



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>

Board of Supervisors
HILDA L. SOLIS
First District

MARK RIDLEY-THOMAS
Second District

SHEILA KUEHL
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

SACHI A. HAMAI
Interim Chief Executive Officer

"To Enrich Lives Through Effective And Caring Service"


January 13, 2015

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

13 January 13, 2015


PATRICK OGAWA
ACTING EXECUTIVE OFFICER

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
HARBOR-UCLA MEDICAL CENTER CAMPUS PRE-PLANNING PROJECT
ESTABLISH CAPITAL PROJECT
APPROVE APPROPRIATION ADJUSTMENT
AUTHORIZE AWARD OF CONSULTANT SERVICES AGREEMENT
CAPITAL PROJECT NO. 67950
SECOND DISTRICT
(4 VOTES)**

SUBJECT

Find that the recommended actions are exempt from California Environmental Quality Act, establish the Harbor-UCLA Medical Center Campus Pre-Planning Project, Capital Project No. 67950; approve an appropriation adjustment; and authorize the Department of Public Works to execute an agreement for architectural/engineering services with Perkins + Will.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the recommended actions are exempt from the California Environmental Quality Act for the reasons stated in this letter.
2. Establish Capital Project No. 67950 for the Harbor-UCLA Medical Center Campus Pre-Planning Project.
3. Approve an appropriation adjustment to appropriate \$2,646,000, offset with revenue from the 2010 MultiCap bond proceeds.
4. Authorize the Director of Public Works, or her designee, to award and execute an agreement with

Perkins + Will to provide architectural/engineering services for the Harbor-UCLA Medical Center campus for a not-to-exceed fee of \$2,646,000.

5. Authorize the Chief Executive Office to fund the Harbor-UCLA Medical Center Campus Pre-Planning Project with Series 2010 Bond Proceeds remaining from the Harbor-UCLA Senate Bill 1953 Seismic Retrofit Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Find that the recommended actions are exempt from California Environmental Quality Act (CEQA), establish the Harbor-UCLA Medical Center Campus Pre-Planning Project (H-UCLA Pre-Planning Project), Capital Project No. 67950, and authorize the retention of Perkins + Will to provide architectural/engineering services, including phasing and pre-planning activities that are time sensitive and needed for the draft proposed Harbor-UCLA Medical Center Campus Master Plan Project (H-UCLA Campus Master Plan Project).

In November 2010, the Board awarded a consultant services agreement to Perkins + Will to provide executive campus planner services for the development of the H-UCLA Campus Master Plan and a preliminary phasing plan to implement the improvements. The Request for Proposals (RFP) identifies additional services beyond master plan development to be awarded to the selected consultant. Such additional services include, but are not limited to, the phasing and pre-planning services as described below. The draft campus master plan was completed in June 2012 and in accordance with the CEQA, an Environmental Impact Report (EIR) is underway to be completed prior to the consideration of the proposed draft H-UCLA Campus Master Plan Project by the Board. The EIR will identify any potential environmental impacts related to implementation of the projects proposed in the campus master plan project and is estimated to be completed in summer 2015.

The most critical project element in the H-UCLA Campus Master Plan Project is the replacement of the acute care inpatient tower with a new hospital tower, which is required under Senate Bill 1953 (SB 1953) to be completed and operational by 2030 to meet seismic standards. To provide adequate building space for the new hospital tower, outpatient functions must be consolidated into new facilities by 2021 and a new parking structure must be completed by 2018.

The proposed agreement would allow Perkins + Will to complete time-critical phasing and pre-design work necessary to meet the proposed schedule in anticipation of the Board's consideration of the EIR and the draft H-UCLA Campus Master Plan Project in summer 2015, and to ensure that a proposed new hospital tower could be constructed and operational by 2030 in compliance with Senate Bill (SB) 1953.

The scope of work in the proposed agreement with Perkins + Will for the H-UCLA Pre-Planning Project includes a feasibility study that may include the following activities:

- Subsurface mapping of existing utilities throughout the project site.
- Development of a data-mapping tool to track all spaces and program elements in their temporary and final locations.
- Review and coordinate impacts of LA BioMed design to the current and proposed master plan infrastructure.
- Move management planning of various existing services located in buildings proposed to be demolished, making space for construction.

- Development of architectural exterior design guidelines to the extent required for us to provide a proposed parking structure design consistent with a cohesive campus design.
- Preparation of design and construction documents for make-ready phasing plans of the first of those construction projects, such as the Phase I Parking Structure.

If a final EIR and the draft H-UCLA Campus Master Plan Project are approved, we would return to the Board to adopt and advertise the plans and specifications for the Project, and to recommend delegated authority to the Director of Public Works, or her designee, to award design and construction agreements.

