



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles
CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

"To Enrich Lives Through Effective And Caring Service"

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

December 17, 2013

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

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

37 December 17, 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**DEPARTMENT OF PUBLIC WORKS:
LONG BEACH COMPREHENSIVE HEALTH CENTER
CLINIC EXPANSION PROJECT
ESTABLISH CAPITAL PROJECT,
APPROVE PROJECT BUDGET AND
APPROVE APPROPRIATION ADJUSTMENT
SPECS. 7236; CAPITAL PROJECT NO. 87162
(FOURTH DISTRICT)
(4 VOTES)**

SUBJECT

Establish Capital Project No. 87162, approve the Project budget and appropriation adjustment and authorize the Department of Public Works to deliver the project using a Job Order Contract for the proposed Long Beach Comprehensive Health Center Clinic Expansion Project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed Long Beach Comprehensive Health Center Clinic Expansion Project categorically exempt under the California Environmental Quality Act for the reasons noted in this letter and in the record of the Project.
2. Establish Capital Project No. 87162 for the proposed Long Beach Comprehensive Health Center Clinic Expansion Project with a total Project budget of \$507,890.
3. Approve an appropriation adjustment in the amount of \$92,000, which will transfer funds from the MetroCare Network Operating Budget to Capital Project No. 87162 to fund the proposed Project.

4. Approve the proposed Long Beach Comprehensive Health Center Clinic Expansion Project, and authorize the Department of Public Works to deliver the Project using a Board-approved Job Order Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find that the proposed Project is exempt from the California Environmental Quality Act (CEQA), establish Capital Project No. 87162 for the proposed Long Beach Comprehensive Health Center (LBCHC) Clinic Expansion Project (Project), and allow the Department of Public Works (Public Works) to proceed with the Project using a Board-approved Job Order Contract (JOC).

Background

The LBCHC provides primary, diagnostic, and specialty care services to the populations of Long Beach, Wilmington, San Pedro, Torrance, and the surrounding communities. LBCHC is the southernmost County-operated health facility, acting as the main safety net provider and healthcare entry point for the underserved patients of these communities. Efforts to increase access to care and clinical productivity resulted in doubling of the annual workload (from 36,000 visits to 72,000 visits) between 1996 through 2006. In Fiscal Year (FY) 2011-12, the clinic experienced almost 74,000 patient visits. Over the years, LBCHC has used support function spaces in the clinical suites for additional exam rooms to meet increased patient visits.

In an ongoing effort to efficiently utilize limited resources, LBCHC determined that the existing laboratory could be converted into a clinical suite as the majority of the facility's laboratory specimens are sent to Harbor-UCLA Medical Center for processing. In addition, all emergent STAT testing is now processed by an i-STAT machine, thus eliminating the need for maintaining on-site laboratory services. Therefore, the existing laboratory can be converted into a clinical suite making efficient use of space within the existing facility. In addition, patient flow will improve as the new clinical suite will allow LBCHC to further adapt to the Primary Care Medical Home Model in compliance with the Department of Health Services' Countywide Strategic Plan Goal 1.

The proposed Project will convert an existing 1,274 square-foot vacant laboratory space into a clinic suite consisting of five exam rooms, a triage room, a nurse station, and a provider room, as well as other support areas, including registration and waiting room areas. The proposed Project will require the demolition of the existing space; installation of new partitions, ceilings, flooring, and fire alarm devices; as well as reconfiguration of the heating, ventilation, and air conditioning, electrical, plumbing, and data line systems. The proposed Project also includes the upgrade of the main fire alarm panel.

The Department of Health Services has completed design and obtained plan approvals from applicable jurisdictional agencies for the renovation project. The construction will be completed using a Board-approved JOC and will be managed by Public Works.

The proposed Project is anticipated to be substantially complete approximately eight months following Board approval.

Green Building/Sustainable Design Program

The proposed Project will support the Board's Policy for Green Building/Sustainable Design Program

to the extent feasible by using energy efficient lighting, building materials that are composed of recycled material, and minimizing the amount of demolition material disposed in landfills.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Fiscal Sustainability (Goal 2) by ensuring reliable availability of medical services to the community.

FISCAL IMPACT/FINANCING

The total estimated cost of the proposed Project is \$507,890, including base construction, change order contingency, permit fees, inspection services, and County services.

Approval of the attached appropriation adjustment will reallocate \$92,000, in net County cost, from MetroCare Network Operating Budget, Services & Supplies to Capital Project No. 87162, to provide the additional funding for the Project. Upon Board approval of the appropriation adjustment, sufficient appropriation will be included in the FY 2013-14 Capital Projects/Refurbishments Budget to fully fund the Project. The Project Schedule and Budget Summary are included in Attachment A.

Operating Budget Impact

This proposed Project will not have an impact on the operational budget once the project is complete.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

This project is exempt from the Board approved Civic Art Policy because the construction and design budget is less than \$500,000.

ENVIRONMENTAL DOCUMENTATION

The proposed Project is categorically exempt from CEQA. The proposed Project, which involves interior renovation of approximately 1,274 square feet of existing space, including demolition within the existing space; installation of new partitions, ceilings, flooring, fire alarm devices; reconfiguration of the heating, ventilation, and air conditioning, electrical, plumbing, and data line systems; and upgrade of the main fire alarm panel is within a class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301(a) (f) and (l) of the CEQA Guidelines Sections and Class 1(d)(h) and (i) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project involved negligible or no expansion of an existing use. In addition, there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the Project records.

