



# County of Los Angeles CHIEF EXECUTIVE OFFICE

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Chief Executive Officer

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November 16, 2015

To: Supervisor Michael D. Antonovich, Mayor  
Supervisor Hilda L. Solis  
Supervisor Mark Ridley-Thomas  
Supervisor Sheila Kuehl  
Supervisor Don Knabe

From: Sachi A. Hamai  
Chief Executive Officer

## **REPORT ON PURSUING TRANSIT ORIENTED DEVELOPMENT OPPORTUNITIES ALONG THE CRENSHAW/LAX TRANSIT LINE (ITEM NO. 4, AGENDA OF MARCH 3, 2015)**

On March 3, 2015, the Board directed the Chief Executive Office (CEO) to work with the Probation Department (Probation) and Department of Public Works (Public Works) to determine the space needs and plan the relocation of Probation's Crenshaw office staff currently occupying 3606 West Exposition Boulevard to 3965 South Vermont Avenue. Also, the CEO was directed to determine the space needs and plan the relocation of staff and activities currently occupying 3965 South Vermont Avenue to allow for renovation of the facility. Furthermore, the Board directed the CEO to work with the Department of Public Social Services (DPSS) to relocate all activities at 953 East Redondo Boulevard and declare the property no longer needed for County purposes.

### **Probation's Crenshaw Office**

The Probation Crenshaw office located at 3606 West Exposition Boulevard has approximately 119 Probation staff providing various services to adults and juveniles. These services include camp community transition, financial evaluation, juvenile intensive gang supervision, adult supervision, narcotics testing unit, and school-based supervision.

Probation has submitted plans for the proposed Probation Crenshaw replacement office with a staffing requirement of up to 160 staff. The increase in staff is required to meet

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growing program needs and adequately cover the office's service area. Probation and CEO staff are currently reviewing the increased staffing requirement and associated space and parking needs.

The County-owned property at 3965 South Vermont Avenue, considered for the relocation of the Probation Crenshaw office, will accommodate the increased Probation staff requirement.

Public Works has recently revised a 2012 building assessment report for 3965 South Vermont Avenue, and updated the estimate cost to renovate the building (Attachment A). The building was built in 1966 and needs a complete renovation and replacement of all systems to accommodate the proposed Probation Crenshaw program. The estimated cost to renovate is \$25,794,000. The estimated annual debt service for a 15-year financing of the renovation project is \$2,284,000. The project will require 30 months to complete.

This project will require existing County and non-County programs housed in the building to be relocated before work can commence.

#### **Programs currently at 3965 South Vermont Avenue**

Probation's Central Placement and Juvenile file storage are located at 3965 South Vermont Avenue. These two programs require approximately 33,000 square feet of office and storage space.

We have identified a County-owned building that may work for these two programs. However, if the County-owned building does not work, CEO Real Estate has located a possible building to lease. The annual cost for the proposed lease is estimated at \$1,300,000. Also, this leased building may provide adequate space to accommodate all of the existing County programs housed at 3965 South Vermont Avenue. The leased building could be made ready for occupancy by September 2016.

3965 South Vermont Avenue currently provides space for a non-County program. A notice to vacate would be provided to this program, consistent with the renovation schedule.

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**Public Social Services at 923 East Redondo, Inglewood**

DPSS currently uses 923 East Redondo for various training and storage needs. DPSS will relocate trainings to available space within existing offices, and vacate the 923 East Redondo building by early 2017.

Should you have any questions or require additional information, please contact Brad Bolger, Capital Programs, at (213) 974-1360, or by email at [bbolger@ceo.lacounty.gov](mailto:bbolger@ceo.lacounty.gov).

SAH:TT:BMB  
MDS:AH:rp

c: Executive Office, Board of Supervisors  
County Counsel  
Probation  
Public Social Services  
Public Works

3965 South Vermont Ave Renovation  
 Total Project Cost Estimate  
 October 2015

<b>Project Activity</b>	<b>Total Project Budget</b>
Land Acquisition	\$ 0
Construction	
Design-Build Contract	\$ 18,585,000
Stipends	\$ 200,000
Design Completion Allowance	\$ 1,858,000
Change Orders	\$ 2,104,000
Civic Arts	\$ 188,000
Subtotal	\$ 22,935,000
Programming/Development	\$ 160,000
Plans and Specifications (Scoping Documents and Demolition)	\$ 251,000
Consultant Services	
Environmental Services	\$ 45,000
Hazardous Materials Monitoring	\$ 75,000
Geotechnical Testing and Inspection	\$ 100,000
Materials Testing and Inspection	\$ 250,000
Cost Estimating	\$ 50,000
Subtotal	\$ 520,000
Miscellaneous Expenditures	
ISD Countywide Contract Compliance	\$ 55,000
Printing	\$ 5,000
Subtotal	\$ 60,000
Jurisdictional Review/Plan Check/Permit (Building and Safety)	\$ 439,000
County Services	
Contract Administration	\$ 125,000
Project Management	\$ 827,000
Secretarial	\$ 32,000
Document Control	\$ 140,000
Project Technical Support	\$ 125,000
Consultant Contract Recovery	\$ 180,000
Subtotal	\$ 1,429,000
<b>Total</b>	<b>\$ 25,794,000</b>

