



GAIL FARBER, Director

**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

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IN REPLY PLEASE  
REFER TO FILE

October 11, 2016

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**PUBLIC BUILDINGS CORE SERVICES AREA**  
**PROPOSED CONSOLIDATED CORRECTIONAL TREATMENT FACILITY**  
**AWARD SUPPLEMENTAL CONSULTANT AGREEMENTS**  
**SPECS. 7301; CAPITAL PROJECT NO. 69800**  
**(SUPERVISORIAL DISTRICT 1)**  
**(3 VOTES)**

**SUBJECT**

Approval of the recommended actions will authorize the execution of supplemental consultant agreements with AECOM, Inc., to provide additional architectural/engineering scoping documents and with PlaceWorks, Inc., to provide additional environmental impact report services.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find the recommendations for the proposed Consolidated Correctional Treatment Facility are categorically exempt from the California Environmental Quality Act for the reasons stated in this Board letter and the record of the proposed project.
2. Authorize the Director of Public Works or her designee to execute Supplemental Agreement 1 to Agreement PW 13912 with AECOM, Inc., for a \$3,000,000 not to exceed amount, including contingency, to provide additional architectural/engineering scoping documents services including proposed program refinement/validation and other services.
3. Authorize the Chief Executive Officer or her designee to execute Supplemental Agreement 1 to Agreement AO-15-007 with PlaceWorks, Inc., for a \$300,000 not to exceed amount, including contingency, to provide additional Environmental Impact Report services.

4. Authorize a refinement of the proposed Consolidated Correctional Treatment Facility project description for purposes of California Environmental Quality Act environmental analysis to include a new Inmate Reception Center for male and female inmates and relocation of the medical Correctional Treatment Center from Twin Towers to the proposed Consolidated Correctional Treatment Facility site.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will authorize the execution of supplemental professional services agreements to provide additional scoping document preparation services and additional Environmental Impact Report (EIR) services; and will authorize refinement of the proposed project description for the EIR's environmental analysis to include both a new Inmate Reception Center for male and female inmates and relocation of the medical Correctional Treatment Center from Twin Towers to the proposed Consolidated Correctional Treatment Facility.

#### **Consolidated Correctional Treatment Facility Background**

On May 6, 2014, the Board approved Vanir Construction Management's Option 1B with a 4,860-bed configuration for the proposed Consolidated Correctional Treatment Facility (CCTF) project to be located on the current site of the Men's Central Jail. Subsequently, on August 5, 2014, the Board awarded and authorized the execution of agreements with AECOM, Inc., and PlaceWorks, Inc., to prepare architectural/engineering scoping documents and EIR services for the proposed 4,860 bed CCTF.

On June 9, 2015, the Board instructed the Chief Executive Officer (CEO) to provide an independent analysis of the number of treatment beds and other beds needed at the new CCTF; assess the likely impacts to the County jail population from legislative or significant programmatic developments; conduct a capacity assessment of all community-based alternative options for treatment; immediately suspend work on both the proposed CCTF and proposed Mira Loma Women's Detention Center (MLWDC).

On August 4, 2015, the District Attorney presented a report on a comprehensive diversion plan, including an assessment of mental health diversion programs to the Board.

On September 1, 2015, the Board considered Health Management Associates (HMA) report and recommendations on the number of treatment and other beds needed at CCTF, including assessment of community-based alternative options, and directed that the evaluation of the proposed project be based on a bed capacity reduction from 4,860 to 3,885 beds focusing on mental health and substance use disorder detoxification needs and that the evaluation of the programs proposed for the CCTF and MLWDC proposed projects move forward simultaneously.

To develop a facility that provides the highest level of care, the project team (CEO, Public Works, Sheriff, Public Health, Health Services, and Mental Health) extensively reviewed HMA's recommendations and incorporated many of them in the proposed CCTF project. These include provisions for a new Inmate Reception Center for male and female inmates to streamline the intake, classification and placement of mental health, medical, and substance abuse inmates facilitating an improved delivery of health services and early planning for transitioning back into the community, and relocation of medical Correctional Treatment Center from Twin Towers to the proposed CCTF to achieve a more efficient medical services operation. Other

design refinements include single-level housing rather than mezzanine configurations, smaller 40-bed treatment modules, and single bunks rather than double bunks. Inclusion of these recommendations in the proposed project description will enable incorporation of emerging best practices in the medical and mental health fields to treat and rehabilitate inmate patients with medical and mental health conditions and improve suicide prevention, treatment, and access to re-entry services, and security.

In addition, these recommendations are consistent with the Joint Settlement Agreement between the County and Department of Justice dated September 3, 2015, to meet the medical and mental health needs of inmate patients and ensure their reasonable safety.

### Consultant Contract Amendments

Due to the described recommended changes in the scope of work by the proposed CCTF, additional services will be required by AECOM, Inc. Public Works conducted negotiations with AECOM, Inc., and recommends a not-to-exceed fee of \$3,000,000, including contingency, for a program refinement/validation from 4,860 to 3,885 beds, and additional programming services for inclusion of the Inmate Reception Center and the medical correctional treatment center beds from Twin Towers to the proposed CCTF. This fee also includes developing associated costs and other impacts and the revised architectural/engineering scoping documents services necessary to address the proposed project scope refinements as directed by the Board, to provide design build proposal evaluation assistance, and limited pre-project approval construction administration planning services.

