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**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

September 05, 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

35 September 5, 2017

LORI GLASGOW  
EXECUTIVE OFFICER

**CONSTRUCTION CONTRACT  
PUBLIC BUILDINGS CORE SERVICE AREA  
HARBOR-UCLA MEDICAL CENTER  
PSYCHIATRIC EMERGENCY SERVICES EXPANSION PROJECT  
APPROVE REVISED PROJECT BUDGET AND SCHEDULE  
CAPITAL PROJECT NO. 87200  
(SUPERVISORIAL DISTRICT 2)  
(3 VOTES)**

**SUBJECT**

The recommended actions will find that the proposed added scope to the project is exempt from the California Environmental Quality Act and approve the revised total project budget from the previously Board-approved amount of \$6,680,000 to \$7,430,000 to complete the construction of the Harbor-UCLA Medical Center Psychiatric Emergency Services Expansion project.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed added scope to address unforeseen conditions for the previously approved Harbor-UCLA Medical Center Psychiatric Emergency Services Expansion project is exempt from the California Environmental Quality Act for the reasons stated in this letter and the record of the project.
2. Approve the additional unforeseen scope of work, such as replacement of deteriorated waste lines, fire-rated ductwork shafts, and non-conforming occupancy separation walls for the Harbor-UCLA Medical Center Psychiatric Emergency Services Expansion project for an estimated amount of \$750,000 and the revised project schedule.

3. Approve an increase of the total project budget by an amount of \$750,000 from the previously Board-approved \$6,680,000 to \$7,430,000 to address the unforeseen scope of work for the Harbor-UCLA Medical Center Psychiatric Emergency Services Expansion project.

4. Authorize the Chief Executive Office to fund the increased project budget in the amount of \$750,000 for the Harbor-UCLA Medical Center Psychiatric Emergency Services Expansion project with Series 2010 bond proceeds remaining from the Harbor-UCLA Senate Bill 1953 Seismic Retrofit project.

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

Approval of the recommended actions will find that the additional project scope to address unforeseen conditions discovered during project construction is exempt from the California Environmental Quality Act (CEQA); approve the revised project budget, scope, and schedule; and authorize the Department of Public Works to complete the construction of the revised Harbor-UCLA Medical Center (H-UCLA MC) Psychiatric Emergency Services (PES) Expansion project.

On August 5, 2014, the Board established and authorized delivery of the H-UCLA MC PES Expansion project using a Board-approved Job Order Contract (JOC) for a total project cost of \$6,680,000. The Board approved the project to convert the vacated emergency department area to accomplish three major goals: (1) expand space to treat adult patients in a safer environment as psychiatric patient census has exceeded its originally designed capacity; (2) reconfigure existing space to separate observation, assessment, and treatment of children/adolescents from adult patients; and (3) reconfigure existing space to enable children/adolescents who now are treated within the psychiatric emergency department to be located in a more suitable, less crowded, and better configured environment.

To accomplish these goals and allow the existing PES to remain fully operational, the project is being completed in two phases. Phase 1 expands the existing adult patient space to meet the census needs and provide a new adolescent space to enable children/adolescents to be observed, assessed, and treated separately from adult patients. Phase 2 reconfigures the existing PES entry to enable adults to be accessed in a safer, less crowded, and better configured environment. Construction of Phase 1 is substantially complete. Phase 1 space is being furnished with medical equipment and supplies, and the hospital staff will be trained in preparation for licensing in late-August 2017. Phase 2 work will begin when Phase 1 is licensed and occupied and upon Board approval of these recommendations.

During demolition and construction of the project, it was discovered that the original building systems that served the space did not meet current code and/or were deteriorated for reuse. Extensive replacements of these systems were not anticipated nor included in the project budget. Replacements and upgrades of these deficiencies are not discretionary and the discovered conditions were cited by the Office of Statewide Health Planning and Development (OSHDP). The work associated with the unforeseen conditions includes the replacement of deteriorated waste lines; seismic bracing of existing mechanical, electrical, plumbing, and fire protection utilities; code compliant labeling of all existing mechanical, electrical, plumbing, and fire protection utilities; replacement and re-certification of leaking medical gas valves; replacement of a deficient fire-rated enclosure around existing mechanical ductwork; replacement of existing faulty fire dampers with new combination fire/smoke dampers that integrate with the new fire alarm system; and upgrade of a non-compliant corridor partition with a fire-rated occupancy separation partition.

