



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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DONALD L. WOLFE, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
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April 6, 2006

IN REPLY PLEASE
REFER TO FILE: **PJ-2**

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

Dear Supervisors:

**OLIVE VIEW-UCLA MEDICAL CENTER
EMERGENCY ROOM REPLACEMENT AND
TUBERCULOSIS UNIT PROJECT, C.P. 69249
AWARD CONSULTANT SERVICES AGREEMENT
SUPERVISORIAL DISTRICT 5
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF HEALTH SERVICES THAT YOUR BOARD:**

Award and authorize the Director of Public Works to execute an Agreement with The JCM Group to provide construction management support services for the Olive View-UCLA Medical Center Emergency Room Replacement and Tuberculosis Unit project for a not-to-exceed fee of \$430,000 funded by net County cost appropriated in the Fiscal Year 2005-06 Capital Projects and Refurbishment Budget under C.P. 69249, and establish the effective contract date following receipt of insurance certificates filed by the consultant.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended action will provide support services for the Olive View-UCLA Medical Center Emergency Room Replacement and Tuberculosis Unit project.

Emergency Room Replacement and Tuberculosis Unit Project

In June 2002, at the direction of your Board, a Needs Assessment/Feasibility Study was conducted by an independent consultant to analyze the current and future emergency medical service requirements at Olive View-UCLA Medical Center and to develop options to meet those requirements. This study found that the current demand for emergency services at Olive View-UCLA Medical Center exceeded the facility's existing space capacity and the existing emergency room was approximately one-half the size required to meet forecasted emergency visits beyond 2006.

On December 14, 2004, your Board approved the establishment of the Olive View-UCLA Medical Center Emergency Room Replacement and Tuberculosis Unit project. The scope of work included a new 31,000-square-foot emergency room and a new 10,000-square-foot unit to treat isolation/tuberculosis patients.

Your Board authorized Public Works to proceed with the design of the Emergency Room Replacement and Tuberculosis Unit project on February 8, 2005. Recently, we completed the construction document phase of the project and submitted the document to the Office of Statewide Health and Planning Development for plan check.

In order to complete the plan check phase and produce a cost estimate as previously requested by your Board, we will need the services of a construction management consultant to provide constructability reviews, a value engineering study, and an independent cost estimate. Concurrent to the plan check phase, this consultant will be required to provide specific services normally associated with the preconstruction phase.

When we return to your Board to adopt plans and specifications and advertise for bids, we will recommend the approval of additional construction management services required during construction.

Psychiatric Emergency Unit Expansion Status Update

On December 14, 2004, we indicated we would report back to your Board with a recommendation for the potential future use of the existing 15,000-square-foot Emergency Department, which will be vacated when the new Emergency Room Replacement and Tuberculosis Unit project is completed.

Olive View-UCLA Medical Center Psychiatric Emergency Unit has been cited on multiple occasions by regulatory and accrediting agencies for overcrowding and the lack of patient privacy.

During March through October 2005, the psychiatric emergency room operated over capacity, on average, 60 percent of the time. Additionally, the limited space requires the hospital to care for adolescent and adult psychiatric patients in the same area, creating a high-risk environment for the adolescent patients. As a result, Health Services proposed that the overcrowded Psychiatric Emergency Unit expand into the space vacated by the hospital's current Emergency Department.

Therefore, we will conduct a Needs Assessment/Feasibility Study to evaluate the potential expansion of the Psychiatric Emergency Unit into the vacated space. Following completion of this study, we will return to your Board with conclusions and recommendations.

Implementation of Strategic Plan Goals

This action meets the County Strategic Plan Goals of Service Excellence, Fiscal Responsibility, and Children and Families' Well-Being by investing in public health infrastructure and improving access to emergency services in the northern and western segments of the County. Completion of these projects will improve a much needed health facility for the residents of the County.

FISCAL IMPACT/FINANCING

Emergency Room Replacement and Tuberculosis Unit Project

The recommended Consultant Services Agreement is for a not-to-exceed fee of \$430,000. Appropriation is included in the Fiscal Year 2005-06 Capital Projects/Refurbishments Budget (C.P. 69249) for preconstruction services.

The initial total project budget was estimated at \$29,000,000. We have since obtained additional project information during geotechnical testing, field investigation of the site, and topographical survey that will increase the project budget. Construction escalation costs occurring throughout the construction industry is also expected to increase the project budget. These costs will be quantified by the construction management consultant, and we will report back to your Board in June 2006 with an updated total project cost estimate.

Project costs will initially be funded through the issuance of Tax-Exempt Commercial Paper and ultimately through long-term bonds. The Chief Administrative Office and Treasurer and Tax Collector will return to your Board with financing recommendations in a separate Board letter.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard Agreement, in the form previously approved by County Counsel, will be used for the Consultant Services Agreement with JCM. The Agreement will include the standard Board-directed clauses that provide for contract termination, renegotiation, hiring qualified displaced County employees, and consideration for Greater Avenues for Independence Program/General Relief Opportunities for Work participants for future employment.

JCM is in compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program), Chapter 2.203 (Contractor Employee Jury Services Program), and is aware of the Safely Surrendered Baby Law.

ENVIRONMENTAL DOCUMENTATION

Awarding the recommended Consultant Services Agreements will have no effect on the environment. The appropriate environmental document for the projects will be prepared prior to returning to your Board to request authorization to adopt plans and specifications for construction and to advertise for bids to construct the project.

CONTRACTING PROCESS

Construction Management Services

Public Works issued a Request for Proposal for these services on May 26, 2005. Seven firms responded on June 23, 2005. The proposals were evaluated by an evaluation committee consisting of representatives from Health Services and Public Works based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements. The evaluation was done without regard to race, creed, color, or gender. On August 10, 2005, Health Services and Public Works selected and ranked the two most qualified firms. JCM was determined to be the firm best qualified for this project.

The Consultant Services Agreement with JCM, for a not-to-exceed fee of \$430,000, will provide construction management services through the preconstruction phase of the project.

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The basic services for this Agreement include, but are not limited to, engineering management, technical support services, preparation of project procedures and controls, development of move transition activities, and development of the project schedule. Basic services amount to \$415,000 of the total fee. Reimbursable services, including reproduction of drawings, messenger and courier services, travel, postage, and supplies, represent \$15,000 of the total fee.

JCM's Community Business Enterprise participation data and three-year contracting history with the County are on file with Public Works.

As requested by your Board on February 3, 1998, this contract opportunity was listed on the Doing Business with Us website.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended services.

CONCLUSION

Please return an adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Health Services, and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

BRUCE A. CHERNOF, M.D.
Acting Director and Chief Medical Officer

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Enc.

cc: County Counsel
Department of Public Social Services (GAIN/GROW Program)
Treasurer and Tax Collector

April 6, 2006

ENCLOSURE A

**OLIVE VIEW-UCLA MEDICAL CENTER
EMERGENCY ROOM REPLACEMENT AND
TUBERCULOSIS UNIT PROJECT, C.P. 69249
AWARD CONSULTANT SERVICES AGREEMENTS
SUPERVISORIAL DISTRICT 5
3 VOTES**

**I. EMERGENCY ROOM REPLACEMENT AND TUBERCULOSIS UNIT
PROJECT SCHEDULE**

Project Activity	Preliminary Completion Schedule	Revised Completion Date
Construction Documents	02/2006	03/2006
Jurisdictional Approval	02/2007	02/2007
Advertise for Bids	04/2007	04/2007
Award Construction Contract	06/2007	07/2007
Construction Substantial Completion	12/2008	07/2009
Acceptance of Project	04/2009	09/2009