



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
REFER TO FILE

April 09, 2024

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:

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
DEPARTMENT OF PUBLIC HEALTH
DOWNEY LABORATORY EXPANSION AND RENOVATION PROJECT
APPROVE CAPITAL PROJECT AND BUDGET
ADOPT, ADVERTISE, AND AWARD
SPECS. 7817; CAPITAL PROJECT NO. 87889
FISCAL YEAR 2023-24
(SUPERVISORIAL DISTRICT 4)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval of the Downey Laboratory Expansion and Renovation Project, approval to adopt plans and specifications, advertise for construction bids, and authorize the award of a construction contract for the project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed Downey Laboratory Expansion and Renovation Project exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Approve the Downey Laboratory Expansion and Renovation Project, Capital Project No. 87889, with a total project budget of \$33,020,000.

3. Adopt plans and specifications that are on file with Public Works for construction of the Downey Laboratory Expansion and Renovation Project, Capital Project No. 87889.
4. Instruct the Executive Officer of the Board to advertise the Downey Laboratory Expansion and Renovation Project for bids to be received and opened on May 14, 2024, in accordance with the Instruction Sheet for Publishing Legal Advertisements.
5. Authorize the Director of Public Works or his designee to execute a consultant services agreement with the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule for a \$10,000 not-to-exceed amount funded by existing project funds.
6. Delegate authority to the Director of Public Works or his designee to make a determination that a bid is nonresponsive and to reject a bid on that basis, to award to the next lowest responsive and responsible bidder, to waive inconsequential and nonmaterial deficiencies in bids submitted, and to determine, in accordance with the applicable contract and bid documents, whether the apparent lowest responsive and responsible bidder has timely prepared a satisfactory baseline construction schedule and satisfied all conditions for contract award. Upon such determination, authorize the Director of Public Works or his designee to award and execute the construction contract, in the form previously approved by County Counsel, to the apparent lowest responsive and responsible bidder if the low bid, including the potential additive alternate, can be awarded within the approved total project budget, to establish the effective date of the contract upon receipt by Public Works of acceptable performance and payment bonds and evidence of required contractor insurance, and to take all other actions necessary and appropriate to deliver the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the project exempt from the California Environmental Quality Act (CEQA), approve the capital project and budget, adopt plans and specifications, advertise for construction bids, and authorize Public Works to award and execute a construction contract for the Downey Laboratory Expansion and Renovation Project.

Project Description and Background

The Department of Public Health (DPH) Downey Laboratory facility is located at 12750 Erickson Avenue in the City of Downey on an approximately 2-acre site within the County Rancho Los Amigos National Rehabilitation Center campus. In August 2007, the County renovated the approximately 33,716-square-foot, single-story building to convert it into the current Biological Safety Level 2 laboratory facility that provides diagnostic and reference testing for the County, local municipalities, other surrounding Southern California jurisdictions, and private entities. Since then, no significant upgrades or improvements have been made to the facility, and the annual test volume has dramatically increased over the years.

Previous consultant studies have determined that the laboratory facility is not large enough to fully support the current program operations and staff, and identified the need for a much larger building footprint to accommodate the supplies, instrumentation, staffing, and workload. Improvements at the laboratory facility are needed to safely perform diagnostic and surveillance testing using the latest state of the art molecular equipment, including appropriate space to receive specimens, store supplies and reagents, prepare specimen collection kit orders, and properly perform testing to protect the community against communicable disease threats.

In November 2021, the DPH Downey Laboratory was one of seven Public Health laboratories nationally to receive a notice of award for Epidemiology and Laboratory Capacity grant funding from the Federal Centers for Disease Control and Prevention. The grant was specifically related to Public Health laboratory building infrastructure improvements to improve molecular testing capacity and emerging infectious disease preparedness.

On January 10, 2023, the Board established the Downey Laboratory Expansion and Renovation Project with a preliminary budget of \$33,020,000 fully funded with grant revenue from the Federal Centers for Disease Control and Prevention and awarded a consultant services agreement to move forward with the design effort for the project.

