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"To enrich lives through effective and caring service"

January 30, 2018

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

18 January 30, 2018

LORI GLASGOW
EXECUTIVE OFFICER

**DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH HEADQUARTERS PARKING LOT REPLACEMENT PROJECT
CATEGORICAL EXEMPTION
APPROVE CAPITAL PROJECT NO. 87427
APPROVE PROJECT SCOPE AND BUDGET
FIRST DISTRICT (3 VOTES)**

SUBJECT

Approval of the recommended actions will find the proposed Environmental Health Headquarters Parking Lot Replacement Project (Project) exempt from the California Environmental Quality Act; approve Capital Project No. 87427; approve the Project scope of work and budget; and authorize the Director of the Internal Services Department, or his designee, to deliver the Project using a Board-approved Job Order Contract(s).

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the Project is exempt from the California Environmental Quality Act (CEQA).
2. Approve the proposed Environmental Health Headquarters Parking Lot Replacement Project, Capital Project (CP) No. 87427, and project budget of \$1,020,000.
3. Authorize the Director of the Internal Services Department (ISD), or his purchase agent, to procure the electric vehicle supply equipment using a Countywide Master Agreement.
4. Authorize the Director of ISD, or his designee, to deliver the Project using a Board-approved Job Order Contracts (JOCs).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the Proposed Project exempt from the CEQA; approve the Project scope and budget; and authorize ISD to deliver the Project using a Board-approved JOCs.

The Project is located at the Department of Public Health (DPH), Environmental Health Headquarters, 5050 Commerce Drive, Baldwin Park, CA 91706.

The proposed Project is to address the deteriorating condition of the existing asphalt parking lot with a total of 325 parking spaces and upgrades to comply with the Americans with Disabilities Act (ADA) requirements and the California Green Building Standards Code. In the west section of the parking lot, the scope of work includes the removal and replacement of approximately 1.45 acres of asphalt paving, and the redesign of the parking spaces to include accessible parking. In the east and south sections of the parking lot, the scope of work includes sealing of cracks, slurry sealing approximately 2.0 acres of asphalt paving, and redesigning the parking spaces to include accessible parking. The scope of work in the east and south sections also includes installation of 26 electric vehicle supply equipment to meet the requirement of California Green Building Standards Code and preparing an additional 24 parking spaces with empty conduit for electric vehicle supply equipment to be procured and installed at a later time to address future demand. By preparing the infrastructure for future electric vehicle supply equipment, the DPH will be able to meet the growing demand for electric vehicle charging.

Implementation of Strategic Plan Goals

The County Strategic Plan directs the provision of Goal III, Realize Tomorrow's Government Today, Strategy III.3.6 Implement a Workplace of the Future. This work will allow staff to maximize the effectiveness of the operations to support delivery of customer-oriented and efficient public service.

Green Building/Sustainable Design Program

The Project will support the Board's Green Building/Sustainable Design Program by incorporating design features that will optimize energy efficiency.

FISCAL IMPACT/FINANCING

The proposed Project cost is estimated at \$1,020,000, and includes construction, procurement and installation of 26 electric vehicle supply equipment, change order contingency, preparation of plans and specifications, permit fees, inspection services, and County management services. Of this amount, \$80,575 have been expended for Architectural/Engineering (A/E) and ISD services.

Sufficient appropriation is included in Fiscal Year (FY) 2017-18 Capital Projects/Refurbishment budget under CP No. 87427 to fully fund the proposed Project. The Project is funded with the DPH's prior year net County cost.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The design of the Project was completed by a Board-approved A/E design firm. The procurement

and installation of the electric vehicle supply equipment will be accomplished via a competitively solicited purchasing agreement established by the County Purchasing Agent. The construction component of the Project will be delivered through Board-approved JOCs. The JOC agreement will contain terms and conditions supporting the Board's ordinances, policies, and programs, and has been approved as to form by County Counsel.

Pursuant to the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 11, 2015, the project scope includes paving the parking lot therefore it is exempt from the one percent (1%) allocation of the design and construction costs for the Civic Art Fund.

ENVIRONMENTAL DOCUMENTATION

The proposed Project is categorically exempt from the CEQA. The Project scope includes replacement and reconstruction of pavement and concrete on existing roadways and parking areas, and installation of electric vehicle supply equipment. Therefore, the work 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 15301(c) and (d), 15302, and 15303 of the State CEQA Guidelines; and Classes 1(c) and (n), and Class 2 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project consists of sealing and resurfacing roadway pavement. The activities involve negligible or no expansion of an existing use. In addition, based on the Project records, the Project will comply with all applicable regulations and there are no cumulative impacts, unusual circumstances, no substantial adverse change in the significance of an historic resource, damage to scenic resources or listing on a list compiled pursuant Section 65962.5 of the Government Code that would make the exemptions inapplicable.

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

CONTRACTING PROCESS

As set forth above, a Board-approved A/E consultant has completed the design of the Project. The construction of the Project will be delivered using Board-approved JOCs.

Procurement, installation, and warranty of the 26 electric vehicle supply equipment will be delivered using a competitively solicited purchasing agreement established by the Purchasing Agent. The additional 24 electric vehicle supply equipment will be acquired on an as-needed basis.

For this Project, ISD has made the determination that JOC is the most appropriate contracting method to perform the tasks involved. Specifically, the Project requires specialized licensed contractors (i.e., California State License Board B General, C-8 Concrete, C12 Earthwork and Paving, C21 Building Moving/Demolition, C32 Parking and Highway Improvement, and C10 - Electrical), involves a number of different trades, entails some complexity (i.e., demolition of asphalt paving and sub-grade soils, legally dispose of the materials, application of aggregate base and new asphalt paving, and sealing of cracks). The JOC construction value is currently estimated at \$600,000 and construction is anticipated to be completed in 7 months upon the Board's approval of this action.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current services or other projects. To mitigate impediments caused by construction of the Project, accessible portable restrooms for construction staff, temporary relocation of accessible parking spaces, and alternative paths of travel will be provided.

CONCLUSION

Please return one adopted copy of this Board letter to the ISD Facilities Operations Service, one adopted copy to the Chief Executive Office, Capital Programs Division, and one adopted copy to the Department of Public Health.

Respectfully submitted,



SCOTT MINNIX

Director

SM:DC:JA:AH:jp:jl

c: Executive Office, Board of Supervisors
Chief Executive Officer
Chief Operations Officer
County Counsel
Department of Public Health