



County of Los Angeles
CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
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WILLIAM T FUJIOKA
Chief Executive Officer

February 1, 2011

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:

**DEPARTMENT OF PUBLIC WORKS:
OLIVE VIEW COMMUNITY MENTAL HEALTH URGENT CARE CENTER PROJECT
(FORMERLY REFERRED TO OLIVE VIEW PSYCHIATRIC URGENT CARE CENTER)
APPROVE CHANGE ORDER FOR LOW VOLTAGE SYSTEMS
SPECS. 6893; CAPITAL PROJECT NO. 69545
CONTRACT PW-13300
(FIFTH DISTRICT) (4 VOTES)**

SUBJECT

Approve a change order to provide the required low voltage systems for the Olive View Community Mental Health Urgent Care Center Project at Olive View (formerly referred to Olive View Psychiatric Urgent Care Center).

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and authorize the Director of Public Works to execute a change order to Contract PW-13300 with gkkworks to provide the low voltage systems for the Olive View Community Mental Health Urgent Care Center Project at Olive View for a \$243,000 not-to-exceed fee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended action will allow gkkworks to provide the required low voltage systems for the Olive View Community Mental Health Urgent Care Center Project (formerly referred to Olive View Psychiatric Urgent Care Center) at Olive View as part of their design-build contract.

"To Enrich Lives Through Effective And Caring Service"

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The low voltage systems were originally planned to be installed by Internal Services Department (ISD) which included all rough-in, cabling, devices, termination, and testing for all the required systems. However, to make the cabling system/low voltage systems seamless and have one contractor fully accountable for these systems, we are proposing that gkkworks furnish, install, terminate, and test/certify the voice/data cables, as well as furnish and install all other low-voltage systems, such as the security, telephone/data, public address, closed circuit television, panic alarm, card-key access, audio monitoring, nurse call systems, and intrusion alarm to ensure the reliability and functionality of the systems, using specifications developed by ISD.

ISD will install, configure, and test the phone system. They will also furnish and install the fiber optic and cable outside of the building and provide project support services. The equipment will be purchased by the Department of Mental Health through ISD.

Under delegated authority, the Department of Public Works issued a proceed order for a not-to-exceed amount of \$10,099 to gkkworks in order to provide the rough-in for cabling of the public address/radio monitoring and engineering services for all low voltage systems in order to not delay progress of construction. The proposed change order does not change the original scope or impact the overall project budget. Should your Board elect not to approve the change order to the contract with gkkworks, ISD will complete the remaining work as previously planned.

Green Building/Sustainable Design Program

The project will support your Board's sustainable design program by incorporating into the project design and construction features for certification at a silver level under the U.S. Green Building Council's Leadership in Energy and Environmental Design. The project design will substantially reduce water consumption, address storm water runoff, enhance indoor environmental quality by using low-emitting building materials and finishes, provide daylight through much of the building, and allow building users to make adjustments in building systems for thermal comfort and lighting needs.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) as the project is an investment in public infrastructure. This action will further the Children, Family, and Adult Well-Being (Goal 2), Community and Municipal Services (Goal 3), and client-centered Health and Mental Health (Goal 4), by providing high standards of healthcare to the residents of the County of Los Angeles. Completion of this project will provide a much needed health service for the residents of the County.

FISCAL IMPACT/FINANCING

The recommended action has no impact on the total estimated project budget. The total project cost, including plans and specifications, plan check, construction, consultant services, civic art fee, miscellaneous expenditures, and County services, remains currently estimated at \$10,800,000. The project is funded by \$6,650,000 in net County cost and \$4,150,000 from the Mental Health Services Act. The Project Schedule and Budget Summary are included in the Attachment A.

