



County of Los Angeles  
**CHIEF EXECUTIVE OFFICE**

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WILLIAM T FUJIOKA

January 15, 2008

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:

**DEPARTMENT OF PUBLIC WORKS:  
LAC+USC MEDICAL CENTER GENERAL HOSPITAL  
REUSE AND MOTHBALLING PLAN  
AWARD AGREEMENT  
SPECS. 6358; LACO 0835; DSR 16792  
(FIRST DISTRICT) (3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

Authorize the Director of Public Works to execute an agreement with Ken Kurose Architect to provide architect/engineer services for a \$417,580 total not-to-exceed fee for the LAC+USC Medical Center General Hospital Reuse and Mothballing Plan.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to authorize Ken Kurose Architect (KKA) to provide architect/engineer (A/E) services for the LAC+USC Medical Center General Hospital (General Hospital) Reuse and Mothballing Plan.

As a result of the January 17, 1994, Northridge Earthquake, the four inpatient hospital facilities on the campus of the LAC+USC Medical Center, including the General Hospital, sustained damages warranting disaster assistance funding from the Federal Emergency Management Agency (FEMA) and the Governor's Office of Emergency Services (OES). Through the County's negotiations with FEMA, in lieu of repair of the aging inpatient care facilities, approximately \$468 million of disaster assistance funds were redirected to partially offset costs associated with the construction of the LAC+USC Medical Center replacement through the County's participation in the Seismic Hazard Mitigation Program for Hospitals (SHMPH). FEMA

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requirements prohibit the County from providing inpatient services in the General Hospital once the Replacement Hospital is opened. As an additional requirement of receipt of the disaster assistance for a replacement facility, the County, FEMA, OES, and the California State Historical Preservation Office (SHPO) entered into a Memorandum of Agreement (MOA) with respect to the treatment of the historic General Hospital structure.

Under the MOA, upon completion of the Replacement Hospital, the historic General Hospital "will be decommissioned and a reuse plan implemented." The MOA mandates that, "Should reuse of General Hospital be delayed in excess of one year from decommissioning, it shall be mothballed..." Further, the reuse plan, which is to include documentation of activities necessary to preserve the structure and schedule to achieve those goals, is to "be submitted to SHPO... for review of conformity to Stipulation III.C [Secretary of the Interior's Standards for the Treatment of Historic Properties, State Historical Building Code, and prevailing applicable codes]."

The County, in accordance with the MOA and to satisfy FEMA Section 106 review requirements, must now prepare the detailed plan for the reuse of the structure. To that end, KKA is being asked to provide the necessary architectural and engineering services to assist in the endeavor. The current Department of Health Services plan for the structure includes relocation of administrative and auxiliary staff and functions from other impacted areas in the building and on the campus to the basement and the first four floors of the structure. Areas vacated and the remaining fifteen (15) top floors of the General Hospital are to be properly documented, secured, stabilized, and mothballed in accordance with the U.S. Department of the Interior Standards. As stated before, FEMA requirements prohibit the County from providing inpatient services in the General Hospital once the new Replacement Hospital is opened.

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

The County Strategic Plan directs that we provide Service Excellence (Goal 1) by repairing all damage resulting from the earthquake. In addition, this action is consistent with Organizational Effectiveness (Goal 3), Community Services (Goal 6), and Public Safety (Goal 8) by ultimately restoring the services to their full operational capacity.

### **FISCAL IMPACT/FINANCING**

The preparation of the Reuse and Mothballing Plan, as well as the necessary building preservation activities, are eligible costs under the SHMPH agreement and funding. However, all funding derived from SHMPH is being utilized to partially defray the costs

of the construction of the Replacement Hospital. Therefore, the costs associated with the Reuse and Mothballing Plan and the necessary building preservation activities will be financed by the Department of Health Services.

Sufficient appropriation to be offset by the Department of Health Services funding is available in Fiscal Year 2007-08 Federal and State Disaster Aid Budget to award the recommended agreement.

Attached, for your reference, is the schedule for the proposed services.

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

A standard agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for award of this agreement, KKA is willing to consider Greater Avenues for Independence Program/General Relief Opportunities for Work participants for future employment.

As required by your Board, language will be incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under Federal income tax laws.

KKA is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

### **ENVIRONMENTAL DOCUMENTATION**

On June 6, 2000, your Board certified the LAC+USC Medical Center Replacement Project Environmental Impact Report/Environmental Assessment (EIR/EA) and adopted its environmental findings and mitigation requirements. The EIR/EA encompassed the fulfillment of the MOA, including the Reuse and Mothballing Plan, such that no further environmental documentation is required.

## **CONTRACTING PROCESS**

The County utilized the accelerated architect/engineer selection process. This process allows the Architectural Evaluation Board (AEB) to provide the County with lists of qualified A/E firms for specific types of building designs. Additionally, the Department of Public Works (Public Works) developed new internal procedures intended to further accelerate the contract award process. Using this process, a single firm is chosen from the AEB's list and invited to submit a proposal. The use of KKA was approved at the AEB meeting held on January 17, 2006. KKA was selected to submit a proposal on this accelerated basis. The selection of KKA to submit a proposal was solely based on its qualifications to perform the mothballing reuse plan and design work. County-approved vendors and Job Order Contracts will be used for the construction.

As requested by your Board on January 29, 2002, the Request for Proposal included a Cost of Living Adjustment (COLA) Provision. This contract includes the required COLA language and complies with County policy.

On February 3, 1998, your Board requested that contract opportunities be listed on the Office of Small Business website. However, this contract opportunity was not listed on the website because the AEB evaluation process was used. This process was established by your Board to ensure that firms are selected on an equitable and impartial basis to provide consultant services. Public Works uses the Doing Business with Us website to offer general consultant opportunities, and the AEB supplements its business listing of architectural firms from website information.

KKA has agreed to provide the services for a \$417,580 total not-to-exceed fee. The actual preservation activities will not be known until review and approval of the Reuse and Mothballing Plan is approved by SHPO and FEMA. At that time, we will return to your Board, as necessary, with final recommendations regarding award of contract preservation construction activities.

Public Works has evaluated and determined that the County Code Chapter 2.201 (Living Wage Program) does not apply as this agreement is for non-Proposition A services.

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

The State Labor Code requires consultants to pay no less than applicable prevailing wage rates to all persons employed on Public Works contracts.

The Honorable Board of Supervisors  
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**IMPACT OF CURRENT SERVICES (OR PROJECTS)**

The submittal of a Reuse and Mothballing Plan to SHPO and FEMA for review and approval is a requirement for the project funding under the SHMPH and will not impact current services.

**CONCLUSION**

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

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:DLW:DL  
JSE:CK:BC:bb

Attachment

c: County Counsel  
Department of Health Services  
Department of Public Social Services (GAIN/GROW Program)

January 15, 2008

**ATTACHMENT**

**DEPARTMENT OF PUBLIC WORKS:  
LAC+USC MEDICAL CENTER GENERAL HOSPITAL  
REUSE AND MOTHBALLING PLAN  
AWARD AGREEMENT  
SPECS. 6358; LACO 0835; DSR 16792**

**I. SCHEDULE**

<b>Activity</b>	<b>Scheduled Completion Date</b>
Design	
Contract Execution	
- Research, Evaluation, Summary of Photo Documentation	02/20/08
- Identification and Design of Repair/Maintenance Tasks	03/30/08
- Presentation of Systems Modifications	05/30/08
County Review and Approval	06/21/08