



MICHAEL OWH
Director

County of Los Angeles
INTERNAL SERVICES DEPARTMENT

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Speed. Reliability. Value.

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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

37 May 7, 2024

JEFF LEVINSON
INTERIM EXECUTIVE OFFICER

**DEPARTMENT OF HEALTH SERVICES
RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER
BOILER AND CHILLERS REPLACEMENT PROJECT
CATEGORICAL EXEMPTION
ESTABLISH AND APPROVE CAPITAL PROJECT NO. 8A042
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT
(FISCAL YEAR 2023-24)
(SUPERVISORIAL DISTRICT 4 - 4-VOTES)**

SUBJECT

The Internal Services Department is seeking Board approval of the proposed Rancho Los Amigos National Rehabilitation Center Boiler and Chillers Replacement Project, approval of the project budget and related appropriation adjustment and that your Board find the proposed project to be exempt from the California Environmental Quality Act.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed Rancho Los Amigos National Rehabilitation Center Boiler and Chillers Replacement 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 proposed Rancho Los Amigos National Rehabilitation Center Boiler and Chillers Replacement Project, Capital Project No. 8A042 with a total budget of \$17,610,000.

3. Approve the Fiscal Year 2023-24 appropriation adjustment to allocate \$435,000 from the Department of Health Services' Enterprise Fund-Committed for Department of Health Services to fund the projected Fiscal Year 2023-24 expenditures for the proposed Rancho Los Amigos National Rehabilitation Center Boiler and Chillers Replacement Project, Capital Project No. 8A042.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommendations will find the proposed Rancho Los Amigos National Rehabilitation Center (RLANRC) Boiler and Chillers Replacement Project exempt from the California Environmental Quality Act (CEQA), establish and approve Capital Project No. 8A042, and approve the project budget and appropriation adjustment.

Background

The proposed RLANRC Boiler and Chillers Replacement Project would replace the existing three (3) chillers and one (1) boiler that are currently servicing the Department of Health Services' (DHS) RLANRC by providing cooled and heated air to the entire facility. The existing chillers and boiler have surpassed their lifespan and are 34 years old and 27 years old, respectively. According to the American Society of Heating, Refrigerating, and Air-conditioning Engineers (ASHRAE), the typical life cycle for this equipment is 20 years. The Internal Services Department (ISD) will deliver the proposed project by a competitively solicited Board approved Energy Efficiency Project Services Master Agreement (EEPMA).

The proposed scope of work includes the replacement of the three (3) existing chillers, one (1) boiler, the associated chilled water supply lines, return lines, plumbing, structural supports, anchoring, electrical conduits, power supplies, and all associated controls, sensors, and equipment.

The estimated project duration is approximately 34 months, which includes the completion of jurisdictional approvals, construction, and the completion of the physical project.

Implementation of Strategic Plan Goals

The proposed RLANRC Boiler and Chillers Replacement Project will support the Board's Green Building/Sustainable Design Program by incorporating design features that will optimize energy efficiency.

The project will be designed and constructed to comply with Title 24 of the California Code of Regulations. Title 24 contains building standards for conserving electricity and natural gas in new and existing buildings within the State. When possible, ISD will document all Title 24 related improvements that qualify for Leadership in Energy and Environmental Design (LEED) building points to apply toward future LEED certification for the County building.

FISCAL IMPACT/FINANCING

The total project budget for the proposed RLANRC Boiler and Chillers Replacement Project is \$17,610,000, which includes design, construction, change order allowance, inspection/testing, and ISD county services (Enclosure A). The project budget and schedule are included in Enclosure A. DHS has previously paid \$355,000 for assessment fees through the DHS operating budget.

Approval of the enclosed Fiscal Year 2023-24 appropriation adjustment (Enclosure B) will allocate \$435,000 from the DHS Enterprise Fund-Committed for DHS to fund the projected Fiscal Year 2023-24 expenditures for the proposed Rancho Los Amigos National Rehabilitation Center Boiler and Chillers Replacement Project, Capital Project No. 8A042. DHS will provide funding in the future budget phases, as needed, to fully fund the remaining project budget. There is no net County cost impact associated with the recommendations.

Operating Budget Impact

The scope of work consists of repairs and remodeling made to an existing space. Therefore, following the completion of the proposed project, ISD and DHS do not anticipate any one-time start-up or additional ongoing costs as a result of the proposed project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Local and Targeted Worker Hire Policy, updated on May 17, 2023, the proposed RLANRC Boiler and Chillers Replacement 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 is exempt from the Civic Art Allocation as it involves replacement of building systems of the refurbishment project.

ENVIRONMENTAL DOCUMENTATION

The proposed RLANRC Boiler and Chillers Replacement project is categorically exempt from CEQA. The scope of work consists of the replacement of an existing boiler and three chillers. Therefore, the work is within certain classifications of projects that have been determined under California law to not have a significant effect on the environment, such that the project will meet the criteria set forth in Sections 15301(d), 15302, and 15303 of the State CEQA Guidelines, and Classes 1(c), 2, and 3 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G because the project includes repairs and minor alterations to existing public facilities with negligible or no expansion of use, replacement of features with the same purpose and capacity, placement of small equipment and accessory structures, and installation of equipment at existing facilities.

