



MARK PESTRELLA, Director

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

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

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P.O. BOX 1460  
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IN REPLY PLEASE  
REFER TO FILE

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

24 March 6, 2018

CELIA ZAVALA  
ACTING EXECUTIVE OFFICER

March 06, 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:

**BUSINESS OUTREACH/TECHNICAL SUPPORT CORE SERVICE AREA  
PUBLIC WORKS DEFERRED MAINTENANCE PROGRAM  
APPROVE CAPITAL PROJECT NOS. 89087, 89088, 89089, 89090, 89091,  
89092, 89093, 89094, 89095, 89096, 89097, AND 89098;  
BUDGET AND APPROPRIATION ADJUSTMENT  
AUTHORIZE THE USE OF JOB ORDER CONTRACTS  
(ALL SUPERVISORIAL DISTRICTS)  
(4 VOTES)**

**SUBJECT**

The recommended actions will find that the proposed projects are exempt under the California Environmental Quality Act, approve the proposed projects, approve an appropriation adjustment, and authorize the Department of Public Works to deliver the proposed projects using Board-approved Job Order Contracts.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed projects are categorically exempt under the California Environmental Quality Act (CEQA) for the reasons stated in this Board letter and in the record of the proposed projects.
2. Approve the proposed projects with an aggregate total cost not to exceed \$7,785,000.
3. Approve an appropriation adjustment to transfer \$7,785,000 from the various Public Works' funds to fully fund the proposed projects.

4. Authorize the Director of Public Works or his designee to deliver the list of proposed projects using Board-approved Job Order Contracts.
5. Authorize the Director of Public Works or his designee to demolish Building 10 at Central Lower Yard using a Board-approved Job Order Contractor.

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

Approval of the recommended actions will find the proposed projects exempt under the CEQA; approve the proposed projects for an aggregate total cost not to exceed \$7,785,000; approve an appropriation adjustment; and authorize the Director of Public Works or his designee to deliver the proposed projects using Board-approved Job Order Contracts (JOCs).

#### Project Description and Background

Between June 2007 and April 2014, the Board approved recommendations and motions to direct the County's focus on addressing deferred maintenance needs for County facilities that were not addressed during periods of economic difficulties.

The focus has been on the development of long-term plans to fund deferred maintenance projects based on priority needs, evaluation of current County practices, determination of best practices, and consideration of potential significant energy efficiencies that would reduce consumption of resources and operating costs.

The Department of Public Works owns and maintains over 1.26 million square feet of building area with ages ranging from 17 to 97 years old. In 2009, the Public Works conducted a condition assessment of Public Works' facilities. This assessment identified deficiencies in many of the facilities. Some were addressed, but others were deferred due to funding constraints. Public Works recently initiated a deferred maintenance program similar to the one being implemented by the County. The program will include hiring a consultant to update the 2009 assessment and develop a multiyear maintenance program. In the interim, Public Works identified the highest priority projects due to safety, code compliance, and urgent repairs needs. These proposed projects will ensure continued operational efficiency and long-term financial viability of Public Works to be able to continue effectively serving our communities.

Building 10 at Central Lower Yard is currently unoccupied due to its poor and unsafe condition. Its dilapidated state poses safety risks to the employees at the Yard and should be demolished.

Public Works will utilize Board-approved as-needed consultants and in-house architectural/engineering staff to complete any necessary design work as required for the proposed projects.

Public Works is seeking Board approval to complete proposed projects using Board-approved JOCs as required for projects that exceed Public Works' delegated authority of \$75,000 for JOC work orders.

### **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 Los Angeles County residents.

### **FISCAL IMPACT/FINANCING**

There will be no Impact to the County General Fund.

The total cost of the proposed projects listed in Enclosure A is estimated to be \$7,785,000, which includes the plans and specifications, jurisdictional approval, construction, change orders, consultant services, miscellaneous expenditures, and County services.

The Headquarters and field capital projects will be funded by transfers from the following PublicWorks FY 2017-18 Budgets: B03 (Road - Capital Assets - Infrastructure) \$3,300,000; B07 (Flood Control District - Capital Assets - Infrastructure) \$2,720,000; J14 (Consolidated Sewer Maintenance District ACO Fund - Appropriations for Contingencies) \$865,000; N64 (Waterworks District ACO Fund No. 40, Antelope Valley - Capital Assets -- Infrastructure) \$900,000. Following the approval of the enclosed appropriation adjustment, sufficient appropriation will be available to fully fund the proposed projects in the following Fiscal Year 2017-18 Capital Projects/Refurbishment - Buildings and Improvements Budgets.

