

MOTION BY SUPERVISOR HOLLY J. MITCHELL

March 1, 2022

Preserving Adult and Children’s Outpatient Mental Health Services at the Harbor-UCLA Medical Campus During Construction

The Los Angeles County (County) Department of Mental Health (DMH) provides critical adult and children’s mental health services both on and immediately adjacent to the Harbor-UCLA Medical Center Campus (H-UCLA MC). However, services provided on campus will be impacted by the upcoming construction of the H-UCLA MC Replacement Program (Replacement Program), which is driven by the State requirement for a new hospital/inpatient tower. DMH provides these services in the existing, antiquated D Series Buildings on the campus. These buildings must be demolished prior to construction commencement because they sit on the footprint of the new hospital/inpatient tower. Accordingly, DMH must relocate its existing outpatient programs to an alternate location.

DMH originally proposed construction of a new Mental Health Outpatient Clinic and Wellness Center (DMH Outpatient Building) on the H-UCLA MC to facilitate the relocation of its programs and improve patient care services. A design-build (D-B) solicitation for the DMH Outpatient Building was issued on June 8, 2021, and selection was completed on October 26, 2021. However, during the D-B procurement for the Replacement Program, it became clear that construction of the new hospital/inpatient tower must start earlier than previously anticipated, in order for the project to be completed in a timely manner, and within the County’s stipulated sum. It also became clear that construction of the proposed DMH Outpatient Building

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would need to be delayed because it would otherwise interfere with the construction activities for the Replacement Program. As a result, construction of the DMH Outpatient Building was postponed, and the corresponding D-B solicitation canceled. Irrespective of the cancellation, it is recommended that a stipend in the amount of \$15,000 be paid to each of the three D-B teams who submitted responsive proposals to give the County the right to use the information and ideas submitted by the D-B teams.

In order to keep critical mental health services on the H-UCLA MC, DMH adult and children's outpatient programs currently housed in the D Series Buildings would be temporarily relocated into interim facilities that would be set up at alternate locations on the H-UCLA MC. Adult outpatient services are proposed to be relocated into interim facilities consisting of two new modular buildings with a combined area of approximately 13,500 square feet, and the remodel of approximately 1,200 square feet in the existing H-UCLA MC Professional Building. DMH staff would remain in these interim facilities until the proposed DMH Outpatient Building is constructed.

DMH children's outpatient programs, also housed in the D Series Buildings, would need to be relocated into an existing 23,000 square foot building located near the northeast corner of the campus (Children's Building). This vacant, two-story building would be renovated to house DMH's on and offsite children's outpatient services. The programs that will be relocated into this building include the Child and Adolescent Clinic and Training, Intervention, Education, and Services for Families.

On February 8, 2022, the Board of Supervisors (Board) delegated authority to the Director of the Department of Public Works (DPW) to use Job Order Contracts to carry out the make ready projects for the [H-UCLA MC Replacement Program](#). Both projects components are make-ready projects for the Replacement Program as they will facilitate the demolition of the D Series Buildings, in time for construction of the new hospital/inpatient tower. Therefore, both projects will include components carried out through Board-approved Job Order Contracts.

It is critical that DMH services remain on the H-UCLA MC with minimal interruption to patient care. Given the tight schedule driven by the State-mandated construction of the new hospital/inpatient tower, it is appropriate for this Board to approve a change order to the Replacement Program D-B contract with Hensel Phelps to procure and install the modular buildings for the DMH adult outpatient interim facilities, and establish and approve the proposed DMH Children's Outpatient Clinic Project. DPW is exploring the option of carrying out the DMH Children's Outpatient Clinic Project and subsequent demolition of the D Series Buildings through a change order to the Replacement Program D-B contract. If a change order is determined to be a more advantageous way to deliver these project components, DPW will return to this Board to obtain approval to execute the change order.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Find that the Harbor-UCLA Medical Center Department of Mental Health Children's Outpatient Clinic Project, which consists of interior renovation to an existing building, is categorically exempt from the provisions of California Environmental Quality Act (CEQA). The scope is within certain classes of projects that have been determined not to have a significant effect on the environment in that they meet criteria set forth in Sections 15301 (a), (d), (f); and 15302 (c); of the State CEQA Guidelines, and Classes 1 (c), (d), (i); and 2 (e); of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The proposed project consists of minor alterations of existing facilities with no expansion of existing use and replacement of existing utility systems or facilities with substantially the same purpose and capacity and minor alterations to land. The project will not include the removal of healthy, mature, scenic trees. In addition, based on the records of the project, the activities are not located in a sensitive environment, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste sites compiled pursuant to Government Code Section 65962.5, or any potential to cause an adverse change in the significance of a historical resource that would make the exemption inapplicable. Upon the Board's approval, the Department of Public Works (DPW) will file a Notice of

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Exemption with the Registrar-Recorder/County Clerk in accordance with Section 21152 of the California Public Resources Code and will post the notice on its website pursuant to Section 21092.2.

