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**Health Services**  
LOS ANGELES COUNTY

June 29, 2016

**Los Angeles County  
Board of Supervisors**

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Fifth District

**TO:** Supervisor Hilda L. Solis, Chair  
Supervisor Mark Ridley-Thomas  
Supervisor Sheila Kuehl  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

**FROM:** Mitchell Katz, M.D.  
Director

**SUBJECT: HARBOR-UCLA MEDICAL CENTER CAMPUS PRE-PLANNING PROJECT AND BIOSCIENCE TECHNOLOGY PARK**

**Mitchell H. Katz, M.D.**  
Director

**Hal F. Yee, Jr., M.D., Ph.D.**  
Chief Medical Officer

**Christina R. Ghaly, M.D.**  
Chief Operations Officer

On March 22, 2016, your Board instructed the Department of Health Services to report back on a quarterly basis on the pre-planning activities for the Harbor-UCLA Medical Center campus, including planning for a Bioscience Technology Park and options to provide expanded mental health services on the campus.

**Pre-Planning Activities**

The Department of Public Works (DPW) has completed subsurface investigations and documentation of underground utilities to prepare for implementing the Harbor-UCLA Master Plan, as well as preliminary soil testing.

DPW continues to work on the Environmental Impact Report, which is scheduled for completion in September 2016. Other completed activities include:

- Scoping documents for the first parking structure proposed in the master plan;
- Scoping documents for the first building, which will house mental health, mental health urgent care, and various administrative support services functions that are currently located in the campus bungalows. The bungalows are planned for demolition to facilitate construction of the replacement inpatient hospital tower, ambulatory care building, new central plant, and other new structures shown in the proposed master plan; and
- Conceptual design of the new central plant.

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The DPW project team has begun preparing plans and specifications for make-ready work that includes the early phases of demolition and site preparation for the new parking structure and hospital support services/mental health building. Hazardous material testing of the existing bungalows and the site will begin in July 2016.

DPW is in the process of engaging a medical planner to assist in determining the future demand for both hospital beds and ambulatory care (both physical and mental health) demand, as well as to recommend planning strategies for the campus. This study is expected to be completed by the end of 2016.

Finally, DPW has initiated the Request for Proposals process to procure the Executive Architect for the campus-wide master plan. DPW anticipates returning to the Board in December 2016 to seek approval to award the architect/engineer agreement and to report back on the findings and recommendations from the medical planner's study. This report back to your Board will also include the estimated cost of the recommendations from the medical planner and the projected associated debt service payments for implementation of the Harbor-UCLA Master Plan.

### **Bioscience Technology Park**

As per the Board's instruction, the pre-planning consultant team is incorporating the Bioscience Technology Park into its review. This effort is being coordinated with the Los Angeles County Economic Development Commission. A segment of land has been identified on the campus that is planned for Bioscience Technology Park use. There is enough available acreage in this segment to accommodate a parking structure, a building not less than 250,000 square feet, and additional future buildings. The current planning effort underway also includes studying the use of the campus for potential future needs of the County for long term care uses such as recuperative care and drug rehabilitation.

### **Expanded Mental Health Services**

Harbor-UCLA Medical Center staff have been working with the Department of Mental Health (DMH) on mental health services presently available on the Harbor-UCLA campus and future opportunities for program growth. As part of a solicitation earlier this year, DMH selected Exodus to provide mental health urgent care services on the Harbor-UCLA campus. A temporary location was identified and renovations are underway to facilitate the start of this new program in early 2017. Harbor-UCLA has programmed 10,000 square feet of space to be designed specifically for the Exodus Mental Health Urgent Care Center in the Hospital Support Services and Mental Health building (HSSMH), which is the first new building that will be constructed as part of the master plan.

The east side of the HSSMH building is designed to house not just the Mental Health Urgent Care Center, but also all of the current DMH operated outpatient mental health clinics that are presently spread throughout the campus. This will allow for a single unified location for patients who come to the Harbor-UCLA campus to receive mental

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health services. DHS and DMH continue to discuss current and future mental health service needs for the community.

As part of the next phase of the campus planning, the medical planner brought in by DPW will work with DHS and DMH to assess the long-term needs for mental health services on the campus as part of the scope of work for this contract.

If you have any questions of need additional information, please contact me at (213) 240-8101.

MK:ak

c: Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors  
Department of Public Works  
Department of Mental Health



**Health Services**  
LOS ANGELES COUNTY

October 21, 2016

Los Angeles County  
Board of Supervisors

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TO: Supervisor Hilda L. Solis, Chair  
Supervisor Mark Ridley-Thomas  
Supervisor Sheila Kuehl  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

FROM: Mitchell H. Katz, M.D. *Mitchell Katz*  
Director

SUBJECT: **HARBOR-UCLA MEDICAL CENTER CAMPUS PRE-PLANNING PROJECT AND BIOSCIENCE TECHNOLOGY PARK (ITEM NO. 11, MARCH 22, 2016 BOARD MEETING)**

On March 22, 2016, your Board instructed the Department of Health Services to report back on a quarterly basis on the pre-planning activities for the Harbor-UCLA Medical Center campus, including planning for a Bioscience Technology Park, and options to provide expanded mental health services on the campus.

