



MARK PESTRELLA, Director

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

"To Enrich Lives Through Effective and Caring Service"

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ADOPTED

IN REPLY PLEASE
REFER TO FILE

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

June 04, 2024

59 June 4, 2024

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

EDWARD YEN
EXECUTIVE OFFICER

Dear Supervisors:

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
OLIVE VIEW-UCLA MEDICAL CENTER
AUTOMATIC TRANSFER SWITCHES MODERNIZATION
MANUAL TRANSFER SWITCHES RETROFIT PROJECT
APPROVE PROJECT AND BUDGET
APPROVE APPROPRIATION ADJUSTMENT
AUTHORIZE USE OF JOB ORDER CONTRACTS
CAPITAL PROJECT NO. 8A040
FISCAL YEAR 2023-24
(SUPERVISORIAL DISTRICT 3)
(4 VOTES)**

SUBJECT

Public Works is seeking Board approval of the Olive View-UCLA Medical Center Automatic Transfer Switches Modernization Manual Transfer Switches Retrofit Project and budget, approval of the associated appropriation adjustment, and authorization to deliver the proposed project using Board-approved Job Order Contracts.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed Olive View-UCLA Medical Center Automatic Transfer Switches Modernization and Manual Transfer Switches Retrofit 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 Olive View-UCLA Medical Center Automatic Transfer Switches Modernization and Manual Transfer Switches Retrofit Project, Capital Project No. 8A040, with a total

project budget of \$12,066,000.

3. Approve the Fiscal Year 2023-24 appropriation adjustment to allocate \$645,000 from the Department of Health Services' Enterprise Fund-Committed for the Department of Health Services to fund the projected Fiscal Year 2023-24 expenditures for the Olive View-UCLA Medical Center Automatic Transfer Switches Modernization and Manual Transfer Switches Retrofit Project, Capital Project No. 8A040.
4. Authorize the Director of Public Works or his designee to use Board-approved Job Order Contracts for the construction of the Olive View-UCLA Medical Center Automatic Transfer Switches Modernization and Manual Transfer Switches Retrofit Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to seek Board approval to find the Olive View-UCLA Medical Center (OV UCLA MC) Automatic Transfer Switches (ATS) Modernization and Manual Transfer Switches (MTS) Retrofit Project exempt from the California Environmental Quality Act (CEQA); approve the project and budget, and appropriation adjustment; and authorize Public Works to deliver the proposed project using Board-approved Job Order Contracts (JOC).

Background

The Olive View-UCLA Medical Center is located at 14445 Olive View Drive in the neighborhood of Sylmar in the City of Los Angeles and provides healthcare services to the communities of San Fernando Valley and North County region. A feasibility study was conducted, determining that the hospital's ATS and the Central Plant's MTS have reached the end of their operational lifespan and require complete replacement. The replacement of the ATS and MTS is critical in ensuring the continued and reliable operation of the hospital's emergency power system. The project would provide updated ATS and MTS equipment to ensure the hospital's continued safe operation with new modern equipment that can be serviced for the foreseeable future.

The proposed project consists of the replacement of the existing ATS governing the emergency power system within the hospital and the refurbishment of the Central Plant MTS for the main electrical high voltage switchboard. The approach to executing the project involves having it designed, reviewed, and approved as a whole by the California Department of Health Care Access and Information but implemented through two scopes of construction work.

The scopes of construction work are proposed to be delivered in the following sequence to avoid impacts to hospital operations: 1) Replacement of the existing hospital's ATS, which will begin in October 2024 at a construction cost of \$5,100,000; and 2) Refurbishment of the existing Central Plant's MTS, which will begin in November 2025 at a construction cost of \$3,857,000.

Each component of the project will be delivered using Board approved JOCs to expedite construction. The monetary value of each scope will not exceed the maximum JOC value. The total construction cost for the two proposed components is estimated at \$8,957,000.

Upon the Board's approval of the recommended actions, construction of the project will begin in October 2024 and be substantially completed in March 2027.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 1, Make Investments that Transform Lives, Focus Area Goal A, Healthy Individuals and Families, Strategy ii, Improve Health Outcomes, by promoting comprehensive and inclusive care through investments in public healthcare infrastructure that enhance the quality and delivery of healthcare services to Los Angeles County residents; and North Star 3, Realize tomorrow's government today, Focus Area Goal F, Flexible and Efficient Infrastructure, Strategy ii, Modernize Infrastructure, by evaluating our current Capital Projects and identifying the need to replace or modernize legacy/obsolete infrastructure. These recommended actions support the Strategic Plan by investing in public healthcare infrastructure improvements that will enhance the quality and delivery of healthcare services to the residents in the County of Los Angeles, in particular the North County region.

FISCAL IMPACT/FINANCING

The total project budget is estimated at \$12,066,000, which includes design, plan check, consultant services, construction, change order contingency, and County services. The project schedule and budget are included in Enclosure A. The Department of Health Services (DHS) has previously paid \$166,000 for assessment fees through the DHS operating budget.

