

# **Appendix Q**

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## Dry Utilities

## **Appendix Q.1**

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### Dry Utility Report



**Dry Utility  
Due Diligence Report**  
for  
**2159 Bay Street  
Los Angeles CA**

Prepared For:  
**Tishman Speyer**  
400 South Hope Street, Suite 200  
Los Angeles, CA 90071

Prepared By  
**E4 Utility Design, Inc.**  
324 Avenida De La Estrella, Suite B  
San Clemente, CA 92672  
949.835.4185

Date Prepared:  
January 8, 2018



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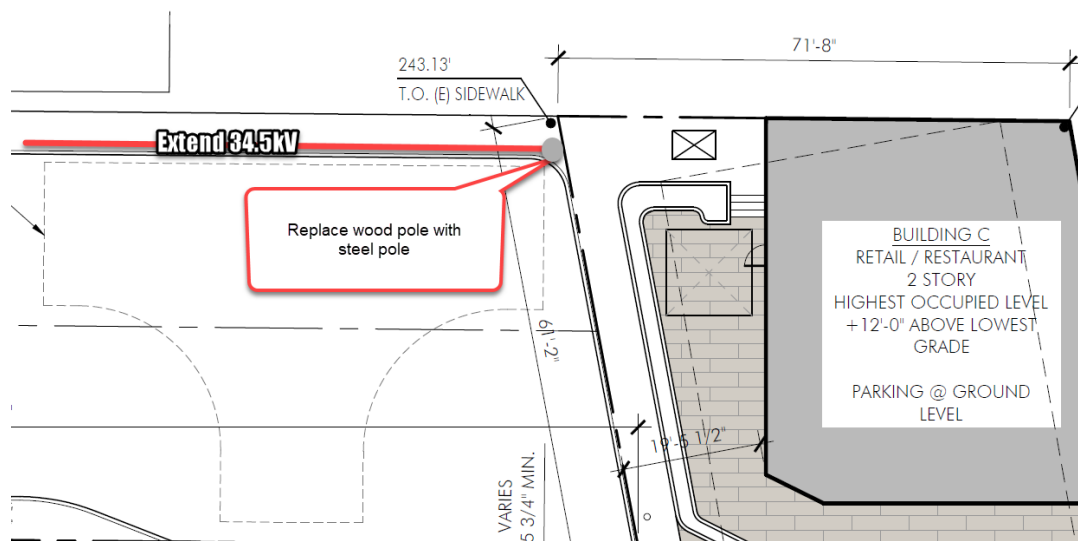
## **Executive Summary**

The following is a summary of our opinions and recommendations in relation to dry utilities for the proposed 2159 Bay Street, Los Angeles, CA. This report was prepared with the use of the provided Site Plan. A field survey was conducted on December 7th, 2017 to observe existing dry utility infrastructure to facilitate the below narrative of possible site constraints along with an opinion of cost. Dry utility facility maps were not available at the time of this report & assumptions regarding underground structures are assumed based on the field observation of on grade structures and conduit stubs visible at the site.

## Existing & Proposed DWP Facilities

All DWP facilities are overhead in the area. The source for the project will be an underground riser on a nearby pole to the proposed transformer room. DWP will likely extend 34.5 primary lines a new steel pole near the property.

1. Clearances from Energized Conductor
  - a. OSHA requires construction to be 10' away from energized lines
  - b. Assume another 4' for scaffolding.
  - c. Since the wires are on 10' crossarms, we add another 5'
  - d. The building face must be more than  $(10+4+5=)$  19' from the poles.
  - e. Based on previous discussions this is known and the building will have the proper setback.
2. Underground Transformer room
  - a. DWP will require a 25'x50'x18' transformer room to hold 1 transformer and 1 switch to feed the building. This assumes a maximum of 1 5000A panel. If another panel is required, the room will need to be expanded.
  - b. The transformer room can be partially under the building, but the 10'x10' access hatch must be open to sky and fully accessible.
  - c. The design of this room will require several meetings with DWP Custom Station Design. They will need E-sheets to fully plan the room.





**Currently only 4.8kV  
Project will need  
34.5kV extended from  
the western pole**

**This pole will likely  
need to be replaced  
by steel pole**

### Existing & Proposed Phone Facilities

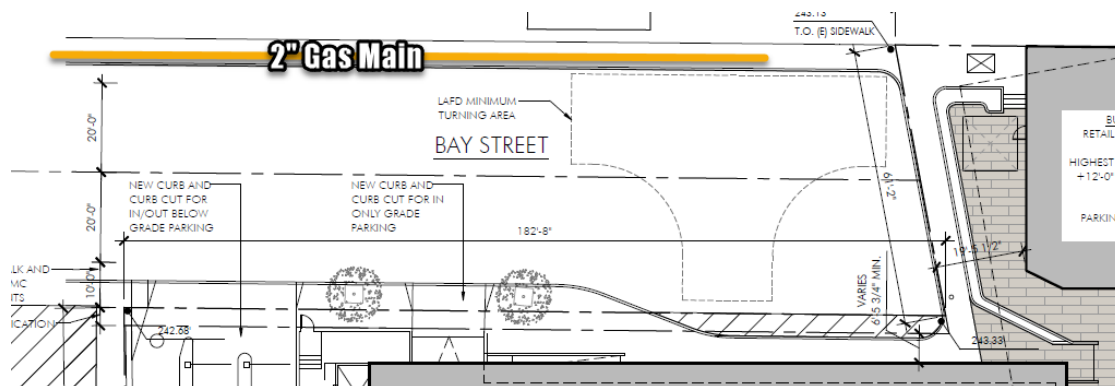
AT&T maintains overhead facilities on the north side of Bay Street and Underground facilities on the North side of Sacramento Street.

