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**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

July 09, 2019

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

44 July 9, 2019

CELIA ZAVALA
EXECUTIVE OFFICER

Dear Supervisors:

**CONSTRUCTION-RELATED CONTRACT
PUBLIC BUILDINGS CORE SERVICE AREA
PROPOSED HIGH DESERT MENTAL HEALTH
URGENT CARE CENTER PROJECT
APPROVE CAPITAL PROJECT NO. 69875
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval of the proposed High Desert Mental Health Urgent Care Center project and to find the proposed project exempt from the California Environmental Quality Act.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed High Desert Mental Health Urgent Care Center project is exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Approve the High Desert Mental Health Urgent Care Center project, Capital Project No. 69875.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will approve the proposed High Desert Mental Health Urgent Care Center (HDMHUCC) project and find it is exempt from the California Environmental Quality Act (CEQA).

Background

On December 15, 2009, the Board approved two Option Agreements with the Lancaster Redevelopment Agency for the development of the County health facility to acquire a 14.91-acre vacant parcel to construct the High Desert Regional Health Center and the adjacent 5.98-acre parcel to develop other County healthcare-related facilities at some time in the future. As a result, the County has ownership of a total of 20.89 acres.

The proposed HDMHUCC is planned on the 5.98-acre parcel and will provide much needed 24/7 urgent mental health and crisis stabilization services to severely and persistently mentally ill adults and seriously emotionally disturbed children, adolescents, and their families in this area. These mental health services include, but are not limited to, diagnosis, evaluation, treatment, referrals, consultation, community services, crisis intervention/stabilization, medication support, and case management.

The scope of work for the proposed HDMHUCC project includes construction of an approximately 9,900-square-foot new building on the 5.98-acre lot, a surface parking lot, an ambulance drive, and landscaping improvements. The building program will include nurse stations, therapy rooms, seclusion rooms, and offices for the health providers.

Public Works intends to deliver the project using design-build. The programming and scoping plans will be developed by a Board-approved, on-call architect/engineer firm. Upon selection of the design-builder, we will return to the Board to seek approval to award the design-build contract and approval of the project budget.

Green Building/Sustainable Design Program

The proposed project will support the Board's Green Building/Sustainable Design Program by incorporating sustainable design features to optimize energy and water use efficiency and to capture and infiltrate storm water runoff on-site.

The Board's sustainable design policy does not require buildings under 10,000 square feet to be Leadership in Energy and Environmental Design (LEED) certified Gold. However, we will instruct the Design-Builder to construct a LEED certified Gold building if it is deemed financially feasible.

Implementation of Strategic Plan Goals

The County Strategic Plan directs the provision of Strategy II.1, Drive Economic and Workforce Development in the County; Strategy II.2, Support the Wellness of our Communities; and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. The recommended actions support the Strategic Plan by supporting the wellness of our communities and enhancing the delivery of behavioral healthcare services that will in turn benefit the common good by driving the development of the workforce and the economic development of the County.

FISCAL IMPACT/FINANCING

The preliminary estimate for the HDMHUCC is \$10,500,000. The estimated project budget includes plans and specifications, plan check, consultant services, construction costs, change order contingency, and County services. The proposed project is funded by the Department of Mental Health's Mental Health Services Act funds. The final budget and operating costs will be provided when we return to the Board to seek approval for the award of the Design-Build contract.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Civic Art Policy amended on August 11, 2015, this project will include a Civic Art fee, which is based on 1 percent of the construction and design costs of the project.

ENVIRONMENTAL DOCUMENTATION

The proposed project is exempt from CEQA. The project consists of a new building that is approximately 9,900 square feet on 5.98 of the total 20.89-acre lot that will include a parking lot, an ambulance drive, and landscaping improvements on Parcel B and is therefore within certain classes of projects that have been determined not to have a significant effect on the environment and which meets the criteria set forth in Sections 15303 (c) and (d); 15504 (a) and (b); and 15311(a) and (b) of the State CEQA Guidelines; and Classes 1 (n); 3(a) and (d); and 4 (a) and (c); and 11(d) and (f) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, which apply to construction of new structures, minor alterations to land, accessory structures, landscaping and utility extensions. In addition, based on the proposed project records, it will comply with all applicable regulations, and it is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption for the HDMHUCC project with the Registrar-Recorder/County-Clerk in accordance with section 21152 of the California Public Resources Code.

CONTRACTING PROCESS

Public Works intends to complete the program and scoping documents using a previously Board-approved, on-call architect/engineer firm and a solicitation will be conducted to procure a design builder. Upon selecting a design-builder as the apparent successful proposer, Public Works will return to the Board to recommend award of a design-build contract to complete the design and construction of the project.

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 Board letter to Public Works, Project Management Division I.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" written in a larger, more prominent script than the last name "Pestrella".

MARK PESTRELLA

Director

MP:AKM:mae

c: Arts Commission
Chief Executive Office (Capital Programs
Division)
County Counsel
Executive Office
Department of Mental Health