County of Los Angeles
CHIEF EXECUTIVE OFFICE
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Chief Executive Officer

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REVISED

May 21, 2013

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

15 July 23, 2013

SACHI A. HAMAI
EXECUTIVE OFFICER

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 HEALTH SERVICES:
APPROVE THE REVISED PROJECT AND BUDGET FOR THE POST OCCUPANCY REMODELING PHASE II PROJECT
LAC+USC MEDICAL CENTER
CAPITAL PROJECT NO. 87011
(FIRST DISTRICT)
(3 VOTES)

SUBJECT

Approval of the recommended actions will identify priority subprojects and authorize the Department of Health Services to proceed with the revised priority subprojects previously approved for the LAC+USC Medical Center Post Occupancy Remodeling Phase II Project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the revised LAC+USC Medical Center Post Occupancy Remodeling Phase II Project (Capital Project No. 87011) is categorically exempt from the California Environmental Quality Act pursuant to State Guidelines Section 15301 (a) and Class 1, Subsection (d) of the County of Los Angeles Revised Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17,1987, because the proposed work involves the refurbishment of an existing facility with negligible or no expansion of current use.

2. Authorize the Director of Health Services to implement the revised LAC+USC Medical Center Post Occupancy Remodeling Phase II Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow the Department of Health Services (Health Services) to revise the LAC+USC Medical Center Post Occupancy Remodeling Phase II Project (Phase II Project) to address functional and programmatic needs of the LAC+USC Medical Center (LAC+USC) Hospital.

In August 2008 and February 2009, the Board approved the Phase II Project. The Phase II Project included the remodel of 12 areas in the new LAC+USC Replacement Hospital (Replacement Hospital) and the existing Outpatient Department building to accommodate patient services or operational efficiencies.

The 12 remodeled/refurbished areas include Emergency Room Observation, Pediatric Intensive Care Unit, Operating Room Control Area, Café/Gift Shop, Dialysis Equipment Cleaning and Storage, Pharmacy Medication Dispensing, Dietary Serving Changes, Medical Equipment Storage, Infusion Center, Nuclear Medicine Patients Restrooms, Resident Doctor On-Call Rooms, ~~Nuclear Medicine Patients Restrooms,~~ and Urgent Access Diagnostic Center (UADC) Expansion.

The first ~~nine~~ ten subprojects mentioned above have been completed, ~~two~~ one subproject~~s~~ ~~are~~ is under construction, and UADC Expansion subproject was implemented within the new Clinic Tower by the medical center facilities staff, therefore the capital project was not initiated. ~~The subprojects currently under construction include the Nuclear Medicine Patients Restroom subproject with a scheduled completion anticipated for June 2013, and t~~The Resident Doctor On-Call Rooms subproject is currently under construction~~,~~ with a scheduled completion anticipated for April 2014.

LAC+USC is requesting that three additional subprojects, critical to support operations and health services on the campus, be included within the existing Phase II Project.

Nuclear Medicine Lead Shielding

Since the completion of the Replacement Hospital, the Radiology Department has experienced electronic interference from radiology equipment units in the adjacent rooms. As a result, radiology procedures must be staggered to avoid impact by the

adjacent units. This has had a negative impact on patient flow and the overall ability to serve patients efficiently.

To address the negative impact on patient flow and efficiency, it is proposed that a portion of the interior walls will be upgraded with additional lead lining to allow the Radiology Department to increase the number of cardiac and bone cancer radiology procedures by approximately 30 percent. Design documents have been completed by Health Services and have been approved by the Office of Statewide Health Planning and Development (OSHPD).

The proposed subproject will be implemented by LAC+USC Building Crafts staff and is anticipated to be completed by ~~September 2013~~ March 2014.

General Hospital/Old Outpatient Building Minor Refurbishments

In accordance with the Board's Motion, dated October 12, 2010, the first floor of the historic General Hospital will be subleased to community-based health and social services non-profit groups to increase access to healthcare, community, and social services for patients at the medical center, and the surrounding community.

This area of the first floor will be known as the Wellness Center and the lease agreement between the County and the LAC+USC Medical Center Foundation, Inc. has been executed. In order for construction of the Wellness Center to begin, LAC+USC will relocate specific health supported functions from the first floor to other available space within the campus ~~the third floor of the historic General Hospital~~. These health supported functions include Patient Financial Services (PFS), Chaplin Office, Health Information Management (HIM), and the Medical Center Finance Department.

Other support functions, such as Employee Health and LAC+USC Human Resources Services will be relocated from the Old Outpatient Building to the ground floor of the Interns and Residents Building ~~third floor of the historic General Hospital~~ in support of the new Affordable Care Act Reform. Minor renovation/tenant improvements to the Old Outpatient Building are required to better accommodate a variety of clinical services (e.g., pharmacy, laboratory) as well as to provide additional clinic space for primary care and subspecialty care services in order to improve patient flow, enhance clinic efficiency, and provide necessary space for primary care case management and care coordination functions. ~~the increasing number of clinical services provided at the Pediatric Village. The minor renovation/tenant improvements will be~~ used ~~for the overall enhancement of clinical operations in outpatient, i.e., better patient flow by increasing the current space that is allocated to the clinics. Also, some part of the space may also be used for primary care coordination activities.~~

The proposed refurbishment subproject to the basement of the historic General Hospital, ground floor of Interns and Residents Building, ~~third floor of the historic General Hospital~~ and Old Outpatient Building in support of the Board Motion and the new Affordable Care Act Reform to enhance clinical services will include the removal of existing medical equipment, minor demolition, as well as cosmetic improvements to the interior, primarily consisting of patching of walls, painting, new signage flooring, modifications to phone, and/or data outlets, as needed.

