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February 07, 2023

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

Dear Supervisors:

**PROBATION DEPARTMENT
CAMP ROUTH DEMOLITION PROJECT
CATEGORICAL EXEMPTION
ESTABLISH AND APPROVE CAPITAL PROJECT NO. 87828
APPROVE PROJECT BUDGET
AUTHORIZE USE OF JOB ORDER CONTRACT
(FY 2022-23)
(SUPERVISORIAL DISTRICT 5 - 3 VOTES)**

SUBJECT

Approval of the recommendations will find the Camp Routh Demolition Project exempt from the California Environmental Quality Act, establish and approve Capital Project No. 87828, approve the project budget, and authorize the Director of the Internal Services Department, or designee, to deliver the proposed Project using a Board-approved Job Order Contract.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed Camp Routh Demolition Project exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Establish and approve the Camp Routh Demolition Project, Capital Project No. 87828 with a total budget of \$2,917,000.
3. Authorize the Director of the Internal Services Department, or designee, to deliver the proposed Camp Routh Demolition Project using a Board-approved Job Order Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommendations will find the proposed Camp Routh Demolition Project (project) exempt from the California Environmental Quality Act (CEQA), establish, and approve Capital Project No. 87828, approve the project budget, and authorize the Internal Services Department (ISD) to deliver the proposed project using a Board-approved Job Order Contract (JOC).

The proposed project will demolish Probation Camp Louis Routh located at 12500 Big Tujunga Road in the City of Tujunga. Camp Louis Routh was built in 1954 and was used as a fire training camp for Probation. Probation vacated the site in 2009 and since then, it has had multiple break-ins by unauthorized persons resulting in severe property damage, theft, and vandalism. Documented damage includes burned buildings, broken or missing windows, doors, ceilings, walls, cabinets, smashed sinks/toilet fixtures and debris scattered throughout the camp. Recyclable materials and all other materials of value (i.e., metals and/or copper items such as utility wiring, compressors, ducting, electrical panels, backup generator, appliances) were also stolen or removed. The Probation Department has spent hundreds of thousands of dollars to continually secure the site and remove debris from damaged, burned and vandalized buildings. Continuous efforts by the Probation Department to secure the site which included repairs to the perimeter fence and replacement of locks, were met with constant vandalism and trespassing. As a result, the vacant facilities have been damaged beyond repair and poses a liability risk to the County.

In addition to the building conditions, the Camp's septic system has several problems, including an oversaturated leach field. The Probation Department was unable to repair the existing septic system, and installing a new one was not possible, due to the oversaturated leach field and poor soil conditions with an unacceptable percolation rate. The domestic water tank was also vandalized, and all recyclable pipes and electrical lines have been stolen.

Due to the significant degradation and the risk that this site poses for the County, the complete demolition of the site was recommended. To that end, a historical assessment report was completed in June 2022 to assess the site's potential historical importance. The report included a finding of "No Significant Impact to Historical Resources" for the proposed demolition of all site structures. Following this report, the Department of Public Works' Building and Safety Division surveyed the site in October 2022 and deemed the site's facilities to be hazardous and unsafe for human occupancy. The complete demolition of structures at this site is necessary as the facilities are past the point of repair or renovation and pose a serious safety risk to County employees, the Probation Department staff, and the general public.

The demolition work would occur within the four (4) acre site which includes 37 buildings and structures, site asphalt and concrete pavements totaling 63,500 square feet, and 174,240 square feet of limited clearing and grubbing of green space within the camp's four (4) acre boundary without any tree removal or changing of the existing topography and elevation contour lines.

The proposed scope of work includes the complete demolition and removal of 37 buildings and structures, masonry, HVAC, and utilities. It also includes the following material removal: existing concrete pavement, asphalt, tile, trimming, metal beams, joists, panels, walls, sewer lines, water lines, gas lines, water tank, septic tank, irrigation lines, propane tank, bollards, power poles, fencing, stone landscaping, handrails, and asbestos and lead paint abatement.

The estimated project duration is six (6) months which includes the completion of design documents, jurisdictional approvals, demolition, and project completion.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan of Goal III. Realize Tomorrow's Government Today, Strategy III.3 - Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, in that the removal of the irreparable facilities will no longer attract unauthorized persons and allow the County to responsibly plan for alternative usages for the site location.

FISCAL IMPACT/FINANCING

The total cost for the proposed project is currently estimated at \$2,917,000, which includes design, construction, change order allowance, inspection/testing, and ISD county services (Enclosure A).

