



**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

24 May 15, 2018

Los Angeles County  
Board of Supervisors

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First District

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Second District

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Third District

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Fifth District

May 15, 2018

CELIA ZAVALA  
ACTING EXECUTIVE OFFICER

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:

Christina R. Ghaly, M.D.  
Acting Director

Hal F. Yee, Jr., M.D., Ph.D.  
Chief Medical Officer

**ESTABLISH AND APPROVE CAPITAL PROJECT NO.69829  
FOR OLIVE VIEW-UCLA MEDICAL CENTER WOMEN AND CHILDREN'S  
MEDICAL HOME PROGRAM MODULAR BUILDING PROJECT AND  
RELATED APPROPRIATION ADJUSTMENT  
(SUPERVISORIAL DISTRICTS 3 & 5)  
(4 VOTES)**

313 N. Figueroa Street, Suite 912  
Los Angeles, CA 90012

Tel: (213) 240-8101  
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[www.dhs.lacounty.gov](http://www.dhs.lacounty.gov)

**SUBJECT**

*To ensure access to high-quality, patient-centered, cost-effective health care to Los Angeles County residents through direct services at DHS facilities and through collaboration with community and university partners.*

The recommended actions will find that the proposed project is exempt from the California Environmental Quality Act (CEQA), establish and approve the Olive View-UCLA Medical Center (OV-UCLA MC) Women and Children's Medical Home (WCMH) Program Modular Building project, approve the project budget and related appropriation adjustment.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the Olive View-UCLA Medical Center Women and Children's Medical Home Program Modular Building project is exempt from the California Environmental Quality Act for the reasons stated in the Board letter and in the record of the project.
2. Establish and approve Capital Project No. 69829 for the Olive-View UCLA Medical Center Women and Children's Medical Home Program Modular Building project with a total estimated project cost of \$3.800 million.
3. Approve the Fiscal Year 2017-18 Appropriation Adjustment to reallocate \$0.600 million from the Department of Health Services' Enterprise Fund-Committed for the Department of Health Services to fund the projected Fiscal



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Year 2017-18 expenditures of the Olive View-UCLA Medical Center Women and Children's Medical Home Program Modular Building project, Capital Project No. 69829.

4. Authorize the Internal Services Department, as the County's Purchasing Agent, to proceed with the acquisition of six modular buildings to house the Women and Children's Medical Home Program at Olive View-UCLA Medical Center, at an estimated cost of \$1.600 million in Fiscal Year 2018-19.

5. Authorize the Director of Public Works or his designee to complete site infrastructure work, which consists of alteration and remodeling of the site in preparation for the installation of the modular buildings for the Olive View-UCLA Medical Center Women and Children's Medical Home Program Modular Building project using a previously Board-approved Job Order Contract.

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

Approval of the recommended actions will find the OV-UCLA MC WCMH Program Modular Building project is exempt from CEQA; establish and approve Capital Project No. 69829; approve an Appropriations Adjustment; authorize the Internal Services Department (ISD), as the County's Purchasing Agent, to proceed with the acquisition of six modular buildings to house the WCMH Program at OV-UCLA MC, at an estimated cost of \$1.600 million; and authorize the Department of Public Works (DPW) to complete site infrastructure work using a previously Board-approved Job Order Contract (JOC).

### **BACKGROUND**

OV-UCLA MC is a 355-bed state-of-the-art hospital serving the San Fernando Valley, Santa Clarita Valley, and Antelope Valley providing patients with high quality patient centered care and a full range of medical-surgical inpatient and outpatient services. In fiscal year 2016-17, OV-UCLA MC had a total of 632 births, a total of 68,949 patient days, 11,936 inpatient admissions, an average daily census of 189,243,357 outpatient visits, 63,452 emergency department visits, 17,011 urgent care visits, and 5,118 psychiatric emergency room visits. To keep up with the increased demand for services and continue providing quality care, OV-UCLA MC has reconfigured clinical space to accommodate increased patient loads by adding additional clinical space in the form of modular building throughout the hospital grounds.