### Existing & Proposed Cable Facilities

No CATV facilities were readily observed in the field. E4 will contact the appropriate cable company to verify the existing as CATV facilities in the area.

### Existing & Proposed Gas Company Facilities

SCG maintains a 2" gas line on the north side of Bay Street in the existing sidewalk. This line is the gas source for the existing building and can be used to feed the new building. However, SCG will require a new service trench from the 2" main. Gas facilities were also found on Sacramento Street, but could not be verified to be present in the area of the new building.





## Opinion of Probable Cost

### Summary of Fees

DWP Advance	Cost
<b>DWP NET:</b>	<b>\$ 335,355.72</b>
SCG Advance	Cost
Gas Cost to Serve	\$ 30,000.00
Gas Site Prep & Allowances	\$ (25,500.00)
<b>SCG Total:</b>	<b>\$ 4,500.00</b>
Contractor	Cost
See see below for details	
<b>Contractor Total:</b>	<b>\$ 31,274.10</b>
<b>Project Total:</b>	<b>\$ 371,129.82</b>

### Contractor Details

Contractor Item	Qty	Unit	Cost/Unit	Total Cost
<b>Phone and CATV Structures</b>				
2x3 Pull Box (Intercept)	1	ea.	2,600.00	\$ 2,600.00
<b>Trenching</b>				
DWP Dist. Trench	10	ft.	19.50	\$ 195.00
Encasement	10	ft.	26.00	\$ 260.00
Joint w/o DWP	50	ft.	22.10	\$ 1,105.00
Single Trench (non Gas)	20	ft.	16.90	\$ 338.00
Gas Trench	10	ft.	15.60	\$ 156.00
<b>Duct</b>				
DWP Dist. Duct	28	ft.	6.50	\$ 182.00
Phone Duct	100	ft.	4.55	\$ 455.00
CATV Duct	100	ft.	3.25	\$ 325.00
<b>Offsite</b>				
Splice Pit for Gas	1	ea.	6,500.00	\$ 6,500.00
Street Repair	45	ft.	195.00	\$ 8,775.00
Sidewalk Repair	5	ft.	208.00	\$ 1,040.00
<b>Misc.</b>				
Move on charge	1	ea.	6,500.00	\$ 6,500.00
Contingency			10%	\$ 2,843.10
			<b>Total:</b>	<b>\$ 31,274.10</b>

## **Opinion of Probable Cost Recommendations & Assumptions**

- ❖ Assumptions for DWP, phone and CATV repair are based on similar sites but may vary depending on field conditions.
- ❖ Does not include traffic control costs or encroachment permit.
- ❖ Does not include costs associated with hauling off spoils for any trenching, if required.
- ❖ Does not include any costs associated with grading or temporary relocations, if required.

## **Appendix Q.2**

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LADWP Electricity Will-Serve Letter

ERIC GARCETTI  
Mayor

Commission  
MEL LEVINE, *President*  
WILLIAM W. FUNDERBURK JR., *Vice President*  
JILL BANKS BARAD  
CHRISTINA E. NOONAN  
AURA VASQUEZ  
BARBARA E. MOSCHOS, *Secretary*

DAVID H. WRIGHT  
General Manager

March 30, 2018

RECEIVED KPFF - L.A.  
CC: \_\_\_\_\_

APR 02 2018

JOB # \_\_\_\_\_  
FILE # \_\_\_\_\_

Mr. Christophe Bornand, PE  
kpff  
700 S. Flower Street, Suite 2100  
Los Angeles, CA 90017

Subject: 2159 Bay Street

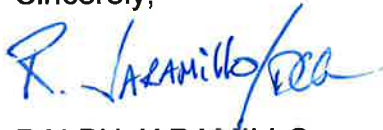
Dear Mr. Bornand:

This is in response to your submittal regarding electric service for the proposed project located at the above address.

Electric Service is available and will be provided in accordance with the Los Angeles Department of Water and Power's Rules Governing Water and Electric Service. The availability of electricity is dependent upon adequate generating capacity and adequate fuel supplies. The estimated power requirement for this proposed project is part of the total load growth forecast for the City of Los Angeles and has been taken into account in the planned growth of the City's power system.

If you have any questions regarding this matter, please contact me at (213) 367-4290.

Sincerely,



RALPH JARAMILLO  
Engineer of Customer Station Design

RJ:sl

C/enc:  
ENGR: Mr. Ralph Jaramillo  
FileNet

## **Appendix Q.3**

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SoCalGas Natural Gas Will-Serve Letter



February 9, 2018

KPFF  
700 SOUTH FLOWER STREET SUITE 2100  
LOS ANGELES CA 90017

RE: Will Serve Letter Request for – 2159 BAY STREET LOS ANGELES CA 90021

To whom it may concern:

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (Commission) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Sincerely,

Jason Jones  
Pipeline Planning Assistant  
SoCalGas-Compton HQ