The proposed project would consist of construction of a new stand-alone, approximately 16,063-square foot, two-story Biological Safety Level 2 laboratory building addition and an approximately 1,252-square-foot, single-story warehouse building addition to the existing laboratory building; minor renovation of the receiving/warehouse space in the existing building; and associated site utilities, landscaping, and parking lot improvements. The Second Floor of the proposed stand-alone laboratory building addition will consist of approximately 2,600 square feet of support space, including a breakroom, conference room, restrooms, and a lactation room; and 4,700 square feet of vacant shell space as part of the base bid.

The proposed project includes as an additive alternate for the build out of approximately 1,800 square feet of shell space on the Second Floor of the stand-alone laboratory building addition into a Biological Safety Level 3 laboratory suite with enhanced safety, containment, and security protocols, including architectural finishes and treatment, electrical power and lighting, mechanical and plumbing equipment, laboratory casework, and fire alarm, fire sprinkler, security, and telecommunication systems.

The plans and specifications have been completed, all the necessary jurisdictional approvals have been obtained, and Public Works is recommending the Board adopt and advertise the plans and specifications for construction bids using the County's competitive low bid process.

To expedite construction if the project is approved, it is recommended that the Board authorize Public Works to award and execute a construction contract with the lowest responsive and responsible bidder, if the low bid can be awarded within the Board approved budget of \$33,020,000. Construction of the proposed improvements would be scheduled to begin in August 2024 and would be substantially completed by January 2026.

The proposed consultant services agreement requires the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule that conforms to the County's schedule specification.

Green Building/Sustainable Design Program

The project would include construction of a new stand-alone laboratory building addition greater than 10,000 square feet in size. In accordance with the County's Energy and Environmental Policy amended by the Board on December 20, 2016, the new laboratory building addition will be designed and constructed to achieve a United States Green Building Council Leadership in Energy and Environmental Design Gold Level certification by incorporating sustainable design features to optimize energy and water use efficiency, enhance the sustainability of the site, improve indoor environmental quality, and maximize the use and reuse of sustainable and local resources.

Implementation of Strategic Plan Goals

These recommendations support the County's Strategic Plan: Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, and Objective III.3.2, Manage and Maximize County Assets, by investing in public infrastructure that will improve the operational effectiveness of existing County assets.

FISCAL IMPACT/FINANCING

Public Works' fair construction cost estimate for the proposed project is \$24,000,000 not including \$2,900,000 for the additive alternate.

The total project budget is estimated at \$33,020,000, including plans and specifications, plan check, consultant services, construction, change order contingency, miscellaneous expenditures, and County services. The proposed Project Schedule and Budget Summary are included in Enclosure A.

Sufficient appropriation is available in the Fiscal Year 2023-24 Capital Projects/Refurbishment Budget, under Capital Project No. 87889, to fully fund the project. The project is funded with \$33,020,000 in grant revenue from the Federal Centers for Disease Control and Prevention. There would be no impact to net County cost.

Operating Budget Impact

DPH anticipates a possible increase in ongoing operating costs as a result of the proposed project and would fund these additional costs with existing budgetary resources. These costs include routine facility maintenance and upkeep, campus security, housekeeping, and utilities.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed project is fully funded with restricted Federal grant funding that does not allow for Civic Art use so this project will not include a Civic Art component.

If approved, the project construction and closeout must be completed by July 31, 2026, to meet the Federal grant funding requirements.

The plans and specifications, including the contractual provisions and material requirements necessary for the proposed project, are on file with Public Works Business Relations and Contracts Division, 900 South Fremont Avenue, 8th Floor, Alhambra, CA 91803.

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, the project would require that at least 30 percent of the California construction labor hours be performed by qualified Local Residents and at least 10 percent be performed by Targeted Workers facing employment barriers. The project would also include a jobs coordinator who will facilitate the implementation of the targeted hiring requirement of the policy.

