CLICK HERE FOR THE DIRECTOR OF HEALTH SERVICE’S REPORT DATED JUNE 29, 2016
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CLICK HERE FOR THE DIRECTOR OF HEALTH SERVICE’S REPORT DATED JULY 31, 2019
NEXT REPORT BY THE DIRECTOR OF HEALTH SERVICE’S EXTENDED TO JANUARY 14, 2020
June 29, 2016

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

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.
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
Each Supervisor
June 29, 2016
Page 3

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
October 21, 2016

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.  
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 or need additional information, please contact me at (213) 240-8101.

MHK:ak

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

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.
Each Supervisor  
January 17, 2017  
Page 2  

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.
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 of 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
April 4, 2017

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)

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.
Each Supervisor
April 4, 2017
Page 2

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
July 7, 2017

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
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 Officer’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
October 4, 2017

TO: Supervisor Mark Ridley-Thomas, Chairman
    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 # 11 FROM THE MARCH 22, 2016 BOARD AGENDA)

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.

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. 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.

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.
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
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.
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
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.
Each Supervisor
April 5, 2018
Page 2

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.
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
July 17, 2018

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

FROM: Christina R. Ghaity, 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 (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.

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. 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.

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
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
   Department of Public Works
   Chief Executive Office
   County Counsel
   Health Agency
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. Galy, 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
   Department of Public Works
   Chief Executive Office
   County Counsel
   Health Agency
January 8, 2019

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

Master Plan 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. On November 20, 2018, the Board approved the formal establishment and partial funding of 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 for 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 is allocated for the campus architect, project management, construction management and project controls support services, further geological testing, and other miscellaneous services. DPW has expended approximately $16 million of the $19.9 million budget for pre-planning services.
Master Plan Implementation Related Projects Budget

The Board-approved budget under the Harbor-UCLA Master Plan Implementation Related Projects is $90 million and is organized into four Phases.

**Phase 1:** Includes make-ready work, construction of a new Outpatient/Support Building, a new parking structure, and a new electrical substation. This Phase has an initial budget of $49.3 million and will be completed in 2025.

**Phase 2:** Includes make-ready work, construction of a new Central Plant, a new support building, and expansion of two existing surface parking lots. This Phase has an initial budget of $9.01 million and will be completed in 2025.

**Phase 3:** Includes make-ready work, construction of a new 352-bed Inpatient building, and a second new parking structure. This Phase has an initial budget of $29.8 million and will be completed in 2029.

**Phase 4:** Includes the disposition of the existing Inpatient Tower building. A feasibility study for potential re-purposing of the building will be conducted and recommendations will be provided to the Board by 2025. This Phase has an initial budget of $1.8 million and no current scheduled completion date.

Parking

Harbor-UCLA presently experiences significant challenges with available parking for patients, visitors, and staff. As noted above, Phase 1 of the master plan includes the construction of a new parking structure with approximately 1,200 parking stalls. Additionally, as part of the initial make-ready and demolition work, several temporary surface lots are to be constructed. In the interim, after the first of the year, Harbor-UCLA and DPW will be engaging the master plan traffic/parking consultant to assist in evaluating traffic flow, providing possible options for increasing current parking, and to develop a plan to manage parking throughout the life of the master plan project to minimize disruption to patients, visitors, and staff. Additionally, LA BioMed has indicated they have engaged a traffic and parking consultant to perform a study that will review parking issues and parking counts and recommendations for additional parking. DPW and Harbor-UCLA will work with LA BioMed to ensure these efforts are coordinated.

Bioscience Technology Park

The Chief Executive Office's (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 has identified Michael Rosen as its biosciences consultant for the park. LA Biomed is working on marketing materials to market the property to potential developers and/or anchor tenants.

Expanded Mental Health Services

DHS and the Department of Mental Health (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. DHS and DMH have discussed an alternative option of identifying the number of hospital-based inpatient psychiatric beds and creating a restorative care village on campus that would potentially include a Psychiatric Health Facility and other community-based mental health services in a single location on the campus. In addition, DMH will be exploring the option of purchasing inpatient beds through contracts with outside providers. DMH anticipates the needs assessment of mental health inpatient acute and lower-acuity bed and restorative care services for Los Angeles County will be completed in January 2019. The Health Agency will return to the Board in February 2019 with a recommendation regarding the inpatient and outpatient psychiatric services and the restorative care services needs for the Harbor-UCLA campus and request for Board approval for any identified future capital projects.

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

CG:ak

c: Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors
Health Agency
Public Works
Department of Mental Health
April 17, 2019

TO: Supervisor Janice Hahn, Chair
Supervisor Hilda Solis
Supervisor Mark Ridley-Thomas
Supervisor Sheila Kuehl
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 (HUMC) campus, including planning for a Bioscience Technology Park, and options to provide expanded mental health services on the campus.