Currently, the WCMH Program at OV-UCLA MC provides primary care to approximately 3,500 women and children and requires additional clinical space. The proposed project adds 12 additional exam rooms which will allow the WCMH Program to support the augmentation of needs in the community and serve approximately 5,000 women and children without the need to allocate new personnel. Furthermore, the new modular clinical space will allow the Department of Health Services (DHS) staff to evaluate and streamline additional needs for primary care providers in Adult Medical Clinics, and return inpatient flexed space currently used for outpatient care back to inpatient beds. Support for this space will also allow OV-UCLA MC to fulfill its mission to provide dyad care for mothers and infants during the peri-partum and post-partum period and allow for a more patient-and-family centered holistic approach.

The proposed project includes the replacement of the previously existing modular building of 4,320 square feet with a similar size modular building for continued medical center-related use. The new modular building will be placed within the footprint of the previously existing building and will include negligible expansion for existing use. In addition, the structures replaced will have substantially the

same purpose and capacity. Site infrastructure work in preparation for the installation of the modular building will include paving of a small existing gravel parking area adjacent to the modular building, minor alterations to existing public facilities including providing an upgraded utilities infrastructure to the modular building, remodeling, minor grading of the existing parking area, and upgrading the site parking in accordance with the Americans with Disabilities Act (ADA), and providing accessible ramps to the modular building. The site lighting will also be improved.

To expedite the proposed project, the DHS has engaged DPW to develop plans for the WCMH modular building. DPW is using a previously Board-approved as-needed architect/engineer to program, design the layout and develop plans for the modular building site improvements required for the proposed facility.

### **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 total project cost is currently estimated at \$3.800 million (see Enclosure A Total Capital Project Budget by Fiscal Year) for the OV-UCLA MC WCMH Program Modular Building project, which includes the acquisition of six modular buildings at an estimated cost of \$1.600 million, and the necessary site infrastructure work, that consists of alteration and remodeling of the site in preparation for the installation of the modular building. The enclosed Fiscal Year (FY) 2017-18 Appropriation Adjustment (Enclosure B) will reallocate \$0.600 million from the Department of Health Services (DHS) Enterprise Fund-Committed for DHS, to fund the projected FY 2017-18 expenditures; and DHS will provide future funding of \$3.200 million during future budget phases, as needed.

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

In accordance with the Board's Civic Art Policy amended on August 11, 2015, the OV-UCLA MC WCMH Program Modular Building project budget includes 1 percent of the design and construction costs to be allocated to the Civic Art fund.

On October 16, 2001, the Board approved the classification categories for fixed assets (now referred to as capital assets) and new requirements for major capital assets purchases requiring County departments to obtain Board approval to purchase ordinance equipment with a unit cost of \$0.250 million or greater prior to submitting their requisition to the County's Purchasing Agent.

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy adopted on September 6, 2016, for projects greater than \$2.500 million OV-UCLA MC WCMH Program Modular Building project will require that at least 30 percent of the total California craft worker hours for construction of the project be performed by Local Residents and at least 10 percent be performed by Targeted Workers facing employment barriers.

## **ENVIRONMENTAL DOCUMENTATION**

The OV-UCLA MC WCMH Program Modular Building project is categorically exempt from CEQA pursuant to Sections 15301, 15302, 15303 (c),(d) and (e), 15304(a) and (e) and 15311 (b) and (c) of the State CEQA Guidelines and Classes 1(e), 2, 3 (a).(b), (d) and (k), 4 (a) and (f) and 11 (f) and (h) since the project includes replacement of existing modular buildings of 4,320 square feet with similar size modular buildings, for continued medical center-related use, within the existing footprint with negligible expansion of existing use and where the structures replaced will have substantially the same purpose and capacity and include paving of a small existing gravel parking area. The project also includes minor alterations to existing public facilities including providing an upgraded utilities infrastructure to the modular buildings, upgrading the site parking in accordance with the ADA, the addition of an accessible ramp to the modular building, minor grading of the existing parking area, placement of a new small structure, and improved lighting. No trees will be removed. Additionally, based on the records of the proposed project, the project will comply with applicable regulations, the work is not located in a particularly sensitive environment, 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 indications that the project may cause a substantial adverse change in the significance of a historical resource.

