



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 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

Dear Supervisors:

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

35 April 23, 2024

JEFF LEVINSON  
INTERIM EXECUTIVE OFFICER

**CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
OLIVE VIEW-UCLA MEDICAL CENTER  
ELEVATORS MODERNIZATION PROJECT  
ESTABLISH AND APPROVE PROJECT  
APPROVE APPROPRIATION ADJUSTMENT  
AWARD DESIGN-BUILD CONTRACT  
CAPITAL PROJECT NO. 87824  
FISCAL YEAR 2023-24  
(SUPERVISORIAL DISTRICT 3)  
(4 VOTES)**

## **SUBJECT**

Public Works is seeking Board approval of the proposed Olive View-UCLA Medical Center Elevators Modernization Project and associated appropriation adjustment, and award of a Design-Build contract to The PENTA Building Group, LLC, for delivery of the project.

## **IT IS RECOMMENDED THAT THE BOARD:**

1. Find the proposed Olive View-UCLA Medical Center Elevators Modernization Project exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Establish and approve the proposed Olive View-UCLA Medical Center Elevators Modernization Project, Capital Project No. 87824, with a total project budget of \$15,987,000.
3. Approve the Fiscal Year 2023-24 appropriation adjustment to allocate \$431,000 from the

Department of Health Services' Enterprise Fund Committed for Department of Health Services to fund the estimated Fiscal Year 2023-24 expenditures for the proposed Olive View-UCLA Medical Center Elevators Modernization Project, Capital Project No. 87824.

4. Find that The PENTA Building Group, LLC, is the responsive and responsible proposer that submitted the best value Design-Build proposal for the design and construction of the Olive View-UCLA Medical Center Elevators Modernization Project.

5. Award and delegate authority to the Director of Public Works or his designee to execute a Design-Build agreement with The PENTA Building Group, LLC, for the Olive View UCLA Medical Center Elevators Modernization Project for a not to exceed maximum contract sum of \$10,410,372, inclusive of the base contract sum of \$10,010,372, and the design completion allowance of \$400,000; and to suspend and/or terminate the contract for convenience, if it is in the best interest of the County to do so.

6. Authorize the Director of Public Works or his designee, with concurrence of the Chief Executive Office, to exercise control over the design completion allowance, including the authority to reallocate the allowance into the contract amount, as appropriate, in accordance with the project specifications.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to seek Board approval to find the Olive View UCLA Medical Center (OV UCLA MC) Elevators Modernization Project exempt from the California Environmental Quality Act (CEQA); approve the capital project, project budget, and appropriation adjustment; award and authorize Public Works to execute a Design-Build (D-B) agreement; and authorize Public Works, with concurrence of the Chief Executive Office, to exercise control over the design completion allowance for design and construction of the project.

### **Background**

The OV-UCLA MC is located at 14445 Olive View Drive in the Sylmar area of the City of Los Angeles and provides healthcare services to communities within the San Fernando Valley and North County area. The 6-story hospital facility was constructed more than 30-years ago and has 2 banks of elevators in the core of the facility, including 4 elevators for patients and staff, 3 elevators for visitors, and 1 cart lift elevator, which have reached the end of their useful service life and now require significant modernization upgrades to sustain efficient hospital operations.

The proposed project will modernize all seven elevators and the single cart lift, including replacement of hoist machines, motor drives, governors and safeties, all door operators, guide roller assemblies, and door protective devices; addition of new code required signal fixture and new wall panels; upgrade of the control systems to new nonproprietary systems; and installation of a new dispatching system. Additionally, code compliance measures to address life safety, electrical, lighting, security, mechanical, and structural engineering are also included in the scope of the work.

### **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 recommended D-B agreement is for a not-to-exceed maximum contract sum of \$10,410,372, inclusive of the base contract sum of \$10,010,372, and the design completion allowance of \$400,000. The Department of Health Services (DHS) has previously paid \$584,000 for assessment fees through the DHS operating budget.

The total project budget is estimated at \$15,987,000, including plans and specifications, jurisdictional approvals, construction, design-completion allowance, change order contingency, Civic Art allowance, consultant services, and County services. The project budget and schedule summaries are included in Enclosure A.

