



Los Angeles
Department of
Water & Power

RESOLUTION NO. _____

BOARD LETTER APPROVAL

Joseph Ramallo

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System

DATE: December 18, 2024

SUBJECT: Amendment No. 1 to Agreement No. 47750 – La Kretz Hollywood
Customer Service Center – Full Architecture and Engineering Services
– John Friedman Alice Kimm Architects, Inc.

SUMMARY

John Friedman Alice Kimm Architects, Inc. (JFAK), through single source Agreement No. 47750 (Agreement), currently provides LADWP with full Architecture and Engineering Services for the design of the new Hollywood La Kretz Customer Service Center (Service Center). The proposed Amendment No. 1 (Amendment) is to request additional scope for JFAK to make design changes to address concerns voiced by LADWP Corporate Safety, modify the design to obtain the Leadership in Energy and Environmental Design (LEED) Platinum designation, and assist with furniture selection to provide continuity of design vision and optimize space planning. If approved, the budget would increase by \$57,900, for a new not-to-exceed contract amount of \$1,125,095 (budgeted). All other terms and conditions of the Agreement shall remain unchanged.

The Invitation for Bid for construction of the Service Center is contingent on successful completion of the design approved under the Agreement.

City Council approval is not required.

This Agreement expires on November 23, 2026.

RECOMMENDATION

It is recommended that the Board of Water and Power Commissioners (Board) adopt the attached Resolution authorizing the Amendment to the Agreement with JFAK.

ALTERNATIVES CONSIDERED

One alternative considered was to not do the additional requested tasks. However, not making the requested design changes would leave safety concerns unaddressed, forfeit the opportunity to demonstrate LADWP's commitment to sustainable practices to the community, and fail to incorporate lessons learned from the recent buildouts of the Watts and North Hills customer service centers.

Another possible alternative was to have LADWP staff perform the work. Prior to awarding the Agreement, LADWP assessed workforce availability and current project load and determined that there was not enough LADWP staff available to design and oversee construction of the Service Center. Additionally, involving new staff would be less efficient, since JFAK is already working on the design.

The final possible alternative would be to cancel the entire project. However, the La Kretz family, who donated the property, will ask for the land to be returned if LADWP does not finalize construction. This would then require acquisition and design of a new site to relocate the existing customer service center in Hollywood. Based on regional lease rates and the cost of land in this area, developing the donated land is more cost-effective.

FINANCIAL INFORMATION

The Amendment would increase the not-to-exceed amount by \$57,900 for a new not-to-exceed amount of \$1,125,095 (budgeted). The original contract term would not increase.

BACKGROUND

On January 10, 2023, the Board approved the Agreement with JFAK to provide architectural and engineering design services for the construction of the Service Center on the 17,580 square foot lot located at 1033-1037 Cole Avenue in Hollywood, California. The La Kretz family donated the property LADWP with the agreement that LADWP would build a customer service center there. In addition to the Service Center, the design includes a community center for local community organizations and non-profits to use and will provide improved customer access and parking.

Approval of the Amendment will allow JFAK to redesign the existing floor plan to enhance functionality for the user group. This involves reconfiguring the Service Center's entry area and relocating the payment drop box. The work involves architectural redesign, structural re-engineering, and electrical redesign.

The Amendment will also allow additional modeling and analysis for the Service Center to exceed LEED Gold efficiency standards and achieve Platinum certification, resulting in long-term energy savings.

Lastly, the Amendment will allow JFAK to provide furniture selection and specifications for all public spaces for a more cohesive and efficient design, which was not included in the original scope of work.

JFAK has performed satisfactorily under the current Agreement.

ENVIRONMENTAL DETERMINATION

Determine item is in compliance with the California Environmental Quality Act (CEQA) Guidelines Sections 15070-15075 (Mitigated Negative Declaration [MND] adopted on April 16, 2013). In accordance with CEQA, an MND was prepared to analyze the impacts associated with the construction and operation of the Service Center project. On April 16, 2013, the Board adopted the MND and Mitigation Monitoring and Reporting Program and approved the Service Center project.

CITY ATTORNEY

The Office of the City Attorney reviewed and approved the Resolution and Amendment as to form and legality.

ATTACHMENTS

- Procurement Summary
- Resolution
- Amendment

PROCUREMENT SUMMARY

1.	Recommended Vendor(s): John Friedman Alice Kimm Architects (JFAK)
2.	Procurement Type: Amendment
3.	Procurement Details: A. Agreement Status: Amendment No. 1 B. Bid Advertisement Date: N/A C. Pre-Bid Conference Date: N/A D. Bid/Proposal Due Date: N/A E. Number of Downloads of Solicitation: N/A F. Number of Bids/Proposals Received: N/A G. Protest Received: N/A
4.	Buyer Assigned: Andrew Castro
5.	Contract Administrator: Patricia Williams
6.	LADWP System/Division: Customer Service Division/Customer Service Centers
7.	Contact Person for Item: LaTanya Carson

*Note: Downloads do not necessarily accurately reflect unique vendor interests as multiple individuals in an organization can download solicitations.

A. Evaluation Rating Summary of Proposals

Not applicable to the Amendment.

B. Evaluation of Amendment

Three new tasks are added to the scope of work for an additional amount of \$57,900.

Prices of new tasks have been determined to be fair and reasonable based on the hourly rates as established during the original award and the level of expected efforts to complete the tasks.

C. Procurement History

Service/Item History and Vendor Experience – Number of Contracts Vendor had with LADWP During the Past 10 Years					
Contract/ PO No.	Contract Description	Term of Contract	Start Date	Ending Date	Contract Amount
47121-3	John Friedman Alice Kimm Architects	15 months	12/17/12	03/16/13	1,203,700
47750-3	John Friedman Alice Kimm Architects	46 months	1/14/2023	11/23/2026	1,067,195

D. Local Business Preference Program (LBPP)

Not applicable to this Amendment.

E. Additional Outreach Efforts Taken

Not applicable to this Amendment.

F. Small Business Enterprises (SBE)/Disabled Veterans Business Enterprises (DVBE)/Minority Business Enterprises (MBE)/Women Business Enterprises (WBE)/Other Business Enterprises (OBE) Participation

Not applicable to the Amendment.