



"We're here to Advise, Guide, and Assist so you can Build Safe, Well and Fast".

# BuildLA



Raymond S. Chan, C.E., S.E.  
General Manager

## This Issue:

Message from the General Manager

Parallel Development Process

Meet LADBS' New AGMs

Top 10 Projects

Service Enhancements

## Message from the General Manager Construction Activity Remains Robust

The table below provides a comparison YTD (7/1-3/31) between last fiscal year (FY) and the current FY for leading construction indicators. The data illustrates that constructions activity remains robust.

Construction Indicator	YTD 2013	YTD 2014	% Change	FY 14-15 Projection
Construction Valuation	3.589 Billion	5.174 Billion	+44%	7 Billion Valuation
Dwelling Units Permitted	7,889	10,587	+34%	14,000 Units
Permits Issued	98,781	103,031	+4%	144,000 Permits
Plans Checked	35,343	36,405	+3%	48,700 Plans
Inspections Made	520,728	551,288	+6%	738,000 Inspections

## Parallel Development Process (PDP) Makes the City of L.A. a Great Place to Develop!

*PDP saves time and money. A major development project must go through 4 phases: Entitlement, Design, Permitting, and Construction. Traditionally, each phase ran in series and required a long time to complete. Now, these phases can run in Parallel. Construction can start within months after conceptual plans have been submitted to the City for review, shortening the entire process by up to 2 years!*

*One-on-one assistance is provided through Development Services Case Management and Inspection Case Management to ensure projects are built Well, Safe, and Fast.*

Some PDP Projects		Conceptual Plan Submittal To Excavation
<b>Wilshire Grand</b> \$ 1.2 Billion	73-story Hotel/Office	10 months
<b>801 S. Olive</b> \$ 76 Million	33-story Residential	7 months
<b>Oceanwide Plaza</b> \$ 1 Billion	49-story Hotel 2 33-story Residential	5 months
<b>Metropolis</b> \$ 148 Million	18-story Hotel 38-story Residential	3 months
<b>Columbia Square</b> \$ 154 Million	20-story Residential	4 months
<b>Alameda Square</b> \$ 54 Million	10-story Parking	2 months

## Meet LADBS' 3 New Assistant General Managers (AGMs)



**Larry Galstian**  
Inspection Bureau Chief

Larry has been with the City for 29 years, first 2 years with Public Works and with LADBS for most part of the past 27 years. He promoted many times through the ranks from an Inspector to an Assistant Bureau Chief and then to Bureau Chief (AGM) in 10/2014. Larry has 17 years as an inspector and 12 years as a mid to high-level manager. He oversees LADBS' New Construction Inspection operations and is an innovative problem solver.



**Gio Dacumos**  
Technical Services Bureau Chief

Gio has been with the City for 20 years, first 2 years with Public Works and the past 15 years with LADBS. He promoted several times through the ranks from Systems Analyst to LADBS' Director of Systems in 2008 then to Bureau Chief (AGM) in 10/2014. Gio oversees LADBS' IT functions, including more than 15 major systems and support operations for 950 employees and 1 million web hits annually. He is LADBS' PM for BuildLA.



**Lincoln Lee**  
Code Enforcement Bureau Chief

Lincoln has been with the City/LADBS for the past 27 years. He promoted many times through the ranks from Structural Engineering Assistant II to an Assistant Bureau Chief in 2009 and then to Bureau Chief (AGM) in 2/2015. Lincoln was Chief of Case Management and was inspired to initiate/form many customer service improvements, including LADBS' Concierge program which has received many accolades from our customers.