Master Plan Activities

Since my last report, planning meetings continue between the campus architects, HUMC's Ambulatory Care User Groups, and the Department of Public Works (DPW) project team, to establish the layout of each of the floors of the Outpatient Building, Support Building, S/E Connector Building and the new Hospital Tower. These meetings are continuing through the spring and will serve as the basis for the Design-Build Contractor solicitation that will be released by the DPW later this summer.

DPW released the pre-qualification solicitation for the Design-Build contractors for the parking structure, Outpatient and Support Buildings. Pre-qualification bid submissions were due on April 3. A review panel, comprised of representatives from HUMC, DPW, and the Chief Executive Office (CEO), has been established to evaluate and select the pre-qualified bidders for the Design-Build Contractor solicitation that will be released later this summer.
User group meetings will begin later this spring for the programming of the Inpatient Hospital Tower. Preparations to demolish many of the vacated bungalows and relocate utilities on the campus in preparation for construction of the new buildings are underway.

Pre-Planning Budget

The budget under the HUMC 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, space programming, preliminary cost estimating, and move management studies. The remaining $8 million is allocated for the campus architect, PM/CM and Project Controls Support Services, further geological testing, and other miscellaneous services. DPW has expended approximately $17.5 million of the $19.9 million budget for pre-planning services.

Master Plan Implementation Related Projects Budget

The Board-approved budget under the HUMC Master Plan Implementation Related Projects is $90 million and is organized into four Phases. DPW has expended approximately $10.19 million of the $90 million budget.

Phase 1 includes make-ready work, construction of a new Outpatient/Support Building, a new parking structure, and a new electrical substation. This Phase has an initial budget of $49.3 million and will be completed in 2025. DPW has expended approximately $9.89 million of the $49.3 million budget.

Phase 2 includes make-ready work, construction of a new Central Plant, a new support building, and expansion of two existing surface parking lots. This Phase has an initial budget of $9.01 million and will be completed in 2025. DPW has expended approximately $70.7 thousand of the $9.01 million budget.

Phase 3 includes make-ready work, construction of a new 352-bed Inpatient building, and a second new parking structure. This Phase has an initial budget of $29.855 million and will be completed in 2029. DPW has expended approximately $227,500 of the $29.855 million budgeted.

Phase 4 includes the disposition of the existing Inpatient Tower building. A feasibility study for potential re-purposing of the building will be conducted and recommendations will be provided to the Board by 2025. This Phase has an initial budget of $1.835 million and no current scheduled completion date. DPW has made no expenditures related to this phase at this time.
Parking

HUMC presently experiences challenges with available parking for patients, visitors, and staff. During the construction of LA BioMed's new research building, parking was significantly constrained due to the construction zone, loss of parking lots, and the large number of construction contractor vehicles parking on the campus. Since the completion of this construction, and the reopening of several closed parking areas, this crisis has abated to some extent and parking is now generally available at all times of the day on the campus.

The campus architects have engaged a parking consultant that is working with DPW and HUMC to assess the parking implications of each phase of the master plan to ensure patient, visitor, and staff access to the campus. As noted above, Phase 1 of the master plan includes the construction of a new parking structure, approximately 1,200 stalls. Additionally, as part of the initial make-ready and demolition work, several temporary surface lots are to be constructed. In the interim, after the first of the year, HUMC and DPW will be engaging the master plan traffic/parking consultant to assist in evaluating traffic flow, providing possible options for increasing current parking, and to develop a plan to manage parking throughout the life of the master plan project to minimize disruption to patients, visitors, and staff. Additionally, LA BioMed has indicated they have engaged a traffic and parking consultant to perform a study that will review parking issues and parking counts and recommendations for additional parking. DPW and HUMC will work with LA BioMed to ensure these efforts are coordinated.

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 HUMC.

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. LA Biomed is working on marketing materials to market the property to potential developers and/or anchor tenants.
Expanded Mental Health Services

DHS and the Department of Mental Health (DMH) continue to meet regarding the size of the inpatient psychiatric unit as well as the appropriate configuration of acute and sub-acute mental health beds on the HUMC campus, as well as the location for outpatient mental health services. DMH is evaluating the feasibility and possible locations for a restorative care village, as well as the potential configuration of these services on the HUMC campus.

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

CG:ak

c: Chief Executive Office
   County Counsel
   Executive Office, Board of Supervisors
   Health Agency
   Public Works
   Department of Mental Health
July 31, 2019

TO: Supervisor Janice Hahn, Chair
    Supervisor Hilda L. Solis
    Supervisor Mark Ridley-Thomas
    Supervisor Sheila Kuehl
    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 (Harbor-UCLA) campus, including planning for a Bioscience Technology Park, and options to provide expanded mental health services on the campus.