The proposed subproject will be implemented by LAC+USC Building Crafts staff and is anticipated to be completed by ~~September~~ December 2013.

Campus Signage Program

The LAC+USC has relocated health services throughout the campus, creating issues for patients and visitors being able to locate the new and existing facilities. In March 2012, the Board approved an Executive Campus Planner consultant services agreement with Lee, Burkhart, Liu, Inc. (LBL) for preparation of the LAC+USC master plan, including a wayfinding signage design and program.

Based on the signage design recommendations by LBL, LAC+USC facilities staff will develop and install stationary interior and exterior signage, including interactive directional kiosks in areas within the facility that are highly used and exterior monument signage for improved vehicular access.

Implementation of Strategic Plan Goals

The recommended actions meet the Board approved County Strategic Plan Goals of Operational Effectiveness (Goal 1) and Integrated Services Delivery (Goal 2) by improving health services provided and investing in the public infrastructure.

FISCAL IMPACT/FINANCING

The total aggregate cost for the Phase II Projects was estimated at $10,242,000. The completed eight subprojects construction cost totaled $6,047,000. The 95 percent completed Nuclear Medicine Patients Restroom subproject is estimated to cost $450,000. The proposed Resident Doctor On-Call Rooms subproject is estimated to cost $700,000. The recommended three additional subprojects requested are estimated to cost $479,000 for the Nuclear Medicine Lead Shielding, $778, 000 for the basement of General Hospital Building and the ground floor of Interns and Residents Building Minor Refurbishments, $1,093,000 for the Old Outpatient Building Minor Refurbishments, and $495,000 for the Campus Signage Program. The aggregate estimated cost totals $2,845,000 and is within the $3,045,000 remaining balance of the

originally Board-approved Phase II Project funds of $10,242,000. Sufficient appropriation is available in the Fiscal Year 2012-13 Capital Projects/Refurbishments Budget within the LAC+USC Post Occupancy Remodeling Phase II Project (Capital Project No. 87011) to fully fund the three additional proposed subprojects. The Project Schedule and Budget Summary are outlined in Attachment A.

The Phase II Project is funded by Health Services prior year Tobacco Settlement Designation.

Operating Budget Impact

The requested three additional subprojects will not impact the LAC+USC Medical Center operating budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Under the County's Energy and Environmental Policy, material and resources will be conserved by maintaining interior walls and reusing furnishings. Additionally, the paint, adhesives, and furniture that will be utilized will be comprised of low-emitting materials.

ENVIRONMENTAL DOCUMENTATION

The proposed refurbishment scope of work is categorically exempt from California Environmental Quality Act (CEQA) pursuant to State Guidelines Section 15301(a) and Class 1, Subsection (d) of the County of Los Angeles Revised Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, because the proposed work involves the refurbishment of an existing facility with negligible or no expansion of current use.

CONTRACTING PROCESS

The proposed refurbishment and signage services will be implemented using LAC+USC Building Crafts staff. Further, LAC+USC Building Crafts staff will consult with LBL on the development and design of a new campus signage program.

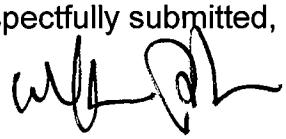
IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no significant impact on current County services or projects during the performance of these recommended actions, and the facility will remain fully operational during the construction process. Renovation work will be completed in two phases to further minimize any inconvenience or impacts to patients and staff.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Capital Projects Division; and the Department of Health Services, Capital Projects Division.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF: RLR:DJT
DKM:CF:mda

Attachment

c: Executive Office, Board of Supervisors
County Counsel
Health Services

ATTACHMENT A

DEPARTMENT OF HEALTH SERVICES: APPROVE THE REVISED POST OCCUPANCY REMODELING PHASE II PROJECT AT LAC+USC MEDICAL CENTER CAPITAL PROJECT 87011 (FIRST DISTRICT) (3 VOTES)

I. PROJECT SCHEDULE

Projects	Schedule Completion Date
Nuclear Medicine Lead Shielding	September 2013
General Hospital/Old OPD Minor Refurbishments	September 2013
Campus Signage Program	March 2014

II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Budget
Land Acquisition	$ 0
Construction	
Departmental Crafts	$ 2,231,000
Contingency	$ 223,000
Furniture – Affixed to Building	$ 100,000
Subtotal	$ 2,554,000
Programming/Development	$ 0
Plans and Specifications	$ 0
Consultant Services	
Site Analysis	$ 131,000
Hazardous Materials	$ 30,000
Cost Estimating	$ 0
Inspection	$ 30,000
Subtotal	$ 191,000
Miscellaneous Expenditures	$ 90,000
Jurisdictional Review/Plan Check/Permit	$ 10,000
County Services	
TOTAL	**$ 2,845,000**