County of Los Angeles
**CHIEF EXECUTIVE OFFICE**
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
http://ceo.lacounty.gov

WILLIAM T FUJIOKA
Chief Executive Officer

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

March 6, 2012

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:**
**HALL OF JUSTICE REPAIR AND REUSE PROJECT**
**CITY OF LOS ANGELES**
**AWARD CONSULTANT SERVICES AGREEMENT**
**CAPITAL PROJECT NO. 86630; SPECS. 6649**
**(FIRST DISTRICT) (3 VOTES)**

## SUBJECT

These actions will award and authorize the Department of Public Works to execute a consultant services agreement with Converse Consultants to provide geotechnical/materials testing/deputy inspection services and a consultant services agreement with 3QC, Inc., to provide Leadership in Energy and Environmental Design Enhanced Commissioning Services for the Hall of Justice Repair and Reuse Project.

## IT IS RECOMMENDED THAT YOUR BOARD:

1. Award and authorize the Director of Public Works, or her designee, to execute a consultant services agreement with Converse Consultants to provide geotechnical/materials testing/deputy inspection services for the Hall of Justice Repair and Reuse Project for a $2,000,000 not-to-exceed fee and to establish the effective date following your Board approval.

2. Award and authorize the Director of Public Works, or her designee, to execute a consultant services agreement with 3QC, Inc., to provide Leadership in Energy and Environmental Design Enhanced Commissioning Services for the Hall of Justice Repair and Reuse Project for a $500,000 not-to-exceed fee and to establish the effective date following your Board's approval.

## PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended action will award a consultant services agreement to Converse Consultants for geotechnical/materials testing/deputy inspection consultant services for the Hall of Justice Repair and Reuse Project (Project).

The use of an independent geotechnical, materials testing, and deputy inspection firm during construction provides assurance that the materials, products, and processes used by the contractor meet the requirements of the construction documents. All services that are customarily rendered for code and quality assurance/quality control inspection, including special inspection of construction trades work, geotechnical monitoring, materials testing, investigations, and analyses and various materials sampling, testing, and inspection will be rendered under this contract.

Approval of the recommended action will also award a consultant services agreement to 3QC, Inc., for Leadership in Energy and Environmental Design (LEED) Enhanced Commissioning Services for the Project.

On July 12, 2011, your Board awarded a design-build contract to Clark Construction Group of California, LP (Clark) to complete the Project resulting in the rehabilitation and reopening of the facility as a LEED Gold certified building.

In order for any building to achieve LEED certification, the United States Green Building Council (USGBC) requires that buildings undergo fundamental commissioning. The purpose of fundamental commissioning is to verify and document that a building and all of its systems and assemblies are planned, designed, installed, and tested in order to meet the owner's project requirements.

To assist in the achievement of LEED Gold certification, enhanced commissioning will also be completed. The LEED requirements for enhanced commissioning, which are in addition to the fundamental commissioning requirements, include designating a commissioning authority, conducting commissioning design reviews, reviewing contractor submittals, developing a systems manual, verifying operator training, and performing a post-occupancy operations review.

### Green Building/Sustainable Design Program

The Project will comply with the County's Energy and Environmental Policy. The Project will be designed and constructed to achieve the USGBC's LEED Gold level certification by incorporating sustainable design features to optimize energy and water use, enhance the sustainability of the site, improve indoor environmental quality, and maximize the use and reuse of sustainable and local resources.

The Project will implement design features that are consistent with the Low Impact Design Standards, as well as implement the use of native and/or drought tolerant landscaping where possible to reduce the amount of potable water consumed.

Achievement of LEED Gold certification and enhanced commissioning supports your Board's policy for Green Building/Sustainable Design Program.

**Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs that we provide Operational Effectiveness (Goal 1) through fiscal responsibility, service excellence, and organizational effectiveness, by investing in public infrastructure that will provide an efficient workplace environment to better serve the local community and County residents. Rehabilitation of the Project for use by the District Attorney, Sheriff, and the general public is consistent with that goal.

