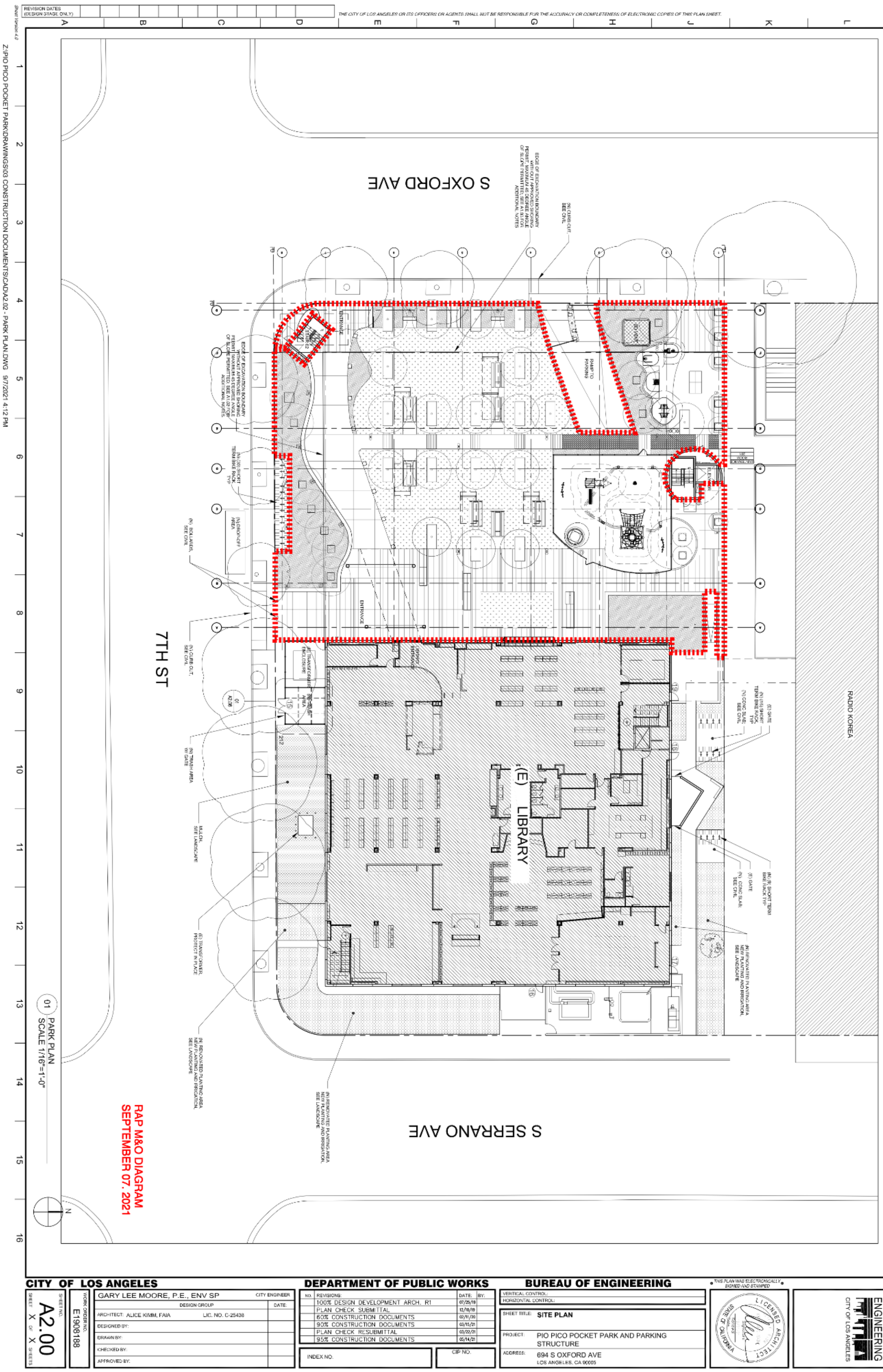
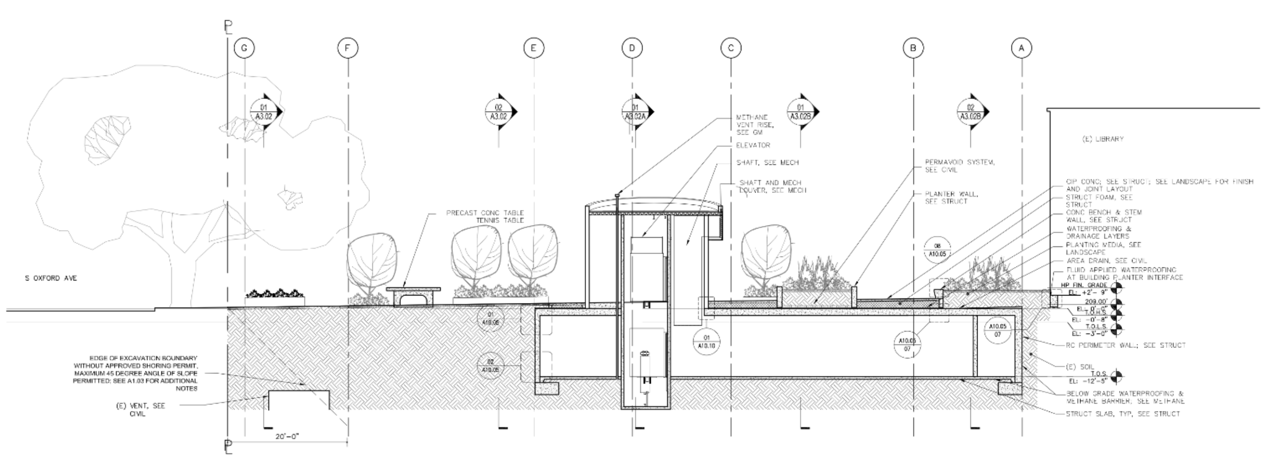