**Pre-Planning Activities**

The Department of Public Works (DPW) has completed subsurface investigations and documentation of underground utilities to prepare for implementing the Harbor-UCLA Master Plan, as well as preliminary soil testing. Other major activities include completion of the following:

- Scoping documents for the Hospital Support Services and Mental Health Building and parking structure;
- Exterior Design guidelines;
- Geotechnical report for the first stage of development;
- Hazardous materials survey testing for first stage of development;
- Conceptual design of the new central plant and information technology building;
- Coordination with Southern California Edison for a new 66kVA electrical service; and
- Coordination with County Sanitation District to rehabilitate the main sewer trunk line.

DPW continues to work on updating the plans for initial demolition and move management activities and the Environmental Impact Report, which is scheduled for completion in October 2016.

DPW is in the process of soliciting proposals for the Campus Architect, Medical Planner, Hazardous Materials Consultant (for the remainder of the campus), a Project Management/Construction Management consultant, and a Document Control consultant. DPW anticipates returning to the Board in November 2016 to seek approval to award and execute these consultant services agreements.

### **Bioscience Technology Park**

DPW's pre-planning consultant team will incorporate the Bioscience Technology Park into its review. A segment of land has been identified on the campus for Bioscience Technology Park use. There is enough available acreage in this segment to accommodate a parking structure, a building not less than 250,000 square feet, and additional future buildings.

Harbor-UCLA and DPW staff met with LA BioMed leadership in August regarding the proposed Bioscience Technology Park. A committee made up of representatives from the biosciences community and the County has been created to establish a process by which to identify a developer for this project.

Additionally, in accordance with a February 11, 2011 motion by your Board, the Community Development Commission (CDC) engaged the Battelle Memorial Institute to identify opportunities for potential private, academic, and research partnerships at each of the DHS hospital campuses. The initial Battelle report was released in 2015 and the CDC subsequently engaged the Los Angeles Economic Development Corporation (LAEDC) to develop an implementation plan to increase biotech investment in Los Angeles County, including on the Harbor campus. The LAEDC implementation plan report is expected to be released in October 2016 and will be used to further the process at Harbor.

### **Expanded Mental Health Services**

The Department of Mental Health (DMH) has long operated outpatient mental health services on the Harbor-UCLA Medical Center campus. Among these integrated services are the AMI-ABLE program, which is a collaborative program between DMH, Harbor-UCLA Medical Center, and the National Alliance for the Mentally Ill, that provides services to adults with serious mental illness and co-occurring substance abuse disorders. Providers from the Harbor-UCLA Medical Center Family Medicine Clinic provide medical exams and services to the patients enrolled in AMI-ABLE program.

Additionally, DMH staff provide mental health assessments and services to patients treated in a range of other ambulatory care clinics, including the HIV/AIDS, Family Medicine, OB-Gyn, Pediatrics, and Neurology clinics. Harbor-UCLA Medical Center and DMH are working to expand the mental health services offered to additional Internal Medicine Clinics during 2016. These clinics include Rheumatology, General Internal Medicine, and Hematology/Oncology.

DMH completed a solicitation process earlier this year to identify a contractor to provide mental health urgent care services at Harbor-UCLA Medical Center and Exodus was selected as the provider for this program. DMH is presently renovating space across the street to relocate the AMI-ABLE program in order to create a location for Exodus on the campus. The AMI-ABLE patients and their families were included in the design process, to ensure they are comfortable with their new accommodations.

During construction of the new AMI-ABLE space, the contractor discovered that a major support beam was missing in the ceiling of the leased space, which led to an unanticipated delay. The structural engineer required more time than anticipated to identify how the missing support beam would be remedied. The work to construct the required support beam is now underway, however this resulted in a delay in the completion of the project until mid-December.

Once AMI-ABLE moves out of the building on the Harbor-UCLA Medical Center campus, Exodus will begin its renovations. DMH is working to finalize the agreement with Exodus, which they anticipate bringing to your Board for consideration later this fall. Exodus plans to begin providing services on the Harbor-UCLA Medical Center campus by early 2017.

If you have any questions of need additional information, please contact me at (213) 240-8101.

MHK:ak

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County Counsel  
Executive Office, Board of Supervisors  
Department of Public Works  
Department of Mental Health



**Health Services**  
LOS ANGELES COUNTY

**Los Angeles County  
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January 17, 2017

**TO:** Supervisor Mark Ridley-Thomas, Chair  
Supervisor Sheila Kuehl  
Supervisor Janice Hahn  
Supervisor Kathryn Barger  
Supervisor Hilda Solis

**FROM:** Mitchell H. Katz, M.D.  
Director

**SUBJECT: HARBOR-UCLA MEDICAL CENTER (HARBOR-UCLA) CAMPUS PRE-PLANNING PROJECT AND BIOSCIENCE TECHNOLOGY PARK (ITEM NO. 11, MARCH 22, 2016 BOARD MEETING)**

On March 22, 2016, your Board instructed the Department of Health Services to report back on a quarterly basis on the pre-planning activities for the Harbor-UCLA campus, including planning for a Bioscience Technology Park, and options to provide expanded mental health services on the campus.