**FISCAL IMPACT/FINANCING**

The total Project cost is estimated at $231,785,000, including $17,345,000 in prior year expenditures. On November 3, 2010, your Board authorized the issuance of long-term bonds to finance the remaining $214,440,000 in Project costs. The bond-financed amount includes funding for the recommended geotechnical/materials testing/deputy inspection consultant services and LEED Enhanced Commissioning Services contracts with a combined maximum of $2,500,000. The Project Schedule and Budget Summary are unchanged from your Board's action of July 12, 2011, and are included in Attachment A.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The contract contains terms and conditions supporting your Board's ordinances and policies, including, but not limited to: County Code Chapter 2.200, Child Support Compliance Program; County Code Chapter 2.202, Contractor Responsibility and Debarment; County Code Chapter 2.203, Contractor Employee Jury Service Program; County Code Chapter 2.206, Defaulted Property Tax Reduction Program; Board Policy 5.050, County's Greater Avenues for Independence (GAIN) and General Relief Opportunity for work (GROW) Programs; Board Policy 5.060, Reporting of Improper Solicitations; Board Policy 5.110, Contract Language to Assist in Placement of Displaced County Workers; and Board Policy 5.135, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law).

Per your Board's Civic Art Policy adopted on December 7, 2004 and revised on December 15, 2009, the Project cost includes 1 percent (to a maximum of $1,000,000) of the estimated design and construction costs to be allocated to the Civic Art Special Fund.

## ENVIRONMENTAL DOCUMENTATION

On June 13, 2006, your Board certified an Environmental Assessment/Environmental Impact Report and adopted a Mitigation Monitoring and Reporting Program (MMRP) and Environmental Findings of Fact and Statement of Overriding Consideration for the Project and found that the Project would have no adverse effect on wildlife resources.

The previously adopted MMRP will ensure compliance with the mitigations developed for the Project to mitigate, reduce, or avoid significant effects to the environment where feasible. The successful proposer will be required to adhere to the requirements of the MMRP.

Upon your Board's approval of the proposed actions, the Department of Public Works (Public Works) will file a Notice of Determination with the Registrar-Recorder/County Clerk in accordance with Section 21152(a) of the California Public Resources Code.

## CONTRACTING PROCESS

Standard agreements, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

On November 3, 2011, Public Works issued a Request for Proposals (RFP) for geotechnical/materials testing/deputy inspection consulting services. In addition, this contract opportunity was posted on the Doing Business with Us website as requested by your Board on February 3, 1998. On December 1, 2011, 14 firms submitted proposals. An evaluation committee composed of Public Works' staff evaluated the proposals. The evaluation was based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements. These evaluations were completed without regard to race, creed, color, or gender. Based on the review and evaluation of these proposals, Converse Consultants was selected as the most qualified firm to perform the required services.

Converse Consultants has agreed to provide the recommended geotechnical/materials testing/deputy inspection services on a time and materials basis for a $2,000,000 not-to-exceed fee.

On September 7, 2011, Public Works issued an RFP for LEED Enhanced Commissioning Services. In addition, this contract opportunity was posted on the Doing Business with Us website as requested by your Board on February 3, 1998. On October 4, 2011, 10 firms submitted proposals. An evaluation committee composed of Public Works' staff evaluated the proposals. The evaluation was based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements.

These evaluations were completed without regard to race, creed, color, or gender. Based on the review and evaluation of these proposals, 3QC, Inc., was selected as the most qualified firm to perform the required services.

3QC, Inc., has agreed to provide the recommended commissioning services for a $500,000 not-to-exceed fee.

Converse Consultants' and 3QC, Inc.'s, Community Business Enterprise participation data, required certification, and three-year contracting histories with the County are on file with Public Works.

**IMPACT ON CURRENT SERVICES**

There will be no impact on current County services or projects as a result of authorizing the recommended consultant services agreement.

**CONCLUSION**

Please return one adopted copy of this Board letter to the Chief Executive Office, Capital Projects Division; Arts Commission; and the Department of Public Works, Project Management Division II.