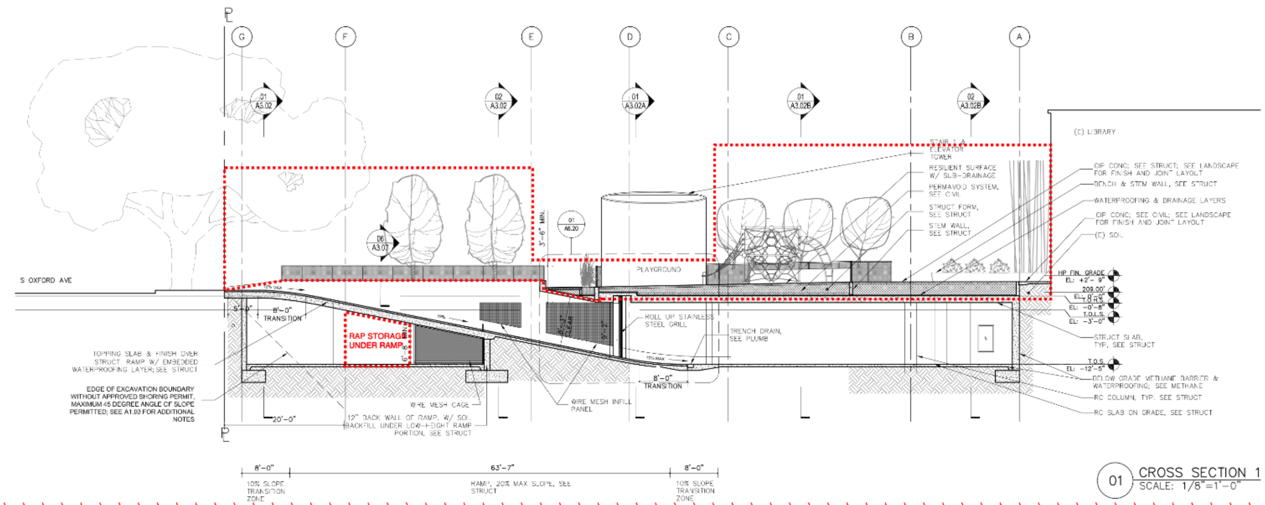
EXHIBIT A