**Pre-Planning Activities**

Since the last report, the Department of Public Works (DPW) has completed the Environmental Impact Report was completed and then certified by the Board on December 20, 2016. As part of that action, the Board also approved the award of a consultant services agreement with Jensen+Partners for medical planning services, to assist with the study to right-size the new hospital and ambulatory care services buildings, based upon an analysis of current service levels and future trends and market demand. Once the medical planning, and space and functional program is completed, DPW will use this information to develop the program scope, budget, and schedule for the Board's review and approval.

DPW also has solicited proposals for the Campus Architect, Hazardous Materials Consultant, Project Management/Construction Management consultant, and Document Control consultant. DPW anticipates returning to the Board in during the first quarter of 2017 to seek approval to award and execute these consultant services agreements.

DPW continues to work on planning for the initial demolition and move management activities.



### **Bioscience Technology Park**

DPW's pre-planning consultant team incorporated the Bioscience Technology Park into its review. A segment of land was identified on the campus for Bioscience Technology Park use. This segment accommodates a parking structure, a building not less than 250,000 square feet, and additional future buildings. The Bioscience Technology Park was included as part of the recently certified EIR.

In accordance with a February 11, 2011 motion by your Board, the Community Development Commission (CDC) engaged the Battelle Memorial Institute to identify opportunities for potential private, academic, and research partnerships at each of the DHS hospital campuses. The initial Battelle report was released in 2015 and the CDC subsequently engaged the Los Angeles Economic Development Corporation (LAEDC) to develop an implementation plan to increase biotech investment in Los Angeles County, including on the Harbor-UCLA campus. The LAEDC implementation plan report is still pending release and will be used to further the planning for the Biosciences Park at Harbor-UCLA.

### **Expanded Mental Health Services**

The Department of Mental Health (DMH) has long operated outpatient mental health services on the Harbor-UCLA campus. Among these integrated services are the AMI-ABLE program, which is a collaborative program between DMH, Harbor-UCLA, and the National Alliance for the Mentally Ill, that provides services to adults with serious mental illness and co-occurring substance abuse disorders. Providers from the Harbor-UCLA Family Medicine Clinic provide medical exams and services to the patients enrolled in AMI-ABLE program.

Additionally, DMH staff provide mental health assessments and services to patients treated in a range of other ambulatory care clinics, including the HIV/AIDS, Family Medicine, OB-Gyn, Pediatrics, and Neurology clinics. Harbor-UCLA and DMH are working to expand the mental health services offered to additional Internal Medicine Clinics during 2016. These clinics include Rheumatology, General Internal Medicine, and Hematology/Oncology.

DMH received Board approval on December 6, 2016 to enter into an agreement with Exodus to provide mental health urgent care services on the Harbor-UCLA campus. DMH entered into negotiations with Exodus for the provision of services and lease of the space on the Harbor-UCLA campus, however, execution of this agreement has been delayed due to complications related to leasing of County space. Contingent upon resolution of the lease issues, Exodus plans to begin providing services in May 2017.

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As previously reported, in order to create a location for the UCC on the Harbor-UCLA campus, a site was leased across the street for the AMI-ABLE program. Renovations were completed and the AMI-ABLE program moved across the street and opened its doors at the new location on December 12, 2016.

If you have any questions or need additional information, please contact me at (213) 240-8101.

MK:ak

c: Chief Executive Office  
County Counsel  
Executive Office, Board of Supervisors  
Department of Public Works  
Department of Mental Health



**Health Services**  
LOS ANGELES COUNTY

April 4, 2017

**Los Angeles County  
Board of Supervisors**

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Fifth District

**TO:** Supervisor Mark Ridley-Thomas, Chair  
Supervisor Hilda L. Solis  
Supervisor Sheila Kuehl  
Supervisor Janice Hahn  
Supervisor Kathryn Barger

**FROM:** Mitchell Katz, M.D.  
Director

**SUBJECT: HARBOR-UCLA MEDICAL CENTER CAMPUS PRE-PLANNING PROJECT AND BIOSCIENCE TECHNOLOGY PARK (ITEM NO. 11, MARCH 22, 2016 BOARD MEETING)**

**Mitchell H. Katz, M.D.**  
Director

**Hal F. Yee, Jr., M.D., Ph.D.**  
Chief Medical Officer

**Christina R. Ghaly, M.D.**  
Chief Operations Officer

On March 22, 2016, your Board instructed the Department of Health Services to report back on a quarterly basis on the pre-planning activities for the Harbor-UCLA Medical Center campus, including planning for a Bioscience Technology Park, and options to provide expanded mental health services on the campus.

**Pre-Planning Activities**

Since the last report, the Department of Public Works (DPW) has been working with Harbor-UCLA and the medical planner on evaluating the program assumptions included in the original master plan. As part of this initiative, the medical planners have been holding meetings with Harbor-UCLA clinical leaders to evaluate current service levels, future health care trends, and market demand to determine and develop a report recommending the size for the new hospital and ambulatory care services buildings. Once the medical planning, space, and functional program is completed, DPW will use this information to develop the program scope, budget, and schedule for the Board's review and approval.

