



County of Los Angeles CHIEF EXECUTIVE OFFICE

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November 23, 2010

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:

MARTIN LUTHER KING JR. MEDICAL CENTER EXECUTIVE CAMPUS PLANNER SERVICES CONTRACT (SECOND DISTRICT) (3 VOTES)

SUBJECT

Approval of the recommended actions will award and authorize execution of an agreement to develop a comprehensive and strategic campus plan for redevelopment of the Martin Luther King Jr. Medical Center campus.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Award and authorize the Chief Executive Office to execute an agreement with Gensler to provide Executive Campus Planner services for the Martin Luther King Jr. Medical Center campus plan for a \$2,992,120, not-to-exceed fee, which will be funded through the Project and Facility Development Budget.
2. Authorize a contingency fund of \$299,212, which the Chief Executive Officer or his designee may use to approve supplemental agreements with Gensler, within existing delegated authority, for appropriate changes to the scope of work. This contingency fund will be funded through the Project and Facility Development Budget.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended action will allow the County to develop a comprehensive and strategic campus plan for the redevelopment of the Martin Luther King Jr. Medical Center campus to more efficiently provide essential health care services and meet the needs of the surrounding communities.

In August 2009, your Board approved the Martin Luther King Jr. Medical Center Inpatient Tower and Multi-Services Ambulatory Care Center Projects and in anticipation of future health related services, the Chief Executive Office (CEO) directed Public Works to issue a Request for Qualifications (RFQ) for executive campus planner services to develop a plan for the reorganization and redevelopment of the 38-acre Martin Luther King Jr. Campus.

The recommended Executive Campus Planner, Gensler, will collaborate under the direction of the CEO to develop the proposed campus plan for your Board's consideration in the future. The campus plan will provide guidelines for:

- future land uses, including County and other purposes approved by your Board;
- the integration of sustainable design technologies into building and overall site plans that will extend the useful life of the proposed facilities and site itself;
- site designs that complement and/or enhance the aesthetics of the campus and adjacent communities while minimizing environmental impacts; and
- linkages that will stimulate and complement economic opportunities in the region.

The campus plan will also provide technical and procedural guidelines that will streamline the environmental documentation and findings for any future proposed project that will be required under the California Environmental Quality Act.

Implementation of Strategic Plan Goals

This action meets the County Strategic Plan Goals of Operational Effectiveness (Goal 1), Children and Families' Well-Being (Goal 2), and Health and Mental Health (Goal 4) by improving the public healthcare infrastructure and providing high standards of healthcare to the residents of the County of Los Angeles.

FISCAL IMPACT/FINANCING

The agreement recommended for development of the campus plan for the Martin Luther King Jr. Medical Center campus in the not-to-exceed amount of \$2,992,120 includes \$337,105 for consultant reimbursables. In addition, a \$299,212 contingency fund authorization is requested for changes or additions to the scope of services that, in the aggregate, the CEO or his designee may approve by supplemental agreement within existing delegated authority. Changes to the scope of services may include, but are not limited to, additional community outreach meetings or additional analysis, comprehensive surveys or reports. In the event an individual addition or change to the scope of work exceeds the CEO's existing delegated authority of \$75,000 per supplemental agreement, we will return to your Board for authorization of a supplemental agreement in excess of that amount.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard consultant services 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.

Gensler 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

The recommended action is considered an administrative action and is not subject to the California Environmental Quality Act in that the action does not meet the definition of a project according to Sections 15378 (b)(4)(5) of the State CEQA Guidelines, because the action is an administrative activity for government which does not involve any commitments to any specific projects which may result in a potentially significant physical impact on the environment.

The County, as the lead agency, will request approval of the appropriate environmental documentation for any project which may be developed as a result of the Board approved campus plan.

CONTRACTING PROCESS

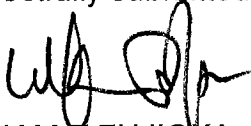
On December 31, 2009, Public Works issued the Executive Campus Planner RFQ, including architectural/engineering design services for the Martin Luther King, Jr. Medical Center campus to 184 firms in addition to advertising on the County's website. On April 12, 2010, 10 firms submitted qualifications for consideration. The qualifications were evaluated by a panel comprised of members from the Departments of Health Services, Public Works, and CEO based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements. The evaluations were done without regard to race, creed, color, or gender. Four firms were shortlisted and requested to interview. Gensler was found to be the best qualified firm to perform these services.

Gensler agreed to perform the services for a \$2,992,120 not-to-exceed fee for the campus plan. The fees have been reviewed and are considered reasonable for the scope of work.

CONCLUSION

Upon approval of the recommendations, please forward an adopted copy of the Board letter to my office.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:BC:DJT
SDW:TF:zu

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