There is sufficient funding in the Camp Routh Demolition Project, Capital Project No. 87828, to fully fund this proposed project.

Operating Budget Impact

The scope of work consists of the complete demolition and removal of existing facilities. Therefore, following the completion of the proposed project, ISD and the Probation Department do not anticipate any one-time start-up or additional ongoing costs as a result of the proposed project.

The Camp Routh facility has been closed for many years now. Since its closing, trespassers have damaged many if not all of the structures on the property. Each year the Probation Department has allocated funds for site clean-up, re-painting, fence repair, graffiti removal, and various other work to secure the site. The proposed project will not only mitigate liability for the County and the Probation Department but will also result in cost savings and proper allocation of funds to other directives.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Local and Targeted Worker Hire Policy, updated on June 11, 2019, the proposed project will have a mandatory hiring requirement of at least thirty percent (30%) Local Workers and 10 percent (10%) Targeted Workers.

In accordance with the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 4, 2020, the proposed project budget is exempt from the Civic Art Fee as demolition is not considered an eligible County Capital Project.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from the California Environmental Quality Act. The project will include the following: demolition and removal of structures, masonry, utilities, and various materials, equipment, and features. The circumstances at the site present a threat of damage to life, health and property in that despite the repeated efforts of the Probation department to secure the vacated site, it has been trespassed multiple times, vandalized, and poses a danger to any unauthorized persons at the site due to the irreparable condition of the site's facilities. As such, immediate action to prevent or mitigate the emergency, specifically, the removal of all structures is necessary.

The action is statutorily exempt from CEQA pursuant to section 21080(b)(4) and section 15269(c) because they are actions to prevent or mitigate an emergency.

Based on the records of the proposed project, it will comply with all applicable regulations, 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 historic resource that would make the exemptions inapplicable.

Upon the Board's approval of the proposed project, ISD will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with section 21152 of the California Public Resources Code and will post the Notice to its website in accordance with section 21092.2.

CONTRACTING PROCESS

The proposed project will be delivered using an ISD Board-approved JOC for the construction. The standard Board-directed clauses, including those that provide for contract termination and hiring qualified displaced county employees, are included in all JOCs.

The JOC contractor who will perform the work is required to fully comply with applicable legal requirements, which among other things, include Chapters 2.200 (Child Support Compliance Program) and 2.203 (Contractor Employee Jury Service Program) of the Los Angeles County Code, and Section 1774 of the California Labor Code pertaining to payment of prevailing wages.

For this Project, ISD has made the determination that the use of a JOC is the most appropriate contracting method to perform the tasks involved. Specifically, to the extent the project entails repair, remodeling, refurbishment, or alteration, and the cost of such project exceeds \$50,000, such project would have to be performed via a competitively procured construction contract, such as a JOC, not by county employees, due to the "Force Account" limitations set forth in the Public Contract Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommendations will have minimal impact on current County services.

CONCLUSION

Please return one adopted copy of the Board letter to the following: ISD Operations Service, the Chief Executive Office – Capital Programs Division, and the Probation Department.

The Honorable Board of Supervisors

2/7/2023

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Selwyn Hollins", written in a cursive style.

SELWYN HOLLINS

Director

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Enclosures

c: Executive Office, Board of Supervisors
Chief Executive Officer
County Counsel
Probation Department

**PROJECT INFORMATION SHEET
SCHEDULE AND BUDGET SUMMARY**

PROJECT :	Camp Louis Routh Demolition
CAPITAL PROJECT NO. :	87828

I. PROJECT SCHEDULE		
Project Activity	Duration	Scheduled Completion Date
Complete Construction Documents	N/A	Complete
Jurisdictional Approval	N/A	Complete
Award Construction Contract	1 months following Board approval	March 2023
Substantial Completion	4 months following Board approval	June 2023
Project Acceptance	6 months following Board approval	Aug 2023

II. BUDGET SUMMARY	
Budget Category	Proposed Budget
Construction	
Construction	\$ 1,306,000.00
Change Orders (incl. unforeseen cond.)	\$ 806,000.00
Subtotal	\$ 2,112,000.00
Civic Art	\$ -
Plans and Specifications	\$ 96,000.00
Jurisdictional Review/Plan Check/Permits	\$ 90,000.00
County Services	\$ 619,000.00
Total Project Budget	\$ 2,917,000.00