DPW has selected RBB Architects to serve as the Campus Architect and is finalizing the contract terms with RBB Architects and their sub-consultants. The board letter for RBB Architects and four environmental consultants for hazardous materials testing is targeted for consideration in mid-April. The environmental consultants consist of (2) large sized firms, (1) medium sized firm, and (1) small sized firm.

Issuance of the Project Management/Construction Management consultant and Document Control consultant is anticipated in early April 2017.

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DPW continues to work on planning for the relocation of personnel at the campus, discussing with Southern California Edison the site location for a 66 kV power substation, and preparing for initial demolition activities.

### **Bioscience Technology Park**

DPW's pre-planning consultant team incorporated the Bioscience Technology Park into its review. A segment of land was identified on the campus for Bioscience Technology Park use. This segment accommodates a parking structure, a building not less than 250,000 square feet, and additional future buildings. The Bioscience Technology Park was included as part of the recently certified Environmental Impact Report (EIR).

In accordance with a February 11, 2011 motion by your Board, the Community Development Commission (CDC) engaged the Battelle Memorial Institute to identify opportunities for potential private, academic, and research partnerships at each of the DHS hospital campuses. The initial Battelle report was released in 2015 and the CDC subsequently engaged the Los Angeles Economic Development Corporation (LAEDC) to develop an implementation plan to increase biotech investment in Los Angeles County, including on the Harbor-UCLA campus. The LAEDC implementation plan report is still pending release and will be used to further the planning for the Biosciences Park at Harbor-UCLA.

LA BioMed has notified the County that it will be commencing construction of its new research building "A" on April 17, 2017. The construction is expected to last 19 months and will require the closure of access along one of the east-west roads, Medical Center Drive, through the middle of the campus. Harbor-UCLA is working with LA BioMed to minimize the impact of the road closures on patient and staff access to the clinical services.

### **Expanded Mental Health Services**

As was indicated in the last report, the County Department of Mental Health (DMH) has selected Exodus to operate the mental health urgent care center on the Harbor-UCLA campus. DMH is continuing its negotiations with Exodus for the provision of services and with County Counsel and the County Chief Executive Office Real Estate Division on the lease for the space on the Harbor-UCLA campus. Exodus staff toured the identified space on March 29, 2017, with their architect to begin planning for the required renovations, which will commence once the final agreement is approved by the Board.

If you have any questions or need additional information, please contact me at (213) 240-8101.

MK:ak

c: Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors  
Department of Public Works  
Department of Mental Health



**Health Services**  
LOS ANGELES COUNTY

July 7, 2017

**Los Angeles County  
Board of Supervisors**

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Chief Operations Officer

**TO:** Supervisor Mark Ridley-Thomas, Chair  
Supervisor Hilda L. Solis  
Supervisor Sheila Kuehl  
Supervisor Janice Hahn  
Supervisor Kathryn Barger

**FROM:** Mitchell H. Katz, M.D.  
Director

**SUBJECT: HARBOR-UCLA MEDICAL CENTER CAMPUS PRE-PLANNING PROJECT AND BIOSCIENCE TECHNOLOGY PARK (ITEM #11 FROM THE MARCH 22, 2016 BOARD MEETING)**

On March 22, 2016, your Board instructed the Department of Health Services (DHS) to report quarterly on the pre-planning activities for the Harbor-UCLA Medical Center campus, including planning for a Bioscience Technology Park, and options to provide expanded mental health services on the campus.

**Pre-Planning Activities**

As was previously reported, the Department of Public Works (DPW) engaged the medical planning firm, Jensen+Partners, to work with Harbor-UCLA Medical Center to validate the master plan assumptions and core programs, develop a medical planning strategy, and provide a written report with recommendations for the sizing of the replacement hospital and ambulatory care services building.

A series of meetings were held with Harbor-UCLA clinical leaders to evaluate current service levels, future health care trends, market demand, and the potential health care delivery policy landscape. The resulting report recommends a hospital with 378 licensed inpatient beds and an additional 30 observation beds. It also proposes planning for a comprehensive ambulatory care facility with a base number of 223 exam rooms and additional clinical support space designed for collaborative care. DPW will use this report to develop the space and functional program that will establish the overall project budget and schedule to implement the master plan.

On December 20, 2016, the Board approved the Environmental Impact Report (EIR) for the master plan. On May 16, 2017, RBB Architects, Inc. were awarded the contract to provide campus-wide architectural

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Each Supervisor  
July 7, 2017  
Page 2

and engineering services for the master plan. A kick-off meeting with the RBB team occurred on June 5, 2017 to review the master plan and contract expectations.

DPW is presently conducting the review of solicitations for the Project Management/Construction Management consultant and the Document Control consultant, with selection and presentation for Board approval later this summer.

DPW also continues to work on planning for the relocation of personnel at the campus, discussing with Southern California Edison the site location for a 66 kV power substation, and preparing for initial demolition activities. DPW and Harbor-UCLA Medical Center staff continue to meet with LA BioMed on a monthly basis to share the progress of the County's pre-planning activities and to coordinate its efforts with LA BioMed's ongoing construction activities.

### **Bioscience Technology Park**

As has been noted in previous reports, a portion of the campus was identified for the creation of a Bioscience Technology Park. This program was included as part of the recently certified EIR. In accordance with the motion approved by the Board on April 18, 2017, the Chief Executive Office's (CEO) Real Estate Division has held several meetings with representatives from LA BioMed to discuss this initiative and develop the parameters for a potential leasing/development agreements.

