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: PJ-2

December 2, 2004

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

Dear Supervisors:

HARBOR-UCLA MEDICAL CENTER
SURGERY/EMERGENCY REPLACEMENT PROJECT
APPROVE REVISED PROJECT AUTHORIZATION
AWARD SUPPLEMENTAL AGREEMENTS
SPECS. 5110; C.P. 77176
SUPERVISORIAL DISTRICT 2
3 VOTES

JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND THE DIRECTOR OF HEALTH SERVICES THAT YOUR BOARD:

1. Approve additional funds of $2,053,000 for consultant and County services to complete design, obtain jurisdictional agency approvals, and prepare to bid the Harbor-UCLA Medical Center Surgery/Emergency Replacement Project, increasing the project authorization from $4,230,000 to $6,283,000.

2. Award and authorize the Interim Director of Public Works to execute Supplemental Agreement 10 to Contract IS-10966 with Leo A. Daly/HKS to revise the design, complete construction documents, and prepare to bid the project for a not to exceed fee of $1,567,570. This agreement will be funded by net County cost appropriated in the 2004-05 Capital Projects and Refurbishment Budget under C.P.s 77176 and 69220.

3. Award and authorize the Interim Director of Public Works to execute Supplemental Agreement 1 to Contract PW-12438 with Sigma Engineering, Inc., to revise the environmental document for a not to exceed fee of $52,700. This agreement will be funded by net County cost appropriated in the 2004-05 Capital Projects and Refurbishment Budget under C.P. 77176.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approving the recommended actions will provide additional funding to complete the design phase and prepare to bid the Harbor-UCLA Medical Center Surgery/Emergency Replacement Project. The supplemental funds and balance of previous authorizations will fund the recommended supplemental agreements, plan check fees, and required County services.

Project Background

Your Board previously approved the initiation of design for a 190,300-square-foot hospital addition containing new surgery and emergency facilities. On July 5, 2000, your Board authorized $3,070,000 under C.P. 77176 for consultant fees, plan check charges, and County services to update the original design to current codes and submit the construction documents to the Office of Statewide Health Planning and Development. Since then, your Board authorized $1,160,000 in additional funding to support the design and plan check process in order to maintain Senate Bill 1732 funding reimbursement eligibility. The additional funding brought the total authorization to $4,230,000.

In order to complete design and prepare the construction documents for competitive bidding, an additional $2,053,000 for consultant and County services is now required.

Design Services

On October 3, 2000, your Board authorized the Director of Public Works to execute Supplemental Agreement 3 to Contract IS-10966 with Daly/HKS to update the original 1994 design documents to meet code requirements and maintain SB 1732 eligibility for a not to exceed fee of $1,078,000. Since then, six supplemental agreements have been awarded to update the site survey, provide revised special moment resisting frame and schematic helistop designs, and study the medical center's current and future cooling capacity needs.

Supplemental Agreement 10 to Contract IS-10966 will authorize Daly/HKS to revise and update the construction documents to obtain final jurisdictional agency approvals and prepare the documents for competitive bid. The design will include revised interim and permanent helistops, updated medical equipment specifications, and replacement equipment in the central plant. Special hospital systems such as security, pneumatic tube, telecommunication, and closed circuit television will be updated.

The original design of the Surgery/Emergency project did not anticipate construction occurring simultaneously with the construction of the SB 1953 Seismic Upgrade project at Harbor-UCLA Medical Center. This new construction sequence requires that the design scope for the Surgery/Emergency be expanded to include detailed coordination and resolution of interface issues between the two projects. Furthermore, the most recent construction cost estimate for the project was prepared in 2001 and is, therefore, out of date. One of the key elements of Supplemental Agreement 10 is the preparation of an updated cost estimate to reflect the expanded design and the current market conditions. New drawings for traffic lane and signal improvements to Carson Street at the new medical center entrance will also be included in the scope of Supplemental Agreement 10 to Daly/HKS' contract.