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 improving the public healthcare infrastructure and providing high standards of healthcare to the residents of the County of Los Angeles.

FISCAL IMPACT/FINANCING

The total cost for this H-UCLA Pre-Planning Project is \$2,646,000, for services such as subsurface mapping of existing utilities, development of a data-mapping tool, move management, development of architectural exterior design guidelines, preparation of scoping documents for the Phase I parking structure, and development of make-ready phasing plan and detailed move-management plan. There are sufficient bond proceeds remaining from the H-UCLA SB 1953 Seismic Retrofit Project, Capital Project No. 86534, to fund the Project. We are recommending that the H-UCLA Pre-Planning Project be funded from a portion of these remaining Series 2010 Bond Proceeds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard consultant contract, in a form previously approved by County Counsel, will be used. The contract 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 County Code, Chapter 2.200; and the standard Board-directed clauses that provide for contract termination or renegotiation.

ENVIRONMENTAL DOCUMENTATION

The recommended actions are exempt from CEQA pursuant to Section 15262 and Section 15061(b) (3) of the State CEQA Guidelines relating to planning and feasibility studies for possible future actions, which the Board has not adopted, approved or funded, and because it can be seen with certainty that approval of the proposed studies and analyses will not have a significant effect on the environment.

We will return to the Board with an EIR for consideration when the proposed H-UCLA Campus Master Plan Project is recommended for consideration.

By approving the recommended actions, the County does not commit to or otherwise endorse, authorize, or approve any specific plan or project. Any future recommendations for this site remain subject to your Board's sole discretion to disapprove or modify the proposed Project, and to consider feasible project mitigation measures and alternatives, including the "no project" alternative that will accompany CEQA review. Nothing precludes the County from denying any future development proposal on this site or from weighing the benefits of any proposed project against any unavoidable environmental impacts or risks when determining in the future whether to approve a proposed project on this site.

Authorization of any future project activities would occur only following environmental documentation in compliance with CEQA.

CONTRACTING PROCESS

On July 27, 2009, the Chief Executive Office (CEO) issued the Executive Campus Planner Request for Qualifications (RFQ), including architectural/engineering design services for the H-UCLA Medical Center campus, to 37 firms in addition to advertising on the County's website. On October 14, 2009, 12 firms submitted qualifications for consideration. The qualifications were evaluated by a panel comprised of members from the Department of Health Services, Department of Public Works (DPW), 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. Perkins + Will was found to be the best qualified firm to perform these services.

CEO is requesting that Perkins + Will, as the developer of the H-UCLA Campus Master Plan, having intimate knowledge and details, move to the next steps of phasing and pre-planning activities. In addition, these activities were included as part of the Project objectives and scope of services set forth in the H-UCLA Executive Campus Master Plan RFP.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

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

CONCLUSION

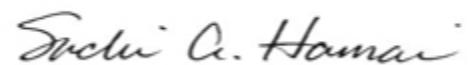
Please return one adopted copy of the Board letter to the Chief Executive Office, Facilities and Asset Management Division; Department of Health Services; and the Department of Public Works, Project Management Division I.

The Honorable Board of Supervisors

1/13/2015

Page 5

Respectfully submitted,

A handwritten signature in cursive script that reads "Sachin A. Hamai".

SACHI A. HAMAI

Interim Chief Executive Officer

SAH:SHK:BMB

TJ:TH:zu

Enclosures

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

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF [CHIEF EXECUTIVE OFFICE]

DEPT'S. NO. 060

December 2, 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

4 - VOTES

SOURCES

USES

HEALTH FACILITES CAPITAL IMPROVEMENT FUND
HUCLA PrePlanning Project
J19-CP-96-98XX-65057-67950
Rev: Long Term Debt Proceeds/CP
INCREASE REVENUE

HEALTH FACILITES CAPITAL IMPROVEMENT FUND
HUCLA PrePlanning Project
J19-CP-6014-65057-67950
Capital Assets-Building and Improvements
INCREASE APPROPRIATION

SOURCES TOTAL: \$ 2,646,000

USES TOTAL: \$ \$2,646,000

JUSTIFICATION

The appropriation adjustment, offset with long-term debt proceeds, is necessary to fully fund the HUCLA PrePlanning Project CP 67950.

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

AUTHORIZED SIGNATURE [NAME] SABRA WHITE

13 JAN 13 2015

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

PATRICK OGAWA
PATRICK OGAWA
ACTING EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR --

ACTION

RECOMMENDATION

APPROVED AS REQUESTED

APPROVED AS REVISED

AUDITOR-CONTROLLER

BY

CHIEF EXECUTIVE OFFICER

BY

B.A. NO. 053

Nov. 12 20 14

Nov 21 20 14