



MARK PESTRELLA, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE

November 07, 2023

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

61 November 7, 2023

CELIA ZAVALA
EXECUTIVE OFFICER

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
LOS ANGELES GENERAL MEDICAL CENTER
GENERAL HOSPITAL STRUCTURAL IMPROVEMENTS PROJECT
ESTABLISH AND APPROVE PROJECT
APPROVE APPROPRIATION ADJUSTMENT
AUTHORIZE USE OF JOB ORDER CONTRACTING
CAPITAL PROJECT NO. 87958
(FISCAL YEAR 2023-24)
(SUPERVISORIAL DISTRICT 1)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval of the proposed Los Angeles General Medical Center General Hospital Structural Improvements Project, approval of the project budget and related appropriation adjustment, find the proposed project to be categorically exempt from the California Environmental Quality Act, and authorize a Board-approved Job Order Contract to deliver the project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Los Angeles General Medical Center General Hospital Structural Improvements Project is exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the proposed project.
2. Establish and approve the proposed Los Angeles General Medical Center General Hospital Structural Improvements Project, Capital Project No. 87958, with an estimated total project budget of

\$2,072,000.

3. Approve the Fiscal Year 2023-24 appropriation adjustment to allocate \$1,883,000 from the General Hospital West Campus, Capital Project No. 87883 to the Los Angeles General Medical Center General Hospital Structural Improvements Project, Capital Project No. 87958, to fully fund the project.

4. Authorize the Director of Public Works or his designee to deliver the proposed project using a Board-approved Job Order Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the proposed Los Angeles General Medical Center (LA General MC) General Hospital Structural Improvements Project is exempt from the California Environmental Quality Act (CEQA), establish and approve the project, and related appropriation adjustment, and authorize delivery of the project using a Board-approved Job Order Contract (JOC).

Background

In 2022, the County contracted with a Board-approved on-call structural engineering consultant to seismically evaluate the old LA General MC building. The proposed work recommended by the consultant will improve structural performance under a seismic event with minimal improvement while maintaining the building's historical standing.

The LA General MC General Hospital Structural Improvements Project consists of structural improvements to various columns located throughout the Basement Floor and the First Floor of the LA General MC. There are a total of 18 columns that will be affected by this work; 10 on the Basement Floor and 8 on the First Floor.

Upon the Board's approval of the proposed project, the repair work will begin in December 2023 and is anticipated to be completed in June 2024.

Green Building/Sustainable Design Program

The project would be an upgrade to the structural system and is less than 10 percent of an existing structure. The Scope of Work for this project does not make it feasible to upgrade the building to be Leadership in Energy and Environmental Design certified level to meet the Board's December 20, 2016, policy. The proposed project will support the Board's Policy for Green Building/Sustainable Design Program by recycling disposable material and by incorporating energy efficient products during construction.

Implementation of Strategic Plan Goals

The County Strategic Plan directs the provision of Strategy II.1, Drive Economic and Workforce Development in the County; Strategy II.2, Support the Wellness of our Communities; and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. The recommended actions support the Strategic Plan by supporting the wellness of our communities and enhancing the delivery of comprehensive and seamless healthcare services to the residents of the County seeking healthcare assistance.

FISCAL IMPACT/FINANCING

The total project budget for the proposed LA General MC General Hospital Structural Improvements Project is estimated at \$2,072,000 including construction, change order contingency, plans and specifications, permit fees, consultant, inspection, and County services. The project budget and schedule are included in Enclosure A.

The project is currently funded with \$189,000 in net County cost from the General Hospital West Campus Project, Capital Project No. 87883, for preconstruction costs incurred in Fiscal Year 2022-23. Board approval of the Fiscal Year 2023-24 appropriation adjustment (Enclosure B) will allocate \$1,883,000 from the General Hospital West Campus Project, Capital Project No. 87883, to the LA General MC General Hospital Structural Improvements Project, Capital Project No. 87958, to fully fund the project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Board's Civic Arts Policy amended on August 4, 2020, requires refurbishment projects to include one percent of the eligible design and construction costs to be allocated to the Civic Art Fund. However, the Civic Art Policy's definition of "refurbishment" does not include the installation or replacement of building systems. Therefore, the proposed LA General MC General Hospital Structural Improvements Project is exempt from the policy because it consists of the replacement and/or repair of existing structural system elements.

