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

SACHI A. HAMAI
Interim Chief Executive Officer

"To Enrich Lives Through Effective And Caring Service"

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January 06, 2015

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

31 January 6, 2015

PATRICK OGAWA
ACTING EXECUTIVE OFFICER

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:

DEPARTMENT OF PUBLIC WORKS:
AUGUSTUS F. HAWKINS BUILDING
AIR-HANDLER UNITS PHASE ONE REPLACEMENT PROJECT
MARTIN LUTHER KING, JR. MEDICAL CAMPUS
ESTABLISH CAPITAL PROJECT
APPROVE APPROPRIATION ADJUSTMENT
APPROVE SUPPLEMENTAL AGREEMENT
CAPITAL PROJECT NO. 87228
SECOND DISTRICT
(3 VOTES)

SUBJECT

The recommended action will establish the Augustus F. Hawkins Building Air-Handler Units Phase One Replacement Project at the Martin Luther King, Jr. Medical Campus, approve Project schedule and Project budget, approve an appropriation adjustment, and approve a supplemental agreement for the Project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the Augustus F. Hawkins Building Air-Handler Units Phase One Replacement Project, at the Martin Luther King, Jr. Medical Campus to be exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the Project.

2. Establish Capital Project No. 87228 for the Augustus F. Hawkins Building Air-Handler Units Phase One Replacement Project at the Martin Luther King, Jr. Medical Campus and approve Project schedule and Project budget at $7,500,000.

3. Approve an appropriation adjustment to transfer $2,000,000 from Health Services Various Improvement Project, Capital Project No. 86937, to Capital Project No. 87228, to fund design services for the Augustus F. Hawkins Building Air-Handler Units Phase One Replacement Project.

4. Approve a supplemental agreement with HMC Architects to provide plans and specifications for a $1,845,500 not-to-exceed fee.

5. Authorize the Department of Public Works to deliver the Augustus F. Hawkins Building Air-Handler Units Phase One Replacement Project using a Board-approved Job Order Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the Augustus F. Hawkins Building (Hawkins) Air-Handler Units (AHUs) Phase One Replacement Project (Phase One Project) at the Martin Luther King, Jr. Medical Campus (MLK) exempt from the California Environmental Quality Act (CEQA). It will also establish Capital Project No. 87228, approve an appropriation adjustment, approve Project budget and schedule, approve a supplemental agreement with HMC Architects (HMC), and allow the Department of Public Works (Public Works) to proceed with the design of the Project.

BACKGROUND

Hawkins Air Handler Units

The 226,800 square foot Hawkins building was constructed in 1976, and houses outpatient clinical services for the Department of Mental Health, a regional clinical laboratory for the MLK Outpatient Center and the future MLK Community Hospital, research laboratories for Drew Medical School, and 76-licensed inpatient psychiatric beds operated by LAC+USC Medical Center.

On January 18, 2005, the Board approved the Psychiatric Emergency Room and Inpatient Units Refurbishment Project at Hawkins in order to address regulatory compliance and infection control issues to meet accreditation and licensing requirements. That project included replacement of six of the most deteriorated AHUs. Since that time, the condition of the remaining 16 AHUs has further deteriorated. These AHUs are operating past their normal service life of 30 years, and they require replacement.

The proposed Phase One Project is the first phase of five proposed phases to replace the 16 AHUs. We are proposing to replace three to four AHUs per phase. Priority will be based on the critical areas that each individual AHU serves, and the conditions of the AHUs. The proposed Phase One Project will include a complete design for the replacement of all 16 AHUs, and due to the deteriorated condition of the existing AHUs, the design services will also include design of a temporary AHU, in order to ensure that the building remains operational if an existing AHU were to become inoperable for this Phase One Project and future phases. The Phase One Project will include replacing four AHUs, installing the temporary AHU, replacing air conditioning mixing boxes, and existing obsolete air conditioning controls with a new digital system that are connected to the newly replaced AHUs.

For the future phases of work, we will return to the Board to seek approval of the budget and schedule for each phase. The Project Schedule and Budget Summary are included in Attachment A.