- CP 89087 – Baldwin Park Yard \$180,000 (Fund B03)
- CP 89088 – Central Lower Yard Various Projects \$1,050,000 (Fund B03)
- CP 89089 – MD1 Yard \$900,000 (Fund B03)
- CP 89090 – MD3 Yard \$650,000 (Fund B03)
- CP 89091 – 83rd Street Yard \$850,000 (Fund B07)
- CP 89092 – Lawndale Yard \$325,000 (Fund J14)
- CP 89093 – South Yard \$540,000 (Fund J14)
- CP 89094 – Central Yard \$60,000 (Fund B03)
- CP 89095 – DPW Headquarters Various Projects \$1,870,000 (Fund B07)
- CP 89096 – Altadena Yard \$60,000 (Fund B03)
- CP 89097 – Jackson Lake Yard \$400,000 (Fund B03)
- CP 89098 – Waterworks Lancaster Yard \$900,000 (Fund N64)

### **Operating Budget Impact**

Public Works does not anticipate any one-time, start-up costs or an increase in ongoing maintenance and operational cost because of the proposed projects.

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

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy adopted on September 6, 2016, projects will aim for 30 percent of the total California craft worker hours for construction of the project to be performed by local residents and 10 percent to be performed by targeted workers facing employment barriers.

For projects that constitute repair, remodeling, and refurbishment work that are subject to the Public Contract Code Section 20145, the Director of Public Works has delegated authority to issue JOC work orders in an aggregate amount not to exceed \$75,000 per individual project.

For projects subject to the Public Contract Code where the aggregate amount of JOC work orders per individual project is anticipated to exceed \$75,000, the Director is required to seek approval from the Board to deliver such projects with JOC.

In accordance with the Board's Civic Art policy amended on August 11, 2015, eligible refurbishment project budgets, as identified in Enclosure A, include 1 percent of design and construction costs to be allocated to the Civic Art Fund (\$11,000).

## **ENVIRONMENTAL DOCUMENTATION**

The use of JOCs for delivery of the proposed projects is not a project pursuant to Section 21065 of the Public Resources Code and Section 15378(b)(5) of the State CEQA Guidelines because it is an administrative activity of government that will not result in direct or indirect changes to the environment.

The proposed projects identified in Enclosure A are categorically exempt from CEQA. The proposed projects, which include interior and exterior renovations, replacement of infrastructure and upgrades, installation of new equipment, and conversion of use of small structures, as well as Americans with Disabilities Act path-of-travel upgrades, roof replacements, and utility work, are exempt under Sections 15301(a), (c), (d) and (f); 15302(c); and 15303(d) of the State CEQA Guidelines and Classes 1(c), (d), (i), and (h), 2(e), and 3 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, since the projects are within certain classes of projects found not to have a significant effect on the environment. The work will have negligible or no expansion of use, and replacement components will have the same purpose and capacity. Further, based on the records of the proposed projects, they are not located in a sensitive area, and there are no cumulative impacts, unusual circumstances, adverse change in the significance of a historical resource, listing on hazardous waste sites compiled pursuant to Government Code Section 65962.5 that would make the exemptions inapplicable.

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

## **CONTRACTING PROCESS**

Public Works intends to use Board-approved, as-needed consultants and in-house architectural/engineering services to complete any necessary design work required for the list of proposed projects. Construction will be carried out utilizing Public Works' Board approved JOCs.

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

Approval of the recommended actions will have no impact on current County services or projects. The Public Works' Headquarters buildings and field yards will remain in operation during construction, and any necessary work that potentially will affect regular operations will be performed during off hours.

**CONCLUSION**

Please return one adopted copy of this letter to the Department of Public Works, Operational Services Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" and last name "Pestrella" clearly distinguishable.

MARK PESTRELLA

Director

MP:RL:rk

Enclosures

c: Chief Executive Office (Capital Programs  
Division)  
County Counsel  
Executive Office