S OXFORD AVE
7TH ST
(E) LIBRARY
RADIO KOREA
S SERRANO AVE
PARK PLAN
SCALE 1/16"=1'-0"
RAP M&O DIAGRAM
SEPTEMBER 07, 2021
CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING
GARY LEE MOORE, P.E., ENV SP
ARCHITECT: ALICE KIMM, FAIA
A2.00
E1908188
SITE PLAN
PIO PICO POCKET PARK AND PARKING STRUCTURE
694 S OXFORD AVE
LOS ANGELES, CA 90005
100% DESIGN DEVELOPMENT ARCH. R1
PLAN CHECK SUBMITTAL
60% CONSTRUCTION DOCUMENTS
90% CONSTRUCTION DOCUMENTS
PLAN CHECK RESUBMITTAL
95% CONSTRUCTION DOCUMENTS
ENGINEERING
CITY OF LOS ANGELES



02 CROSS SECTION 2
SCALE: 1/8"=1'-0"



01 CROSS SECTION 1
SCALE: 1/8"=1'-0"

RAP M&O DIAGRAM
SEPTEMBER 07. 2021

NOTE: SEE A3.05 FOR SECTION DETAILS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

Z:\PIO PICO POCKET PARK\DRAWINGS\03 CONSTRUCTION DOCUMENTS\CAD\A3.01 - A3.02 - SECTIONS.DWG 9/7/2021 4:12 PM

CITY OF LOS ANGELES — **DEPARTMENT OF PUBLIC WORKS** — **BUREAU OF ENGINEERING**

ENGINEERING
CITY OF LOS ANGELES

GARY LEE MOORE, P.E., ENV SP — CITY ENGINEER
DESIGN GROUP — DATE:
ARCHITECT: ALICE KIMM, FAIA — LIC. NO. C-25438
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:

WORK ORDER NO. E1908188

SHEET NO. A3.01B
SHEET X OF X SHEETS

NO.	REVISIONS	DATE	BY
	100% DESIGN DEVELOPMENT ARCH. R1	07/25/18	
	PLAN CHECK SUBMITTAL	12/10/18	
	60% CONSTRUCTION DOCUMENTS	02/15/19	
	90% CONSTRUCTION DOCUMENTS	05/15/20	
	PLAN CHECK RESUBMITTAL	03/22/21	
	95% CONSTRUCTION DOCUMENTS	05/14/21	

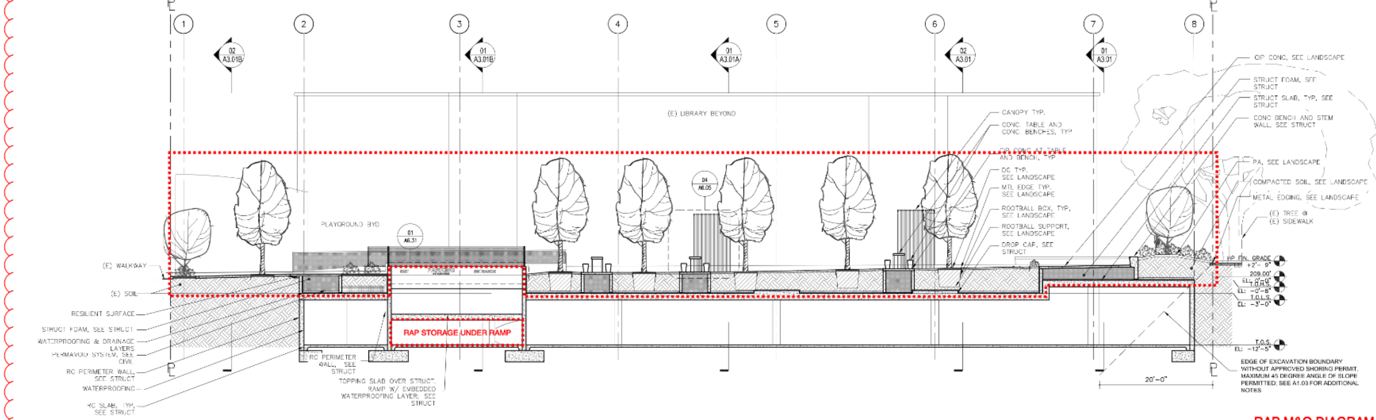
INDEX NO.
CIP NO.