Master Plan Activities

Since my last report, the scoping documents design meetings continue between the Campus Architect, Harbor-UCLA’s User Groups, and Public Works (PW) project team, for the Outpatient Building, Support Building, and Surgery/Emergency (S/E) Connector Buildings. The Campus Architect has provided the 50 percent scoping documents for review by PW and Harbor-UCLA early this month. The scoping documents will be for the Design-Build solicitation which will be released this fall. PW shortlisted three qualified Design-Builders.

Scoping documents design meetings began in June for the new Inpatient Tower with Harbor-UCLA’s inpatient clinical staff and are expected to be completed by early fall. In addition, the scoping documents design meetings for the new Information Technology/Shops Building began last month.

Preparations to demolish many of the vacated bungalows and relocate utilities on the campus in preparation for construction of the new buildings are underway. PW anticipates beginning the demolition work this fall.

Parking

As noted in my last report to the Board, the Campus Architect has engaged a parking consultant that is working with PW and Harbor-UCLA to assess the parking implications of each phase of the master plan to ensure patient, visitor, and staff access to the campus. The parking assessment report will be completed later this summer.
Further, in recognition of the limited parking availability on the Harbor-UCLA campus, the initial demolition, noted above, will create space for a couple of new surface parking lots, to prepare for the loss of parking once construction begins for the new Parking Structure, Outpatient, Support, and S/E Connector Buildings. Additionally, attended parking, similar to what was implemented during the construction of the existing S/E Building, will be implemented beginning this fall to maximize the availability of parking on the Harbor-UCLA campus.

Pre-Planning Budget

The budget under the Harbor-UCLA Master Plan for pre-planning services is $19.9 million. PW has allocated $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 is allocated for the campus architect, PM/CM and Project Controls Support Services, further geological testing, and other miscellaneous services. PW has expended approximately $18.8 million of the $19.9 million budget for pre-planning services.

Master Plan Implementation Related Projects Budget

The Board-approved budget under the Harbor-UCLA Master Plan Implementation Related Projects is $90 million, which is a portion of the overall budget, and is organized into four Phases. PW has expended approximately $12.88 million of the $90 million budget.

Phase 1 includes make-ready work, construction of a new Outpatient/Support Building, a new parking structure, a portion the S/E Connector Building, and a new electrical substation. This Phase has an initial budget of $49.3 million and will be completed in 2025. PW has expended approximately $12.2 million of the $49.3 million budget.

Phase 2 includes make-ready work, construction of a new Central Plant, a new support building, and expansion of two existing surface parking lots. This Phase has an initial budget of $9.01 million and will be completed in 2025. PW has expended approximately $147,000 of the $9.01 million budget.

Phase 3 includes make-ready work, construction of a new 352-bed Inpatient Tower, the final portion of the S/E Connector Building and a second new parking structure. This Phase has an initial budget of $29.855 million and will be completed in 2029. PW has expended approximately $540,000 of the $29.855 million budgeted. DHS is meeting with CEO Real Estate and PW to determine if it is possible to accelerate Phase 3 activities. Doing so would make the new hospital, as well as other Phase 3 structures, available for patient care sooner, with associated customer service benefits. It would also help to lower the overall cost of the project, as construction cost escalation makes up approximately $300 million of the planned budget.

Phase 4 includes the disposition of the existing Inpatient Tower building. A feasibility study for potential re-purposing of the building will be conducted and recommendations will be provided to the Board by 2025. This Phase has an initial budget of $1.835 million and no current scheduled completion date. PW has made no expenditures related to this phase at this time.
Bioscience Technology Park

The Chief Executive Office’s (CEO) Real Estate Division and LA BioMed executed an 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 Bioscience Technology Park at Harbor-UCLA.

The ENA was extended in March 2019 to extend the term until November 2019. During this period, the County will negotiate with only LA BioMed on the development of a Bioscience Technology Park. LA BioMed has identified Michael Rosen as its bioscience consultant for the park. LA BioMed is distributing marketing materials to market the property to potential developers and/or anchor tenants. The CEO understands that LA BioMed has received proposals from a couple of developers, which they are currently evaluating. The parties are working on the deal points for the Development Agreement and form of Ground Lease.

Expanded Mental Health Services

DHS and the Department of Mental Health (DMH) continue to meet regarding the size and location of the Inpatient Psychiatric Unit as well as the appropriate configuration of acute and potentially future sub-acute mental health beds on the Harbor-UCLA campus, as well as the location for outpatient mental health services. DMH has indicated its intention to locate the outpatient mental health clinics in a separate location outside of the planned Outpatient Building. In regard to inpatient services, DMH, in collaboration with DHS, is evaluating the feasibility of not including inpatient psychiatric beds in the new Hospital Tower, but leaving this program, and potentially also Psychiatric Emergency Services in the existing hospital building. These discussions, their implications on patient care and patient flow, and impact on program budget and schedule, are ongoing.

If you have any questions or need additional information, please contact me at (213) 240-8050.

CG:ak

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