Approval of the Fiscal Year 2023-24 appropriation adjustment (Enclosure B) will allocate \$431,000 from DHS' Enterprise Fund Committed for DHS to fund the estimated Fiscal Year 2023-24 expenditures for the OV-UCLA MC Elevators Modernization Project, Capital Project No. 87824. DHS will provide funding in the future budget phases, as needed, to fully fund the remaining project budget.

#### **Operating Budget Impact**

Following completion of the project, DHS will request and fund the associated ongoing annual maintenance and operational costs, as needed, with departmental resources in future budget phases. There is no net County cost impact associated with the recommendations.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In accordance with the Board's Civic Art Policy amended on August 4, 2020, the proposed project budget includes one percent of the eligible design and construction costs for the Civic Art allowance, which is estimated at \$108,000.

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, the project will 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 will also include a jobs coordinator who will facilitate the implementation of the targeted hiring requirement of the policy.

Effective June 7, 2023, the Countywide Community Workforce Agreement (CWA) applies to projects with an estimated construction contract value of \$5,000,000 or greater. Therefore, CWA will apply to this project. The contractor and all subcontractors must comply with all terms and conditions of the CWA 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. The project consists of repairs and upgrades to existing facilities, as well as replacement of features in the interior of existing facilities, and is within certain classes of projects that have been determined not to have a significant effect on the environment in that the project meets criteria set forth in Sections 15301 (a), (d), and (f); and 15302 (c) of the State CEQA Guidelines and Classes 1 (c), (d), and (i); and 2 (e) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The proposed project provides for repair, refurbishment, 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.

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 with the State Clearinghouse at the Governor's Office of Planning and Research in accordance with Section 21152 of the California Public Resources Code and will post the notice to the County's website in accordance with Section 21092.2.

## **CONTRACTING PROCESS**

The D-B procurement was conducted in accordance with the D-B Policy adopted by the Board on June 4, 2016, and pursuant to the requirements of the Public Contract Code Section 22164.

On February 2, 2023, Public Works issued the Request for Proposals for D-B services for the OV-UCLA MC Elevators Modernization Project. This contract opportunity was listed on the County's "Doing Business with Us" and Public Works "Contract Opportunities" websites and in the Los Angeles Daily Journal, Los Angeles Sentinel, La Opinion, Press Telegram, Santa Monica Daily Press, Daily Breeze, The Signal, Watts Times, Chinese Daily News, and Pasadena Star News newspapers. Public Works informed 1,277 local small business enterprises; 145 disabled-veteran owned business enterprises; and 147 social enterprises about this business opportunity. A total of one firm submitted a proposal in response to the Request for Proposals.

On March 6, 2023, one prequalification questionnaire was received for evaluation. The prequalification questionnaire was reviewed by an evaluation committee consisting of representatives from DHS and Public Works. Based on the review and evaluation, The PENTA Building Group, LLC, was determined to be prequalified, shortlisted, and invited to submit a technical and cost proposal.

On July 18, 2023, PENTA submitted a technical and cost proposal for evaluation. The technical and cost proposal was evaluated by a panel of representatives from DHS and Public Works based on technical design, construction expertise, proposed delivery plan, price, life cycle costs, skilled labor force availability, acceptable safety record, and D-B team personnel and organization. PENTA was found to have submitted the best value proposal to perform these services in accordance with the

evaluation criteria stated in the Request for Proposals. The evaluations were completed without regard to race, creed, color, or gender. PENTA Community Business Enterprises participation data and three year contracting history with the County are on file with Public Works' Business Relations and Contracts Division, 900 South Fremont Avenue, 8th Floor, Alhambra, CA 91803.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the recommended actions will have no impact on current services at the campus. Patient care services on campus will remain fully operational during construction.

