



MARK PESTRELLA, Director

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

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

ADOPTED

IN REPLY PLEASE
REFER TO FILE

November 19, 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

28 November 19, 2019

CELIA ZAVALA
EXECUTIVE OFFICER

Dear Supervisors:

**CONSTRUCTION CONTRACT
PUBLIC BUILDINGS CORE SERVICE AREA
EDWARD R. ROYBAL COMPREHENSIVE HEALTH CENTER
AIR HANDLER REPLACEMENT PROJECT
APPROVE REVISED BUDGET,
APPROVE APPROPRIATION ADJUSTMENT
ADOPT, ADVERTISE, AND AWARD
CAPITAL PROJECT NO. 87219
(SUPERVISORIAL DISTRICT 1)
(4 VOTES)**

SUBJECT

Public Works is seeking Board approval to revise the project budget; advertise for construction bids; and authorize the execution of a construction contract for the Air Handler Replacement project at the Edward R. Roybal Comprehensive Health Center.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the recommended actions, with respect to the previously approved Air Handler Replacement project at the Edward R. Roybal Comprehensive Health Center, are within the scope of the previous exemption findings by the Board and is exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Approve the revised project budget from the previous Board-approved amount of \$1,200,000 to \$14,500,000 for the Air Handler Replacement project, Capital Project No. 87219, at the Edward R. Roybal Comprehensive Health Center.

BIDS: January 8, 2020 at 9:45 a.m.

3. Approve the Fiscal Year 2019-20 Appropriation Adjustment to reallocate \$10,375,000 from the Department of Health Services' Enterprise Fund Committed for Department of Health Services to fund the projected Fiscal Year 2019-20 expenditures for the Air Handler Replacement project, Capital Project No. 87219, at the Roybal Comprehensive Health Center.

4. Adopt plans and specifications that are on file with Public Works for construction of the Air Handler Replacement project at Edward R. Roybal Comprehensive Health Center with an estimated construction cost of \$10,010,000 of the \$14,500,000 total project budget.

5. Instruct the Executive Officer of the Board of Supervisors to advertise the Air Handler Replacement project at the Edward R. Roybal Comprehensive Health Center for bids to be received and opened on January 8, 2020, in accordance with the Instruction Sheet for Publishing Legal Advertisements.

6. Delegate authority to the Director of Public Works or his designee to make the determination that a bid is nonresponsive and to reject a bid on that basis; to waive inconsequential and non-material deficiencies in bids submitted; to execute a consultant services agreement with the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule for a \$2,000 not-to-exceed amount funded by the project funds; and to determine, in accordance with the applicable contract and bid documents, whether the apparent lowest responsive and responsible bidder has timely prepared a satisfactory baseline construction schedule and satisfied all conditions for contract award. Upon such determination, authorize the Director of Public Works or his designee to award and execute a construction contract, in the form previously approved by County Counsel, to the apparent lowest responsive and responsible bidder, if the low bid can be awarded within the approved total project budget, and to take all other actions necessary and appropriate to deliver the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find that the Air Handler Replacement project at Edward R. Roybal (Roybal) Comprehensive Health Center (CHC) is within the scope of the previous exemption finding by the Board and is exempt from the California Environmental Quality Act (CEQA); approve the revised project budget for Capital Project (C.P.) No. 87219; approve an Appropriation Adjustment; adopt plans and specifications; advertise for construction bids; and authorize Public Works to award and execute a construction contract for the project.

On July 8, 2014, the Board authorized the Roybal CHC Air Handler Replacement project, C.P. No. 87219, in the amount of \$1,200,000. The Roybal CHC is a 227,600 square foot three-story building that was constructed in 1979. The previously approved Air Handler Replacement project was to replace eight existing roof-top air handler units with new energy-efficient systems including associated duct work, compressors and condensers.

After detailed investigation, it was discovered that the entire heating, ventilation, and air conditioning (HVAC) system at Roybal CHC was obsolete, lacked appropriate controls, had significant duct leakage, and needed further improvements beyond the replacement of the air handlers. The Department of Health Services (DHS) engaged Public Works to conduct further engineering assessments that resulted in the recommendation to replace the entire 38-year old HVAC system.

The revised proposed scope of work for the Air Handler Replacement project consists of replacing eight air handler units on the roof, three chillers, two chilled water pumps, three condenser water pumps, two heating water pumps, and new digital controls to be connected to a new building management system, provide temporary power and air handler unit; and fire alarm and fire sprinklers systems modifications. To minimize the impact to patient care, the replacement of the systems will be phased and most work will be done off-hours when the clinic is closed.

