



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

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

April 23, 2024

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

37 April 23, 2024

JEFF LEVINSON
INTERIM EXECUTIVE OFFICER

Dear Supervisors:

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
HUBERT H. HUMPHREY AND EDWARD R. ROYBAL
COMPREHENSIVE HEALTH CENTERS
ELEVATOR MODERNIZATION PROJECTS
ESTABLISH AND APPROVE PROJECTS
APPROVE APPROPRIATION ADJUSTMENT
AUTHORIZE USE OF JOB ORDER CONTRACTING
SPECS. 7826; CAPITAL PROJECT NO. 87979
SPECS. 7827; CAPITAL PROJECT NO. 87980
FISCAL YEAR 2023-24
(SUPERVISORIAL DISTRICT 1)
(4 VOTES)**

SUBJECT

Public Works is seeking Board approval of the proposed Hubert H. Humphrey and Edward R. Roybal Comprehensive Health Centers Elevator Modernization Projects and authorization to deliver the projects using Board-approved Job Order Contracts.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the Hubert H. Humphrey and Edward R. Roybal Comprehensive Health Centers Elevator Modernization Projects are exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the separate proposed projects.
2. Establish and approve the Hubert H. Humphrey Comprehensive Health Center Elevator Modernization Project, Capital Project No. 87979, with a total project budget of \$4,000,000.

3. Establish and approve the Edward R. Roybal Comprehensive Health Center Elevator Modernization Project, Capital Project No. 87980, with a total project budget of \$3,840,000.

4. Approve the Fiscal Year 2023-24 appropriation adjustment to allocate \$1,400,000 and \$1,250,000 from the Department of Health Services' Enterprise Fund-Committed for Health Services to fund the estimated Fiscal Year 2023-24 expenditures for the Hubert H. Humphrey Comprehensive Health Center Elevator Modernization Project, Capital Project No. 87979, and Edward R. Roybal Comprehensive Health Center Elevator Modernization Project, Capital Project No. 87980, respectively.

5. Authorize the Director of Public Works or his designee to deliver the proposed projects using Board-approved Job Order Contracts.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to seek Board approval to find the Hubert H. Humphrey and Edward R. Roybal Comprehensive Health Centers (CHCs) Elevator Modernization Projects exempt from the California Environmental Quality Act (CEQA), establish and approve the projects, approve the project budgets and related appropriation adjustment, and authorize delivery of the projects using Board-approved Job Order Contracts (JOCs).

Background

The existing hydraulic elevators at the Humphrey and Roybal CHCs are approximately 45 years old and require frequent repairs due to the age and high use demand. The elevators experience increased maintenance downtimes because replacement parts are obsolete and not readily available, which impacts facility operations and patient flow.

The projects will remodel and refurbish three hydraulic elevators at each CHC, including replacement of cab interior finishes, grab bars, lighting, elevator control panel, elevator doors, hydraulics, hardware, and necessary fire protection. When completed, both projects will improve the level of safety for patients and staff.

Public Works completed the design for the projects using Board-approved on-call architect/engineer (A/E) agreements and is now seeking approval to complete the remodeling and refurbishment work using Board-approved JOCs. Upon the Board's approval of the projects, it is anticipated that construction will begin in May 2024 and be substantially completed in May 2026. Construction will be phased to minimize impacts to operations.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: 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, Objective III.3.2, Manage and Maximize County Assets, by supporting the wellness of our communities, enhancing the delivery of comprehensive and seamless healthcare services, and investing in public infrastructure that will improve the operational effectiveness of an existing County asset.

FISCAL IMPACT/FINANCING

The project budgets for the proposed Humphrey and Roybal CHCs Elevator Modernization Projects are \$4,000,000 and \$3,840,000, respectively, including construction, change order contingency, plans and specifications, permit fees, consultant services, inspection, and County services. Department of Health Services (DHS) has previously paid \$223,000 and \$238,000, respectively, for assessment fees through the DHS operating budget for the Humphrey and Roybal CHCs Elevator Modernization projects. The Budget and Schedule Summaries for the projects are included in Enclosure A.

