



MARK PESTRELLA, Director

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

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE

May 07, 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

58 MAY 7, 2024

JEFF LEVINSON  
INTERIM EXECUTIVE OFFICER

**CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
HARBOR-UCLA MEDICAL CENTER  
INPATIENT PHARMACY EXPANSION PROJECT  
APPROVE CAPITAL PROJECT AND BUDGET  
AUTHORIZE USE OF JOB ORDER CONTRACTING  
CAPITAL PROJECT NO. 87558  
FISCAL YEAR 2023-24  
(SUPERVISORIAL DISTRICT 2)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval of the Harbor-UCLA Medical Center Inpatient Pharmacy Expansion Project and authorization to deliver the project using a Board-approved Job Order Contract.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the Harbor-UCLA Medical Center Inpatient Pharmacy Expansion Project is within the scope of the previous exemption finding by the Board from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Approve the Harbor-UCLA Medical Center Inpatient Pharmacy Expansion Project, Capital Project No. 87558, with a total project budget of \$2,580,000.
3. Authorize the Director of Public Works or his designee to deliver the Harbor-UCLA Medical Center Pharmacy Inpatient Expansion Project using a Board-approved Job Order Contract.

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

The purpose of the recommended actions is to find that the Harbor-UCLA Medical Center (H-UCLA MC) Inpatient Pharmacy Expansion Project is within the scope of the previous exemption finding by the Board under the California Environmental Quality Act (CEQA), approve the project and budget, and authorize Public Works to deliver the project using a Board-approved Job Order Contract (JOC).

### **Project Description and Background**

On June 18, 2019, the Board established the H-UCLA MC Inpatient Pharmacy Expansion Project, Capital Project No. 87558.

The Pharmacy Department, located in the basement of the Main Hospital building, needs additional workspace and square footage to store intravenous medications and other supplies to maintain operations and meet licensing requirements. The existing central sterile area, approximately 3,300 square feet and adjacent to the existing inpatient pharmacy, is not utilized.

The proposed project is to remodel the existing central sterile space to provide additional work and storage space for the Inpatient Pharmacy. The scope includes reconfiguring existing partition walls, refurbishing ceilings and flooring, painting, remodeling of the mechanical systems, and adding electrical and data outlets. In addition, the project includes providing two-hour fire rated walls along the perimeter of the space.

The design was completed using a Board-approved, on-call architectural/engineering firm and is now seeking approval to complete the remodeling work using a Board-approved JOC. Upon Board approval of the recommended actions, it is anticipated that construction will take approximately 12 months. The Inpatient Pharmacy will remain operational during construction and will be completed in phases to minimize disruption to day-to-day 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 total project budget for the H-UCLA MC Inpatient Pharmacy Expansion Project is \$2,580,000, including construction, change order contingency, plans and specifications, permit fees, consultant services, inspection services, and County services. The project budget summary and schedule are included in the Enclosure.

There is sufficient funding appropriated in the H-UCLA MC Inpatient Pharmacy Expansion Project, Capital Project No. 87558, to fund the projected Fiscal Year 2023-24 expenditures. The Department of Health Services will provide funding in future budget phases, as needed, to fully fund the remaining project budget. There is no net County cost impacts associated with the recommended

actions.

### Operating Budget Impact

There is no one-time or ongoing operational costs anticipated following completion of the project.

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

In accordance with the Board's Civic Art Policy amended on August 4, 2020, the project budget includes 1 percent of eligible design and construction costs allocated to the Civic Arts fund, which is estimated at \$21,000.

The project is subject to Board Policy 5.270, Countywide Local and Targeted Worker Hiring.

The project will support the Board's Green Building/Sustainable Design Program policy by minimizing the amount of demolition materials disposed of in landfills and by incorporating energy efficient products in the remodeling scope.

### **ENVIRONMENTAL DOCUMENTATION**

On June 18, 2019, the Board found the H-UCLA MC Inpatient Pharmacy Expansion Project is categorically exempt from CEQA. A Notice of Exemption was filed on June 25, 2019. The project remains within certain classes of projects that have been determined not to have a significant effect on the environment in that it continues to meet criteria set forth in Sections 15301 (a) and (f); 15302 (c); and 15303 of the State CEQA Guidelines and Classes 1 (d) and (i); and 2 (e) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project continues to provide for reconfiguration of existing partition walls including upgrading exterior walls to two-hour rating, refurbishment of finishes, and alterations of electrical and mechanical systems. The recommended actions are within the scope of the previous finding of exemption, and there are no changes that require additional findings under CEQA.

Upon the Board's approval of the project, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk and with the State Clearinghouse in the Governor's Office of Planning and Research in accordance with Section 21152 of the Public Resources Code and will post the Notice of Exemption to its website pursuant to Section 21092.2.

### **CONTRACTING PROCESS**

Public Works completed the design for the H-UCLA MC Inpatient Pharmacy Expansion Project using a Board-approved, on-call architectural/engineering firm and is seeking Board approval to complete the construction for the project using a Board-approved JOC.

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

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

Approval of the recommended actions will have no impact on current services at H-UCLA MC. The

The Honorable Board of Supervisors

5/7/2024

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existing facility will remain operational during the remodeling work. Services impacted at the Inpatient Pharmacy will be minimized by phasing the remodeling work and relocating patients on site.

**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  
Chief Executive Office (Capital Programs  
Division)  
County Counsel  
Executive Office  
Department of Health Services (Capital Projects  
Division)

**CONSTRUCTION CONTRACT  
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**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Construction Documents	October 2021*
Jurisdictional Approvals	March 2021*
Construction Start	June 2024
Substantial Completion	June 2025
Final Acceptance	August 2025

\*Completed Activity

**II. PROJECT BUDGET SUMMARY**

<b>Project Activity</b>	<b>Proposed Budget</b>
Construction (Job Order Contract)	\$1,665,000
Change Order Contingency	\$ 264,000
Civic Arts	\$ 21,000
Construction Subtotal	\$1,950,000
Plans and Specifications	\$ 215,000
Consultant Services	\$ 60,000
Miscellaneous Expenditure	\$ 25,000
Jurisdictional Review, Plan Check, and Permit	\$ 30,000
County Services	\$ 300,000
<b>TOTAL</b>	<b>\$2,580,000</b>