Public Works and the CEO also conducted negotiations with PlaceWorks, Inc., the consultant currently providing EIR services for the proposed CCTF project. These negotiations resulted in a recommended increase in PlaceWorks, Inc.'s contract of a not-to-exceed fee of \$300,000, including contingency, to provide the revised EIR services necessary to address the proposed project scope refinements directed by the Board and address the anticipated volume of EIR review comments.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1) by maximizing the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public services. It also directs that we ensure Community Support and Responsiveness (Goal 2) by enriching lives of Los Angeles County residents by providing enhanced services, and effectively planning and responding to economic social and environmental challenges. Integrated Services Delivery (Goal 3) by maximizing opportunities to measurably improve client and community outcomes and leverages resources through continuous integration of health, community, and public safety services. The proposed CCTF project will support these goals by planning to replace an antiquated and inefficient County facility, the Men's Central Jail, that has exceeded its useful life with a new state-of-the-art treatment facility that will enhance operational efficiency, and deliver integrated medical and mental health services to the County's inmate-patient population enhancing community and public safety services.

### **FISCAL IMPACT/FINANCING**

On August 5, 2014, the Board awarded agreements for AECOM, Inc., and PlaceWorks, Inc., for a not-to-exceed fee of \$10,642,176 and \$405,815, respectively. The total cost increase to

supplement the consultant services agreements is \$3,300,000, which includes \$3,000,000 for AECOM, Inc., and \$300,000 for PlaceWorks, Inc. Sufficient funding is available in the Fiscal Year 2016-17 Capital Projects/Refurbishments budget under Capital Project No. 69800 to fund these supplemental agreements.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The consultant services agreements have been reviewed and approved as to form by County Counsel. The recommended contracts were solicited on an open-competitive basis and are in accordance with applicable Federal, State, and County requirements. The consultants are in compliance with the requirements of the CEO and the Board.

The consultant services agreements contain terms and conditions supporting the Board's ordinances and policies, including, but not limited to: Child Support Compliance Program; Contractor Responsibility and Debarment; Contractor Employee Jury Service Program; Defaulted Property Tax Reduction Program; County's Greater Avenues for Independence and General Relief Opportunities for Work (GAIN/GROW); Reporting of Improper Solicitations; Contract Language to Assist in Placement of Displaced County Workers; and Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law).

### **ENVIRONMENTAL DOCUMENTATION**

The recommended actions will have no potential impact on the environment and are exempt from the California Environmental Quality Act (CEQA).

The recommended actions are exempt because they involve activities that constitute feasibility or planning studies for possible future actions that are not approved or adopted by the Board and do not involve approval of a plan legally binding on future activities pursuant to Section 15262 of the State CEQA Guidelines. In addition and in the alternative, these actions are not projects pursuant to CEQA because it is an activity that is exempt from the definition of a project by Section 15378(b) of the State CEQA Guidelines. The proposed action is an administrative activity of government, which will not result in direct or indirect physical changes to the environment.

No activity, which would constitute a project under CEQA, will be commenced unless the Board takes prior further action to consider and act upon environmental documentation pursuant to CEQA and approves a project.

The Final EIR for the proposed CCTF will be provided for the Board's consideration when we return to the Board to request project approval, and the Board retains its discretion to approve, modify, or disapprove the proposed project based upon CEQA or any other grounds.

### **CONTRACTING PROCESS**

Supplemental Consultant Agreements – Architectural/Engineering Scoping Documents and EIR services.

On August 5, 2014, the Board authorized the award of an agreement with AECOM, Inc., to provide architectural/engineering scoping documents and design-build support services for a \$10,642,176 fee. This agreement was procured pursuant to a qualifications-based competitive process. The proposed supplemental agreement for a \$3,000,000 not-to-exceed fee would increase the total agreement value to \$13,642,176.

On August 5, 2014, the Board awarded an agreement with PlaceWorks, Inc., to prepare an EIR for the proposed project based on the Vanir Option 1B for a \$405,815 not to exceed fee. This agreement was procured pursuant to a qualifications-based competitive process. The proposed supplemental agreement for a \$300,000 not to exceed fee would increase the total agreement value to \$705,815.

The negotiated fees for both consultants have been reviewed and were found to be reasonable for the respective scopes of work.

A standard consultant services agreement, in the form previously approved by County Counsel, will be used.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no impact on current County services or projects during the performance of the recommended actions.

#### **CONCLUSION**

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

The Honorable Board of Supervisors

10/11/2016

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Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The signature is written in a cursive, flowing style.

GAIL FARBER

Director

GF:ME:ec

c: Arts Commission  
Auditor-Controller  
Chief Executive Office (Capital Programs  
Division)  
County Counsel  
Office of Countywide Contract Compliance  
Executive Office  
Department of Health Services  
Internal Services Department  
Department of Mental Health  
Department of Public Health  
Department of Public Social Services  
(GAIN/GROW Program)  
Sheriff's Department