The current specifications for medical equipment and special hospital systems were prepared in January 1994 during the original design of the surgery/emergency building. Specified equipment and systems may be outdated, out of production, or new technology may now be preferred. Accurate dimensions, weight, and space layouts of equipment are required to complete design. Therefore, additional services are required to investigate equipment and systems in the current design, update specifications, and revise construction documents.

The existing mechanical equipment in the central plant currently has marginally adequate capacity to support the project and the entire medical center due to the age of one existing chiller and lack of reliable system redundancy. Two studies of the central plant recommend replacement of an existing 25 year-old chiller and associated equipment due to the rapidly diminishing levels in operating efficiency, unreliability of the system, and the limited remaining useful life of the equipment. In addition, the studies highly recommend adding an additional chiller to improve capacity, efficiency, and reliability. Additional services are required to develop a design to accommodate equipment upgrades in the central plant and complete the construction documents.

Supplemental Agreement 10 does not include services to support the future bidding process or construction administration services. At the completion of design, we will

return to your Board to recommend an additional supplemental agreement with Daly/HKS to provide bidding phase support and construction administration services.

Environmental Document Services

On November 5, 2001, Public Works executed Contract PW-12438 with Sigma to prepare environmental documentation for this project for a not to exceed fee of $72,000. A draft Mitigated Negative Declaration was submitted to the County in 2002 for preliminary review. Additional services are now required to update the environmental document to reflect current conditions and to prepare a revised traffic study and noise evaluation. Supplemental Agreement 1 to Contract PW-12438 will authorize Sigma to conduct current traffic counts, revise the draft Mitigated Negative Declaration, obtain jurisdictional agency approvals, and prepare the document for approval by your Board.

Construction Management Services

Construction management services will be required to support preconstruction activities during the completion of design and contractor prequalification process. During design completion, construction management services will include coordination and management of plan review comments and plan check activities. The consultant services will also include constructability reviews and recommendations, reporting schedule and cost impacts due to revisions, updating construction schedules, preparing independent cost estimates and validating the architect's cost estimates, and coordinating the interface between the Harbor-UCLA Surgery/Emergency Replacement and SB 1953 Seismic Retrofit projects.

On April 5, 1994, Jacobs Facilities, Inc., (formerly CRSSC) was awarded a construction management contract for this project. Because of the age of the contract, and the need to construct the Surgery/Emergency project concurrent with the SB 1953 seismic retrofit, Public Works believes that it is in the County's best interest to resolicit for construction management services for the remaining scope of services to be performed through construction. A competitive qualification process will be conducted to select the most responsive and qualified firm experienced in construction management of similar medical facilities and OSHPD requirements. We will return to your Board to recommend a consultant contract award to the selected construction management firm and approval of the necessary additional funds.

Preparation For Bidding

Prior to bidding the project for construction, a contractor prequalification process will be conducted to establish a list of qualified bidders. We will return to your Board to seek approval of qualification questionnaires and solicitation for Statement of Qualifications from contractors. After a list of the most responsive and qualified contractors is promulgated, we will return to your Board with recommendations to advertise the final construction documents to the qualified bidders.

Implementation of Strategic Plan Goals

These actions are consistent with the County's Strategic Plan Goals of Service Excellence, Fiscal Responsibility, and Children and Families' Well-Being by investing in public health infrastructure and improving access to surgery and emergency services in the southern and western segments of the County. Completion of this project will provide a much needed health facility for the residents of the County of Los Angeles.

FISCAL IMPACT/FINANCING

The recommended $2,053,000 increase in funding authorization, from $4,230,000 to $6,283,000, will fund the recommended supplemental agreements for consultant services, as well as plan check fees and County services.

The total project cost estimate reported to your Board in 2001 has increased from $101,700,000 to $113,800,000 due to project delays, additions and refinements of scope, and escalation of costs. However, the impact of recent construction industry cost fluctuations has not been fully assessed. Prior to completion of design, the architect and construction manager will each prepare independent cost estimates, which will be reconciled prior to returning to your Board to adopt and advertise for construction.