### **Expanded Mental Health Services**

The Department of Mental Health (DMH) has been working with the CEO Real Estate Division, Harbor-UCLA, and County Counsel to finalize a lease agreement with Exodus Foundation to operate the mental health urgent care center on the Harbor-UCLA campus. The lease and funding agreements between DMH and Exodus are being finalized for Board consideration early in the 2017-2018 fiscal year. Representatives from Exodus have toured the site on several occasions and are actively working on their renovation plans. Once the contract is approved, Exodus will commence renovations of the building and anticipates work can be completed and the program will be operational in January 2018.

If you have any questions or need additional information, please contact me at (213) 240-8101.

MK:ak

c: Executive Office, Board of Supervisors  
Chief Executive Office  
County Counsel  
Department of Public Works  
Department of Mental Health



**Health Services**  
LOS ANGELES COUNTY

October 4, 2017

Los Angeles County  
Board of Supervisors

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Kathryn Barger  
Fifth District

TO: Supervisor Mark Ridley-Thomas, Chairman  
Supervisor Hilda L. Solis  
Supervisor Sheila Kuehl  
Supervisor Janice Hahn  
Supervisor Kathryn Barger

FROM: Mitchell Katz, M.D. *Mitchell Katz*  
Director

SUBJECT: **HARBOR-UCLA MEDICAL CENTER CAMPUS PRE-PLANNING PROJECT AND BIOSCIENCE TECHNOLOGY PARK (ITEM # 11 FROM THE MARCH 22, 2016 BOARD AGENDA)**

Mitchell H. Katz, M.D.  
Director

Hal F. Yee, Jr., M.D., Ph.D.  
Chief Medical Officer

Christina R. Ghaly, M.D.  
Chief Operations Officer

On March 22, 2016, your Board instructed the Department of Health Services to report back on a quarterly basis on the pre-planning activities for the Harbor-UCLA Medical Center (Harbor-UCLA MC) campus, including planning for a Bioscience Technology Park, and options to provide expanded mental health services on the campus.

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**Pre-Planning Activities**

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As previously reported, the Department of Public Works (DPW) awarded the contract for campus architectural and engineering services to RBB Architects, Inc. The RBB team has held a series of meetings with DPW and Harbor-UCLA MC leadership to reevaluate and update the master plan site map. The architectural team also has been meeting with the hospital's clinical leaders to assess clinical program and develop the initial scoping documents for the hospital and ambulatory care buildings. RBB will use this information to develop a report back to DPW later this fall with an updated site map, construction schedule, and project budget.

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DPW has completed the solicitations for the Project Management/Construction Management (PMCM) consultant and the Document Control consultant. A joint venture led by AECOM was selected for the PMCM services and Harbor-UCLA Controls Partners, another joint venture, was selected as the Document Control consultant. DPW will be presenting the agreements to the Board for consideration later this fall.

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DPW is also continuing to work with Southern California Edison on the planning for the installation of a 66 kV power substation. A site was located on the southwest corner of the Harbor-UCLA MC campus for the placement of the substation and planning for this project is underway. DPW and Harbor-UCLA MC staff continue to meet with LA BioMed on a monthly basis to share the progress of the County's pre-planning activities and to coordinate its efforts with LA BioMed's ongoing construction activities.

### **Bioscience Technology Park**

The Chief Executive Office's (CEO) Real Estate Division has held several meetings with representatives from LA BioMed to discuss the planning and development of a biosciences tech park at Harbor-UCLA MC. The parties are currently negotiating an Exclusive Negotiation Agreement (ENA) for a potential master development agreement with associated ground leases. The draft ENA was sent to LA BioMed for review on September 15, 2017.

### **Expanded Mental Health Services**

The Department of Mental Health has been working with the CEO Real Estate Division, Harbor-UCLA MC, and County Counsel to develop finalize a lease agreement with Exodus to operate the mental health urgent care center on the Harbor-UCLA MC campus. The lease agreement and service contract between DMH and Exodus are being finalized for Board consideration in late October. Representatives from Exodus have toured the site on several occasions and are actively working on their renovation plans. Once the contract has been approved, Exodus will commence renovations of the building and anticipates work can be completed and the program operational within approximately six months.

If you have any questions or need additional information, please contact me at (213) 240-8101.

MK:ak

c: Chief Executive Office  
County Counsel  
Executive Office, Board of Supervisors  
Department of Public Works  
Department of Mental Health





**Health Services**  
LOS ANGELES COUNTY

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January 10, 2018

**TO:** Supervisor Sheila Kuehl, Chair  
Supervisor Hilda Solis  
Supervisor Mark Ridley-Thomas  
Supervisor Janice Hahn  
Supervisor Kathryn Barger

**FROM:** Christina R. Ghaly, M.D.  
Acting Director

**SUBJECT: HARBOR-UCLA MEDICAL CENTER CAMPUS PRE-  
PLANNING PROJECT AND BIOSCIENCE  
TECHNOLOGY PARK (ITEM NO. 11, MARCH 22, 2016  
BOARD MEETING)**

On March 22, 2016, your Board instructed the Department of Health Services to report back on a quarterly basis on the pre-planning activities for the Harbor-UCLA Medical Center (Harbor-UCLA) campus, including planning for a Bioscience Technology Park, and options to provide expanded mental health services on the campus.

