



# County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
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SACHI A. HAMAI  
Chief Executive Officer

Board of Supervisors  
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MARK RIDLEY-THOMAS  
Second District

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Third District

DON KNABE  
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MICHAEL D. ANTONOVICH  
Fifth District

May 5, 2016

To: Supervisor Hilda L. Solis, Chair  
Supervisor Mark Ridley-Thomas  
Supervisor Sheila Kuehl  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: Sachi A. Hamai  
Chief Executive Officer

## **REPORT ON INFRASTRUCTURE PROJECT POLICY AND PRACTICES (ITEM NO. 12, AGENDA OF JANUARY 26, 2016)**

On January 26, 2016, on motion by Supervisor Antonovich and amended by Supervisor Knabe, the Board directed the Chief Executive Officer (CEO), in collaboration with the Director of Public Works, to report back on the policy and practices of the infrastructure project, including whether infrastructure surveys have been completed at other County facilities, and to be alerted of similar infrastructure issues. This was in the context of the approval of one of the components for the Department of Health Services' (DHS) Online Real-time Centralized Health Information Database (ORCHID) Project at Olive View-UCLA Medical Center. The motion further instructed that the Department of Public Works (Public Works) be involved with the diagnostic review and survey of the respective facilities. A request for extension was requested on February 29, 2016 to complete the report (attachment). Clarification was also obtained from the authors of the motion that the surveys requested are to include health facilities (hospitals and clinics).

### **Infrastructure Surveys**

Over the past 15 years, the County has invested heavily in its hospitals, including replacing, expanding and seismically strengthening numerous buildings. Overall, the condition of our hospitals is very good, but additional work is needed on an ongoing basis, such as the planned replacement of the patient tower at Harbor-UCLA. While certain systems at these facilities may not meet current code requirements, they do comply with the original code under which they were built, and upgrades to the systems will be made when additional work is performed on these systems.

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Following is a brief summary of the overall condition of the County's hospitals, provided by Public Works, and Health Services.

- Harbor-UCLA Medical Center

- The emergency power is code compliant and additional generators were installed as recently as two years ago; all air-handlers within the hospital are supplied with emergency backup power.
- The Surgery/Emergency building was completed in 2014 and is code compliant.
- Infrastructure items needing upgrade have been identified in many of the existing hospital buildings, and include piping, elevators, and mechanical systems. Other older systems will be replaced when the hospital tower replacement is completed.

- LAC+USC Medical Center

- The emergency power is code compliant and was completed when the new hospital was built; the air-handlers in the hospital are supplied with emergency backup power.
- The old Outpatient Department (OPD) building has numerous systems that are non-compliant with current codes, including the lack of a fire-sprinkler system. These deficiencies are being addressed incrementally as remodel projects are done within the building.

- Martin Luther King, Jr. Campus

- The emergency power for the Outpatient Center and the Community Hospital are code compliant; the air-handlers at the Hawkins building have been approved for replacement, but additional funding will be needed to put them on emergency backup power.
- Fire alarm and nurse-call systems are fully compliant.
- The roof at Hawkins is to be replaced as part of a deferred maintenance project.
- As part of any future re-use of this space, assessments to the upper floors of the Interns & Residents building should be performed regarding heating/air conditioning, plumbing for toilets/showers, lighting, and other items.

- Olive View-UCLA Medical Center
  - The Hospital's emergency generators are being replaced as part of the ORCHID project (approved by the Board in January 2016). As part of this work, the air-handlers that supply air to the operating rooms and intensive care units will be connected to emergency backup power. All remaining air-handlers will be connected to emergency backup power incrementally as future remodel projects occur within the hospital.
  - Other infrastructure items in need of upgrade include waste lines, hot water piping, mechanical systems, electrical cabling, fire alarm, and nurse-call systems.
- Rancho Los Amigos National Rehabilitation Center
  - The emergency power is code compliant; all other non-compliant systems are to be upgraded/replaced as part of the current projects on campus.

### **Infrastructure Project Policy and Practices**

In 2014, a contract was executed with AECOM Technical Services (AECOM) to assess 1,154 County facilities totaling 24.1 million square feet, including many clinics and comprehensive health centers. The schedule calls for the completion of these assessments by December 2017, but options are being explored to accelerate completion of this assessment. The current contract does not include assessment of the hospitals and Sheriff facilities. A Request for Proposal is being prepared to select a vendor to complete a condition assessment of these remaining facilities.

