



MARK PESTRELLA, Director

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

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

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**ADOPTED**

IN REPLY PLEASE  
REFER TO FILE

January 08, 2019

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

18 January 8, 2019

CELIA ZAVALA  
EXECUTIVE OFFICER

Dear Supervisors:

**CONSTRUCTION CONTRACT  
ENVIRONMENTAL SERVICES CORE SERVICE AREA  
WESTCHESTER COMPRESSED NATURAL GAS  
VEHICLE REPAIR SHOP MODIFICATION PROJECT  
APPROVE THE PROJECT, BUDGET, AND  
APPROPRIATION ADJUSTMENT  
AUTHORIZE USE OF JOB ORDER CONTRACT  
SPECS. 7386; CAPITAL PROJECT NO. 89110  
(SUPERVISORIAL DISTRICT 2)  
(4 VOTES)**

**SUBJECT**

Public Works is seeking Board approval of the proposed Westchester Compressed Natural Gas Vehicle Repair Shop Modification project, Capital Project No. 89110.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find the proposed Westchester Compressed Natural Gas Vehicle Repair Shop Modification project is exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the proposed project.
2. Approve the Westchester Compressed Natural Gas Vehicle Repair Shop Modification project with a total project budget of \$1,240,000.
3. Approve an appropriation adjustment for the Westchester Compressed Natural Gas Vehicle Repair Shop Modification project, Capital Project No. 89110, totaling \$1,240,000: transfer \$230,000 of Air Quality Improvement, \$230,000 of Mobile Source Air Pollution Reduction Review Committee

Grant funds, and \$780,000 of Road Fund Services and Supplies to Capital Assets – Buildings and Improvements.

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

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

Approval of the recommendations will find the proposed Westchester Compressed Natural Gas Vehicle Repair Shop Modification project exempt from the California Environmental Quality Act (CEQA); approve the proposed capital project, approve the project budget, appropriation adjustment (see Enclosure); and authorize Public Works to deliver the proposed project using a Board-approved Job Order Contract (JOC).

### **Background**

The Westchester Vehicle Repair Shop is an 8,000-square-foot vehicle repair shop located at 5530 West 83rd Street, Los Angeles, and is operated and maintained by Public Works. The shop only provides vehicle repair and maintenance services to gasoline and diesel fueled Public Works' utility and employee pool vehicles. With this modification, the shop will be able to extend services to vehicles fueled by compressed natural gas as well.

### **Proposed Project**

The proposed project will include installation of a compressed natural gas monitoring and detection system with local and remote alarms; mechanical controls to be automatically activated by the new gas detection system; modification of existing electrical system to accommodate new heating and ventilation systems; replacement of existing natural gas radiant space heaters with a forced air heating system; replacement of existing lighting fixtures with explosion-proof type light fixtures over vehicle bay areas only; and van accessible parking stall, accessible path of travel, and accessible entry doors to comply with the Americans with Disabilities Act.

Public Works utilized IDS Group, Inc., a Board-approved, as-needed consultant to complete the design and construction documents and obtained all the necessary jurisdictional approvals. Upon the Board's approval, construction will commence in February 2019 and be completed in summer of 2019 using a Board-approved JOC.

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

The County Strategic Plan directs the provisions of Strategy II.3, Make Environmental Sustainability Our Daily Reality and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. The recommended actions support the strategic plan by reducing greenhouse gases; supporting clean vehicle technologies across all vehicle classes, along with supporting infrastructure; and investing in public infrastructure that will maximize the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public service.

### **FISCAL IMPACT/FINANCING**

The total project cost for the proposed project is estimated at \$1,240,000, which includes plans and specifications, plan check, consultant services, construction, change order contingency, and County services.

Approval of an appropriation adjustment for the Westchester Compressed Natural Gas Vehicle Repair Shop Modification project, Capital Project No. 89110, totaling \$1,240,000 will transfer \$230,000 of Air Quality Improvement, \$230,000 of Mobile Source Air Pollution Reduction Review Committee Grant funds, and \$780,000 of Road Fund Services and Supplies to Capital Assets – Buildings and Improvements.

Following the approval of the appropriation adjustment, sufficient appropriation will be available in Fiscal Year 2018-19 Capital Projects/Refurbishment, Capital Project No. 89110, to fully fund the project.

There will be no impact to the County General Fund.

### **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 fee as it consists of repairs and the installation of building systems in an existing building.

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy adopted on September 6, 2016, the project will have a best efforts goal of 30 percent of the total California craft worker hours of the project be performed by Local Workers and is exempt from the Targeted Worker component under the Policy.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed project is categorically exempt from CEQA. The proposed project, which includes installation of a compressed natural gas monitoring and detection system, mechanical controls, modification of existing electrical system, replacement of existing natural gas radiant space heaters with a forced air heating system, and a van accessible parking stall, 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 (f); 15302(c); and 15303(e) of the State CEQA Guidelines, and Classes 1 (c), (d), (i), (n), and (x); 2(e); and 3(b) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project provides for modification, minor alteration, and replacement of existing facilities and structures and installation of small new equipment with negligible or no expansion of existing use, where replacement components will have the same purpose and capacity. Additionally, based on the project records, the project will comply with all applicable regulations and is not located in a 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 it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

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 21152 of the California Public Resource Code.