Plans, specifications, and jurisdictional approvals have been completed using a Board-approved, on-call architect/engineer (A/E) agreement. Upon the Board's authorization of the recommended actions, construction is anticipated to take 17 months. To expedite construction of the project, we are recommending that the Board adopt and advertise these documents for construction bids and authorize Public Works to award and execute a construction contract with the lowest responsive and responsible bidder if the low bid can be awarded within the approved total project budget.

The revised project budget for the Roybal Air Handler Replacement project is \$14,500,000.

Green Building/Sustainable Design Program

This project is an upgrade to the building systems. The scope of work does not make it feasible to upgrade the building to the Leadership in Energy and Environmental Design certified level to meet the Board's December 20, 2016, policy. The proposed project will support the Board's Policy for Green Building/Sustainable Design Program by recycling disposable material and by replacing old equipment with new energy-efficient equipment.

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 revised project budget for the Air Handler Replacement project (C.P. No.87219) increased by \$13,300,000 from \$1,200,000 to \$14,500,000 (Enclosure A), which includes costs for construction, change order contingency, plans and specifications, permit fees, consultant services, inspection services, and County services.

Of the \$14,500,000 project budget, DHS has paid \$532,000 for preliminary assessment fees through the DHS operating budget and \$191,000 through the capital project. The Fiscal Year (FY) 2019-20 Appropriation Adjustment (Enclosure B) will reallocate \$10,375,000 from the DHS' Enterprise Fund Committed for DHS to fund the projected FY 2019-20 expenditures for the Air Handler Replacement project, C.P. No. 87219. DHS will provide future budget phase funding to fully fund the remaining project budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Air Handler Replacement project is exempt from the Board's Civic Art Policy as the project provides for repair or replacement of existing facilities or mechanical equipment.

A standard construction contract will be used for the Air Handler Replacement project. The contract contains terms and conditions supporting the Board's ordinances and policies, including but not limited to, the County's Greater Avenues for Independence and General Relief Opportunities for Work Programs, Contract Language to Assist in Placement of Displaced County Workers, and Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015).

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy adopted on September 6, 2016, the projects 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.

Prior to execution of the construction, Public Works will ensure that the contractor has submitted acceptable performance and payment bonds and evidence of required contractor insurance.

The plans and specifications include the contractual provisions, methods, and material requirements necessary for the project and are on file with Public Works, Business Relations and Contracts Division.

ENVIRONMENTAL DOCUMENTATION

The proposed Air Handler Replacement project is categorically exempt from CEQA. The project, which consists of upgrades and replacement at an existing facility, 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 and 15302 of the State CEQA Guidelines and Classes 1 and 2 of the County's Environmental Document Reporting procedures and Guidelines, Appendix G.

The proposed maintenance work includes repair and upgrade of existing facilities and replacement of existing systems involving negligible or no expansion of an existing use. Replacement equipment will have the same purpose and capacity as equipment replaced. In addition, based on the record of the proposed Air Handler Replacement project, the project will comply with applicable regulations, 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 Air Handler Replacement 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

Advertising for construction bids will be in accordance with the enclosed County's standard Instruction Sheet for Publishing Legal Advertisements (Enclosure C).

As requested by the Board on February 3, 1998, this contract opportunity will be listed on the "Doing Business with Us" and "Public Works Business Opportunities" websites. Public Works will also inform local small business enterprises about this business opportunity for those certified by the County of Los Angeles Department of Consumers and Business Affairs.

Participation by Community Business Enterprises (CBE) in the projects is encouraged through Public Works' CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBE.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have little or no impact on current services at the Roybal CHC. Patient care services will remain fully operational during construction, and the existing air handler systems will remain in operation until the completion of the new system with minor short-term disruptions to the center operations. The air handler system upgrades will be completed in phases and during non-peak periods to minimize disruptions to patient services.

