



MARK PESTRELLA, Director

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

"To Enrich Lives Through Effective and Caring Service"

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

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

IN REPLY PLEASE
REFER TO FILE

August 08, 2017

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:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

28 August 8, 2017

LORI GLASGOW
EXECUTIVE OFFICER

**CONSTRUCTION CONTRACT
PUBLIC BUILDINGS CORE SERVICE AREA
GEORGE C. PAGE MUSEUM REPAIRS
ESTABLISH AND APPROVE CAPITAL PROJECT
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT
SPECS. 7471; CAPITAL PROJECT NO. 87414
(SUPERVISORIAL DISTRICT 3)
(3 VOTES)**

SUBJECT

The recommended actions will find the proposed George C. Page Museum Repairs project exempt from the California Environmental Quality Act; establish and approve the capital project; approve the project budget and Appropriation Adjustment; and authorize the Department of Public Works to deliver the project using a Board-approved Job Order Contract.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed George C. Page Museum Repairs project exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Establish and approve the George C. Page Museum Repairs project, Capital Project No. 87414, with a total project budget of \$1,700,000.
3. Approve the Appropriation Adjustment to transfer \$1,700,000 from the Extraordinary Maintenance Budget to the George C. Page Museum Repairs project, Capital Project No. 87414 to fully fund the project.

4. Authorize the Director of Public Works or his designee to deliver the project using a Board-approved Job Order Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the proposed George C. Page Museum Repairs project exempt from the California Environmental Quality Act (CEQA); establish and approve the capital project; approve the project budget and Appropriation Adjustment; and authorize the Director of Public Works or his designee to deliver the project using a Board-approved Job Order Contract (JOC).

Project Background and Description

The George C. Page Museum, also known as the La Brea Tar Pits and Museum, is located at 5801 Wilshire Boulevard, Los Angeles, CA, 90036, and is operated and maintained by the County Natural History Museum. The museum houses and displays ice age fossils excavated from the La Brea Tar Pits. The museum was originally built in 1975 and consists of a 57,000-square-foot concrete building structure with a 9,000-square-foot central atrium; 20,000 square feet dedicated to collection storage, laboratories, and offices; and 28,000 square feet of exhibit space.

A portion of the northeast corner of the building concrete roof deck that also serves as a walking path has been cordoned off to the public due to discovered cracks in the precast concrete planks, beams, and columns that support that portion of the roof deck. Also, the elastomeric coating on the entire concrete roof deck is in overall poor condition from usage and exposure to the elements over the years, and has resulted in water intrusion into the building.

The proposed project will consist of repairing the damaged areas of the roof deck, including replacing the cracked precast concrete planks, repairing the cracks in the concrete topping surface and supporting beams and columns, and replacing the entire elastomeric coating on the roof deck. In addition, the project will include other high-priority deferred maintenance repairs inside the building, including repairing damaged and deteriorated ceiling, wall, and floor finishes; repairing and/or replacing cracked concrete slabs and walkways; reinstalling missing handrails, covers, grills and screens; replacing old and deteriorated electrical outlets, lighting fixtures, and plumbing fixtures; and other miscellaneous plumbing and electrical repairs. Also, the existing waterproofing on the walls and floors will be repaired and/or replaced to prevent water intrusion into the building.

The Department of Public Works utilized Board-approved, as-needed consultants to complete the design and construction documents and obtained all the necessary jurisdictional approvals. Upon the Board's authorization construction of the repairs will be completed using a Board-approved JOC. It is anticipated that construction will begin in August 2017 and be completed by December 2017.

Implementation of Strategic Plan Goals

The County Strategic Plan directs the provisions of Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. The recommended actions support the Strategic Plan by investing in public infrastructure that will improve County services and facilities for County of Los Angeles residents and visitors.

FISCAL IMPACT/FINANCING

The total project cost, including plans and specifications, plan check, consultant services, construction, change order contingency, and County services, is currently estimated at \$1,700,000.

Approval of the enclosed Appropriation Adjustment will transfer \$1,700,000 from the Extraordinary Maintenance Budget to the Fiscal Year 2017-18 Capital Projects/Refurbishment Budget under Capital Project No. 87414 to fund the proposed project.

Operating Budget Impact

The Natural History Museum does not anticipate any one-time, start-up costs or an increase in ongoing maintenance and operational costs following completion of the project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Civic Art Policy as amended on August 11, 2015, the proposed project is exempt from the Civic Art fund and includes no allocation, as the project provides for repair or replacement of existing facilities and equipment.

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy adopted on September 6, 2016, the project will include a best efforts goal that at least 30 percent of the total California craft worker hours for construction of the project be performed by Local Residents. The "Targeted Worker" component will not be included as part of the project.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from CEQA. It consists of maintenance and repairs to the existing museum building. The proposed project is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets criteria set forth in Sections 15301 (a), (d) and (l), and 15302 (c) of the State CEQA Guidelines, and Classes 1(c), (d), (h), and (i) and 2(a) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project provides for repair of existing facilities and structures with negligible or no expansion of an existing use and replacement of existing facilities with new facilities of substantially the same size, purpose, and capacity. Additionally, the project is not located in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records.

Upon the Board's approval of the project, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the CEQA Guidelines.

CONTRACTING PROCESS

Public Works utilized Board-approved, as-needed consultants to complete the design and construction documents for the project. Upon the Boards' authorization construction of the repairs will be completed using a Board-approved JOC.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects.

The museum will remain open to the public during construction, and the contractor will be required to perform work during non-business hours and to phase and coordinate construction activities with the County to minimize disruption of facility operations and to maintain public access.

CONCLUSION

Please return one adopted copy of this Board letter to the Department of Public Works, Project Management Division I.

Respectfully submitted,



MARK PESTRELLA

Director

MP:SS:mae

Enclosures

c: Arts Commission
Chief Executive Office (Capital Programs
Division)
County Counsel
Executive Office
Museum of Natural History

August 08, 2017
DEPT NO: 060

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

**FY 2017-18
3 - VOTES**

SOURCES		USES	
EXTRAORDINARY MAINTENANCE A01-CF-2000-12810 SERVICES & SUPPLIES DECREASE APPROPRIATION	1,700,000	MUSEUM OF NATURAL HISTORY GEORGE C PAGE MUSEUM REPAIRS A01-CP-6014-65041-87414 CAPITAL ASSETS - B & I INCREASE APPROPRIATION	1,700,000

SOURCES TOTAL \$ 1,700,000

USES TOTAL \$ 1,700,000

JUSTIFICATION

This appropriation adjustment is necessary to transfer \$1.7 million in net County cost to fully fund the George C. Page Museum Repair Project, Capital Project No. 87414.

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Chia Ann Yen
AUTHORIZED SIGNATURE CHIA-ANN YEN, MANGER, CEO

28 AUG 08 2017
BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

Lori Glasgow
LORI GLASGOW
EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

ACTION

APPROVED AS REQUESTED

RECOMMENDATION

APPROVED AS REVISED

AUDITOR-CONTROLLER

BY *Lanfam*

CHIEF EXECUTIVE OFFICER

B.A. NO. 014

DATE *July 25, 2017*

BY *[Signature]*

DATE *July 25, 2017*