



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 PROJECTS

CONSTRUCTION PROJECTS

DEPARTMENT NEWS

CONSTRUCTION ACTIVITY STAYS CONSISTENT THROUGH THIRD QUARTER OF FISCAL YEAR 2018-19

Various leading construction activity indicators point to a steady quarter for Fiscal Year (FY) 2018-19. The number of Plan Checks and Inspections Performed to-date have steadily risen relative to levels seen during the same period last year. As reported by The Los Angeles County Economic Development Corporation, housing permits issued in LA County are also expected to experience a slight increase 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 third quarter, a total of 95,950 new housing units have been permitted since 2013, **achieving 96% of the Mayor’s goal with 27 months—or over 28% of time—remaining.** The table above shows comparisons of leading construction indicators between the third quarters of FY 2017-18 and FY 2018-19, which demonstrate sustained development in the City of Los Angeles.

Construction Indicator	FYTD 2017-18 Q3 (Jan. 1– Mar.31)	FYTD 2018-19 Q3 (Jan.1– Mar. 31)	% Change	FY 2018-19 Budget Projections
Building Permit Valuation	5.618 B	5.625 B	0%	7.5 B
Number of Plan Checks	55,546	57,904	4%	77,207
Inspections Performed	720,520	753,483	4.6%	1,000,000

DEPARTMENT RECOGNITION

LADBS Received a California Building Officials (CALBO) Award



LADBS Staff at CALBO Conference 2019

At this year’s Annual California Building Officials (CALBO) Conference, Los Angeles Department of Building and Safety (LADBS) was the recipient of the 2018-19 Course Development Merit Award, recognized for the Department’s steadfast contributions to the CALBO Training Institute (CTI) course development. CALBO is a non-profit organization dedicated to promoting health and safety in building construction through responsible legislation, education, and building code development. LADBS staff have been honored recipients of several CALBO awards in previous years, and continue to strive for higher levels of expertise, merit, and productivity for continued safe and progressive development throughout the city.

LADBS staff continue to foster a strong relationship with CALBO training endeavors, greatly benefitting the membership and industry through their shared contributions and expertise. Working with CALBO, LADBS staff has been able to maintain up-to-date industry related information, as well as cultivate a sense of fellowship between like-minded building officials focused on providing secure and efficient municipal growth.

LA's Top 10 Construction Projects

Based on Construction Valuation Permitted Between 01/01/2018 — 03/31/2019

Project Address	Construction Valuation	Project Description
2801 W. Sunset Pl.	\$ 216,000,000	New 23-story 644 unit mixed-use complex.
640 S. Curson Ave.	\$ 80,029,518	New 21-story 285 unit apartment building.
6390 W. De Longpre Ave.	\$ 72,700,000	New 20-story apartment hotel.
2201 E. Trojan Way	\$ 23,500,000	New 6-story 95 unit apartment.
11600 W. Dunstan Way	\$ 20,000,000	New 4-story 54 unit apartment building.
411 S. Hamel Rd.	\$ 13,693,453	New 4-story 38 unit apartment building.
3643 W. Wilshire Blvd.	\$ 12,426,831	New multi-purpose community center.
10923 W. Strathmore Dr.	\$ 12,234,000	New 6-story 21 units multifamily residential complex.
10980 W. Le Conte Ave.	\$ 11,370,150	New 4-story commercial building.
10812 W. Magnolia Blvd.	\$ 10,940,000	New 5-story 31 unit mixed-use complex.

CONSTRUCTION PROJECTS

LAX Modernization Project



Rendering courtesy of LAX

Between January 1, 2019 and March 31, 2019, various permit applications were submitted and issued for the current phases of the development of the Landside Access Modernization Program (LAMP). LAMP aims to relieve

congestion for people traveling to and from LAX by utilizing an Automated People Mover (APM), which will feature six key stations that will include the Intermodal Transportation Facilities (ITF), ITF-West and ITF-East, Center Terminal Area (CTA), and the Consolidated Rent-A-Car Center (CONRAC). Each of these stations will facilitate travel for passengers, employees, and other LAX users by creating new access points in and out of LAX, decreasing congestion and traffic, and creating several convenient connections to hotels, shuttles, and commercial vehicle facilities. The total permit valuation for all constituent permit applications submitted throughout the current quarter is \$327,848,939. Below is a list of all permit applications submitted and issued throughout this quarter for LAMP:

Project Address	Permit Valuation	Project Information
500 WORLD WAY	\$9,000,000	ADDITION TO EXISTING TERMINAL 5 TI ON INTERIOR WAITING AREA; ADD 2 NEW BOARDING BRIDGE
6001 W. 96TH ST.	\$24,152,947	NEW WEST INTERMODAL TRANSPORTATION FACILITY STATION
250 W. CENTER WAY	\$93,346,751	NEW CENTRAL TERMINAL AREA CENTER STATION
380 WORLD WAY #A	\$17,000,000	NEW SCOPE - ADDITION OF NEW BOARDING CORRIDOR AT CONCOURSE LEVEL
400 WORLD WAY	\$125,000,000	ADDITION TO TERMINAL 4 - TERMINAL VERTICAL CORE (TVC 4.5)
6001 W. 96TH ST	\$32,862,136	LAX GUIDEWAY SEGMENT 2GW3
350 W. WAY	\$26,487,105	LAX GUIDEWAY SEGMENT 1GW1

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>.

DEPARTMENT NEWS

New Bureau Chief and Director at LADBS



Catherine Nuezca Gaba

Congratulations to Catherine Nuezca Gaba for her appointment as Assistant General Manager and Chief of the Permit and Engineering Bureau (PEB) on February 19, 2019. Formerly the Director of Government and Community Relations and Code Studies, Catherine has an extensive background as a licensed civil engineer and has overseen several operations at LADBS including zoning and subdivision, and soft-story plan check.



Charmie Hyunh

Congratulations to Charmie Hyunh on her appointment as the Director of Government and Community Relations and Code Studies on April 1, 2019. Formerly the Chief of Development Services Case Management, Charmie has an extensive background as a licensed civil engineer and managed some of LADBS' biggest projects.

LADBS Upcoming Contract Opportunities

The Department has a number of contracting needs for various abatement and professional services. To locate opportunities to work with the City, register your company on the Los Angeles Business Assistance Virtual Network (LABAVN) website at www.LABAVN.org. During or after registration, select 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:

Upcoming Contract Opportunities <i>Please contact LADBS.ASD@lacity.org for more information</i>	Est. Release
Department Consulting Services: Establish a bench of qualified vendors to perform a variety of IT related & administrative services that includes, but not limited to: Systems Programmer Contracts, ePlan Services, Database Support, & Reporting Services.	Spring 2019
Queue Management Services: Automated queue management system that provides expedited customer flow at LADBS Development Services Centers and reporting functions on productivity.	Spring 2019
Engineer Training Seminars: To design, develop, & deliver high quality & customized instructor-led classroom trainings on various Structural-Civil Engineering topics.	Summer 2019
Data Center Preventative Maintenance: Preventative maintenance services for the Department's data center.	Summer 2019
Temporary Staffing Services: Temporary staffing for accountancy & general office support services in the event of a major disaster or local emergency at any of the	Summer 2019