**Pre-Planning Activities**

As previously reported, the Department of Public Works (DPW) awarded the contract for campus architectural and engineering services to RBB Architects, Inc. Based on meetings with Harbor-UCLA clinical leaders, RBB has completed an updated site plan for the master plan to better coordinate services between the inpatient and outpatient settings. The RBB architects have continued their meetings with the clinical leaders to assess the clinical program and develop the initial space programming documents for the hospital and ambulatory care buildings. They are finalizing their report that includes the estimated project budget and construction schedule, which are due to DPW in early January 2018.

Contracts for the Project Management/Construction Management (PM/CM) consultant and the Project Controls consultant were approved by the Board on December 19, 2017. A joint venture consultant, AECOM JV Team, was selected to provide PM/CM consultant services and Harbor-UCLA Controls Partners, another joint venture, was selected to provide Project Controls consultant services.

DPW is also continuing to work with Southern California Edison on the planning for the installation of a 66 kV power substation. A site was located on the southwest corner of the Harbor-UCLA campus for the placement of the substation and planning for this project is underway. An easement is being granted to LA BioMed to use this substation. DPW and Harbor-UCLA staff continue to meet with LA BioMed on a monthly basis to share the progress of the County's pre-planning activities and to coordinate its efforts with LA BioMed's ongoing construction activities.

**Christina R. Ghaly, M.D.**  
Acting Director

**Hal F. Yee, Jr., M.D., Ph.D.**  
Chief Medical Officer

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collaboration with community and  
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### **Pre-Planning Budget**

The budget under the Harbor-UCLA Master Plan for pre-planning services is \$19.9 million. To date, DPW has expended \$10.5 million on medical planning, geological and hazardous materials testing of the soils, updating the campus site plan, and space programming, preliminary cost estimating, and move management studies. The remaining \$9 million has been allocated for campus architect, PM/CM, and Project Controls work; of this, \$4.3 million in funding has been committed for services to be provided by RBB and an additional \$4.6 million is allocated the PM/CM and Project Controls consultants, further geological testing, and other miscellaneous services.

### **Bioscience Technology Park**

The Chief Executive Office's (CEO) Real Estate Division continues to discuss with representatives from LA BioMed on the planning and development of a biosciences tech park at Harbor-UCLA. The parties are finalizing an Exclusive Negotiation Agreement for a potential master development agreement with associated ground leases.

### **Expanded Mental Health Services**

The Department of Mental Health (DMH) worked with the CEO Real Estate Division, Harbor-UCLA, and County Counsel to develop and finalize a lease agreement and a funding agreement for repairs to Building 2 South on the Harbor-UCLA campus with Exodus Foundation in order to implement a mental health urgent care center. These agreements were approved by the Board on October 24, 2017. Exodus has begun renovations of the building and anticipates work will be completed and the program fully operational in April or May 2018. The service contract between DMH and Exodus Recovery, Inc., was approved in a Board letter on December 6, 2016. Representatives from Exodus have also been working with Harbor-UCLA staff to coordinate the renovation work, as well as to plan for parking and other operational issues.

DMH staff on the Harbor-UCLA campus have been participating in the planning meetings with RBB to assess the space needs for the outpatient mental health clinics that DMH operates on the campus. Outpatient mental health services, including the Mental Health Urgent Care Center, will be incorporated into the planned outpatient clinic building.

If you have any questions or need additional information, please contact me at (213) 240-8101.

CG:ak

c: Chief Executive Office  
County Counsel  
Executive Office, Board of Supervisors  
Department of Public Works  
Department of Mental Health



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**Christina R. Ghaly, M.D.**  
Acting Director

**Hal F. Yee, Jr., M.D., Ph.D.**  
Chief Medical Officer

April 5, 2018

**TO:** Supervisor Sheila Kuehl, Chair  
Supervisor Hilda Solis  
Supervisor Mark Ridley-Thomas  
Supervisor Janice Hahn  
Supervisor Kathryn Barger

**FROM:** Christina R. Ghaly, M.D.  
Acting Director

**SUBJECT: HARBOR-UCLA MEDICAL CENTER CAMPUS PRE-PLANNING PROJECT AND BIOSCIENCE TECHNOLOGY PARK (ITEM NO. 11, MARCH 22, 2016 BOARD MEETING)**

On March 22, 2016, your Board instructed the Department of Health Services to report back on a quarterly basis on the pre-planning activities for the Harbor-UCLA Medical Center campus, including planning for a Bioscience Technology Park, and options to provide expanded mental health services on the campus.

**Pre-Planning Activities**

As previously reported, the Department of Public Works (DPW) awarded the contract for campus architectural and engineering services to RBB Architects, Inc. Based on meetings with Harbor-UCLA clinical leaders, RBB has completed an updated site plan for the master plan to better coordinate services between the inpatient and outpatient settings. The RBB Architects have continued their meetings with the clinical leaders to assess the clinical program and develop the initial space programming documents for the hospital and ambulatory care buildings. The final report produced by RBB indicated that the estimated project budget was placing too much of a burden upon the County's debt service. Therefore, DPW is working with RBB, and other County departments to find creative ways to reduce cost and still provide adequate space needs for the services on campus.