CONCLUSION

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

Respectfully submitted,



MARK PESTRELLA
Director

MP:AKM:cg

Enclosures

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

ENCLOSURE A

**CONSTRUCTION CONTRACT
PUBLIC BUILDINGS CORE SERVICE AREA
EDWARD R. ROYBAL COMPREHENSIVE HEALTH CENTER
AIR HANDLER REPLACEMENT PROJECT
APPROVE REVISED BUDGET,
APPROVE APPROPRIATION ADJUSTMENT
ADOPT, ADVERTISE, AND AWARD
CAPITAL PROJECT NO. 87219
(SUPERVISORIAL DISTRICT 1)
(4 VOTES)**

I. PROJECT SCHEDULE SUMMARY

Project Activity	Scheduled Completion Date
Construction Documents	04/30/19
Jurisdictional Approvals	10/31/19
Construction Award	04/16/20
Substantial Completion	09/16/21
Project Acceptance	11/16/21

II. PROJECT BUDGET SUMMARY

Project Activity	Previous Board-approved Budget	Impact of this Action	Proposed Project Budget
Construction			
Construction	\$ 1,039,000	\$ 8,971,000	\$10,010,000
Change Orders Contingency	\$ 75,000	\$ 1,587,000	\$ 1,662,000
Civic Arts	\$ 0	\$ 0	\$ 0
Plans and Specifications	\$ 20,000	\$ 650,000	\$ 670,000
Consultant Services	\$ 66,000	\$ 294,000	\$ 360,000
Miscellaneous Expenditures	\$ 0	\$ 40,000	\$ 40,000
Jurisdictional Review	\$ 0	\$ 400,000	\$ 400,000
County Services	\$ 0	\$ 1,358,000	\$ 1,358,000
TOTAL	\$1,200,000	\$13,300,000	\$14,500,000

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S. NO. 110

DEPARTMENT OF HEALTH SERVICES

September 12, 2019

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 2019-20

4 - VOTES

SOURCES

USES

BA Detail - See Attachment Page 1.

BA Detail - See Attachment Page 1.

SOURCES TOTAL: \$ 31,125,000

USES TOTAL: \$ 31,125,000

JUSTIFICATION

This budget adjustment is necessary to provide additional funding for Capital Project No. 87219, Roybal Air Handler Replacement Project from DHS Enterprise Fund-Committed for DHS for anticipated expenditures in FY 2019-20.

ADOPTED BOARD OF SUPERVISORS COUNTY OF LOS ANGELES

Mela Guerrero, Controller, DHS

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

28 NOV 19 2019

Celia Zavala, EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR --

- ACTION, RECOMMENDATION

- APPROVED AS REQUESTED, APPROVED AS REVISED

AUDITOR-CONTROLLER

BY [Signature] Sept 17 20 2019

CHIEF EXECUTIVE OFFICER

BY [Signature] Sept 23 20 19

B.A. NO. 034

**DEPARTMENT OF HEALTH SERVICES
REQUEST FOR APPROPRIATION ADJUSTMENT
CAPITAL PROJECTS
FISCAL YEAR 2019-20**

4 VOTES

SOURCES:

DHS Enterprise Fund
MN2-3078
Committed for DHS 10,375,000
Decrease Obligated Fund Balance

LAC+USC Medical Center Enterprise Fund
MN4-HG-96-9911-60010
Operating Transfers In 10,375,000
Increase Revenue

Total Enterprise Fund \$ 20,750,000

Ent Sub - LAC+USC Medical Center
A01-AC-6100-21200-21224
Other Financing Uses 10,375,000
Decrease Appropriation

Total General Fund \$ 10,375,000

Total \$ 31,125,000

USES:

DHS Enterprise Fund
MN2-HS-6100-60070
Other Financing Uses 10,375,000
Increase Appropriation

LAC+USC Medical Center Enterprise Fund
MN4-HG-96-9912-60010
Operating Subsidy - General Fund 10,375,000
Decrease Revenue

Total Enterprise Fund \$ 20,750,000

**Ambulatory Care Network Capital Improvements
Roybal Air Handler Replacement Project**
A01-CP-6014-64050-87219
Capital Assets - Buildings & Improvements 10,375,000
Increase Appropriation

Total General Fund \$ 10,375,000

Total \$ 31,125,000

Noted & Approved:


Mefa Guerrero, Contoller
Department of Health Services


Latham
9/17/19

BA # 034

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

28

NOV 19 2019


CELIA ZAVALA
EXECUTIVE OFFICER

November 19, 2019

ENCLOSURE C

**CONSTRUCTION CONTRACT
PUBLIC BUILDINGS CORE SERVICE AREA
EDWARD R. ROYBAL COMPREHENSIVE HEALTH CENTER
AIR HANDLER REPLACEMENT PROJECT
APPROVE REVISED BUDGET,
APPROVE APPROPRIATION ADJUSTMENT
ADOPT, ADVERTISE, AND AWARD
CAPITAL PROJECT NO. 87219
(SUPERVISORIAL DISTRICT 1)
(4 VOTES)**

PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for two weeks in a weekly newspaper or ten times in a daily newspaper. Forward three reprints of this advertisement to Business Relations and Contracts Division, Public Works, 900 South Fremont Avenue, 8th Floor, Alhambra, CA 91803-1331.