**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:sl

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)

April 23, 2024

**CONSTRUCTION CONTRACT**  
**CONSTRUCTION MANAGEMENT CORE SERVICE AREA**  
**OLIVE VIEW-UCLA MEDICAL CENTER**  
**ELEVATORS MODERNIZATION PROJECT**  
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**(SUPERVISORIAL DISTRICT 3)**  
**(4 VOTES)**

**I. PROJECT SCHEDULE SUMMARY**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Feasibility Study	12/31/2021*
Design	07/28/2024
Jurisdictional Approvals	12/09/2024
Construction Start	12/30/2024
Substantial Completion	09/30/2025
Final Acceptance	11/30/2025

\*Completed Activity

**II. PROJECT BUDGET SUMMARY**

<b>Project Budget Category</b>	<b>Proposed Budget</b>
Design-Build Contract	\$10,010,372
Design-Build Design Completion Allowance	\$ 400,000
Change Order Contingency	\$ 1,100,000
Civic Art Allowance	\$ 108,000
Pre-Construction (Job Order Contract)	\$ 18,628
<b>Hard Cost Subtotal</b>	<b>\$11,637,000</b>
Plans and Specifications	\$ 975,000
Consultant Services	\$ 400,000
Miscellaneous Expenditures	\$ 45,000
Jurisdictional Review/Plan Check/Permits	\$ 1,050,000
County Services	\$ 1,880,000
<b>Soft Cost Subtotal</b>	<b>\$ 4,350,000</b>
<b>TOTAL PROJECT COST</b>	<b>\$15,987,000</b>

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BA FORM 10142022

BOARD OF SUPERVISORS  
OFFICIAL COPY

March 27, 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	
DHS ENTERPRISE FUND MN2-3078 COMMITTED FOR DHS <b>DECREASE OBLIGATED FUND BALANCE</b>	<b>431,000</b>	DHS ENTERPRISE FUND MN2-HS-6100-60070 OTHER FINANCING USES <b>INCREASE APPROPRIATION</b>	<b>431,000</b>
OLIVE VIEW-UCLA MEDICAL CENTER ENTERPRISE FUND MN3-HO-96-9911-60050 OPERATING TRANSFERS IN <b>INCREASE REVENUE</b>	<b>431,000</b>	OLIVE VIEW-UCLA MEDICAL CENTER ENTERPRISE FUND MN3-HO-96-9912-60050 OPERATING SUBSIDY - GENERAL FUND <b>DECREASE REVENUE</b>	<b>431,000</b>
ENT SUB - OLIVE VIEW-UCLA MEDICAL CENTER A01-AC-6100-21200-21232 OTHER FINANCING USES <b>DECREASE APPROPRIATION</b>	<b>431,000</b>	OLIVE VIEW-UCLA MEDICAL CENTER OLIVE VIEW-UCLA MEDICAL CENTER ELEVATORS MODERNIZATION A01-CP-6014-64030-87824 CAPITAL ASSETS - B & I <b>INCREASE APPROPRIATION</b>	<b>431,000</b>
<b>SOURCES TOTAL</b>	<b>\$ 1,293,000</b>	<b>USES TOTAL</b>	<b>\$ 1,293,000</b>

**JUSTIFICATION**

This budget adjustment of \$431,000 is necessary to fund Capital Project No. 87824, Olive View-UCLA Medical Center Elevators Modernization Project, from DHS Enterprise Fund-Committed for DHS for anticipated expenditures in FY 2023-24.

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

**Jean Lo**

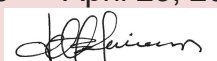
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Date: 2024.03.28 10:00:41 -07'00'

**AUTHORIZED SIGNATURE**

JEAN LO, CHIEF, CONTROLLER'S DIVISION

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

**35 April 23, 2024**



JEFF LEVINSON  
INTERIM EXECUTIVE OFFICER

REFERRED TO THE CHIEF  
EXECUTIVE OFFICER FOR---

☐ ACTION

☒ RECOMMENDATION  
Digitally signed by Lan Sam  
Date: 2024.03.28 15:41:55 -07'00'

AUDITOR-CONTROLLER

BY

**Lan Sam**

DATE

**3/28/24**

☒ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

**Erika Bonilla**

BY

Digitally signed by Erika Bonilla  
Date: 2024.04.01 10:29:30 -07'00'

DATE

**4/1/24**

B.A. NO. **204**