The JOC is subject to the Board Policy 5.270, Countywide Local and Targeted Worker Hiring.

ENVIRONMENTAL DOCUMENTATION

This project is categorically exempt from CEQA. The project is within certain classes of projects that have been found not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15301 (d) and (f) and 15302 of the State CEQA Guidelines and Classes 1 (c), (i), and (x) and (2) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project consists of mainly structural repairs with no expansion of use and where replacement components will have the same purpose and capacity.

In addition, based on the proposed project records, it will comply with all applicable regulations, it is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

Upon the Board's approval of the project, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 21152 of the Public Resources Code and will post the notice to its website pursuant to Section 21092.2.

CONTRACTING PROCESS

Public Works completed the design for the repair work using a Board-approved, on-call architectural/engineering agreement, and is now seeking Board approval to complete the construction for the project using a Board-approved JOC.

The standard Board-directed clauses, including those that provide for contract termination and hiring qualified displaced County employees, are included in all JOCs.

The project Scope of Work includes welding new plates to the existing columns and installing new epoxy anchors into column bases, which is considered repair work and Public Works has made the determination that the use of JOC is the most appropriate contracting method to deliver the project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have minimal impact on current County services or projects. In conjunction with Department of Health Services, Public Works will take the appropriate measures to phase the construction to minimize impacts on operations during the repair work.

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Project Management Division I.

Respectfully submitted,



MARK PESTRELLA, PE
Director

MP:GT:cg

Enclosures

- c: Department of Arts and Culture
- Auditor-Controller
- Chief Executive Office (Capital Programs Division)
- County Counsel
- Executive Office
- Department of Health Services (Capital Projects Division)

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
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CAPITAL PROJECT NO. 87958
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(3 VOTES)**

**LOS ANGELES GENERAL MEDICAL CENTER GENERAL HOSPITAL
STRUCTURAL IMPROVEMENTS PROJECT**

I. PROJECT SCHEDULE SUMMARY

Project Activity	Scheduled Completion Date
Construction Documents	January 2023*
Jurisdictional Approvals	May 2023*
Construction Start	December 2023
Substantial Completion	May 2024
Final Acceptance	June 2024

*Completed Activity

II. PROJECT BUDGET SUMMARY

Project Activity	Budget
Construction (Job Order Contracts)	\$1,287,000
Change Orders	\$ 165,000
Civic Arts	\$ 0
Construction Subtotal	\$1,452,000
Plans and Specifications	\$ 35,000
Consultant Services	\$ 40,000
Miscellaneous Expenditures	\$ 22,000
Jurisdictional Review/Plan Check/Permit	\$ 7,000
County Services	\$ 516,000
TOTAL PROJECT COST	\$2,072,000

August 08, 2023

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

**ADJUSTMENT REQUESTED AND REASONS THEREFORE
FY 2023-24
3 - VOTES**

SOURCES		USES	
VARIOUS CAPITAL PROJECTS		HEALTH SERVICES	
GENERAL HOSPITAL AND WEST CAMPUS PROJECT		LA GENERAL MC GENERAL HOSPITAL STRUCTURAL IMPROVEMENTS PROJECT	
A01-CP-6014-65099-87883		A01-CP-6014-65036-87958	
CAPITAL ASSETS - B & I		CAPITAL ASSETS - B & I	
DECREASE APPROPRIATION	1,883,000	INCREASE APPROPRIATION	1,883,000
SOURCES TOTAL		USES TOTAL	
	\$ 1,883,000		\$ 1,883,000

JUSTIFICATION

Reflects the transfer of \$1,883,000 net County cost from the General Hospital and West Campus, Capital Project No. 87883, to Capital Project No. 87958, to fully fund the LA General MC General Hospital Structural Improvements Project.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

61 November 7, 2023

James Yun

AUTHORIZED SIGNATURE

Digitally signed by James Yun
Date: 2023.08.31 13:44:56 -07'00'

JAMES YUN, MANAGER, CEO

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

CELIA ZAVALA
EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION

AUDITOR-CONTROLLER

BY **Lan Sam**
Digitally signed by Lan Sam
Date: 2023.09.01 08:16:09 -07'00'

B.A. NO. **025**

DATE **9/1/23**

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY **Amir Alam**
Digitally signed by Amir Alam
Date: 2023.09.06 10:48:03 -07'00'

DATE **9/6/23**