



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

DEPARTMENT
RECOGNITION

TOP 10
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CONSTRUCTION ACTIVITY REMAINS STRONG THROUGH FIRST QUARTER OF FISCAL YEAR 2018-19

The leading construction activity indicators point to a strong start for the first quarter of fiscal year (FY) 2018-19. Permits Issued, Plan Check Jobs Filed, and Inspections Performed are all at higher levels than 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 2018. 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 first quarter, a total of 85,985 new housing units were permitted since 2013, achieving over 85% of the Mayor's goal with 33 months—or over 34% of time—remaining.

The table above, a comparison of leading construction indicators between the first quarter 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 Q1 (Jul. 1 - Sept. 30)	FY 2018-19 Q1 (Jul. 1 - Sept. 30)	% Change	FY 2018-19 Budget Projections
Permits Issued	45,251	46,055	2%	181,000
Construction Valuation	1.9 Billion	1.9 Billion	0%	7.4 Billion
Plan Check Jobs Filed	18,360	19,917	8%	68,000
Inspections Performed	240,001	261,017	9%	1,000,000

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DEPARTMENT RECOGNITION

LADBS' Chief of Government Relations and Code Studies, Catherine Nuezca Gaba, was Honored by the Asian American Architects / Engineers Association (AAa/e)



Left to right: Osama Younan, LADBS' Executive Officer, Catherine Nuezca Gaba, and Frank Bush, LADBS' General Manager

Congratulations to Catherine Nuezca Gaba for receiving an award and being honored on October 4, 2018 by AAa/e. This organization was founded to serve as a platform to empower professionals in the built environment. As a 2018 Honoree, Catherine was recognized for her leadership role in the Department's Development Services Case Management (DSCM) section. They praised DSCM for consistently guiding major and complex projects through the various city agency requirements during the design, planning, entitlement, and permitting stages. Further, they commended Catherine for skillfully applying her leadership acumen and expertise in cross-agency development services to facilitate the relocation and expansion of businesses in the City of Los Angeles (City). "We are very fortunate to have Catherine as part of our management team and echo the sentiments expressed by the AAa/e", said Frank Bush, LADBS' General Manager.

LA's Top 10 Construction Projects

Based on Construction Valuation Permitted Between 07/01/2018 — 09/30/2018

Project Address	Construction Valuation	Project Description
8900 W Venice Blvd.	\$ 75,019,719	New 5-story mixed-use office building.
20060 W Prairie St. (1-204)	\$ 37,839,169	New 5-story apartment building.
700 N Alameda St.	\$ 28,000,000	Tenant improvements to a 13-story office building.
9131 N Darby Ave (1-146)	\$ 26,938,620	New 5-story mixed-use apartment building.
6516 W Selma Ave.	\$ 24,888,337	New 7-story, 212 guestroom Hotel.
510 S Oxford Ave.	\$ 24,089,790	New 7-story apartment building.
2500 W Wilshire Blvd.	\$ 17,665,440	Convert a 13-story office building to a 13-story mixed-use building.
901 N Vine St.	\$ 16,000,000	New 70-unit, 5-story mixed-use apartment building.
5411 N Etiwanda Ave.	\$ 15,445,160	New 3-story medical office building.
9189 N De Garmo Ave.	\$ 15,058,000	New 1-story metal warehouse structure.

CONSTRUCTION PROJECTS

“Spruce Goose” Hangar at Hercules Campus



Photo courtesy of The Ratkovich Company

On July 30, 2018, a permit was issued to convert office space into a soundstage within Hangar 15 located at 5865 S. Campus Center Dr. The “Spruce Goose” hangar is a part of a larger development by Google, Inc. to expand their City footprint with a new technology campus at the 300,000 square foot (SF) wooden hangar. The entire development is set to be the largest office project in the City in 2018, and will be built to achieve a Gold Rating Level for Leadership in Energy and Environment Design (LEED). The total permit valuation for the project is \$15 million.

New Westlake Affordable Apartments

On August 1, 2018, a permit application was submitted through the Parallel Design Permitting Process (PDPP) for a new eight-story, 101-unit apartment building located at 459 S. Hartford Ave. **All units are reserved for households earning between 30% to 50% of the Los Angeles area median income.** The Hartford Villa Apartments will feature a community recreation space and kitchen, lounge areas, and social services offices onsite. The total PDPP permit valuation for the project is \$15.6 million.

Affordable Housing Units on the Rise

The development described above is one of many affordable housing projects currently underway in the City. Below is a list of developments that include very low and/or extremely low income units, sorted by the highest total permit valuation for the construction project:

Project Address	Project Information *
1255 S. Elden Ave.	92 Very Low-income units; Valuation - \$17.3 million
901 N. Vine St.	7 Very Low-income units; Valuation - \$16.0 million
5181 W. Adams Blvd.	13 Very Low-income units; Valuation - \$12.0 million
602 S. Westlake Ave. #1-41	7 Extremely Low-income units; Valuation - \$8.4 million
6226 N. Cofax Ave.	4 Very Low-income units; Valuation - \$7.5 million

* 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. During or after registration, select any/all North American Industry Classification System (NAICS) codes that are applicable for your company. 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	Estimated Release Dates of Request for Bids/Proposals
Engineer Training Seminars To design, develop, and deliver high quality and customized instructor-led classroom trainings on various Structural-Civil Engineering topics.	Fall 2018
Data Center Maintenance Services Preventative maintenance services for the Department of Building and Safety’s data center.	Spring 2019
Fencing Services Fencing services to secure nuisance and/or abandoned properties throughout the City.	Spring 2019
Graffiti Abatement Services Graffiti abatement services to paint over and obscure graffiti at nuisance and/or abandoned properties throughout the City.	Spring 2019
Systems Contract Programmers 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>.