**ENCLOSURE A**

**PROJECT DESCRIPTION AND PROPOSED BUDGET**

**JOC DELIVERY PROJECT LIST**

<b>YARD/ FACILITY</b>	<b>CP NO.</b>	<b>PROJECT TITLE</b>	<b>PROJECT DESCRIPTION</b>	<b>FUND</b>	<b>PROPOSED BUDGET</b>	<b>JUSTIFICATION</b>	<b>SUPERVISORIAL DISTRICT(S) SERVED BY FACILITY</b>	<b>LOCATION</b>
<b>CENTRAL LOWER YARD</b>	<b>89088</b>	<b>Demolition of Building 10</b>	Demolish unsafe and unoccupied Building 10.	B03	\$150,000	Safety	1, 2, 3, 4, 5	1525 Alcazar St., Los Angeles, CA 90033
<b>LAWNDALE YARD</b>	<b>89092</b>	<b>Modular Building Removal</b>	Remove unsafe modular building from site.	J14	\$50,000	Safety	2, 3, 4	4055 W. Marine Ave., Lawndale, CA 90260
<b>LAWNDALE YARD</b>	<b>89092</b>	<b>Security Enhancements</b>	Install security cameras and intrusion alarm to secure the facility.	J14	\$275,000	Safety	2, 3, 4	4055 W. Marine Ave., Lawndale, CA 90260
<b>CENTRAL LOWER YARD</b>	<b>89088</b>	<b>Generator Replacement</b>	Provide adequate back-up power for Public Works' back-up emergency response center and yard by replacing the generator, concrete pad, and associated site utilities.	B03	\$200,000	Safety	1, 2, 3, 4, 5	1525 Alcazar St. Los Angeles CA 90033
<b>CENTRAL LOWER YARD</b>	<b>89088</b>	<b>Spray Booth Replacement</b>	To comply with AQMD requirements, replace existing antiquated spray booth with new spray booth and associated utility connections.	B03	\$200,000	Regulatory Code Compliance	1, 2, 3, 4, 5	1525 Alcazar St., Los Angeles, CA 90033

YARD/ FACILITY	CP NO.	PROJECT TITLE	PROJECT DESCRIPTION	FUND	PROPOSED BUDGET	JUSTIFICATION	SUPERVISORIAL DISTRICT(S) SERVED BY FACILITY	LOCATION
BALDWIN PARK YARD	89087	Roll-Up Doors Replacement	Ensure safer function of shop doors and increased security of buildings by replacing aged and deteriorated sliding doors with electric motor operated steel roll-up doors at the Fleet shops.	B03	\$180,000	Safety, Maintenance, and Repair	1	14747 E. Ramona Bl., Baldwin Park, CA 91706
CENTRAL LOWER YARD	89088	Buildings 5 and 9 - Roof and Metal Siding Repair	Repair and seal leaking roofs and damaged metal siding at the Fleet shop buildings.	B03	\$500,000	Safety, Maintenance, and Repair	1, 2, 3, 4, 5	1525 Alcazar St., Los Angeles, CA 90033
CENTRAL YARD	89094	Roll-Up Doors Replacement	Ensure safer function of roll-up doors and increased security of buildings by adding electric motors to existing roll-up doors at the Fleet shops.	B03	\$60,000	Safety, Maintenance, and Repair	1	2275 Alcazar St., Los Angeles, CA 90033
ALTADENA YARD	89096	Roll-Up Doors Replacement	Ensure safer function of shop doors and increased security of buildings by replacing aged and deteriorated tilt-up doors at the Fleet shops.	B03	\$60,000	Safety, Maintenance, and Repair	5	252 W. Mountain View St., Altadena, CA 91001
MD 1 YARD	89089	HVAC Replacement and Reroof at Administration Building	Replace old and inoperable HVAC system, reroof leaking roof, and install building insulation for increased energy efficiency.	B03	\$900,000	maintenance & repair	1, 4, 5	14747 E. Ramona Bl., Baldwin Park, CA 91706
SOUTH YARD	89093	Reroofing and Maintenance	Reroofing existing leaking roofs, replace and repair exterior doors and windows, and repaint deteriorated painted exterior finishes.	J14	\$540,000	Maintenance and Repair	2, 3, 4	1129 E. 59th Street, Los Angeles, CA 90001

