

MOTION BY SUPERVISOR HOLLY J. MITCHELL

October 5, 2021

Enhancing Local and Targeted Worker Participation for Harbor-UCLA Medical Center Capital Projects

On March 21, 2017 and July 10, 2018, the Los Angeles County (County) Board of Supervisors (Board) approved two motions that authorized the Chief Executive Officer (CEO) in consultation with County Counsel, and the Directors of the Departments of Public Works, Workforce Development, Aging and Community Services, and Consumer and Business Affairs, to negotiate a Community Workforce Agreement (CWA) for identified capital projects that reflects the Board’s priorities to ensure the hiring of local and targeted workers, and encourage participation in the proposed projects by local small businesses, disabled-veteran and women-owned businesses, and social enterprises. One identified capital project is the Harbor-UCLA Medical Center (Harbor-UCLA MC) Replacement Program Project, which was approved by the Board on November 10, 2020.

The Harbor-UCLA MC is a County-owned hospital located in West Carson, an unincorporated area in the southwestern portion of the County. In 1943, this property was first used as the U.S. Army’s Port of Embarkment Station Hospital, which served as a receiving point and hospital for servicemen returning from the Pacific during World War II. In 1946, the County purchased the 72-acre property for the development of the Los Angeles County Harbor General Hospital. In 1962, construction of the existing inpatient hospital tower was completed, which replaced some of the original Army wooden barracks on the campus. Over the years the campus has undergone a series of

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renovations, including the addition of a primary care and diagnostic center building in 1993, and an emergency department and surgical suite in 2013.

Senate Bill 1953 (SB 1953) requires all California General Acute Care Hospitals meet the graduated structural and nonstructural seismic strengthening requirements by the established deadline of January 1, 2030. The Harbor-UCLA MC Replacement Program Project will bring the hospital in compliance with SB 1953 by consolidating hospital functions into a new inpatient tower, outpatient/support building, parking structure, and related site work. The project will be delivered using Design-Build contract, which is currently under solicitation. Award of a Design-Build contract is expected in February 2022 and the project will be completed in the third quarter of 2027.

The Department of Mental Health (DMH) is currently proposing to construct a new Outpatient/Wellness Center at the Harbor-UCLA MC Campus to house both onsite and offsite adult outpatient programs. The project is proposed to be delivered using a Design-Build contract, which is currently under solicitation. If approved by the Board, the Design-Build contract will be awarded in December 2021 and the project will be completed in the second quarter of 2023. DMH is also contemplating building a future Restorative Care Village.

The Harbor-UCLA MC Campus is uniquely situated in a community that is economically underserved and primed to enter or contribute to the labor force. In the surrounding zip codes, the population increased 3% from 2016 to 2021 according to Locate LA County. The median age of the surrounding population is 40, with 26% of the population being between the working ages of 20 and 39; however, 12% of the labor force remains unemployed according to the American Community Survey. There is high racial diversity within the national average for a similar area being 75% non-white, and this area is 20% Black and 39% Hispanic. Only 30% of the surrounding population has a Bachelor's degree or higher.

The surrounding communities not only rely on the County facilities for services but also for employment. Harbor-UCLA MC is a 373-bed Level I trauma center, which serves over three million residents in the southwestern portion of the County, which

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encompasses the Los Angeles International Airport area, Inglewood, Watts, San Pedro and continues to the Orange County border. Harbor -UCLA MC is one of only five Level I trauma centers in the County with over 4,300 people working on the campus, and has an operating budget of over \$1 billion in Fiscal Year 2020-21. The physician faculty is comprised of 636 full-time and 140 volunteer physicians; the full and part-time faculty and many of the volunteer faculty have teaching appointments through its affiliation with the David Geffen School of Medicine at UCLA. The hospital trains over 540 physician residents in approximately 50 residency training programs.

Also located on the hospital campus is The Lundquist Institute, a leading biomedical research institution, whose work covers many specialized areas such as immunology, cardiology, oncology, reproductive endocrinology, respiratory physiology, kidney transplants, neonatology, and maternal- fetal medicine. The Harbor-UCLA MC serves as an economic anchor that has the potential to provide further employment and career opportunities for those who need them the most. With the construction of the Harbor-UCLA MC Replacement Program and the Mental Health Outpatient Clinic projects on the campus, the County can build employment opportunities for family-sustaining wages and career pathways.

It is imperative that the chosen developer commit not only to fulfilling enhanced local worker hire goals, but to meaningfully and equitably fulfilling our targeted worker hire goals. A targeted worker is a County resident who has career-limiting circumstances, such as: documented annual income at or below 100% Federal Poverty Level; history of involvement with the criminal justice system; current recipient of government cash or food assistance benefits; homeless or has been homeless within the last year; veterans or eligible spouse of a veteran; eligible migrants and seasonal farmworkers; those experiencing protracted unemployment (six months or more); English language learners; those with low levels of literacy; disabled individuals; custodial single parents; former foster youth; individuals without a high school diploma or GED; and older individuals (55+).

We must ensure that those who live in our local communities and who may have barriers to obtaining high road employment are intentionally and meaningfully incorporated into any hiring goals that we have for both construction and permanent jobs that result from County investment.

Finally, the Board has streamlined the inclusion of new projects in the CWA, without the need for any further amendment to that agreement. The streamlined process was incorporated into the CWA by Amendment No. 1 executed in October 2020.¹

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Direct the Chief Executive Officer (CEO), in consultation with the Director of the Department of Public Works (DPW) and County Counsel, to establish a Local Targeted Worker Hire Program aspirational goal of an additional 20 percent over the mandated 30 percent for California craft worker hours to be performed for Harbor-UCLA Medical Center Replacement Program and the Department of Mental Health (DMH) Outpatient Clinic and Wellness Center projects. This would increase the overall requirement for the hiring of local and targeted workers from 30 percent to 50 percent. The requirement for targeted workers would remain at 10 percent for both projects.
2. Authorize the CEO, in consultation with the Director of DPW and County Counsel, to apply the Community Workforce Agreement (CWA) requirement to the proposed DMH Mental Health Outpatient Clinic and Wellness Center projects.
3. Authorize the CEO, or her designee, to send a letter to the Executive Secretary of the Trades Council to inform him that the proposed project will be added into the CWA, and to execute any ancillary documentation as needed to satisfy these directives.

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(CT/YV/CIG)

¹ <https://dpw.lacounty.gov/contracts/resources/doc/LA-County-CWA-Amendment-No1.pdf>