



MARK PESTRELLA, Director

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

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

October 04, 2022

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

33 October 04, 2022

CELIA ZAVALA
ACTING EXECUTIVE OFFICER

Dear Supervisors:

**CONSTRUCTION-RELATED CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
HARBOR-UCLA MEDICAL CENTER
REPLACEMENT PROGRAM AND OTHER CAMPUS PROJECTS
AWARD CONSULTANT SERVICES AGREEMENT
FOR COMMUNITY WORKFORCE AGREEMENT ADMINISTRATION
AND RELATED SERVICES
(FISCAL YEAR 2022-2023)
(SUPERVISORIAL DISTRICT 2)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval to award and execute a consultant services agreement with Parsons Constructors, Inc., to provide Community Workforce Agreement Administration and related services for the Harbor-UCLA Medical Center Replacement Program and other campus projects.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the recommended actions are not projects under the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the proposed activities.
2. Award and delegate authority to the Director of Public Works or his designee to finalize contract negotiations and then execute a consultant services agreement with Parsons Constructors, Inc., to assist the County with the Community Workforce Agreement Administration and related services for the Harbor-UCLA Medical Center Replacement Program and other campus projects for a not to exceed amount of \$4,000,000.

3. Delegate authority to the Director of Public Works or his designee to authorize additional services and extend the agreement expiration date as necessary to complete those additional services when those additional services are: unforeseen, related to a previously assigned scope of work on a given project, and are necessary for the completion of services on a given project.

4. Delegate authority to the Director of Public Works or his designee to supplement the initial not-to-exceed \$4,000,000 contract amount by up to 25 percent based on Public Works' needs. Upon execution of the contract supplements, the value of the contract would increase to a not-to-exceed amount of \$5,000,000.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find that they are not a project under the California Environmental Quality Act (CEQA), award and execute a consultant services agreement to provide Community Workforce Agreement (CWA) Administration and related services for the Harbor-UCLA Medical Center (H-UCLA MC) Replacement Program and other campus projects, and delegate authority to Public Works supplement the agreement by up to 25 percent of the original agreement amount.

Background

On March 21, 2017, and July 10, 2018, the Board approved two motions authorizing the Chief Executive Office (CEO) to negotiate a CWA for five major capital projects, including the future H-UCLA MC Master Plan. On November 12, 2019, the Board authorized the CEO to sign the CWA with the Los Angeles/Orange Counties Building and Construction Trades Council for the H-UCLA MC Master Plan and other capital improvement projects.

On November 10, 2020, the Board approved the H-UCLA MC Replacement Program with a total project budget of \$1,637,030,000. On February 8, 2022, the Board approved a revised project budget of \$1,695,000,000 and authorized the execution of a Stipulated Sum Design-Build contract with Hensel Phelps Construction Company for a maximum not-to-exceed contract sum of \$1,238,179,000.

Public Works issued a Request for Proposals (RFP) on May 31, 2022, to procure a firm experienced in the outreach and negotiations of CWAs with stakeholders to assist the County in these efforts for the H-UCLA MC Replacement Program and other campus projects.

We are recommending that the Board authorize Public Works to execute a consultant services agreement with Parsons Constructors, Inc., to assist the County with the CWA Administration and related services for the H-UCLA MC Replacement Program and other campus projects for a not-to-exceed amount of \$4,000,000.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: Strategy II.1, Drive Economic Development in the Community; Strategy II.2, Support Wellness of Our Communities; and Strategy II.1.3, Coordinate Workforce Development. The H-UCLA MC Replacement Program and other campus projects will support the wellness of our communities and enhance the delivery of comprehensive and seamless healthcare services to the residents of the County seeking healthcare assistance.

FISCAL IMPACT/FINANCING

The recommended consultant services agreement is for a not-to-exceed amount of \$4,000,000 for the contracted services to be provided for the H-UCLA MC Replacement Program and other projects in the campus. The agreement may be supplemented by up to 25 percent of the original agreement amount based on Public Works' needs. Sufficient funding is available in the H-UCLA MC Replacement Program budget to cover the services for the H-UCLA MC Replacement Program. Services under this agreement for other projects at the H-UCLA MC will be funded by their respective project budgets.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard consultant services agreement, in the form previously approved by County Counsel, will be used. The consultant services agreement contains terms and conditions in compliance with the CEO and the Board's requirements. The agreement also includes a provision requiring the consultant firms to track subcontractors' utilization of Local Small Business Enterprise, Disabled Veterans, Business Enterprise, and Social Enterprise Businesses.

The agreement will be for the duration of the projects until final acceptance by the County. The consultant was selected upon final analysis and consideration without regard to race, creed, gender, or color.

ENVIRONMENTAL DOCUMENTATION

The recommended actions are not a project pursuant to CEQA because they are activities that are excluded from the definition of a project by Section 21065 of the Public Resources Code and Section 15378 (b) (5) of the State CEQA Guidelines. The proposed action to award a consultant service agreement for CWA administration and related services, which consists of oversight of the CWA agreement and facilitation of conferences with the unions for scope of work covered by the CWA, is an administrative activity of government that will not result in direct or indirect changes in the environment.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 21152 of the California Public Resources Code and post the Notice to the County's website in accordance with Section 21092.2.

CONTRACTING PROCESS

On May 31, 2022, a notice of the RFP was placed on the County's Doing Business with the County website (Enclosure) and the Do Business with Public Works website, and advertisements were placed in the Los Angeles Daily Journal, Los Angeles Sentinel, La Opinión, Pasadena Star News, Press Telegram, Santa Monica Daily Press, Daily Breeze, The Signal, Watts Times, and World Journal. Also, Public Works informed 1,630 Local Small Business Enterprises; 187 Disabled Veteran Business Enterprises; and 191 Social Enterprises about this business opportunity. Seven firms registered on the Public Works' website for the RFP.

Participation by Community Business Enterprises (CBE) in the project is encouraged through Public Works' CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBE.

On June 21, 2022, two firms submitted proposals. An evaluation committee consisting of Public Works staff assessed the proposals based on criteria described in the RFP, including experience, personnel, qualifications, understanding of the work requirements, and price. Based on the evaluation of the proposals, Parsons Constructors, Inc., was selected without regard to race, creed, color, or gender.

A protest disputing the results was submitted by the second highest rated, proposer, M.L. Johnson CA, Inc. The protest was reviewed by Public Works and County Counsel and found to be without merit. A detailed response to the protest was then issued explaining Public Works position to continue recommending award of this contract to Parsons Constructors, Inc.

Parsons Constructors, Inc., represents the highest rated firm to provide the required services. Public Works has determined that Parsons Constructors, Inc.'s, proposed rates for performing the services are reasonable. A three-year contracting history for the selected firm is on file with Public Works.

Public Works has evaluated and determined that the Los Angeles County Code Chapter 2.201 (Living Wage Program) does not apply to the recommended agreement. This agreement is exempt from the requirements of Proposition A because the services are required on a part time and intermittent basis.

The consultant services agreement includes a cost of living adjustment provision in accordance with the Board Policy No. 5.070 - Multi Year Services Contract Cost of Living Adjustments.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects as a result of the award of the recommended consultant services agreement. Authorizing the recommended agreement will allow Public Works to continue with delivery of the H UCLA MC Replacement Program and other campus projects, and H-UCLA MC will remain fully operational to provide emergency, inpatient, and outpatient services throughout the duration of the construction.

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Project Management Division I.

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:LR:jc

Enclosures

- c: Chief Executive Office (Capital Programs
Division)
- County Counsel
- Executive Office
- Department of Health Services (Capital Projects
Division)
- Department of Mental Health