YARD/ FACILITY	CP NO.	PROJECT TITLE	PROJECT DESCRIPTION	FUND	PROPOSED BUDGET	JUSTIFICATION	SUPERVISORIAL DISTRICT(S) SERVED BY FACILITY	LOCATION
DPW HQ	89095	<b>Annex Building Boiler Replacement</b>	Replace inefficient and under-functioning boiler and associated hot water piping, gas lines, and appurtenances to ensure boiler unit reliability, increase functionality, and efficiency of boiler system.	B07	\$260,000	Maintenance and Repair	1, 2, 3, 4, 5	900 S. Fremont Ave., Alhambra, CA 91803
DPW HQ	89095	<b>Dock Drain</b>	Replace and line portions of cracked, damaged, and distorted drain pipe servicing Public Works' Headquarters building to prevent pipe blockage and flooding of conference rooms.	B07	\$300,000	Maintenance and Repair	1, 2, 3, 4, 5	900 S. Fremont Ave., Alhambra, CA 91803
DPW HQ	89095	<b>Exterior Caulking Replacement</b>	Prevent existing leaks to the basement during raining season by replacing exterior expandable caulking and performing concrete crack repair.	B07	\$240,000	Maintenance and Repair	1, 2, 3, 4, 5	900 S. Fremont Ave., Alhambra, CA 91803
DPW HQ	89095	<b>Headquarters Parking Lot Resurfacing</b>	Existing parking lot is in very poor condition. Parking lot resurfacing of critical areas to avoid water infiltration and prevent further damage to the existing subgrade.	B07	\$770,000	Maintenance and Repair	1, 2, 3, 4, 5	900 S. Fremont Ave., Alhambra, CA 91803
DPW HQ	89095	<b>Penthouse Condenser Pumps</b>	Replace two condenser pumps servicing the Public Works' Headquarters HVAC system, which have passed their typical service life and do not operate efficiently.	B07	\$300,000	Maintenance and Repair	1, 2, 3, 4, 5	900 S. Fremont Ave., Alhambra, CA 91803



YARD/ FACILITY	CP NO.	PROJECT TITLE	PROJECT DESCRIPTION	FUND	PROPOSED BUDGET	JUSTIFICATION	SUPERVISORIAL DISTRICT(S) SERVED BY FACILITY	LOCATION
JACKSON LAKE YARD	89097	Roof Replacement	Reroof existing leaking roof at existing garage building.	B03	\$400,000	Maintenance and Repair	5	817 Mt. Wilson Rd., Mount Wilson, CA 91023
WATERWORKS LANCASTER YARD	89098	Roof Replacement	Reroof existing leaking roof at existing office and warehouse building.	N64	\$900,000	Maintenance and Repair	5	260 E. Avenue K-8, Lancaster, CA 93535
83RD STREET YARD	89091	Building 4 Remodel	Upgrade restroom to comply with ADA requirements, provide ADA parking and accessible pathways and convert building 4's storage area into a conference and break room.	B07	\$850,000*	Operational Efficiency	2, 3, 4	5520 W. 83rd St., Los Angeles, CA 90045
MD 3	89090	Crewroom Remodel	Provide ADA parking and accessible path of travel and convert garage area to crew room.	B03	\$650,000*	Operational Efficiency	2, 3	5530 W. 83rd St., Los Angeles, CA 90045
<b>TOTAL COST OF PROPOSED BUDGET:</b>					<b>\$7,785,000</b>			

\*Refurbishment project with 1 percent of design and construction costs allocated to the Civic Art Fund.

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S. NO. 690

DEPARTMENT OF PUBLIC WORKS

March 6, 2018

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

4 - VOTES

SOURCES

USES

BA DETAIL - SEE ATTACHMENT PAGE 1-2

BA DETAIL - SEE ATTACHMENT PAGE 1-2

SOURCES TOTAL: \$ 7,785,000

USES TOTAL: \$ 7,785,000

JUSTIFICATION

The appropriation adjustment will provide funding for the Department of Public Works Deferred Maintenance Program in the amount of \$7,785,000 funded by various Public Works Funds.

ADOPTED BOARD OF SUPERVISORS COUNTY OF LOS ANGELES

Handwritten signature of Angelica Cobian, Chief B/FM, with printed name and title below.

# 84

MAR 06 2018

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

Handwritten signature of Celia Zavala, Acting Executive Officer, with printed name and title below.

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR ...

- ACTION (checkbox)
RECOMMENDATION (checkbox checked)

- APPROVED AS REQUESTED (checkbox)
APPROVED AS REVISED (checkbox)

AUDITOR-CONTROLLER

BY [Signature] Feb 21 20 18

CHIEF EXECUTIVE OFFICER

BY [Signature] Feb 22 20 18

B.A. NO. 168

**COUNTY OF LOS ANGELES  
REQUEST FOR APPROPRIATION ADJUSTMENT  
PUBLIC WORKS**

**FY 2017-18  
4 - VOTES**

**SOURCES**

**USES**

**PUBLIC WORKS - FLOOD CONTROL DISTRICT**  
B07 - PW - 604A - 47000  
CAPITAL ASSETS - INFRASTRUCTURE  
**DECREASE APPROPRIATION** \$2,720,000

**CP - PUBLIC WORKS - FLOOD**  
**DM - DPW HEADQUARTERS VARIOUS PROJECTS**  
B07 - CP - 6014 - 65032 - 89095  
CAPITAL ASSETS - BUILDINGS & IMPROVEMENTS  
**INCREASE APPROPRIATION** \$1,870,000