Approval of the Fiscal Year 2023-24 appropriation adjustment (Enclosure B) will allocate \$1,400,000 and \$1,250,000, respectively, from the DHS' Enterprise Fund Committed for DHS to fund the projected Fiscal Year 2023-24 expenditures of \$2,650,000 for the Humphrey CHC Elevator Modernization Project, Capital Project No. 87979, and Roybal CHC Elevator Modernization Project, Capital Project No. 87980. DHS will provide funding in the future budget phases, as needed, to fully fund the remaining project budgets.

There is no net County cost impact associated with the recommendations.

Operating Budget Impact

Following completion of the projects, DHS will request and fund the associated ongoing annual maintenance and operational costs, as needed, with departmental resources in future budget phases.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Civic Art Policy amended on August 4, 2020, the proposed project budgets include 1 percent of the eligible design and construction costs for the Civic Arts allocations, which are estimated at \$26,000 for the proposed Humphrey CHC Elevator Modernization Project, and \$25,000 for the Roybal CHC Elevator Modernization Project.

The JOCs are subject to the Board Policy 5.270, Countywide Local and Targeted Worker Hiring.

The projects will support the Board's Green Building/Sustainable Design Program by utilizing energy efficient equipment and lighting for the remodeled elevators that will comply with California Title 24.

ENVIRONMENTAL DOCUMENTATION

The Humphrey and Roybal CHCs Elevator Modernization Projects, which consist of refurbishment of systems at existing facilities, are exempt from CEQA. They are within certain classes of projects that have been found not to have a significant effect on the environment in that they meet the criteria set forth in Sections 15301 (a) and (d) and 15302 (c) of the State CEQA Guidelines and Classes 1 (c) and (d) and 2 (e) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The projects consist of modernization work, including refurbishment of the elevator systems at existing facilities, which involves negligible or no expansion of an existing use and any replacement components will have the same purpose and capacity.

Additionally, the projects will comply with all applicable regulations, are not located 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 the projects may cause a substantial adverse change in the significance of a historical resource that would make the exemptions inapplicable based on project records.

Upon the Board's approval of the recommended actions, Public Works will file Notice of Exemptions 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 notices to its website in accordance with Section 21092.2.

CONTRACTING PROCESS

Public Works completed the designs for the projects using a Board-approved, on-call A/E agreement, and is seeking Board approval to complete the construction for the projects using Board-approved JOCs.

The projects scope includes remodeling and alteration work of existing building systems, and Public Works has made the determination that the use of a JOC is the most appropriate contracting method to deliver the projects.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects. The CHCs will remain open during construction. In conjunction with DHS, Public Works will take the appropriate measures to phase the construction to minimize impacts on operations during the modernization work.

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" and last name "Pestrella" clearly distinguishable.

MARK PESTRELLA, PE

Director

MP:HA:jc

Enclosures

c: Department of Arts and Culture (Civic Art
Division)
Auditor-Controller
Chief Executive Office (Capital Programs
Division)
County Counsel
Executive Office
Department of Health Services (Capital Projects
Division)
Internal Services Department

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
HUBERT H. HUMPHREY AND EDWARD R. ROYBAL
COMPREHENSIVE HEALTH CENTERS
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FISCAL YEAR 2023-24
(SUPERVISORIAL DISTRICT 1)
(4 VOTES)**

**HUBERT H. HUMPHREY COMPREHENSIVE HEALTH CENTER ELEVATOR
MODERNIZATION PROJECT**

I. PROJECT SCHEDULE SUMMARY

Project Activity	Scheduled Completion Date
Construction Documents	March 2023*
Jurisdictional Approvals	October 2023*
Construction Start	May 2024
Substantial Completion	May 2026
Final Acceptance	August 2026

*Actual Completion Date

II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Project Budget
Construction	\$2,200,000
Change Order Contingency	\$ 500,000
Civic Art	\$ 26,000
Plans and Specifications	\$ 400,000
Consultant Services	\$ 154,000
Miscellaneous Expenditures	\$ 30,000
Jurisdictional Review/Plan Check/Permits	\$ 50,000
County Services	\$ 640,000
TOTAL	\$4,000,000