VERTICAL CONTROL:
HORIZONTAL CONTROL:
SHEET TITLE: CROSS SECTIONS
PROJECT: PIO PICO POCKET PARK AND PARKING STRUCTURE
ADDRESS: 694 S OXFORD AVE, LOS ANGELES, CA 90005

THIS PLAN WAS ELECTRONICALLY SIGNED AND STAMPED

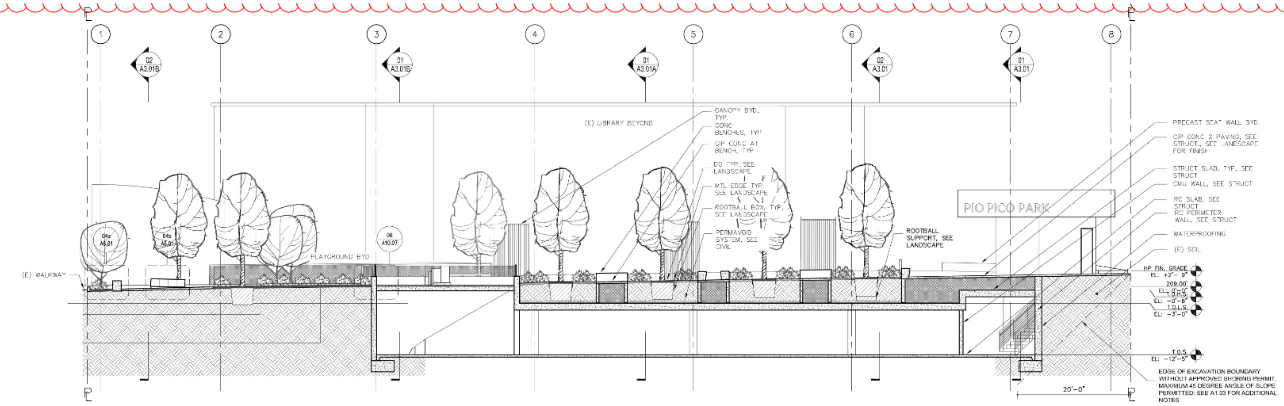
LICENSED ARCHITECT — STATE OF CALIFORNIA

REVISION DATES (DESIGN STAGE ONLY)



02 LONGITUDINAL SECTION 2
SCALE: 1/8"=1'-0"

RAP M&O DIAGRAM
SEPTEMBER 07. 2021



01 LONGITUDINAL SECTION 1
SCALE: 1/8"=1'-0"

CITY OF LOS ANGELES | **DEPARTMENT OF PUBLIC WORKS** | **BUREAU OF ENGINEERING**

ENGINEERING
CITY OF LOS ANGELES

THIS PLAN WAS ELECTRONICALLY SIGNED AND STAMPED

CITY ENGINEER	GARY LEE MOORE, P.E., ENV SP
DESIGN GROUP	
ARCHITECT: ALICE KIMM, FAIA	LIC. NO. C-25438
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

NO.	REVISIONS	DATE
	100% DESIGN DEVELOPMENT ARCH. R1	07/26/19
	PLAN CHECK SUBMITTAL	12/6/19
	60% CONSTRUCTION DOCUMENTS	06/11/20
	90% CONSTRUCTION DOCUMENTS	08/14/20
	PLAN CHECK RESUBMITTAL	05/20/21
	95% CONSTRUCTION DOCUMENTS	08/14/21

INDEX NO.
CIP NO.