A joint venture consultant, AECOM JV Team, was selected to provide Project Management/Construction Management (PM/CM) consultant services and Harbor-UCLA Controls Partners, another joint venture, was selected to provide Project Controls consultant services.

DPW is also continuing to work with Southern California Edison (SCE) on the planning for the installation of a 66 kV power substation. SCE has indicated that they will provide the 66kV power substation under their standard service, which is a good determination for the County. The County has granted an easement to LA BioMed to use the substation.

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DPW and Harbor-UCLA Medical Center staff continue to meet with LA BioMed on a monthly basis to share the progress of the County's pre-planning activities and to coordinate its efforts with LA BioMed's ongoing construction activities.

### **Pre-Planning Budget**

The budget under the Harbor-UCLA Master Plan for pre-planning services is \$19.9 million. To date, DPW has expended \$11.9 million on architectural services, medical planning, geological and hazardous materials testing of the soils, updating the campus site plan, space programming, preliminary cost estimating and move management studies. The remaining \$8 million has been allocated for campus architect, PM/CM, and Project Controls work, further geological testing, and other miscellaneous services.

### **Bioscience Technology Park**

The Chief Executive Office's (CEO) Real Estate Division and LA BioMed have reached agreement on a proposed Exclusive Negotiating Agreement (ENA) to guide the discussions to establish a master development agreement to define the vision, structure, and processes, together with one or more ground leases and related agreements to support the creation of a biosciences tech park at Harbor-UCLA.

The proposed ENA includes a 12-month exclusive negotiation period, with the opportunity for extension, during which the County will negotiate with only LA BioMed on the development of a biosciences tech park. The parties will negotiate a master development agreement that includes the scope of development for all phases of this project and the related ground lease agreements to cover each phase. LA BioMed is required under the ENA to identify a biosciences consultant and a development company to support this project, subject to County approval.

### **Expanded Mental Health Services**

In accordance with the lease agreement approved by the Board earlier this year, Exodus Recovery began renovations of the 2 South building on the Harbor campus in February. They are scheduled to begin providing mental health urgent care services at this location in May 2018. Representatives from Exodus have been working with Harbor-UCLA staff to coordinate the delivery of patient care services between the two facilities once the Exodus program opens.

The Department of Mental Health (DMH) staff on the Harbor-UCLA campus have been participating in the planning meetings with RBB to assess the space needs for the outpatient mental health clinics that DMH operates on the campus. Outpatient mental health services, including the Mental Health Urgent Care Center, will be incorporated into the planned outpatient clinic building. Harbor-UCLA is also consulting with DMH on the program for the inpatient Psychiatric units.

Each Supervisor  
April 5, 2018  
Page 3

If you have any questions or need additional information, please contact me at (213) 288-8101.

CRG:ak

c: Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors  
Health Agency  
Department of Public Works  
Department of Mental Health



**Health Services**  
LOS ANGELES COUNTY

July 17, 2018

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**TO:** Supervisor Sheila Kuehl, Chair  
Supervisor Hilda Solis  
Supervisor Mark Ridley-Thomas  
Supervisor Janice Hahn  
Supervisor Kathryn Barger

**FROM:** Christina R. Ghaly, M.D.  
Acting Director

**SUBJECT: HARBOR-UCLA MEDICAL CENTER CAMPUS PRE-PLANNING PROJECT AND BIOSCIENCE TECHNOLOGY PARK (ITEM NO. 11, MARCH 22, 2016 BOARD MEETING)**

**Christina R. Ghaly, M.D.**  
Acting Director

**Hal F. Yee, Jr., M.D., Ph.D.**  
Chief Medical Officer

On March 22, 2016, your Board instructed the Department of Health Services (DHS) to report back on a quarterly basis on the pre-planning activities for the Harbor-UCLA Medical Center (Harbor-UCLA) campus, including planning for a Bioscience Technology Park, and options to provide expanded mental health services on the campus.

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**Pre-Planning Activities**

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As previously reported, the Department of Public Works (DPW) awarded the contract for campus architectural and engineering services to RBB Architects, Inc. The RBB Architects are continuing their meetings with the Harbor-UCLA clinical leaders to assess the clinical program and develop the space programming documents for the hospital and ambulatory care buildings. As noted in previous reports, the estimated project budget was placing too great a burden upon the County's debt service; thus, a number of meetings have been held between Harbor-UCLA, DHS, DPW, and the Chief Executive Office (CEO) regarding the cost and final scope of the project.

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DPW also is continuing to work with Southern California Edison on the planning for the installation of a 66kV power substation and have indicated that they will provide the 66kV power substation as an added service. An easement has been granted to LA BioMed to use this substation. DPW and Harbor-UCLA staff continue to meet with LA BioMed on a monthly basis to share the progress of the County's pre-planning activities and to coordinate its efforts with LA BioMed's ongoing construction activities.