2. Establish and approve the proposed Department of Mental Health (DMH) Children's Outpatient Clinic Project, Capital Project No. 89148 and 87827, with a project budget of \$6,832,000, funded with the combination of the remainder of the allocation in the amount of \$637,000 (budget in C.P. No. 89148) related to the relocation of Mental Health Adult Outpatient program, which is funded by short-term notes through the Los Angeles County Capital Asset Leasing Corporation's Lease Revenue Notes Program (previously known as Commercial Paper Program), long-term lease revenue bonds financing and a combination of both short-term and long-term financings, and the remainder of \$6,195,000 to be funded by 2011 Realignment from the DMH which budgets in C.P. No. 87827. The project budget includes design, construction, consultant services, jurisdictional approvals and County services. Funding for furniture, fixtures, and equipment will be identified separately by DMH. DMH is also applying for State Behavioral Health Continuum Infrastructure Program grant funds. The grant provides qualified entities with funding to construct, acquire and rehabilitate real estate assets or to invest in mobile crisis infrastructure to expand the community continuum of behavioral health treatment resources. If DMH is awarded the Behavioral Health Continuum Infrastructure Program grant funds, the funding source for this project will be revised, accordingly.
3. Approve the appropriation adjustment in the amount of \$6,195,000 offset by 2011 Realignment funds to the DMH Children's Outpatient Clinic Project, Capital Project No. 87827, to fund the construction of the Mental Health Children's Outpatient Clinic Project.

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4. Delegate authority to the Director of DPW or his designee to execute consultant services agreements for a \$15,000 not-to-exceed amount with the three qualified proposers, Abbott Construction, Penta Builders Group, and Boldt Construction, who submitted proposals for the Mental Health Outpatient Clinic and Wellness Center Project, for the purpose of paying stipends.
5. Approve and authorize the Director of DPW or his designee to finalize negotiations and execute a change order with Hensel Phelps for a \$4,300,000 not-to-exceed amount to procure and install the modular buildings for the proposed DMH Adult Outpatient Interim Facility Project.
6. Authorize the Director of DMH or his designee to contract with and direct the Internal Services Department, in coordination with DPW, for the acquisition and installation of telephone, data, and low-voltage systems and vendor installation (Low Voltage Items) for the adult outpatient interim facilities and the DMH Children's Outpatient Clinic Project each for a \$2,000,000 not-to-exceed amount, for a combined not-to-exceed amount of \$4,000,000. The cost for the Low Voltage Items is in addition to the construction costs and will be paid directly to the vendor by DMH.

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(CG/YV)

February 11, 2022

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

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 HER RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE

FY 2021-22

4 - VOTES

SOURCES

USES

MENTAL HEALTH
 HARBOR-UCLA MC MENTAL HEALTH CHILDREN'S OUTPATIENT CLINIC
 A01-CP-88-8918-65039-87827
 2011 REALIGNMENT - CAPITAL PROJECTS
INCREASE REVENUE **6,195,000**

MENTAL HEALTH
 HARBOR-UCLA MC MENTAL HEALTH CHILDREN'S OUTPATIENT CLINIC
 A01-CP-6014-65039-87827
 CAPITAL ASSETS - B & I
INCREASE APPROPRIATION **6,195,000**

SOURCES TOTAL **\$ 6,195,000**

USES TOTAL **\$ 6,195,000**

JUSTIFICATION

This appropriation adjustment is required to appropriate \$6,195,000 offset by Mental Health's 2011 Realignment funds to fund the construction of the Harbor-UCLA MC Mental Health Children's Outpatient Clinic, C.P. 87827.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

11 MAR 1 2022

Amir Alam Digitally signed by Amir Alam
Date: 2022.02.17 08:11:21 -08'00'

AUTHORIZED SIGNATURE

AMIR ALAM, MANAGER, CEO

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

CELIA ZAVALA
EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION

AUDITOR-CONTROLLER

BY **Lan Sam** Digitally signed by Lan Sam
Date: 2022.02.17 12:34:09 -08'00'

B.A. NO. **097**

DATE **Feb. 17, 2022**

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY **James Yun** Digitally signed by James Yun
Date: 2022.02.18 09:16:45 -08'00'

DATE **February 18, 2022**