On February 28, 2023, the Board approved the execution of the Countywide Community Workforce Agreement, which will apply to projects with an estimated construction contract value of \$5 million or greater. Therefore, the contractor and all subcontractors must comply with all terms and conditions of the Countywide Community Workforce Agreements which, among other things, increases work

opportunities for those seeking to start a new career in the construction industry and promotes the hiring of underrepresented individuals on the project.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from CEQA. It consists of renovating a portion of the existing laboratory building and constructing stand-alone and attached building additions along with associated site improvements and is within certain classes of projects that have been determined not to have a significant effect on the environment. The project, which includes the potential additive alternate, meets the criteria set forth in Sections 15301 (a), (d), (h), and (l); 15303 (c) and (d); and 15332 of the State CEQA Guidelines and Classes 1 (c), (d), (g), (h), and (j); and 3 (a), (d), and (k) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project provides for repair, renovation, and minor alterations of existing facilities involving negligible or no expansion of an existing use and where replacement features will have the same purpose and capacity, and construction of new facilities and structures with associated on-site utility extensions and site improvements within the existing developed 2-acre laboratory site. Furthermore, the project is consistent with all local general plan and zoning requirements from the County and City of Downey and will not result in any significant effects relating to traffic, noise, air quality, or water quality. Public Works retained Impact Sciences, Inc., an on-call environmental consultant, to prepare the analysis in support of the exemption.

Additionally, the proposed project will comply with all applicable regulations, is not located in a sensitive environment, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste sites compiled pursuant to Government Code Section 65962.5, or indications that the project may cause a substantial adverse change in the significance of a historical resource that would make the exemptions inapplicable based on the record of the proposed project.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk and the State Office of Planning and Research 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.

Public Works will support the Federal Centers for Disease Control and Prevention in their compliance with the National Environmental Protection Act, as applicable.

CONTRACTING PROCESS

On January 10, 2023, the Board awarded a consultant services agreement to HDR Architecture, Inc., for a not-to-exceed fee of \$2,290,679 to provide architectural/engineering design and support services for the project.

Public Works is recommending that the Board adopt the plans and specifications for the project and advertise for construction bids using the County's competitive low bid process as required under the Public Contract Code.

Advertising for construction bids would be in accordance with the County's standard Instruction Sheets for Publishing Legal Advertisements (Enclosure B). As requested by the Board on

February 3, 1998, this contract opportunity will be listed on the "Doing Business with the County" and "Do Business with Public Works" websites.

The furniture, fixtures, and equipment procurement would be handled by DPH through Purchase Orders in accordance with the County's purchasing policies and procedures established by Internal Services Department.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects. The Downey Laboratory would remain open and fully operational during construction. The contractor would be required to coordinate construction activities with the County to minimize disruption to the laboratory operations and staff.

CONCLUSION

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

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:HA:sl

Enclosures

- c: Department of Arts and Culture (Civic Art Division)
- Chief Executive Office (Capital Programs Division)
- County Counsel
- Executive Office
- Department of Public Health

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I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Construction Documents	09/30/2023*
Jurisdictional Approvals	01/25/2024*
Construction Award	07/18/2024
Construction Start	08/05/2024
Substantial Completion	01/30/2026
Project Acceptance	04/30/2026

*Actual Completion Date

II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Budget
Construction	\$26,461,000
Telecommunication Systems (Internal Services Department)	\$ 250,000
Plans and Specifications	\$ 2,660,000
Consultant Services	\$ 1,005,000
Miscellaneous Expenditures	\$ 95,000
Jurisdictional Review/Plan Check/Permits	\$ 439,000
County Services	\$ 2,110,000
TOTAL	\$33,020,000

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PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for two weeks in a weekly newspaper or ten times in a daily newspaper. Forward three reprints of this advertisement to Public Works Business Relations and Contracts Division, 900 South Fremont Avenue, 8th Floor, Alhambra, CA 91803-1331.