**OFFICIAL NOTICE
INVITING BIDS**

Notice is hereby given that the Director of Public Works will receive sealed bids for materials, labor, and equipment required to complete construction for the following project:

<u>SD</u>	<u>SPECS</u>	<u>PROJECT</u>	<u>DATE OF BID OPENING</u>
1	7565	Edward R. Roybal Comprehensive Health Center Air Handler Replacement	January 8, 2020

Copies of the project manual and drawings for the project may be downloaded for free from the Public Works website <http://dpw.lacounty.gov/go/constructioncontracts>. For bid information, please call Mr. Joseph Chang of Business Relations and Contracts Division at (626) 300-2346. Each bid shall be submitted on the required form, sealed, and filed at the Cashier's office no later than 9:45 a.m. on January 8, 2020. Bids will be publicly opened, examined, and declared by Public Works at 10:00 a.m. on this date in Public Works, 900 South Fremont Avenue, Fifth Floor Main Conference Room, Alhambra, California 91803.

Enclosure C
November 19, 2019
Page 2

Bids must conform to the drawings and project manual and all bidding requirements. This project requires the prime contractor to possess a valid California General contractor's license and all licenses needed to complete the work (this may be possessed by a subcontractor to the general) at the time of bid submittal. The contractor should verify to his/her satisfaction that he/she holds the correct license for the project. The contractor and all of its subcontractors of any tier shall be required to pay prevailing wages to all workers employed in the execution of the work of improvement in accordance with the Labor Code Section 1770 et seq. Copies of prevailing rate of per diem wages are on file at the Public Works' Business Relations and Contracts Division, which shall be made available to any interested party upon request.

PRE-BID CONFERENCE

Public Works, Project Management Division I, will hold a voluntary pre-bid conference/site visit on Tuesday, December 3, 2019, at 10 a.m., at the Edward R. Roybal Comprehensive Health Center, 2455 Fetterly Avenue, Los Angeles, California 90022, to provide information on the project, bidding process, and answer any questions that the potential bidders may have.

For further directions, please contact Mr. Joseph Chang with the Public Works, Business Relations and Contracts Division, at (626) 300-2346 or jochang@pw.lacounty.gov.

OTHER INSTRUCTIONS

The County supports and encourages equal opportunity contracting. The contractor shall make good faith efforts, as defined in Section 2000 of the Public Contract Code, to contract with Community Business Enterprises.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical or inconsequential errors and discrepancies in bids submitted in the public's interest.

Americans with Disabilities Act (ADA) Information



Individuals requiring reasonable accessibility accommodations may request written materials in alternate formats, physical accessibility accommodations, sign language interpreters or other reasonable accommodations by contacting our departmental Americans with Disabilities Act Coordinator at (626) 458-4081, from 7:30 a.m. to 5 p.m., Monday through Thursday (excluding holidays). Persons who are deaf or hard of hearing may make contact by first dialing the California Relay Service at 7-1-1. Requests should be made at least one week in advance to ensure availability. When making a reasonable accommodation request, please reference PJ-2.

Información sobre la Ley de Estadounidenses con Discapacidades (ADA)



Individuos que requieran acomodamiento razonable pueden solicitar materiales escritos en formatos alternativos, acomodamiento físico, intérpretes en lenguaje de señas Americano ú otros acomodamientos razonables comunicándose con nuestro Coordinador Departamental de la Ley de Estadounidenses con Discapacidades al (626) 458-4081, de 7:30 a.m. a 5 p.m., lunes a jueves (excluyendo días festivos). Personas con problemas auditivos pueden comunicarse primer marcando al Servicio de Difusión de California al 7-1-1. Solicitudes pueden hacerse por lo menos una semana antes para asegurar disponibilidad. Cuándo se haga una petición razonable para acomodo, por favor mencione PJ-2.

By order of the Board of Supervisors of the County of Los Angeles, State of California,
dated November 19, 2019.

Specs. 7565

CELIA ZAVALA, EXECUTIVE OFFICER
OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF LOS ANGELES