Because the replacements and upgrades were non-discretionary, the construction contingency and the budget for Phase 2 were used to complete Phase 1. The cost to complete Phase 2 and the remaining additional upgrades required for OSHPD compliance is estimated to be \$750,000, which includes construction and OSHPD approval costs. Approval of the recommendations will increase the total project cost estimate from \$6,680,000 to \$7,430,000. The project team has investigated the areas within Phase 2 and the cost estimate to complete Phase 2 includes the replacements and upgrades required for the work in Phase 1. Substantial completion of Phase 2 is scheduled to occur 4 months following the occupancy of Phase 1, which is anticipated in early January 2018.

#### Additional Future Enhancements

On June 8, 2012, the Chief Executive Office provided an assessment report to the Board that was conducted jointly by the Departments of Health Services and Mental Health. The report provided a variety of solutions to reduce the inflow of patients into the PES, accelerate the discharge of patients from the PES, and ensure adequacy of these PES services at each of the three existing County of Los Angeles hospitals.

The report did not address patient safety issues at the existing 3,200-square-foot adult patient space, anti-ligature, temper resistant, and patient safety elements have been identified in the existing PES area that needs to be upgraded. Health Services is working to determine funding for the upgrades. Upon determination of funding for this work, we will return to the Board to establish a new capital project, including project cost and schedule for the needed improvements.

#### Green Building/Sustainable Design Program

The proposed project was established and approved on August 5, 2014, prior to the Board's December 20, 2016, policy. However, it will support the Board's Policy for Green Building/Sustainable Design Program by recycling disposable material and by incorporating energy efficient products during construction.

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

The County Strategic Plan directs the provision of Strategy II.1, Drive Economic and Workforce Development in the County; Strategy II.2, Support the Wellness of our Communities; and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. The recommended actions support the Strategic Plan by supporting the wellness of our communities and enhancing the delivery of comprehensive and seamless healthcare services to the residents of the County seeking healthcare assistance.

#### **FISCAL IMPACT/FINANCING**

The previously Board-approved project budget for the H-UCLA MC PES Expansion project was \$6,680,000 funded with bond proceeds from the H-UCLA MC Senate Bill 1953 Seismic Retrofit project, Capital Project No. 86534. The project budget included costs for construction, change order contingency, plans and specifications, permit fees, inspection services, and County management services. Approval of the recommendations will increase the previously Board-approved project budget from \$6,680,000 to \$7,430,000. The increased project budget in the amount of \$750,000 is to fund the design, construction, and OSHPD fees related to the unforeseen scope of work for the H-UCLA MC PES Expansion project (Capital Project No. 87200).

The increased budget will be funded with residual bond proceeds from the H-UCLA MC Senate Bill 1953 Seismic Retrofit project.

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

In accordance with the Board's Civic Art Policy amended on August 11, 2015, 1 percent of the design and construction cost to be allocated to Civic Art fund will be increased by \$6,000, from \$46,000 to \$52,000.

### **ENVIRONMENTAL DOCUMENTATION**

On August 5, 2014, the Board found the H-UCLA MC PES Expansion project to be categorically exempt from CEQA. A Notice of Exemption was filed. With the inclusion of the proposed revisions to the approved project described above, the project will continue to include renovation of an existing vacant PES area; installation of new fire alarm devices; and reconfiguration of the heating, ventilation, air conditioning, electrical, plumbing, and data line systems at an existing facility for the continued provision of psychiatric services at the H-UCLA MC facility. The proposed revisions to the project continue to be within certain classes of projects determined not to have a significant effect on the environment in that they meet the criteria set forth in Sections 15301(a), (d), and (f) and 15302(c) of the State CEQA Guidelines and Classes 1(c), (d), and (i) and 2(e) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The revisions to the project involve negligible or no expansion of an existing use and replacement features will have the same purpose and capacity. Additionally, there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code Section 65962.5, or any potential to cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable based on the records of the revised project.

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

### **CONTRACTING PROCESS**

On August 5, 2014, the Board authorized Public Works to deliver the construction of the project by using a previously Board-approved JOC. Public Works intends to assign the Phase 2 work described in this Board letter to a new Board-approved JOC to complete construction of the project.

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

The renovation work is being completed in phases and constructed in the vacated areas outside and adjacent to the existing PES in close coordination with Health Services in order to minimize impacts to existing operations. The existing PES will continue to remain fully operational during construction.

**CONCLUSION**

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" written in a larger, more prominent script than the last name "Pestrella".

MARK PESTRELLA

Director

MP:AM:ms

- c: Arts Commission
- Auditor-Controller
- Chief Executive Office (Capital Programs Division)
- County Counsel
- Executive Office
- Department of Health Services (Capital Projects Division)