The recommended supplemental agreements with Daly/HKS and Sigma, additional plan check fees, and County services through design and the pre-bidding process will be financed from net County cost currently appropriated in the 2004-05 Capital Projects and Refurbishment Budget under C.P. 77176 and 69220.

Construction will be funded through the issuance of long term tax-exempt bonds. The Chief Administrative Office and Treasurer and Tax Collector will return to your Board with final financing recommendations at the time of construction contract award.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The construction documents for the project were submitted to OSHPD on December 17, 2001, and preliminary plans for the central plant upgrade were submitted to OSPHD on December 28, 2001. These submittals maintained the County's eligibility for SB 1732 funds by meeting OSPHD's extension deadline. Plans and specifications have been corrected and resubmitted in response to review comments, and we are currently awaiting approval.

Standard agreements, in the form previously approved by County Counsel, will be used. The existing consultant services agreements include the standard Board-directed clauses that provide for contract termination, renegotiation, hiring qualified displaced County employees, and consideration for Greater Avenues for Independence Program/General Relief Opportunities for Work participants for future employment.

Daly/HKS and Sigma are in compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program), Chapter 2.203 (Contractor Employee Jury Services Program), and Safely Surrendered Baby Law.

ENVIRONMENTAL DOCUMENTATION

Awarding the recommended supplemental agreements will have no effect on the environment. The appropriate environmental document for this project will be prepared prior to returning to your Board to request authorization to adopt amended plans and specifications, and advertise the project to qualified contractors.

CONTRACTING PROCESS

Daly/HKS

On August 23, 1993, Internal Services Department executed Contract IS-10966 with Daly/HKS for a not to exceed fee of $7,200,000 to provide architectural/engineering services through completion of construction of the project. To date, nine supplemental agreements to this contract have been executed, thus bringing the total contract value to $9,435,022.

We are now recommending awarding Supplemental Agreement 10 for a not to exceed fee of $1,567,570 for additional services to incorporate design revisions, complete construction documents, and prepare the documents for competitive bid. This

supplemental agreement will increase the total value of Contract IS-10966 to $11,002,592.

Sigma

On November 5, 2001, Public Works executed Contract PW-12438 under delegated authority with Sigma to prepare an environmental document for this project for a not to exceed fee of $72,000.

We are now recommending award of Supplemental Agreement 1 for a not to exceed fee of $52,700 for additional services to revise and complete the environmental document in response to County review requirements. The recommended supplemental agreement will increase the contract amount to $124,700.

The fees for the supplemental agreements described above are considered reasonable for the work involved and are consistent with the County's standards for work of similar complexity and scope.

Community Business Enterprise participation data and three-year contracting history of Daly/HKS and Sigma are on file with Public Works.

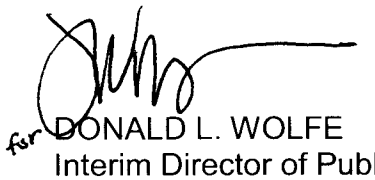
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approving the recommended actions will have no impact to current County services or other projects. However, during the completion of design, extensive coordination will be performed between the Surgery/Emergency and SB 1953 projects to identify and implement measures to mitigate construction conflicts.

CONCLUSION

Please return one adopted copy of this letter to the CAO (Capital Projects Division), Health Services, and Public Works.

Respectfully submitted,



for DONALD L. WOLFE
Interim Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

THOMAS L. GARTHWAITE, M.D.
Director and Chief Medical Officer

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Enc.

cc: County Counsel
Department of Public Social Services (GAIN/GROW Program)

December 2, 2004

ENCLOSURE

HARBOR-UCLA MEDICAL CENTER
SURGERY/EMERGENCY REPLACEMENT PROJECT
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PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Environmental Documents	11/28/05
Construction Documents	09/06/05
Jurisdictional Approvals	07/17/06
Award of Construction	11/21/06
Construction Start	11/30/06
Substantial Completion	04/05/10
Acceptance of Project	09/20/10