



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

October 7, 2013

IN REPLY PLEASE

REFER TO FILE: **PJ-0**

TO: Each Supervisor

FROM: Gail Farber *Gail Farber*
Director of Public Works

MARTIN LUTHER KING, JR. MEDICAL CENTER INPATIENT TOWER PROJECT STATUS REPORT

Following is an update on the construction of the Martin Luther King, Jr. Medical Center Inpatient Tower project for the week ending October 6, 2013.

Current Status

The project remains on schedule to achieve substantial completion by October 31, 2013. The critical path for completion continues to be on the Inpatient Tower, specifically the basement and 1st and 2nd Floors. The most critical sequence includes finishing construction to a point that fire and life safety systems, heating, ventilation, and air conditioning can be tested and commissioned. Construction activities continue to progress through the building from the top working down. The sequence of completing finish work, testing of systems, and punch list corrections is underway across the various floors.

Completion of the Central Plant buildings is required in order to occupy the other hospital buildings. On October 3, 2013, the Office of Statewide Health Planning and Development (OSHPD) issued a temporary certificate of occupancy for Central Plant Phases 1, 2, and 4 (Central Plant Phase 3 was previously approved).

As scheduled on October 4, 2013, OSHPD completed testing of the fire alarms on all floors of the Inpatient Tower. As described below, testing of the integration of the fire alarm with other systems is continuing. Also, as scheduled, the State elevator inspector approved the six elevators in the Inpatient Tower on October 3, 2013.

During a recent inspection of the Inpatient Tower, OSHPD identified a number of corrections that need to be made in various restrooms to comply with disabled access standards. Hensel Phelps Construction Co. is working aggressively to correct these items, and it is not expected to impact the completion schedule.

Critical Path Activities – October 7 - 20, 2013

- Inpatient Tower – Complete testing of fire alarm integration with elevators and other building systems. Complete testing of various systems, including fire sprinkler, egress lighting, and nurse call. Begin medical gas certification.
- Inpatient Tower – Address and remediate the Americans with Disabilities Act clearance issues identified in the staff and public restrooms.
- Inpatient Tower Basement – Complete installation of morgue equipment. Complete overhead ceiling closure work completion activities in the MRI area. Continue punch list process.
- Inpatient Tower Level 1 – Complete acoustical ceiling tile installation. Continue air test and balance. Complete seismic joint at ambulance entry and security vestibule. Install paramedic entrance door.
- Inpatient Tower Level 2 – Complete anchorage of medical equipment. Continue punch list process.
- Inpatient Tower Level 3 – Continue punch list process.
- Inpatient Tower Level 4 – Continue punch list process.
- Inpatient Tower Level 5 – Continue punch list process.
- Ancillary Building – Complete elevators in preparation for State elevator testing. Complete electrical connections to kitchen equipment.
- Hospital Support Building – Begin air balance, and fire alarm testing with the Inspector of Record.
- Main Lobby and Admitting Building – Perform fire alarm testing with the Inspector of Record.

Significant Progress – September 23 – October 6, 2013

- Inpatient Tower – Performed acceptance testing of the fire alarm system with the OSHPD Fire Life Safety Officer.
- Inpatient Tower – State elevator inspection successfully completed for the six elevators in the Inpatient Tower.
- Central Plant 2 – OSHPD Certificate of Occupancy obtained.
- Central Plant 4 – OSHPD Certificate of Occupancy obtained.
- Inpatient Tower Basement – Completed air test and balance. Installed acoustical ceiling tiles. Started installation of morgue equipment.

- Inpatient Tower Level 1 – Continued overhead ceiling work completion and began installation of acoustical ceiling tiles. Completed installation of radiology equipment. Started air test and balance. Completed placement of terrazzo flooring at security vestibule. Installation of seismic joint in progress at ambulance entry and security vestibule.
- Inpatient Tower Level 2 – Completed air test and balance. Installed surgical booms and integration equipment. Punch list corrections have commenced.
- Inpatient Tower Level 3 – Punch list work continued.
- Inpatient Tower Level 4 – Completed installation of bench seating at waiting room. Punch list work continued.
- Inpatient Tower Level 5 – Punch list work continued.
- Ancillary Building – Installation of wood ceiling at cafeteria dining area completed. Utility connections for kitchen equipment in progress. Acoustical ceiling tiles installed on the 2nd Floor with exception of conference rooms. Completed installation of the expansion joints with both the Multi-Service Ambulatory Care Center and the Inpatient Tower.

Staffing

The contractor is continuing to maintain a significant number of construction workers in the field (see below).

Mon. 9/23/13	Tues. 9/24/13	Wed. 9/25/13	Thurs. 9/26/13	Fri. 9/27/13	Sat. 9/28/13	Sun. 09/29/13
291 (25 overtime)	297 (27 overtime)	299 (27 overtime)	297 (27 overtime)	285 (8 overtime)	52 (overtime)	(overtime)
Mon. 9/30/13	Tues. 10/1/13	Wed. 10/2/13	Thurs. 10/3/13	Fri. 10/4/13	Sat. 10/5/13	Sun. 10/6/13
285 (16 overtime)	287 (12 overtime)	285 (13 overtime)	287 (23 overtime)	296 (2 overtime)	114 (overtime)	(overtime)

Civic Art

- Installation of the art work in the courtyard adjacent to the Inpatient Tower is in progress. The delivery of the sculpture for the entry drop-off circle is scheduled for late November 2013. A more detailed update on Civic Art projects is available from the Arts Commission.

Critical Events

- Public Works is holding weekly coordination meetings with MLK-LA regarding the transition planning for building turnover and occupancy. MLK-LA representatives are scheduled to participate in punch list walks beginning in October. Coordination of the purchase and installation of medical equipment and other equipment is ongoing. Training of MLK-LA staff on the operation and maintenance of various equipment and building systems is being discussed as is the coordination of various building components that are shared between MLK-LA and the Department of Health Services.
- September 25, 2013, and October 2, 2013 – Public Works executive oversight meeting with Hensel Phelps was held to coordinate project progress and ensure timely resolution of remaining issues.

We will continue to provide you with regular updates on the progress of construction. If you have any questions, please contact me or your staff may contact Jacob Williams at (626) 458-4014.

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cc: Arts Commission (Erin Harkey)
Chief Executive Office (William T Fujioka, Brence Culp, Santos Kreimann,
Rita Robinson, Jan Takata)
County Counsel (John Krattli, Robert Cartwright)
Executive Office