HMC Architects

On November 3, 2009, the Board awarded HMC an agreement to complete the design services for the MLK Inpatient Tower Renovation and the Multi-Service Ambulatory Care Center projects. The solicitation document for that contract included language that allows the County of Los Angeles to supplement the contract for additional design services on the MLK campus, such as the proposed scope of work in the Hawkins Building. Given HMC's previous experience with the work at the Hawkins Building, and the need to expedite the upgrades of the AHUs, we are recommending the approval of a supplemental agreement for a $1,845,500 not-to-exceed fee to provide plans and specifications, and construction administration for the Project.

Approval of the recommendations will allow Public Works to develop plans and specifications.

Green Building/Sustainable Design Program

Implementation of the proposed Project is exempt from the Energy Policy because it is limited to the replacement of the infrastructure within existing buildings. The design will seek to optimize use of electrical energy in the Hawkins Building and will reduce the amount of energy required to cool and heat the facility.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1), and Integrated Services Delivery (Goal 3), by investing in public health infrastructure to enhance the safety of patients and staff, and improving patient care with improved infrastructure. Completion of the Project will provide much needed improvements.

FISCAL IMPACT/FINANCING

The total cost for all five phases of the Hawkins Building AHU replacement is estimated at approximately $22,000,000. The total estimated cost for this proposed Phase One Project is $7,500,000 which includes $2,000,000 for design. On February 4, 2014, the Board appropriated $5,500,000 in net County costs for this Phase One Project. DHS has agreed to reallocate $2,000,000 from Health Services Various Improvement Projects, Capital Project No. 86937, to Capital Project No. 87228 to fund the design for replacement of the AHUs. Approval of the attached appropriation will transfer the funds to CP 87228.

The Project Schedule and Budget Summary are included in Attachment A.

We will return to the Board to seek approval of the scope and budget for each of the remaining phases as additional funds are identified.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The supplemental agreement will be in the form previously reviewed and approved by County Counsel. The recommended contract was solicited on an open competitive basis in accordance with the applicable State and County requirements.

In accordance with the Board's Civic Art Policy adopted on December 7, 2004, and amended on December 15, 2009, the Project will include 1 percent of design and construction costs to be

allocated to the Civic Arts fund.

ENVIRONMENTAL DOCUMENTATION

The proposed Project is categorically exempt from CEQA. The proposed Project, which involves the replacement of existing AHUs, air conditioning mixing boxes, and the air conditioning controls, is within certain classes of projects that have been determined not to have a significant effect on the environment in that they meet the criteria set forth in Sections 15301(a), (d), and (f); and 15302(c) of the CEQA Guidelines and Classes 1(c), (d), (h), and (i); and 2(e) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The proposed Project involves no expansion of an existing use and the new equipment will have the same purpose and capacity as the existing equipment. In addition, there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the records of the Project.

Upon the Board's approval of the proposed 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

On November 3, 2009, the Board authorized Public Works to enter into a consultant services agreement with HMC to complete the design services for the MLK Inpatient Tower Renovation and Multi-Service Ambulatory Care Center projects for an $18,950,000 not-to-exceed fee.

Six supplemental agreements were executed under delegated authority for a total of $375,000 not-to-exceed amount. Two supplemental agreements were authorized by the Board for a total of $6,033,600 not-to-exceed fee, increasing the total value of the agreement to $25,358,600.

The recommended supplemental agreement with HMC for $1,845,500 not-to-exceed fee will increase the value of Contract PW-13304 to $27,204,100.

Public Works intends to use a Board-approved Job Order Contract to construct the proposed Project.

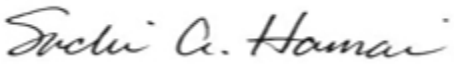
IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended actions will have no impact to current services at the Hawkins Building. However, during the construction phase, the AHUs replacement work may impact operations at the facility. Public Works will work with the Department of Health Services to minimize construction impacts and disruptions at the facilities. All facilities are anticipated to remain operational 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,



SACHI A. HAMAI

Interim Chief Executive Officer

SAH:SHK:BMB
TJ:TH:zu

Enclosures

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

ATTACHMENT A

DEPARTMENT OF PUBLIC WORKS:
AUGUSTUS F. HAWKINS BUILDING
AIR-HANDLER UNITS REPLACEMENT PROJECT
MARTIN LUTHER KING, JR. MEDICAL CAMPUS
ESTABLISH CAPITAL PROJECT
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CAPITAL PROJECT NO. 87228