Respectfully submitted,

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR:DJT
MV:cvb

Attachments

c: Executive Office, Board of Supervisors
County Counsel
Arts Commission
Auditor-Controller
Public Works

**ATTACHMENT**
March 6, 2012

**DEPARTMENT OF PUBLIC WORKS:**
**HALL OF JUSTICE REPAIR AND REUSE PROJECT**
**CITY OF LOS ANGELES**
**AWARD CONSULTANT SERVICES AGREEMENT**
**CAPITAL PROJECT NO. 86630; SPECS. 6649**
**(FIRST DISTRICT) (3 VOTES)**

## I. PROJECT SCHEDULE

| Project Activity | Scheduled Completion Date |
|---|---|
| Completion of Design-Build Delivery | 11/17/14 |
| Move In/Start Up/Close Out | 12/29/14 |

## II. PROJECT BUDGET SUMMARY (Through Phase IV)

| Budget Category | Project Budget |
|---|---|
| **Phase I Debris Removal (Complete)** | $ 569,000 |
| **Phase II Non-Structural Demolition Design** | $ 1,509,500 |
| **Phase III Interior Non-Structural Demolition (Complete) and Phase IV Structural Demolition/Retrofit Design** | $ 12,550,500 |
| **Design-Build/Lease-Lease Back RFP** | $ 2,716,000 |
| Subtotal | $ 17,345,000 |
| **Design-Build Phase V-VIII** | |
| Construction | |
| Base Design-Build Contract | $151,218,083 |
| Design Completion Contingency | $ 9,000,000 |
| FF&E Allowance | $ 9,000,000 |
| Alternate Design Solutions Allowance Not-to-Exceed | $ 0 |
| Maximum Design-Build Contract | $169,218,083 |
| Change Order (10 percent) | $ 16,921,917 |
| Utility Connection Fees | $ 2,500,000 |
| Civic Arts (maximum of $1,000,000) | $ 1,000,000 |
| Subtotal | $189,640,000 |
| Plans and Specifications<br>A/E Design-Build Support Services<br>Subtotal | $ 1,500,000 |
| Consultant Services | |
| Historic Resources Monitoring | $ 150,000 |
| Deputy Inspection | $ 1,500,000 |
| Materials Testing | $ 1,200,000 |
| Environmental Documents | $ 150,000 |
| Geotechnical Survey | $ 300,000 |
| Project Cost Estimating | $ 300,000 |
| Project Scheduling | $ 250,000 |
| Historic Documentation | $ 150,000 |
| LEED Commissioning | $ 500,000 |
| Subtotal | $ 4,500,000 |
| Miscellaneous Expenditures | |
| Los Angeles County Affirmative Action Compliance | $ 500,000 |
| Printing | $ 50,000 |
| Subtotal | $ 550,000 |

| Budget Category | Project Budget |
|---|---|
| Jurisdictional Review & Plan Check | |
| Building and Safety Division | $ 800,000 |
| Regional Planning | $ 200,000 |
| Grading | $ 200,000 |
| Geotechnical Materials Engineering | $ 150,000 |
| County Fire Inspection/Permits | $ 200,000 |
| Health Department | $ 75,000 |
| City of Los Angeles | $ 1,000,000 |
| Subtotal | $ 2,625,000 |
| County Services | |
| Construction Inspection Services | $ 2,170,000 |
| Construction Inspection Supervision | $ 600,000 |
| Contract Administration | $ 500,000 |
| ISD FOS Trades | $ 1,500,000 |
| Project Manager | $ 1,850,000 |
| Assistant Project Manager | $ 1,750,000 |
| Capital Projects Manager | $ 500,000 |
| Document Control | $ 800,000 |
| Secretarial | $ 650,000 |
| Project Technical Support | $ 400,000 |
| Consultant Contract Recovery | $ 150,000 |
| Project Contingency | $ 4,755,000 |
| Subtotal | $ 15,625,000 |
| Total | $231,785,000 |