**OFFICIAL NOTICE
INVITING BIDS**

Notice is hereby given that the Director of Public Works will receive sealed bids for materials, labor, and equipment required to complete construction for the following project:

<u>SD</u>	<u>SPECS</u>	<u>PROJECT</u>	<u>DATE OF BID OPENING</u>
1	7817	Department of Public Health Downey Laboratory Expansion and Renovation Project 12750 Erickson Avenue Downey, CA 90242	May 14, 2024

Copies of the project manual and drawings for the project may be downloaded for free from the Public Works website <http://pw.lacounty.gov/go/constructioncontracts>. For bid information, please contact Ms. Loydi Nguyen of Business Relations and Contracts Division at (626) 458-2180 or lnghuyen@pw.lacounty.gov. Each bid shall be submitted on the proper form electronically through BidExpress on/or before 11 a.m. on the bid opening date. Due to the amount of time it takes to download bids from BidExpress, the bids will be publicly opened, examined, and declared by Public Works at 2 p.m. using Microsoft Teams Meeting. The information and link to access the bid opening will be posted on the Public Works website under the project information link. Bidders may participate in the public bid opening by visiting the Los Angeles County Public Works Business Opportunities Website at pw.lacounty.gov/contracts/opportunities.com, selecting the project, and clicking on the bid opening link. Once the bid submittal time has closed, the

ENCLOSURE B

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solicitation may be viewed by applying the Status: Closed filter on the Public Works website.

This project requires the general contractor firm to possess a B license classification at the time of bid.

The contractor and all its subcontractors of any tier shall be required to pay prevailing wages to all workers employed in the execution of the work of improvement in accordance with Labor Code Section 1770 et seq. Copies of prevailing rate of per diem wages are on file at Public Works, Business Relations and Contracts Division, which shall be made available to any interested party upon request.

PRE-BID CONFERENCE

Public Works, Project Management Division I, will hold an optional prebid conference at 10 a.m. on April 18, 2024, at the project site, 12750 Erickson Avenue, Downey, CA 90242, to provide information on the scope of work and answer basic questions from the potential bidders. Detailed questions or additional information must be submitted in writing to Ms. Loydi Nguyen.

OTHER INSTRUCTIONS

The County supports and encourages equal opportunity contracting. The contractor shall make good faith efforts as defined in Section 2000 of the Public Contract Code relating to contracting with Community Business Enterprises.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical or inconsequential errors and discrepancies in bids submitted in the public's interest.

April 9, 2024

Americans with Disabilities Act Information



Individuals requiring reasonable accessibility accommodations may request written materials in alternate formats, physical accessibility accommodations, sign language interpreters, or other reasonable accommodations by contacting our departmental Americans with Disabilities Act Coordinator at (626) 458-4081, from 7:30 a.m. to 5 p.m., Monday through Thursday (excluding holidays). Persons who are deaf or hard of hearing may make contact by first dialing the California Relay Service at 7-1-1. Requests should be made at least one week in advance to ensure availability. When making a reasonable accommodation request, please reference PMI-1.

Información sobre la Ley de Estadounidenses con Discapacidades



Individuos que requieran acomodamiento razonable pueden solicitar materiales escritos en formatos alternativos, acomodamiento físico, intérpretes en lenguaje de señas Americano ú otros acomodamientos razonables comunicándose con nuestro Coordinador Departamental de la Ley de Estadounidenses con Discapacidades al (626) 458-4081, de 7:30 a.m. a 5 p.m., lunes a jueves (excluyendo días festivos). Personas con problemas auditivos pueden comunicarse primer marcando al Servicio de Difusión de California al 7-1-1. Solicitudes pueden hacerse por lo menos una semana antes para asegurar disponibilidad. Cuándo se haga una petición razonable para acomodo, por favor mencione PMI-1.

By order of the Board of Supervisors of the County of Los Angeles, State of California, dated April 9, 2024.

**JEFF LEVINSON, EXECUTIVE OFFICER
OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF LOS ANGELES**