

# L.A. BUILDING & SAFETY NEWS



*“We Synergize Development Services to Advise, Guide, and Assist so that you can Build Safe, Well, and Fast.”*

**Frank M. Bush**  
General Manager and Superintendent of Building



CONSTRUCTION  
ACTIVITY

LADBS IMPROVES  
OPS & SERVICES

TOP 10  
PROJECTS

CONSTRUCTION  
PROJECTS

DEPARTMENT  
NEWS

## CONSTRUCTION ACTIVITY REMAINS FIRM THROUGH SECOND QUARTER OF FISCAL YEAR 2018-19

The leading construction activity indicators point to a firm second quarter of Fiscal Year (FY) 2018-19. Plan Check Jobs Filed and Inspections Performed are all at similar levels or have increased compared to the same period last year. According to the Los Angeles County Economic Development Corporation, permits issued in LA County are expected to continue rising throughout the remainder of FY 2018-19. In 2013, Mayor Garcetti set a goal to permit 100,000 housing units (12,500 units on average per year) by 2021. At the close of the second quarter, a total of 89,442 new housing units have been permitted since 2013, **achieving over 89% of the Mayor’s goal with 30 months—or over 31.3% of time—remaining.** The table above, a comparison of leading construction indicators between the second quarters of FY 2017-18 and FY 2018-19, shows that construction projects are continuing to be developed and built — great news for the City of Los Angeles!

Construction Indicator	FY 2017-18 Q2 (Oct. 1– Dec.3)	FY 2018-19 Q2 (Oct.1– Dec. 3)	% Change	FY 2018-19 Budget Projections
Construction Valuation	1.9 Billion	1.9 Billion	0%	7.4 Billion
Plan Check Jobs Filed	18,556	19,400	5%	68,000
Inspections Performed	238,784	257,533	8%	1,000,000

### LADBS Continues to Improve Operations and Services and Applauds Staff for their Good Works



The Department continually looks for ways to improve operations and the services we provide. This process of continual improvement involves soliciting input from all of our stakeholders, including policy makers, customers, and LADBS staff. Based on feedback and conducting “best practice” analysis, the Department has made some well-designed enterprise wide changes to its organizational structure, procedures and protocols. These changes have enhanced our transparency and accountability and improved the delivery and effectiveness of our services. Thanks to LADBS staff whole heartedly embracing these changes, customers tell us that they have noticed the changes and like them!

Both Osama Younan, LADBS’ Executive Officer and I recognize the good works of our staff and the manner in which they deliver services — they help make LADBS a great department. We are also aware that occasionally some (customers or employees) may test the boundaries of appropriate behavior, but when that happens, we will deal with it swiftly, thoroughly and fairly.

We are proud to say that, through our collective efforts (yours and ours), the City has safe construction, improved environmental sustainability, reduced visual blight, and services that support the creation of lasting jobs.

We welcome your feedback on our services, so that we may continue to meet the evolving need for various types of services and methods of delivering them. Please see the “Commitment to Our Customers” box in the lower right corner of Page 2 of this newsletter for opportunities to provide feedback and/or request assistance regarding your project.

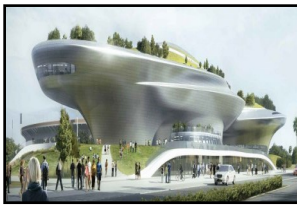
# LA's Top 10 Construction Projects

## Based on Construction Valuation Permitted Between 10/01/2018 — 12/31/2018

Project Address	Construction Valuation	Project Description
3800 S. Vermont Ave.	\$ 700,000,000	New 5-story museum with theater.
100 World Way	\$ 250,000,000	Core and shell for new 4-level, mixed-use basement.
6263 N. Topanga Canyon Blvd.	\$ 63,750,000	New 7-story 343 unit/ 4 guest room mixed-use apartment building.
1500 S. Granville Ave.	\$ 38,000,000	New 5-story 210 unit mixed-use apartment building.
947 S. Tiverton Ave.	\$ 36,143,195	Renovation of existing 14-story tower and underground parking structure.
110 E. 9th St.	\$ 23,237,001	Tenant improvement to existing office/showroom and retail building.
1255 S. Elden Ave., 1-93	\$ 17,317,000	New 5-story 185 unit apartment building.
926 N. Sycamore Ave.	\$ 15,919,664	Proposed 8-story multi-media production and services building.
1044 E. Jefferson Blvd.	\$ 14,585,000	Proposed 4-story 148 unit affordable housing apartment.
12444 W. Chandler Blvd.	\$ 14,000,000	New 5-story 69 unit mixed-use building.