ENCLOSURE A

April 23, 2024

**EDWARD R. ROYBAL COMPREHENSIVE HEALTH CENTER ELEVATOR
MODERNIZATION PROJECT****I. PROJECT SCHEDULE SUMMARY**

Project Activity	Scheduled Completion Date
Construction Documents	March 2023*
Jurisdictional Approvals	May 2023*
Construction Start	May 2024
Substantial Completion	May 2026
Final Acceptance	August 2026

*Actual Completion Date

II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Project Budget
Construction	\$2,200,000
Change Order Contingency	\$ 500,000
Civic Arts	\$ 25,000
Plans and Specifications	\$ 300,000
Consultant Services	\$ 155,000
Miscellaneous Expenditures	\$ 30,000
Jurisdictional Review/Plan Check/Permits	\$ 50,000
County Services	\$ 580,000
TOTAL	\$3,840,000

March 06, 2024

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF HEALTH SERVICES

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE

FY 2023-24

4 - VOTES

SOURCES

USES

BA DETAIL - SEE ATTACHMENT PAGE 1

BA DETAIL - SEE ATTACHMENT PAGE 1

SOURCES TOTAL

\$ 7,950,000

USES TOTAL

\$ 7,950,000

JUSTIFICATION

This budget adjustment of \$2,650,000 is necessary to fund Capital Project No. 87979, Hubert H. Humphrey CHC Elevator Modernization project in the amount of \$1,400,000 and Capital Project No. 87980, Edward R. Roybal CHC Elevator Modernization project in the amount of \$1,250,000 from DHS Enterprise Fund-Committed for DHS for anticipated expenditures in FY 2023-24.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Jean Lo

Digitally signed by Jean Lo
Date: 2024.03.06 09:46:17
-08'00'

AUTHORIZED SIGNATURE

JEAN LO, CHIEF, CONTROLLER'S DIVISION

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

37 April 23, 2024



JEFF LEVINSON
INTERIM EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

☐ ACTION

☒ RECOMMENDATION
Andrea

Digitally signed by
Andrea Turner
Date: 2024.03.06
11:40:21 -08'00'

BY

DATE 3/6/24

AUDITOR-CONTROLLER

B.A. NO. 186



APPROVED AS REQUESTED



APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY

Amir Alam

Digitally signed by
Amir Alam
Date: 2024.03.06
12:54:23 -08'00'

DATE 3/6/24

COUNTY OF LOS ANGELES
REQUEST FOR APPROPRIATION ADJUSTMENT

FY 2023-24			
4 - VOTES			
SOURCES		USES	
DHS ENTERPRISE FUND		DHS ENTERPRISE FUND	
MN2-3078		MN2-HS-6100-60070	
COMMITTED FOR DHS		OTHER FINANCING USES	
DECREASE OBLIGATED FUND BALANCE	2,650,000	INCREASE APPROPRIATION	2,650,000
LOS ANGELES GENERAL MEDICAL CENTER ENTERPRISE FUND		LOS ANGELES GENERAL MEDICAL CENTER ENTERPRISE FUND	
MN4-HG-96-9911-60010		MN4-HG-96-9912-60010	
OPERATING TRANSFERS IN		OPERATING SUBSIDY - GENERAL FUND	
INCREASE REVENUE	2,650,000	DECREASE REVENUE	2,650,000
ENT SUB - LOS ANGELES GENERAL MEDICAL CENTER		AMBULATORY CARE NETWORK	
A01-AC-6100-21200-21224		HUBERT H. HUMPHREY CHC ELEVATOR MODERNIZATION	
OTHER FINANCING USES		A01-CP-6014-64050-87979	
DECREASE APPROPRIATION	2,650,000	CAPITAL ASSETS - B & I	
		INCREASE APPROPRIATION	1,400,000
		AMBULATORY CARE NETWORK	
		EDWARD R. ROYBAL CHC ELEVATOR MODERNIZATION	
		A01-CP-6014-64050-87980	
		CAPITAL ASSETS - B & I	
		INCREASE APPROPRIATION	1,250,000
SOURCES TOTAL	\$ 7,950,000	USES TOTAL	\$ 7,950,000

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

37 April 23, 2024

W. H. H. H. H.

JEFF LEVINSON
INTERIM EXECUTIVE OFFICER

BA186
3/6/24