



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
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WILLIAM T FUJIOKA
Chief Executive Officer

June 6, 2012

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:
MARTIN LUTHER KING, JR. MEDICAL CENTER REPLACEMENT
INPATIENT TOWER RENOVATION AND
MULTI-SERVICE AMBULATORY CARE CENTER PROJECTS
AWARD CONSULTANT AGREEMENT FOR
AS-NEEDED COMMUNITY PROGRAMS SUPPORT SERVICES
SPECS. 7055 AND 7056; CAPITAL PROJECT NOS. 88945 AND 70947
(SECOND DISTRICT) (3 VOTES)**

SUBJECT

This action is to award a Consultant Services Agreement to the Solis Group to provide as-needed community programs support services for the Inpatient Tower Renovation and the new Multi-Service Ambulatory Care Center Projects at Martin Luther King, Jr. Medical Center.

IT IS RECOMMENDED THAT THE BOARD:

Award and authorize the Director of Public Works, or her designee, to execute a Consultant Services Agreement with the Solis Group for as-needed community programs support services for the Inpatient Tower Renovation and the Multi-Service Ambulatory Care Center Projects at Martin Luther King, Jr. Medical Center for a total amount not-to-exceed \$600,000.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

42 June 19, 2012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Board of Supervisors
GLORIA MOLINA
First District

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PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended action will award a Consultant Services Agreement with the Solis Group for as-needed community programs support services for the Inpatient Tower Renovation (IPT) and Multi-Service Ambulatory Care Center (MACC) Projects at the Martin Luther King, Jr. Medical Center (MLK).

Background

On August 18, 2009, the Board established Capital Project No. 88945 for the IPT and Capital Project No. 70947 for the MACC Project at MLK, and on November 3, 2009, authorized the Department of Public Works (Public Works) to proceed with the design of the two Projects.

On October 19, 2010, the Board approved implementation of Local Worker Hiring Program (LWHP) and Small Business Enterprise (SBE) Programs for the IPT and MACC Projects. The selected as-needed community programs support services consultant will be responsible for implementing a complete community outreach strategy for the County's programs. The programs include, but are not limited to, Labor Compliance Monitoring, as required in Section 20133 of the Public Contract Code for the IPT, as well as managing the LWHP and SBE Programs, community relations, and coordination with the community regarding construction impacts for both the IPT and MACC Projects.

Since implementation of the Projects, Public Works has used a combination of other as-needed Consultant Services Agreements and County staff to support these programs, as necessary, while the work force development programs were being finalized.

The Solis Group will be required to work with the County, the County's consultants, and the design-builders for the Projects in order to create a complete program and required reporting processes utilizing management and reporting software that will be managed by the County. The firm will need to coordinate its efforts closely with the County in the implementation of all outreach efforts.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Integrated Services Delivery (Goal 3) by investing in public health infrastructure to enhance the safety of patients and staff, and by increasing job opportunities for high risk youth, adults, and low- to moderate-income residents.

FISCAL IMPACT/FINANCING

The IPT and MACC Projects are currently funded with tax-exempt commercial paper, but will ultimately be financed through issuance of long-term bonds. The Project Schedule and Budget Summaries are included in Attachment I.

Recommendations on par amount of each bond type to be issued will be based on market conditions and discussions with the Treasurer and Tax Collector and presented to the Board for approval prior to implementation of the financing.

The proposed Consultant Services Agreement with the Solis Group is for a not-to-exceed total of \$600,000. The cost of these services will be divided between the IPT and MACC Projects (Capital Projects Nos. 88945 and 70947), and will utilize existing Project funds under the Labor/Outreach/LWHP line item of the Projects budget summary. Award of this Consultant Services Agreement will not increase either Project budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed Consultant Services Agreement will be in the form previously reviewed and approved as to form by County Counsel. The proposed Consultant Services Agreement was solicited on an open competitive basis and in accordance with applicable Federal, State, and County requirements. The selected consultant's Community Business Enterprises participation data and 3-year contracting history will be on file with Public Works.