VERTICAL CONTROL:
HORIZONTAL CONTROL:
SHEET TITLE: LONGITUDINAL SECTION
PROJECT: PIO PICO POCKET PARK AND PARKING STRUCTURE
ADDRESS: 694 S OXFORD AVE, LOS ANGELES, CA 90005

WORK ORDER NO. E1908188
SHEET NO. A3.02
SHEET X OF X SHEETS

REVISION DATES (DESIGN STAGE ONLY)

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Sheet Version 4.0
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EXHIBIT B

PROJECT FUNDING SOURCES
As of 2/26/2024

- CRA/LA EBP Fund : $7,176,000
- Quimby Fees : $4,080,482
- Park Fees : $3,400,000
- MICLA: $ 700,000
- CTIEP Funds (CF 23-0631 & CF 23-0842-S1) : $ 5,300,000
- CTIEP Funds (CF 23-0600 adopted in FY 2023-24) : $ 2,000,000

Total Funding - $ 22,656,482

EXHIBIT C

A	PROJECT TITLE:	**PIO PICO LIBRARY POCKET PARK &UNDERGROUND PARKING STR.**
B	WORK ORDER NUMBER:	E1908188
C	PROJECT SCOPE:	Design and construction of an underground parking structure to serve the Pio Pico Library, a surface level pocket park, and library facade improvements.
D	CLIENT DEPARTMENT:	Los Angeles Public Library/ Department of Recreation and Parks
E	BOE CONTACT:	Steven Fierce, Arch DIv. Head Alex Ngo, Project Manager
F	TYPE OF ESTIMATE:	Class A +5% to -10% / Class B +20% to-15% / Class C +30% to -20%
G	PROJECT COST ESTIMATE:	Pre-design Checklist

			PROJECT BUDGET VALUES	PROJECT BUDGET TEMPLATE %	COSTS	REMARKS
1	LAND					
	1.01	Environmental Reviews (Phase I/II)	$ 87,465.0	0.5%		
	1.02	Appraisal/Escrow/Title	$ -			
		Land Cost Total			$ 87,465	
2	PRE-DESIGN OWNER COSTS					
	2.02	Geotechnical	$ 87,465	0.5%		
	2.03	Survey	$ -			
		Pre-Design Owner Cost Total			$ 87,465	
3	CONSTRUCTION					
	3.01	Pocket Park/Basement Parking Structure	$ 17,493,000			*Ford E.C. Bid Amount (Based Bid)*
	3.02					
	3.03	Construction Cost Subtotal			$ 17,493,000	
		Sustainability Cost	$ -	0.0%		
		Design Contingency	$ -	0.0%		
		Construction Contingency (15%)	$ 2,623,950	15.0%		
		Construction Cost Total			$ 20,116,950	
4	BOE COSTS - DESIGN PHASE					
	4.01	Project Management	$ 402,339	2.0%		
	4.02	Project Eng.	$ 60,351	0.3%		
	4.03	Architectural	$ 52,479	0.3%		
	4.04	Structural	$ 34,986	0.2%		
	4.05	Mechanical	$ 52,479	0.3%		
	4.06	Electrical	$ 52,479	0.3%		
	4.07	Landscaping/ Civil	$ 52,479	0.3%		
	4.08	Estimating-Const. Cost Est. Review for three phases	$ 34,986	0.2%		
	4.09	Bid & Award	$ 52,479	0.3%		
		BOE Cost Total - Design		4.2%	$ 795,057	
5	BOE COSTS - CONSTRUCTION PHASE					
	5.01	Project Management	$ 150,877	0.8%		
	5.02	Construction Management	$ 402,339	2.0%		
	5.04	Geotechnical	$ 120,702	0.6%		
	5.05	Survey	$ 60,351	0.3%		
		BOE Cost Total - Construction		3.7%	$ 734,269	
6	TOTAL BOE COSTS			7.9%	$ 1,704,256	
7	CONSULTANT COSTS					
	7.01	Design Consultants (JFAK)	$ 1,000,000			
	7.02	Env. Consultant for Feasibility Study	$ 52,670			
	7.03	Contingencies	$ 77,680			
	7.04	Geotechnical-Design Phase	$ 66,760			
	7.05	Geotechnical-Construction Phase	$ 145,000			
	7.06	Env. Mitigation Consultant (AECOM)	$ 142,561			
	7.07	Env. Mitigation Contingencies for AECOM	$ 57,439			
		Consultant Cost Total			$ 1,542,110	