**CP - PUBLIC WORKS - FLOOD**  
**DM - 83RD STREET YARD**  
B07 - CP - 6014 - 65032 - 89091  
CAPITAL ASSETS - BUILDINGS & IMPROVEMENTS  
**INCREASE APPROPRIATION** \$850,000

**PUBLIC WORKS - WATERWORKS DISTRICT ACO FUND NO. 40**  
N64 - PW - 604A - 47000  
CAPITAL ASSETS - INFRASTRUCTURE  
**DECREASE APPROPRIATION** \$900,000

**CP - PUBLIC WORKS - WATERWORKS DISTRICT ACO FUND NO. 40**  
**DM - WATERWORKS LANCASTER YARD**  
N64 - CP - 6014 - 65081 - 89098  
CAPITAL ASSETS - BUILDINGS & IMPROVEMENTS  
**INCREASE APPROPRIATION** \$900,000

**PUBLIC WORKS - ROAD**  
B03 - PW - 604A - 47000  
CAPITAL ASSETS - INFRASTRUCTURE  
**DECREASE APPROPRIATION** \$3,300,000

**CP - PUBLIC WORKS - ROAD**  
**DM - BALDWIN PARK YARD**  
B03 - CP - 6014 - 65045 - 89087  
CAPITAL ASSETS - BUILDINGS & IMPROVEMENTS  
**INCREASE APPROPRIATION** \$180,000

**CP - PUBLIC WORKS - ROAD**  
**DM - CENTRAL LOWER YARD VARIOUS PROJECTS**  
B03 - CP - 6014 - 65045 - 89088  
CAPITAL ASSETS - BUILDINGS & IMPROVEMENTS  
**INCREASE APPROPRIATION** \$1,050,000

**CP - PUBLIC WORKS - ROAD**  
**DM - MD1 YARD**  
B03 - CP - 6014 - 65045 - 89089  
CAPITAL ASSETS - BUILDINGS & IMPROVEMENTS  
**INCREASE APPROPRIATION** \$900,000

**CP - PUBLIC WORKS - ROAD**  
**DM - CENTRAL YARD**  
B03 - CP - 6014 - 65045 - 89094  
CAPITAL ASSETS - BUILDINGS & IMPROVEMENTS  
**INCREASE APPROPRIATION** \$60,000

**CP - PUBLIC WORKS - ROAD**  
**DM - ALTADENA YARD**  
B03 - CP - 6014 - 65045 - 89096  
CAPITAL ASSETS - BUILDINGS & IMPROVEMENTS  
**INCREASE APPROPRIATION** \$60,000

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

**# 84**

**MAR 06 2018**

*Celia Zavala*  
**CELIA ZAVALA**  
**ACTING EXECUTIVE OFFICER**

*Ranjan 7/21/18*

BA #168



COUNTY OF LOS ANGELES  
REQUEST FOR APPROPRIATION ADJUSTMENT  
PUBLIC WORKS

FY 2017-18  
4 - VOTES

CP - PUBLIC WORKS - ROAD  
DM - JACKSON LAKE YARD  
B03 - CP - 6014 - 65045 - 89097  
CAPITAL ASSETS - BUILDINGS & IMPROVEMENTS \$400,000  
INCREASE APPROPRIATION

CP - PUBLIC WORKS - ROAD  
DM - MD3 YARD  
B03 - CP - 6014 - 65045 - 89090  
CAPITAL ASSETS - BUILDINGS & IMPROVEMENTS \$650,000  
INCREASE APPROPRIATION

PUBLIC WORKS - CONSOLIDATED SEWER MAINTENANCE DIST - ACO  
J14 - 3303  
APPROPRIATIONS FOR CONTINGENCIES \$865,000  
DECREASE APPROPRIATION

CP - PUBLIC WORKS - CONSOLIDATED SEWER MAINT DIST - ACO  
DM - LAWDALE YARD  
J14 - CP - 6014 - 65080 - 89092  
CAPITAL ASSETS - BUILDINGS & IMPROVEMENTS \$325,000  
INCREASE APPROPRIATION

CP - PUBLIC WORKS - CONSOLIDATED SEWER MAINT DIST - ACO  
DM - SOUTH YARD  
J14 - CP - 6014 - 65080 - 89093  
CAPITAL ASSETS - BUILDINGS & IMPROVEMENTS \$540,000  
INCREASE APPROPRIATION

SOURCES TOTAL: \$7,785,000 USES TOTAL: \$7,785,000

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES



MAR 06 2018

*Celia Zavala*  
CELIA ZAVALA  
ACTING EXECUTIVE OFFICER

*Lanfan 2/21/18*

BA#168