The proposed Consultant Services Agreement will contain terms and conditions supporting the Board's ordinances, policies, and programs, including, but not limited to, County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs, Board Policy No. 5.050; Contract Language to Assist in Placement of Displaced County Workers, Board Policy No. 5.110; Reporting of Improper Solicitations, Board Policy No. 5.060; Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Board Policy No. 5.135; Contractor Employee Jury Service Program, Los Angeles County Code, Chapter 2.203; Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015); Contractor Responsibility and Debarment, Los Angeles County Code, Chapter 2.202; and the Los Angeles County's Child Support Compliance Program, Los Angeles Code, Chapter 2.200; and the standard Board-directed clauses that provide for contract termination or renegotiation.

ENVIRONMENTAL DOCUMENTATION

The proposed action, execution of a Consultant Services Agreement for as-needed community programs support services, is not a project pursuant to the California Environmental Quality Act (CEQA) because it is an activity that is excluded from the definition of project by Section 15378(b) of the State CEQA Guidelines. The proposed action is an administrative activity of government, which will not result in a direct or indirect physical change to the environment.

CONTRACTING PROCESS

Public Works issued a Request for Proposals (RFP) on July 15, 2010. Six proposals were received on August 5, 2010. An Evaluation Committee consisting of representatives from Chief Executive Office, the Department of Health Services (DHS), and Public Works was formed and evaluated the proposals.

The consultant for this Consultant Services Agreement was selected following a standard selection process. Firms developed proposals in response to the requirements of the RFP. Oral interviews were conducted with the four most-qualified proposers. The as-needed community programs support services RFP encourages proposers to form joint ventures, and include as members of the joint venture, firms that are certified as SBEs.

The Evaluation Committee ranked proposals based on scoring the proposals in the following categories: quality and comprehensiveness of proposal, qualifications and experience, standard services and technical approach, and work plan. The highest rated proposer was invited to negotiate with Public Works concerning the fees and scope of services to be performed under the contract. Public Works has determined that the proposed fees are reasonable for the scope of services to be provided.

The Consultant Services Agreement was not immediately awarded because, the scope of the Consultant Services Agreement was uncertain, as the scope of some workforce development programs were finalized only recently.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The award of this Consultant Services Agreement will have no impact to the current operations of the existing MACC. Public Works has been working with the DHS staff to identify operational impacts and develop specific construction strategies to minimize impacts to patient care and the facility during construction. The existing MACC will remain fully operational throughout construction of the IPT Renovation and new MACC buildings, and the work will be implemented in phases in order to reduce disruption to the current outpatient services.

CONCLUSION

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

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR:DJT
SW:TH:mc

Attachment

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

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I. PROJECT SCHEDULE

Project Activity	Board Approved Completion Dates
Environmental Impact Report	10/11/2011*
C.P. 88945	
MAKE-READY	
Programming	09/18/2009*
Design	04/29/2010*
Jurisdictional Agency Approval	07/27/2010*
Construction Bid and Award (JOC)	08/19/2010*
Construction	
Substantial Completion	11/01/2011
Acceptance	12/01/2011
INPATIENT TOWER RENOVATION AND SUPPORT SPACE	
Programming	09/18/2009*
Design	03/31/2011*
Jurisdictional Agency Approval	06/31/2011*
Award Design-build	04/19/2011*
Construction	
Substantial Completion	03/15/2013
Acceptance	08/30/2013
Building Occupancy	09/15/2013
C.P. 70947	
NEW MACC SUPPORT SPACE	
Programming	09/18/2009*
Scoping Design	03/07/2011*
Award Design-Build	10/11/2011*
Jurisdictional Agency Approval	By Design Builder
Construction Bid and Award (D-B)	N/A
Construction	
Substantial Completion	11/30/2013
Acceptance	05/30/2014
Building Occupancy	08/30/2014

* Indicates actual date.