**Pre-Planning Budget**

The budget under the Harbor-UCLA Master Plan for pre-planning services is \$19.9 million. To date, DPW has expended \$11.9 million on architectural



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services, medical planning, geological and hazardous materials testing of the soils, updating the campus site plan, and space programming, preliminary cost estimating and move management studies. The remaining \$8 million has been allocated for campus architect, project management, construction management, project controls work, further geological testing, and other miscellaneous services.

### **Bioscience Technology Park**

The CEO Real Estate Division and LA BioMed have reached an agreement on a proposed Exclusive Negotiating Agreement (ENA) to guide the discussions to establish a master development agreement to define the vision, structure, and processes, together with one or more ground leases and related agreements to support the creation of a biosciences tech park at Harbor-UCLA.

The proposed ENA includes a 12-month exclusive negotiation period, with the opportunity for extension, during which the County will negotiate with only LA BioMed on the development of a biosciences tech park. The parties will negotiate a master development agreement that includes the scope of development for all phases of this project and the related ground lease agreements to cover each phase. LA BioMed is required under the ENA to identify a biosciences consultant and a development company to support this project, subject to County approval.

### **Expanded Mental Health Services**

In accordance with the lease agreement approved by the Board earlier this year, Exodus began providing services in the 2 South building on the Harbor-UCLA campus as of June 11, 2018. A ribbon cutting ceremony occurred on June 5, 2018. Representatives from Exodus worked with the Harbor-UCLA Psychiatric Emergency Room staff to establish protocols to facilitate the delivery of patient care services between the two facilities in order to appropriately meet patient care needs.

Department of Mental Health (DMH) staff on the Harbor-UCLA campus continue to participate in the planning meetings with RBB to assess the space needs for the outpatient mental health clinics that DMH operates on the campus. Outpatient mental health services, including the Mental Health Urgent Care Center, are included in the planned Outpatient clinic building. Harbor-UCLA is also consulting with DMH on the program for the inpatient Psychiatric units.

If you have any questions or need additional information, please contact me at (213) 288-8101.

CG:ak

c: Executive Office, Board of Supervisors  
Department of Mental Health  
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**Christina R. Ghaly, M.D.**  
Director

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October 3, 2018

**TO:** Supervisor Sheila Kuehl, Chair  
Supervisor Hilda L. Solis  
Supervisor Mark Ridley-Thomas  
Supervisor Janice Hahn  
Supervisor Kathryn Barger

**FROM:** Christina R. Ghaly, M.D.  
Director

**SUBJECT: HARBOR-UCLA MEDICAL CENTER CAMPUS PRE-PLANNING PROJECT AND BIOSCIENCE TECHNOLOGY PARK (ITEM NO. 11, MARCH 22, 2016 BOARD MEETING)**

On March 22, 2016, your Board instructed the Department of Health Services (DHS) to report back on a quarterly basis on the pre-planning activities for the Harbor-UCLA Medical Center campus, including planning for a Bioscience Technology Park, and options to provide expanded mental health services on the campus.

**Pre-Planning Activities**

As noted in previous reports, Harbor-UCLA, DHS, Department of Public Works (DPW), and the Chief Executive Office (CEO) have been meeting regarding the cost and final scope of the project, in an effort to reduce the overall cost and subsequent burden on the County's debt service. A Board letter is being prepared for the Board's consideration later this fall to formally establish and fund the multiple capital projects required to complete the master plan.

**Pre-Planning Budget**

The budget under the Harbor-UCLA Master Plan for pre-planning services is \$19.9 million. DPW has allocated \$11.9 million on architectural services, medical planning, geological and hazardous materials testing of the soils, updating the campus site plan, and space programming, preliminary cost estimating and move management studies. The remaining \$8 million has been allocated for campus architect, project management, construction management and project controls support services, further geological testing, and other miscellaneous services. DPW has expended approximately \$15.6 million of the \$19.9 million budget for pre-planning services.



### **Bioscience Technology Park**

The CEO Real Estate Division and LA BioMed have reached agreement on a proposed Exclusive Negotiating Agreement (ENA) to guide the discussions to establish a master development agreement to define the vision, structure, and processes, together with one or more ground leases and related agreements to support the creation of a biosciences tech park at Harbor-UCLA.

The proposed ENA includes a 12-month exclusive negotiation period, with the opportunity for extension, during which the County will negotiate with only LA BioMed on the development of a biosciences tech park. The parties will negotiate a master development agreement that includes the scope of development for all phases of this project and the related ground lease agreements to cover each phase. LA BioMed has identified Michael Rosen as its biosciences consultant for the park.

### **Expanded Mental Health Services**

DHS has held several meetings with the Department of Mental Health (DMH) to discuss the scope of inpatient mental health services on the Harbor-UCLA campus. As noted previously, outpatient mental health services, including the Mental Health Urgent Care Center, are included in the planned outpatient clinic building. With regard to inpatient mental health beds, DHS and DMH have held a series of meetings regarding the size of the inpatient Psychiatric Unit, as well as the appropriate configuration of acute and sub-acute mental health beds on the Harbor-UCLA campus. The recommendations that come out of these discussions will be included in the Board letter mentioned above.

If you have any questions or need additional information, please contact me at (213) 288-8101.

CG:ak

c: Executive Office, Board of Supervisors  
Department of Mental Health  
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