### **CONTRACTING PROCESS**

Public Works utilized a previously Board-approved, as-needed consultant to complete the design and construction documents for the proposed project. Construction will be carried out utilizing a previously Board-approved Public Works' JOC.

The contracts contain terms and conditions supporting the Board's ordinances and policies, including, but not limited to: County Code Chapter 2.200, Child Support Compliance Program; County Code Chapter 2.202, Contractor Responsibility and Debarment; County Code Chapter 2.203, Contractor Employee Jury Service Program; County Code Chapter 2.206, Defaulted Property Tax Reduction Program; Board Policy 5.050, County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs; Board Policy 5.060, Reporting of Improper Solicitations; Board Policy 5.110, Contract Language to Assist in Placement of Displaced County Workers; and Board Policy 5.135, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law). As required by the Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees and shall require each subcontractor to notify its employees that they may be eligible for the Federal Earned Income Credit under the Federal income tax law (Federal Income Tax Law, Internal Revenue Service Notice 1015).

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

Approval of the recommended actions will have no impact on current County services or projects. The repair shop will remain operational during construction. The contractor will be required to coordinate construction activities with the County to minimize disruption to facility operations.

### **CONCLUSION**

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

The Honorable Board of Supervisors

1/8/2019

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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:VY:cl

Enclosures

c: Auditor-Controller  
Chief Executive Office (Capital Programs)  
County Counsel  
Executive Office



October 02, 2018  
DEPT NO: 060

COUNTY OF LOS ANGELES

**REQUEST FOR APPROPRIATION ADJUSTMENT**

DEPARTMENT OF PUBLIC WORKS

**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 2018-19  
4 - VOTES**

**SOURCES**

**USES**

PUBLIC WORKS - ROAD  
WESTCHESTER VEHICLE REPAIR SHOP MODIFICATION  
B03-CP-96-9919-65045-89110  
OPERATING TRANSFERS IN - CAPITAL PROJECTS  
**INCREASE REVENUE 230,000**

PUBLIC WORKS - ROAD  
WESTCHESTER VEHICLE REPAIR SHOP MODIFICATION  
B03-CP-6014-65045-89110  
CAPITAL ASSETS - B & I  
**INCREASE APPROPRIATION 1,240,000**

PUBLIC WORKS - ROAD  
WESTCHESTER VEHICLE REPAIR SHOP MODIFICATION  
B03-CP-94-9923-65045-89110  
OTHER GRANTS AND CONTRIBUTIONS / CAPITAL PROJECTS  
**INCREASE REVENUE 230,000**

PUBLIC WORKS - ROAD FUND  
B03-PW-2000-47000  
SERVICES & SUPPLIES  
**DECREASE APPROPRIATION 780,000**

**SOURCES TOTAL \$ 1,240,000**

**USES TOTAL \$ 1,240,000**

**JUSTIFICATION**

Reflects a \$1,240,000 increase in Road Fund Capital Assets – Building & Improvement (CP# 89110), fully offset by \$230,000 in Road Fund Operating Transfers In (from Air Quality Improvement Fund) (CP# 89110), \$230,000 in Road Fund Other Governmental Agencies revenue from MSRC Grant (CP# 89110), and \$780,000 in Road Fund Services & Supplies, for the Westchester Compressed Nature Gas Vehicle Repair Shop Modification project.

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

*Angelica*  
AUTHORIZED SIGNATURE ANGELICA COBIAN, CHIEF B/FM

JAN 8 2019  
BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

*Celia Zavala*  
CELIA ZAVALA  
EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

- ACTION
- RECOMMENDATION

- APPROVED AS REQUESTED
- APPROVED AS REVISED

AUDITOR-CONTROLLER

BY *Lanham*

CHIEF EXECUTIVE OFFICER

BY *[Signature]*

B.A. NO. 045

DATE *Oct. 16, 2018*

DATE *10/16/18*

# FUNDING CONFIRMATION SHEET

Project Cost = \$1,240,000

Revenue = See Comments

Fiscal Year: 2018-19

Fund: Road Fund

Fund Code: B03 – (CP#89110)

Appropriation Category: 6014 - Capital Assets - Buildings & Improvements

Revenue Source Code:

Total Appropriation: \$0

Total Revenue Amount:

Comments: The total project cost for the proposed project is estimated at \$1,240,000, which includes plans and specifications, plan check, consultant services, construction, change order contingency, and County services.

The proposed project is funded with \$230,000 from Mobile Source Air Pollution Reduction Review Committee (MSRC) grants, \$230,000 from AB2766 to meet MSRC grant matching fund requirements, and \$780,000 with Public Works Road Fund (B03).

Approve an appropriation adjustment for the Westchester Compressed Natural Gas Vehicle Repair Shop Modification project, CP# 89110 totaling \$1,240,000: transfer \$230,000 of Air Quality Improvement, \$230,000 of Mobile Source Air Pollution Reduction Review Committee Grant Funds, and \$780,000 of Road Fund Services and Supplies to Capital Assets – Buildings and Improvements.

Following the approval of the appropriation adjustment, sufficient appropriation will be available in Fiscal Year 2018-19 Capital Projects/Refurbishment, Capital Project No. 89110 to fully fund the project.