unit, adding door with security card reader, covers for get acquainted yards and steps for small puppy kennels.	Project is Completed  Bid Amount: GSD CO's to date: Constr. Contract: \$142,000 Payment To Date: \$104,083						
				<table border="1"> <tr> <td>Acquire Site</td> <td>Pre-Design</td> <td>Design</td> <td>Bid &amp; Award</td> <td>Constr.</td> </tr> </table>	Acquire Site	Pre-Design	Design	Bid & Award	Constr.
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Acquire Site	Pre-Design	Design	Bid & Award	Constr.					
<b>Harbor Phase II</b> 957 N. Gaffey St.	Council Dist.: No. 15 – Joe Buscaino Project Mgr.: Alan Espiritu Phone: (213) 847-1696 Architect: Contractor:	Tenant Improvements. Scope of works includes adding conc. walkway, adding kennel covers, increasing the fence height, and reconfiguring the exotic animal room.	Project is Completed  Bid Amount: GSD CO's to date: Constr. Contract: \$416,096 Payment To Date: \$315,572						
				<table border="1"> <tr> <td>Acquire Site</td> <td>Pre-Design</td> <td>Design</td> <td>Bid &amp; Award</td> <td>Constr.</td> </tr> </table>	Acquire Site	Pre-Design	Design	Bid & Award	Constr.
	Acquire Site	Pre-Design	Design	Bid & Award	Constr.				
			<table border="1"> <tr> <td>Acquire Site</td> <td>Pre-Design</td> <td>Design</td> <td>Bid &amp; Award</td> <td>Constr.</td> </tr> </table>	Acquire Site	Pre-Design	Design	Bid & Award	Constr.	
Acquire Site	Pre-Design	Design	Bid & Award	Constr.					
<b>South Los Angeles New Phase II</b> 6000 S. St.Andrews Place	Council Dist.: No. 8 Project Mgr.: Alan Espiritu Phone: (213) 847-1696 Architect: Contractor: GSD Construction Force	Tenant Improvements. Scope of works includes adding hose bibb and perimeter fence.	Project is Completed  Bid Amount: GSD CO's to date: Constr. Contract: \$40,000 Payment To Date: \$14,464						
				<table border="1"> <tr> <td>Acquire Site</td> <td>Pre-Design</td> <td>Design</td> <td>Bid &amp; Award</td> <td>Constr.</td> </tr> </table>	Acquire Site	Pre-Design	Design	Bid & Award	Constr.
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Acquire Site	Pre-Design	Design	Bid & Award	Constr.					

Note: The percent complete for projects in construction are based on the invoices paid by the Bond Program through the City Vendors or based on the expenditure reports being provided to the Bond Program by the GSD vs the construction budget.

# West Valley Animal Care Center Progress Photo



View of Laundry Area



View of Medical Area



The 2000 Animal Facilities Bond Program will build, repair, expand, renovate and replace 8 Animal Centers throughout Los Angeles



**Allan Kawaguchi**  
Program Manager

2000 Animal Facilities Bond Program  
March 2016 Monthly Status Report  
Prepared By  
Bureau of Engineering Program Management Team