The amount of \$243,000 will be reallocated from the equipment budget category to the change orders contingency to fund this change. The \$243,000 change order includes the \$10,099 proceed order to gkkworks. Sufficient funds are available in the Fiscal Year 2010-11 Capital Projects Budget to fund the recommended action.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Section 20137 of the Public Contract Code allows your Board, with a four-fifths vote, to authorize a change order to a construction contract that is less than 10 percent of the original contract amount without having to obtain bids for the work. The recommended change order in the amount of \$243,000 represents 3.6 percent of the original contract amount.

ENVIRONMENTAL DOCUMENTATION

On November 3, 2009, your Board adopted a Mitigated Negative Declaration for this project. The recommended action is within the scope of the previously adopted Mitigated Negative Declaration.

CONTRACTING PROCESS

On November 3, 2009, your Board awarded a design-build agreement to gkkworks for this project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended action will have no impact on current services or projects.

The Honorable Board of Supervisors
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CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; the Department of Mental Health; and the Department of Public Works, Project Management I.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR
DJT:CV:zu

Attachment

- c: Executive Office, Board of Supervisors
County Counsel
Internal Services Department
Mental Health
Public Works

February 1, 2011

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS:
OLIVE VIEW COMMUNITY URGENT CARE CENTER PROJECT
APPROVE CHANGE ORDER FOR LOW VOLTAGE SYSTEMS
SPECS. 6893; CAPITAL PROJECT NO. 69545
CONTRACT PW-13300**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
Contract Award	11/2009	12/2009*
Jurisdictional Approvals	02/2010	05/2010*
Construction Start (Make-Ready)	02/2009	02/2009*
Substantial Completion	02/2011	06/2011

* Actual date.

** Completion date revised due to delay in obtaining building permit approval. This delay will not impact overall project budget.

II. PROJECT BUDGET SUMMARY

Project Activity	Approved Project Budget	Impact of Action	Proposed Budget
Land Acquisition	\$ 0	\$ 0	\$ 0
Construction			
Design-Build Contract	\$ 6,761,936	\$ 0	\$ 6,761,936
Job Order Contract	650,000	0	650,000
Change Orders Contingency	680,000	243,000	923,000
Misc. Expense (Stipend)	50,000	0	50,000
Arts Commission	74,064	0	74,064
Subtotal	\$ 8,216,000	\$243,000	\$ 8,459,000
Equipment	\$ 450,000	(\$243,000)	\$ 207,000
Programming/Development	\$ 0	\$ 0	\$ 0
Plans and Specs	\$ 400,000	\$ 0	\$ 400,000
Consultant Services			
Construction Management Support	\$ 16,154	\$ 0	\$ 16,154
Deputy Inspection	90,000	0	90,000
Deputy Inspection(Materials Testing)	10,000	0	10,000
Geotechnical Survey	16,816	0	16,816
Environmental Documents	2,124	0	2,124
Project Cost Estimating Services	50,000	0	50,000
Topographical Site Survey	0	0	0
Subtotal	\$ 185,094	\$ 0	\$ 185,094
Office of Affirmative Action Compliance	\$ 15,000	\$ 0	\$ 15,000
Jurisdictional Review/Plan Check/Permit	\$ 111,364	\$ 0	\$ 111,364
County Services			
Code Compliance Inspection	\$ 114,062	\$ 0	\$ 114,062
Design Review	30,555	0	30,555
Design Services	13,511	0	13,511
Contract Administration	76,227	0	76,227
Project Technical Support	55,226	0	55,226
Building and Safety Division	35,000	0	35,000
Environmental Programs Division	2,102	0	2,102
Geotechnical & Materials Engineering Division	4,000	0	4,000
Land Development Division	1,127	0	1,127
Traffic and Lighting Division	975	0	975
ISD Telecommunications	42,400	0	42,400
Project Management I Division	1,044,627	0	1,044,627
Project Management II Division	2,730	0	2,730
Subtotal	\$ 1,422,542	\$ 0	\$ 1,422,542
TOTAL	\$10,800,000	\$ 0	\$10,800,000