



County of Los Angeles
CHIEF EXECUTIVE OFFICE

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WILLIAM T FUJIOKA
Chief Executive Officer

May 10, 2011

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 PUBLIC WORKS:
ESTABLISH CAPITAL PROJECT
AND AUTHORIZE JOINT POWERS AGREEMENT FOR
MONROE COMMUNITY WELLNESS CENTER PROJECT
CAPITAL PROJECT NO. 77178
(THIRD DISTRICT) (3 VOTES)**

SUBJECT

Approval of the recommended actions will establish Capital Project No. 77178 for the Monroe Community Wellness Center Project; authorize the Chief Executive Officer to negotiate a joint powers agreement with the Los Angeles Unified School District; and allow the Department of Public Works to continue with planning and development of the Project, and preparation of the environmental documentation.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Establish Capital Project No. 77178 for the Monroe Community Wellness Center Project;
2. Authorize the Chief Executive Officer to negotiate a joint powers agreement with the Los Angeles Unified School District governing the construction and operation of the proposed clinic for consideration by your Board; and
3. Authorize the Director of Public Works to complete the programming and development of the Project and preparation of environmental documentation for the Monroe Community Wellness Center Project.

"To Enrich Lives Through Effective And Caring Service"

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Intra-County Correspondence Sent Electronically Only**

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
50 May 10, 2011

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

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First District
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PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will establish Capital Project No. 77178 for the Monroe Community Wellness Center Project (Project); authorize the Chief Executive Officer to negotiate a joint powers agreement with the Los Angeles Unified School District (LAUSD); and allow the Department of Public Works (Public Works) to continue with the scoping documents of the Project and proceed with the environmental study.

Background

In April 2008, in a joint effort, the County of Los Angeles (County), LAUSD, and others, constructed the Sun Valley Health Center as the first school-based health clinic facility. It established a model for school-based healthcare and provides primary medical care and dental care to a largely uninsured and working class community located in the surrounding area of Sun Valley Middle School.

Proposed Project

The proposed Project plans to utilize this school-based health center model. Monroe High School lies within the North Hills neighborhood, whose residents include nearly 63,000 adults and children who are mostly uninsured. The neighboring communities of Arleta, Granada Hills, Lake Balboa, Mission Hills, Northridge, Panorama City, and Van Nuys have a significant number of residents who lack health care coverage or access to adequate health services. There is no County-operated health clinic in this area. Access to vision and dental care is inadequate, and there is an absence of medical specialty services. Common health problems among the area population include conditions such as asthma and diabetes. A large percentage of these uninsured students and their families are eligible for enrollment into the Medi-Cal Program, Healthy Families Program, Healthy Kids, and other public/private insurance coverage. The proposed Project will be a school-based health clinic facility serving this area that has been federally designated as a health professional shortage area and a medically under-served area.

The proposed Project will be constructed at the corner of Haskell Avenue and Nordhoff Street, on a site that is owned by LAUSD. It is located at 9229 Haskell Avenue, in the North Hills area of the San Fernando Valley. The proposed Project will be a single-story facility of approximately 13,500 square feet. The Wellness Center will include approximately 14 medical and dental examination rooms, four counseling offices, a business office, nurse's station, pharmaceutical dispensary, laboratory/phlebotomy, and health education and training rooms. This school-based Wellness Center will provide much needed health services to students, their families, and the community at large.

LAUSD and the County are collaborating to establish an integrated school health center on the campus of Monroe High School. This Wellness Center will primarily service the students, the "feeder" schools in the area, and the community.

On May 19, 2010, LAUSD issued a Request for Proposal for provision of clinical services at the Wellness Center. LAUSD has selected a federally qualified health provider to operate the new Wellness Center. Thus, the proposed Project is conceived as follows:

- The Monroe Community Wellness Center will be a County-owned facility located on an LAUSD property;
- LAUSD will provide the site adjacent to the Monroe High School for construction and operation of the Wellness Center;
- The County will construct the Wellness Center; and
- The Chief Executive Officer will negotiate a joint powers agreement between the County and LAUSD that will specify the terms and conditions of the partnership between LAUSD and the County.

Upon completion of the programming, design-build scoping documents, and environmental documentation required under the California Environmental Quality Act (CEQA), Public Works will return to your Board to seek approval of a joint powers agreement with LAUSD, the Project budget, schedule, and the environmental document.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Health and Mental Health (Goal 4) by promoting proven service models and prevention principles that are population based, client centered, and family focused.

FISCAL IMPACT/FINANCING

There is currently \$9,870,000 available in the Fiscal Year 2010-11 Capital Projects/Refurbishments Budget, under Capital Project No. 77178. Upon completion of the programming, design-build scoping documents, and environmental documentation in compliance with CEQA, Public Works will return to your Board to seek approval of the Project budget.

There is no commitment from the County to contribute to funding the operations of the Wellness Center. The selected federally-qualified healthcare provider and any successive provider will be responsible for the operations of the Wellness Center.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The County is authorized to enter into joint powers agreements with other public entities pursuant to Government Code Section 6500, et seq. The agreement and expenditure of funds for the construction of this public health center is also authorized by Government Code Section 26227, upon the finding of your Board that this cooperative agreement is necessary to meet the social needs of the population of the County in the areas of health and education. A separate joint powers authority for the operation of the Wellness Center between the County and the operator will not be required.

The Chief Executive Office and Public Works will return to your Board for approval of the joint powers agreement prior to the award of the design-build contract

ENVIRONMENTAL DOCUMENTATION

These recommended actions are not subject to the provisions of CEQA pursuant to the State CEQA Guidelines Code Section 15060(c) (3) as the activities are not a "Project" as defined in CEQA Guidelines Code Section 15378 in that they involve merely an organizational or administrative activity of government that does not have the potential for causing a significant effect on the environment.

As required by CEQA, an appropriate environmental document will be prepared for this Project and circulated for agency and public review. Public Works will return to your Board for consideration of the environmental document prior to award of the design-build contract.

CONTRACTING PROCESS

Public Works will be using in-house staff to complete the programming phase and the development of design-build scoping documents for the Project. Public Works will contract for the preparation of the environmental documentation through one of its Board approved as-needed project/construction management contract. Public Works intends to use the design-build delivery method to complete final design and construction of the Project.

The Honorable Board of Supervisors
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IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current services or projects.

CONCLUSION

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

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR:DJT
SW:CV:cv

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