Upon the Board's approval of the OV-UCLA MC WCMH Program Modular Building project, 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**

The acquisition of six modular buildings is under the statutory authority of the County Purchasing Agent, and will be accomplished in accordance with the County's purchasing policies and procedures established by ISD.

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

Approval of the recommended actions will not have a significant impact on current County services as a result of this project.

## **CONCLUSION**

Please return one adopted copy of this Board letter to the Department of Health Services, one adopted copy to the Chief Executive Office, Capital Programs Division, and one adopted copy to the Internal Services Department and the Department of Public Works.

The Honorable Board of Supervisors

5/15/2018

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Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Christina R. Ghaly".

Christina R. Ghaly, M.D.

Acting Director

CRG:ag

Enclosures

c: Chief Executive Office  
County Counsel  
Department of Public Works  
Executive Office, Board of Supervisors  
Internal Services Department



COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF HEALTH SERVICES

DEPT'S. NO. 110

April 12, 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.

BA Detail - See Attachment Page 1.

SOURCES TOTAL: \$ 1,800,000

USES TOTAL: \$ 1,800,000

JUSTIFICATION

This budget adjustment is necessary to establish and fund Capital Project No. 69829, Olive View-UCLA Medical Center Women and Children's Medical Home program Modular Building project for anticipated expenditures in FY 2017-18.

ADOPTED

BOARD OF SUPERVISORS COUNTY OF LOS ANGELES

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

# 24

MAY 15 2018

AUTHORIZED SIGNATURE Mela Guerrero, Controller, DHS

[Handwritten signature: Mela Guerrero]

[Handwritten signature: Celia Zavala] CELIA ZAVALA ACTING EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR ---

[ ] ACTION

[x] RECOMMENDATION

AUDITOR-CONTROLLER

BY [Handwritten signature: Larfan] April 13 20 18

B.A. NO. 206

[x] APPROVED AS REQUESTED

[ ] APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

[Handwritten signature: James Yun] BY James Yun Apr 16 20 18

**DEPARTMENT OF HEALTH SERVICES  
REQUEST FOR APPROPRIATION ADJUSTMENT  
CAPITAL PROJECTS  
FISCAL YEAR 2017-18**

4 VOTES

**SOURCES:**

<b>DHS Enterprise Fund</b> MN2-3078 Committed for DHS Decrease Obligated Fund Balance	600,000
<b>ValleyCare Network Enterprise Fund</b> MN3-HO-96-9911-60050 Operating Transfers In Increase Revenue	600,000
<b>Total Enterprise Fund</b>	<u>\$ 1,200,000</u>
<b>Ent Sub - ValleyCare Network</b> A01-AC-6100-21200-21232 Other Financing Uses Decrease Appropriation	600,000
<b>Total General Fund</b>	<u>\$ 600,000</u>
<b>Total</b>	<u>\$ 1,800,000</u>

**USES:**

<b>DHS Enterprise Fund</b> MN2-HS-6100-60070 Other Financing Uses Increase Appropriation	600,000
<b>ValleyCare Network Enterprise Fund</b> MN3-HO-96-9912-60050 Operating Subsidy - General Fund Decrease Revenue	600,000
<b>Total Enterprise Fund</b>	<u>\$ 1,200,000</u>
<b>Olive View-UCLA Medical Center Capital Improvements Women and Children's Med. Home Program Modular Bld.</b> A01-CP-6014-64030-69829 Capital Assets - Buildings & Improvements Increase Appropriation	600,000
<b>Total General Fund</b>	<u>\$ 600,000</u>
<b>Total</b>	<u>\$ 1,800,000</u>

Noted & Approved:

*Mela Guerrero (for Mela)*  


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Mela Guerrero, Contoller  
Department of Health Services

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

# 24                      MAY 15 2018

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

*Lanham 4/13/18*  
BA # 206