Upon the Board's approval of the Project, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the CEQA Guidelines.

CONTRACTING PROCESS

Public Works intends to use a Board-approved JOC to deliver the Project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This proposed Project will not have an impact on current County services as the construction area is currently vacant. The health center will remain in operation during construction.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; Department of Health Services, Capital Projects Division; and the Department of Public Works, Project Management Division I.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'WTF' followed by a stylized name and a horizontal line extending to the right.

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:SHK:DJT
SW:TH:rp

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Arts Commission
Health Services
Public Works

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS:
LONG BEACH COMPREHENSIVE HEALTH CENTER
CLINIC EXPANSION PROJECT
ESTABLISH CAPITAL PROJECT
APPROVE PROJECT BUDGET AND
APPROVE APPROPRIATION ADJUSTMENT
SPECS. 7236; CAPITAL PROJECT NO. 87162**

I. PROJECT SCHEDULE

Project Activity	Board-Approved Schedule Completion Date
Completion Construction Documents	02/15/12*
Jurisdictional Approval	02/26/12*
Award Construction Contract	12/18/13
Substantial Completion	08/30/14
Project Acceptance	10/30/14

*Actual completion date.

II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Budget
Land Acquisition	\$ 0
Construction	\$ 0
Change Order Allowance	44,250
Job Order Contract	295,000
Change Orders	0
Departmental Crafts	0
Youth Employment	0
Construction Consultants	0
Misc. Expense: Utility Relocation Fees	0
Telecomm Equip – Affixed to Building	0
Civic Arts	0
Fire Alarm Upgrade	30,000
Other: Utility Connection Fees	0
Subtotal	\$ 369,250
Plans and Specifications	\$ 0
Plan Check and Jurisdictional Review	\$ 0
Consultant Services	\$ 0
Hazardous Materials (Survey and Monitoring)	0
Site Planning	0
Geotech/Soils Report and Soils Testing	0
Material Testing	0
Cost Estimating	0
Topographic Surveys	0
Construction Management	0
Construction Administration	0
Environmental	0
Move Management	0
Equipment Planning	0
Legal	0
Construction/Change Order	0
Subtotal	\$ 0
Miscellaneous Expenditures	\$ 10,000
Jurisdictional Review/Plan Check/Permit	\$ 0
County Services	\$ 47,000
Code Compliance/Quality Control Inspection	0
Design Review	0
Design Services	0
Contract Administration	0
Project Management	56,000
Project Management Support Services	0
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD-ITS Communication	10,000
Project Security	0
Project Technical Support	10,000
ISD Countywide Contract Compliance Section	0
County Counsel	0
Geotechnical Engineering Services (GMED)	0
Consultant Contract Recovery	5,640
Other: DPW Support Divisions	0
Subtotal	\$ 128,640
TOTAL	\$ 507,890

December 17, 2013

ATTACHMENT B

**DEPARTMENT OF PUBLIC WORKS:
LONG BEACH COMPREHENSIVE HEALTH CENTER
CLINIC EXPANSION PROJECT
ESTABLISH CAPITAL PROJECT AND
APPROVE PROJECT BUDGET
SPECS. 7236; CAPITAL PROJECT NO. 87162**

**APPROPRIATION ADJUSTMENT
(See Attachment)**

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S. NO. [60]

DEPARTMENT OF CHIEF EXECUTIVE OFFICE]

[December 10, 2013

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 2013-14

4 - VOTES

SOURCES

USES

See attached details

See attached details

SOURCES TOTAL: \$ 184,000

USES TOTAL: \$ 184,000

JUSTIFICATION

The appropriation adjustment is necessary to fully fund the Long Beach Comprehensive Health Clinic (LBCHC) Expansion Project.

ADOPTED BOARD OF SUPERVISORS

AUTHORIZED SIGNATURE [NAME] SABRA WHITE

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

37 DEC 17 2013

SACHI A. HAMAI EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR ---

- RECOMMENDATION

- APPROVED AS REQUESTED

AUDITOR-CONTROLLER

BY Karen Shikuma

CHIEF EXECUTIVE OFFICER

BY [Signature] Dec 3 20 13

B.A. NO. 048

Nov 27 20 13

COUNTY OF LOS ANGELES
REQUEST FOR APPROPRIATION ADJUSTMENT
 CAPITAL PROJECTS/REFURBISHMENTS
 FISCAL YEAR 2013-14
 4 - VOTES

SOURCES

MetroCare Network
 MN1-HH-2000-60020
 Services & Supplies \$ 92,000
 DECREASE APPROPRIATION

Ent Sub - MetroCare Network
 A01-AC-6100-21200-21226
 Other Financing Uses \$ 92,000
 DECREASE APPROPRIATION

TOTAL \$ 184,000

USES

MetroCare Network
 MN1-HH-96-9912-60020
 Operating Subsidy \$ 92,000
 DECREASE REVENUE

HEALTH SERVICES
Long Beach CHC Expansion Project
 A01-CP-6014-65036-87162
 Capital Assets - Building and Improvements \$ 92,000
 INCREASE APPROPRIATION

TOTAL \$ 184,000

JUSTIFICATION:

The appropriation adjustment is necessary to fully fund the Long Beach CHC (LBCHC) Expansion Project.

ADOPTED
 BOARD OF SUPERVISORS
 COUNTY OF LOS ANGELES

#37 DEC 17 2013

BA #048 *Kan Stikume 11/27/13*

Sachia A. Hamai
 SACHIA HAMAI
 EXECUTIVE OFFICER