The AECOM contract includes the assessment of many facility components such as building structure/substructure, roofing, stairs, elevator/escalator, plumbing, drainage, heating/ventilation/air-conditioning, fire protection, electrical, mechanical, sewer, and other equipment and fixed furnishings. As of March 31, 2016, AECOM has assessed 775, or 67 percent of the facilities in the scope of their contract totaling 9.7 million square feet. Please refer to the quarterly reports that this Office has submitted to the Board for assessment details, the latest one submitted on February 18, 2016.

Once the facility condition assessment study is completed for the hospitals, it will provide a detailed database with an analysis of each building and each building system.

Tenant departments are primarily responsible to identify facility deficiencies either directly, or through the assistance of Public Works or Internal Services Department, for funding consideration. Following the identification of a deficiency, the County has three methodologies for handling infrastructure repairs: (1) Extraordinary Maintenance, defined as emergency repair or replacement projects for which the equipment or

Each Supervisor  
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building system has failed and needs to be repaired or replaced immediately. These can be submitted at any time by the department, and are reviewed for merit and funding by this Office. If approved, the repair or replacement will be addressed in an expeditious manner; (2) Deferred Maintenance, defined as repairs or maintenance that are required to address building systems deterioration that cannot be mitigated by departments through regular routine maintenance activities. These are submitted periodically by the departments through the various budget cycles; and (3) Routine Maintenance, which shall be handled by the departments through their operating budget.

When establishing priorities for needed improvements at the hospitals, Health Services coordinates with the CEO as well as Public Works and ISD. Certain improvements are planned, funded, and implemented as part of larger Capital Projects. Others are requested and budgeted individually in order to meet the operational needs of the facility and to comply with applicable regulations.

For hospitals, Health Services undergoes a periodic accreditation review, which includes a review of the building for compliance with applicable codes. This is an additional means of confirming the condition of the facilities.

### **Public Works' Involvement on Future Diagnostic Review and Survey of County Facilities**

Public Works will have access to the database that is being compiled by AECOM, and will play a key role in future diagnostic review and survey of County facilities. Also, following the original scoping of the ORCHID project, the CEO issued a directive that Public Works be involved in the development of scope and budget for future infrastructure projects.

Should you have any questions regarding this request, please contact Frank Cheng of my staff at (213) 974-2620, or email at [fcheng@ceo.lacounty.gov](mailto:fcheng@ceo.lacounty.gov); or Massood Eftekhari of Public Works at (626) 458-4016, or email at [meftekhari@dpw.lacounty.gov](mailto:meftekhari@dpw.lacounty.gov).

SAH:JJ:DPH  
BMB:FC:zu

Attachment

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



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March 1, 2016

To: Supervisor Hilda L. Solis, Chair  
Supervisor Mark Ridley-Thomas  
Supervisor Sheila Kuehl  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: Sachi A. Hamai  
Chief Executive Officer

**REQUEST FOR EXTENSION: INFRASTRUCTURE PROJECT POLICY AND PRACTICES  
(ITEM NO. 12, AGENDA OF JANUARY 26, 2016)**

On January 26, 2016, on motion by Supervisor Antonovich and amended by Supervisor Knabe, the Board directed the Chief Executive Officer, in collaboration with the Director of Public Works, to report back on the policy and practices of the infrastructure project, including whether infrastructure surveys have been completed at other County facilities, and to be alerted of similar infrastructure issues. This was in the context of the approval of one of the components for the Online Real-time Centralized Health Information Database (ORCHID) Project at Olive View-UCLA Medical Center.

Staff from the Chief Executive Office has met with representatives from the Departments of Public Works and Health Services to formulate the report, and clarified the Board Order with the authors of the motion. At this time, this Office would like to request a 30-day extension to complete the necessary research and submit the report on or before March 30, 2016.

Should you have any questions regarding this request, please contact Frank Cheng of my staff at (213) 974-2620, or [fcheng@ceo.lacounty.gov](mailto:fcheng@ceo.lacounty.gov).

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