### CONSTRUCTION PROJECTS

#### Update on the Lucas Museum of Narrative Art



Rendering courtesy of LADCP

On October 26, 2018, a permit was issued to Lucas Real Estate Holdings, Ltd. for the Lucas Museum of Narrative Art (LMNA) located at 3800 South Vermont Avenue. The project will feature a five-story, 110 foot tall building with 300,000 square

feet of floor area. The LMNA design has been updated to be more compact and is now split into two wings that merge at the fourth floor to feature the primary exhibition space. The top floor will feature additional exhibition space, a restaurant, and public roof garden. The museum will also include two theaters, a library, classrooms, and office space. Construction began in early 2018 and is expected to be completed in late 2021. The total project valuation for construction is \$700 million.

#### Supportive Housing Making Its Mark While Affordable Housing Continues to Rise

Throughout the City, several new supportive and affordable housing developments are underway. Supportive housing developments provide resources and services to seniors, veterans, homeless, disabled, and other individuals vulnerable to unstable housing. Affordable housing developments typically cater to low-, very low-, and extremely low-income families.

Below is a list of developments that include both supportive and affordable housing units\*

Project Address	Project Information**
1500 S. Granville Ave.	16 Low-income units; Valuation - \$38.0 million
11950 W. Missouri Ave.	73 Low-income units; Valuation - \$22.0 million
1127 N. Las Palmas Ave.	98 Senior, Homeless, and Disabled/Special Needs units; Valuation - \$13.25 million
4208 E. Huntington Drive South	83 Senior, Veteran, and Family units; Valuation - \$12.8 million

\*Sorted by highest permit valuation.

\*\*Affordable housing units may not include the total number of units for the project.

### DEPARTMENT NEWS

#### LADBS Upcoming Contract Opportunities

The Department has a number of contracting needs for various abatement and professional services. The best way to locate opportunities for your business to work with the City is by registering your company on the Los Angeles Business Assistance Virtual Network (LABAVN) website at [www.LABAVN.org](http://www.LABAVN.org). During or after registration, select any/all North American Industry Classification System (NAICS) codes that apply to your company. Once registered, LABAVN will automatically send out email notifications when bid opportunities are posted that match your company's NAICS codes. Below is a list of upcoming solicitations LADBS plans to release on LABAVN, sorted chronologically

Upcoming Contract Opportunities (Request for Bids/Proposals)	Est. Release Dates
<b>ePlan Services:</b> Online plan check functions and improvements to ePlanLA for the City of Los Angeles customers.	Spring 2019
<b>Fencing Services:</b> Fencing services to secure nuisance and/or abandoned properties throughout the City.	Spring 2019
<b>Graffiti Abatement Services:</b> Graffiti abatement services to paint over and obscure graffiti at nuisance and/or abandoned properties throughout the City.	Spring 2019
<b>Interactive Voice Response (IVR) System:</b> An interactive voice response system for customers to interact with the Department's inspection systems to schedule inspections, receive notifications/reminders, cancel inspections, etc. all via telephone.	Spring 2019
<b>Microfilm Services:</b> Microfilming, Digitizing, and Indexing for construction plans and oversized documents. Photo reproduction services for reverse imaging of oversized documents.	Spring 2019
<b>Engineer Training Seminars:</b> To design, develop, and deliver high quality and customized instructor-led classroom trainings on various Structural-Civil Engineering topics.	Summer 2019
<b>Queue Management Services:</b> Automated queue management system that provides expedited customer flow at LADBS Development Services Centers and reporting functions on productivity.	Summer 2019
<b>Systems Contract Programmers:</b> Information technology support personnel and contract programmers to work in the design, development, installation, implementation, maintenance, and support of computer applications, databases, software, network systems, data administration and management, and perform business and systems analysis.	Summer 2019

#### COMMITMENT TO OUR CUSTOMERS

Your project is important, so we strive to provide you with superb service and your feedback is important to maintaining this level of service. If you want to recognize a staff member, file a complaint, comment on the service you received, request additional assistance, or a second opinion on any plan check or inspection issues regarding your project, please provide feedback at LADBS' website at <https://ladbs.org> or call (213) 482-6755. LADBS' Customer Service Code of Conduct is posted at: <https://ladbs.org/our-organization/messaging/customer-service-code-of-conduct>.