I. PROJECT SCHEDULE

Project Activity	Completion Date
Design	08/14/2015
Jurisdictional Agency Approval	02/15/2016
Construction	
Phase One	
Bid/Award Contract	03/31/2016
Substantial Completion	01/31/2017
Acceptance	02/28/2017
Building Occupancy	N/A
Phases Two through Five*	
Substantial Completion	TBD
Acceptance	TBD
Building Occupancy	TBD

* As additional funds are identified for the remaining phases, we will return to the Board to seek approval of the scope and budget for each phase.

II. PROJECT BUDGET SUMMARY – PHASE ONE ONLY

Budget Category	Project Budget
Land Acquisition	$ 0
Construction	
Construction Contract	$ 3,350,000
Change Orders Contingency	756,500
Site Repairs	0
Utility Connection Fees	0
Telecomm Equipment - Affixed to Building	0
Civic Arts	33,500
Subtotal	$4,140,000
Programming/Development	$ 0
Plans and Specifications	
Architect/Engineer Fee	$ 1,845,500
Design Contingency	154,500
Subtotal	$2,000,000
Consultant Services	
Site Planning	$ 0
Hazardous Materials	45,000
Geotech/Soils Report and Soils Testing	0
Material Testing	50,000
Inspection Services	120,000
Commissioning	50,000
Cost Estimating	15,000
Topographic Surveys	0
Construction Management	0
Construction Administration	0
Environmental	0
Move Management (Move Manager Only)	0
Equipment Planning	0
Other	0
Subtotal	$ 280,000
Miscellaneous Expenditures	$ 20,000
Jurisdictional Review/Plan Check/Permit	$ 300,000
County Services	
Code Compliance Inspection	$ 0
Quality Control Inspection	0
Design Review	0
Design Services	0
Contract Administration	60,000
Project Management	350,000
Project Management Support Services	160,000
ISD Job Order Contract Management	0
DPW Job Order Contract Management	50,000
ISD ITS Communications	0
Project Security	0
Project Technical Support	60,000
Consultant Contract Recovery	80,000
ISD Countywide Contract Compliance Section	0
County Counsel	0
Subtotal	$ 760,000
TOTAL	**$ 7,500,000**
* Design Plans and Specifications costs are for all AHUs to be replaced.	

ATTACHMENT B

DEPARTMENT OF PUBLIC WORKS:
AUGUSTUS F. HAWKINS BUILDING
AIR-HANDLER UNITS REPLACEMENT PROJECT
MARTIN LUTHER KING, JR. MEDICAL CAMPUS
ESTABLISH CAPITAL PROJECT
APPROVE APPROPRIATION ADJUSTMENT
APPROVE SUPPLEMENTAL AGREEMENT
CAPITAL PROJECT NO. 87228

APPROPRIATION ADJUSTMENT
(See Attachment)

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BA FORM 03/13

BOARD OF SUPERVISORS OFFICIAL COPY

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S. NO. 060

DEPARTMENT OF CHIEF EXECUTIVE OFFICE

December 16, 2014

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 2014-15

3 - VOTES

SOURCES		USES	
HEALTH SERVICES Various Refurbishments A01-CP-6014-65036-86937 Capital Assets - Building Improvements DECREASE APPROPRIATION	$2,000,000	HEALTH SERVICES Hawkins Phase 1 Air Handler Replacement A01-CP-6014-65036-87228 Capital Assets - Building Improvements INCREASE APPROPRIATION	$2,000,000

SOURCES TOTAL: $ 2,000,000

USES TOTAL: $ 2,000,000

JUSTIFICATION

The appropriation adjustment is necessary to fund the design work necessary for the Hawkins Phase 1 Air Handler Replacement project CP 87228.

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

AUTHORIZED SIGNATURE Tracey Jue

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

31 JAN 06 2015

PATRICK OGAWA
ACTING EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR ---

☐ ACTION

☑ RECOMMENDATION

AUDITOR-CONTROLLER BY

B.A. NO. 066 Dec. 3 2014

☐ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER BY

12/3 2014