II. PROJECT BUDGET SUMMARY INPATIENT TOWER RENOVATION AND MAKE-READY (C.P. 88945)

Budget Category	Approved Budget
Land Acquisition	\$ 0
Construction	
Design-Build Contract	\$148,684,000
Job Order Contract	22,855,000
Change Orders Contingency	19,875,000
Proposer Stipends	400,000
Construction Consultants	0
Telecomm Equipment - Affixed to Building	0
Medical Equipment	0
Subtotal	<u>\$191,814,000</u>
Programming/Development	\$ 0
Plans and Specifications	
Architect/Engineer Fee	\$ 15,628,000
Design Contingency	2,900,000
Subtotal	<u>\$ 18,528,000</u>
Consultant Services	
Site Planning	\$ 0
Hazardous Materials	256,000
Geotech/Soils Report and Soils Testing	351,000
Material Testing	1,015,000
Consultant Peer Review Services	425,000
Inspection Services	2,150,000
Topographic Surveys	0
Construction Management	6,240,000
Document and Project Controls	3,205,000
Labor/Outreach/Local Worker Hiring Program	535,000
Move Management (Move Manager Only)	0
Equipment Procurement	0
Consultant Contingency	878,000
Subtotal	<u>\$ 15,055,000</u>
Miscellaneous Expenditures	\$ 1,000,000
Jurisdictional Review/Plan Check/Permit	\$ 3,364,000
County Services	
Code Compliance Inspection	\$ 450,000
Quality Control Inspection	0
Design Review	15,000
Design Services	0
Contract Administration	500,000
Project Management	240,000
Project Management Support Services	5,346,000
ISD Equipment Procurement	0
DPW Job Order Contract Management	421,000
ID ITS Communications	175,000
Project Technical Support	52,000
ISD Countywide Contract Compliance Section	215,000
County Counsel	0
Other - Contract Management - LWHP	0
Other	255,000
Subtotal	<u>\$ 7,669,000</u>
TOTAL	\$ 237,430,000

III. PROJECT BUDGET SUMMARY MLK MACC AND MAKE-READY (C.P. 70947)

Budget Category	Approved Budget
Land Acquisition	\$ 0
Construction	
Design-Build Maximum Contract Sum	\$102,700,000
Central Plant Cost (Under Hensel-Phelps)	25,166,000
Job Order Contract	3,820,000
Change Orders Contingency	2,976,000
Proposer Stipends	250,000
Builder's Risk Insurance	400,000
Telecomm Equipment - Affixed to Building	0
Civic Arts	1,000,000
Subtotal	<u>\$136,312,000</u>
Equipment	
County Procured Capital Budget Medical Equipment	\$ 8,005,000
Plans and Specifications	
Architect/Engineer Fee	\$ 4,887,000
Design Contingency	150,000
Subtotal	<u>\$ 5,037,000</u>
Consultant Services	
Site Planning	\$ 0
Hazardous Materials	135,000
Geotech/Soils Report and Soils Testing	135,000
Material Testing	850,000
Peer Review Services	255,000
Inspection Services	210,000
Topographic Surveys	0
Construction Management	4,992,000
Document and Project Controls	1,750,000
Labor/Outreach/Local Worker Hiring Program	425,000
Environmental	743,000
Civic Arts	0
Job Order Contract Management	70,000
Move Management (Move Manager Only)	0
Equipment Planning	0
Consultant Contingency	750,000
Subtotal	<u>\$ 10,315,000</u>
Miscellaneous Expenditures	\$ 210,000
Jurisdictional Review/Plan Check/Permit	\$ 180,000
County Services	
Code Compliance Inspection	\$ 1,478,000
Quality Control Inspection	0
Design Review	51,000
Design Services	0
Contract Administration	211,000
Project Management	2,970,000
Project Management Support Services	1,560,000
ISD Equipment Procurement Management	95,000
DPW Job Order Contract Management	42,000
ISD ITS Communications	620,000
Project Technical Support	0
ISD Countywide Contract Compliance Section	0
County Counsel	0
Other - GMED	0
Other - Contract Management - LWHP	0
Subtotal	<u>\$ 7,027,000</u>
TOTAL	<u>\$167,086,000</u>