8	INSPECTION				
8.01	BCA Inspection	$	603,509	3.0%	
8.02	Material Testing	$	201,102	1.0%	
8.03	BCA Cost Total				$ 804,610
9.1	OTHER DIRECT COST (Funds already been committed)				
9.01	Public Art Work	$	174,930	1.0%	
9.02	Building and Safety IDO - Plan check fees	$	35,000		
9.03	BOE IDO - Plan check fees	$	3,000		
9.04	BOS IDO - Plan check fees	$	3,000		
9.05	Fire Dept. IDO - Plan check fees	$	3,000		
9.06	DOT Design and installation of meter for temporary parking	$	32,400		
9.07A	LADWP IDO - Primary Power Line Relocation (Design Service)	$	50,000		
9.07B	LADWP IDO - Primary Power Line Relocation (Street /Site Work)	$	403,000		
9.09	Printing; Reproduction	$	10,000	lump sum	
9.10	Project Direct Cost Contingencies	$	283,092	lump sum	
					$ 997,422
9.2	OTHER DIRECT COST (Projected funds for next fiscal year usage)				
9.11	ITA (Security Alarm/Camera, Voice & Data, Paging Syst.)	$	260,000	lump sum	
9.12	Existing Library Restrooms Expansion (Construct by GSD),	$	487,590	lump sum	
9.13	Other Direct Cost Total				$ 747,590
10	PROJECT TOTAL COST BEFORE ESCALATION				$ 24,208,682
11	CONSTRUCTION COST ESCALATION				
11.01	Projected Construction Cost Escalation (see line 3.02)				
	Projected Escalation Total				$ -
12	PROJECT TOTAL COST w/o BOE soft cost				$ 24,208,682

FUNDING SURPLUS/(SHORTFALL) w/o BOE Soft Cost $ (1,552,200)

The shortfall is based on costs associated with Inspection ($804,610) and Other Direct costs ($749,590)

			Remaining Balance
13	**FUNDING SOURCES (CF 14-1174-S37) and (CF 14-1174-S9)**		
13.01	CRA/LA EBP Fund No. 57D/22/22L9TN (Expended by 09/2024)	$ 7,176,000	$ 5,691,718
13.02	Quimby RAP BR 17-042, 309/89/89460K-B3	$ 4,080,482	$ 3,551,082
13.03	Quimby Funds (CF 23-0562)	$ 3,400,000	$ 3,400,000
13.04	MICLA	$ 700,000	$ 700,000
13.05	CTIEP Funds (CF 23-0631) & (CF 23-0842-S1)	$ 5,300,000	$ 5,300,000
13.06	CTIEP Funds (CF 23-0600 adopted in FY 2023-24)	$ 2,000,000	$ 2,000,000
13.07	Total Funding Available	$ 22,656,482	$ 20,642,800

The remaining funding balance is sufficient to cover the construction costs and associated contingency

Prepared by:	Alex Ngo	Date:	rev. 2/22/24
Reviewed by:	Ohaji K. Abdallah	Date:	2/23/2024
Approved by:		Date:	