In addition, the proposed project will comply with all applicable regulations, as the facility is 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 any indications that the project may cause a substantial adverse change in the significance of a historic resource, which would otherwise 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 and with the State Clearinghouse in the Office of Planning and Research in accordance with section 21152 of the California Public Resources Code. ISD will subsequently post the Notice to its website in accordance with section 21092.2.

CONTRACTING PROCESS

The proposed RLANRC Boiler and Chillers Replacement Project will be competitively solicited for and delivered via EEPMA. The standard Board-directed clauses, including those that provide for contract termination and hiring qualified displaced county employees are included in the EEPMA agreement.

The EEPMA contractor who will perform the work is required to fully comply with all applicable legal requirements, which include, among other obligations, 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 EEPMA is the most appropriate contracting vehicle to complete this project because the replacement equipment is intended to optimize the energy efficiency of the facility, and to address deficiencies such as potential non code-compliant issues. Additionally, 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 contracting vehicle, such as EEPMA, rather than 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. There are other existing chillers and boilers that are continuing to provide heated and cooled air to the facility.

CONCLUSION

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. OWH', with a stylized flourish at the end.

MICHAEL OWH

Director

MO:ME:TD:sy

Enclosures

c: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel
Department of Health Services

**PROJECT INFORMATION SHEET
SCHEDULE AND BUDGET SUMMARY**

PROJECT :	DHS RLA Boilers and Chillers Replacement
CAPITAL PROJECT NO. :	8A042

I. PROJECT SCHEDULE		
Project Activity	Duration	Scheduled Completion Date
Complete Construction Documents	Complete	Nov 2023
Jurisdictional Approval	2 months following Board approval	July 2024
Award Construction Contract	4 months following Board approval	Sept 2024
Substantial Completion	31 months following Board approval	Dec 2026
Project Acceptance	34 months following Board approval	March 2027

II. BUDGET SUMMARY	
Budget Category	Proposed Budget
Construction	
Construction	\$ 10,499,000.00
Change Orders (Contingency)	\$ 2,105,000.00
Subtotal	\$ 12,604,000.00
Civic Art (if not exempt)	\$ -
Plans and Specifications	\$ 555,000.00
Jurisdictional Review/Plan Check/Permits	\$ 203,000.00
County Services (ISD Indirect)	\$ 4,248,000.00
Total Project Budget	\$ 17,610,000.00

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BA FORM 10142022

BOARD OF SUPERVISORS
OFFICIAL COPY

April 09, 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
DECREASE OBLIGATED FUND BALANCE

435,000

DHS ENTERPRISE FUND
MN2-HS-6100-60070
OTHER FINANCING USES
INCREASE APPROPRIATION

435,000

RANCHO LOS AMIGOS NATIONAL REHAB. CENTER ENTERPRISE FUND
MN7-HR-96-9911-60040
OPERATING TRANSFERS IN
INCREASE REVENUE

435,000

RANCHO LOS AMIGOS NATIONAL REHAB. CENTER ENTERPRISE FUND
MN7-HR-96-9912-60040
OPERATING SUBSIDY - GENERAL FUND
DECREASE REVENUE

435,000

ENT SUB - RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER
A01-AC-6100-21200-21230
OTHER FINANCING USES
DECREASE APPROPRIATION

435,000

RANCHO LOS AMIGOS NATIONAL REHAB CENTER CAPITAL IMPROVEMENTS
RANCHO LOS AMIGOS NRC BOILER AND CHILLERS REPLACEMENT
A01-CP-6014-64025-8A042
CAPITAL ASSETS - B & I
INCREASE APPROPRIATION

435,000

SOURCES TOTAL \$ 1,305,000

USES TOTAL \$ 1,305,000

JUSTIFICATION

This budget adjustment of \$435,000 is necessary to fund Capital Project No. 8A042, Rancho Los Amigos National Rehabilitation Center Boiler and Chillers Replacement Project, from DHS Enterprise Fund-Committed for DHS for anticipated expenditures in FY 2023-24.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
#37 MAY 7 2024


Jean Lo

Digitally signed by Jean Lo
Date: 2024.04.09 20:16:51
-07'00'

AUTHORIZED SIGNATURE

JEAN LO, CHIEF, CONTROLLER'S DIVISION

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



JEFF LEVINSON
INTERIM EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION

AUDITOR-CONTROLLER

BY **Lan Sam**
Digitally signed by Lan Sam
Date: 2024.04.16 07:34:07
-07'00'

B.A. NO. 218

DATE **4/16/24**

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

Digitally signed by Amir Alam
Amir Alam
Date: 2024.04.17
11:53:17 -07'00'

BY **Amir Alam**

DATE **4/17/24**