Board approval of Fiscal Year 2023-24 appropriation adjustment (Enclosure B) will allocate \$645,000 from the DHS' Enterprise Fund-Committed for DHS to fund the projected Fiscal Year 2023-24 expenditures for the OV-UCLA MC ATS Modernization and MTS Retrofit Project, Capital Project No. 8A040. DHS will provide funding in the future budget phases, as needed, to fund the remaining project budget. There is no net County cost impact associated with the recommendations.

Operating Budget Impact

Following completion of the proposed project, 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 project consists of the repair and replacement of building systems and are, therefore, exempt from the policy.

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

The project supports the Board's Green Building/Sustainable Design Program by implementing energy efficient lighting that will comply with California Title 24.

ENVIRONMENTAL DOCUMENTATION

The proposed ATS Modernization and MTS Retrofit project is categorically exempt from the provisions of CEQA. The project scope is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the

criteria set forth in Sections 15301 (a), (d), and (f); and Section 15302 (c) of the State CEQA

Guidelines and Classes 1 (c), (d), (h), and (i); and 2 (e) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G.

The project provides for interior repair and upgrade of existing facilities replacement of existing systems involving negligible or no expansion of an existing use. Replacement equipment will have the same purpose and capacity as the equipment being replaced.

In addition, based on the records of the project, it will comply with all applicable regulations, the project is not located in a sensitive environment, there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists complied pursuant to Government Code Section 65962.5, or indications that the project may cause a substantial adverse change in the significance of a historic resource that would make the exemptions inapplicable.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption for the project 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

Public Works used a Board-approved, on-call consultant to complete the design for the proposed project and is requesting Board authorization to complete the construction using Board-approved JOCs.

The project work includes renovation and refurbishment and Public Works has made the determination that the use of JOC is the most appropriate contracting method to deliver the project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed project will be delivered in phases to avoid impacts to patient care at the OV-UCLA MC. Patient care services will remain fully operational during construction. All critical work will be completed in phases and during nonpeak periods to minimize disruptions to patient services.

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
- Auditor-Controller
- Chief Executive Office (Capital Programs
Division)
- County Counsel
- Executive Office
- Department of Health Services (Capital Projects
Division)

**CONSTRUCTION CONTRACT
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FISCAL YEAR 2023-24
(SUPERVISORIAL DISTRICT 3)
(4 VOTES)**

I. PROJECT SCHEDULE SUMMARY

Project Activity	Scheduled Completion Date
Feasibility Study	6/30/2023*
Design	6/30/2024
Jurisdictional Approvals	9/30/2024
Construction Start	10/1/2024
Substantial Completion	3/30/2027
Final Acceptance	6/30/2027

*Completed Activity

II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Budget
Construction	\$ 7,797,000
Contingency	\$ 1,160,000
Hard Cost Subtotal	\$ 8,957,000
Plans and Specification	\$ 680,000
Consultant Services	\$ 430,000
Miscellaneous Expenditure	\$ 50,000
Jurisdictional Review/Plan Check/Permits	\$ 200,000
County Services	\$ 1,749,000
Soft Cost Subtotal	\$ 3,109,000
TOTAL	\$12,066,000

June 4, 2024

PINK

BOARD OF SUPERVISORS
OFFICIAL COPY

BA FORM 10142022

March 20, 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	645,000	DHS ENTERPRISE FUND MN2-HS-6100-60070 OTHER FINANCING USES INCREASE APPROPRIATION	645,000
OLIVE VIEW-UCLA MEDICAL CENTER ENTERPRISE FUND MN3-HO-96-9911-60050 OPERATING TRANSFERS IN INCREASE REVENUE	645,000	OLIVE VIEW-UCLA MEDICAL CENTER ENTERPRISE FUND MN3-HO-96-9912-60050 OPERATING SUBSIDY - GENERAL FUND DECREASE REVENUE	645,000
ENT SUB - OLIVE VIEW-UCLA MEDICAL CENTER A01-AC-6100-21200-21232 OTHER FINANCING USES DECREASE APPROPRIATION	645,000	OLIVE VIEW-UCLA MEDICAL CENTER OV-UCLA MC ATS MODERNIZATION AND MTS RETROFIT A01-CP-6014-64030-8A040 CAPITAL ASSETS - B & I INCREASE APPROPRIATION	645,000
SOURCES TOTAL	\$ 1,935,000	USES TOTAL	\$ 1,935,000

JUSTIFICATION

This budget adjustment of \$645,000 is necessary to fund Capital Project No. 8A040, Olive View-UCLA Medical Center Automatic Transfer Switches Modernization and Manual Transfer Switches Retrofit project, from DHS Enterprise Fund-Committed for DHS for anticipated expenditures in FY 2023-24.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

59 June 4, 2024

Jean Lo

Digitally signed by Jean Lo
Date: 2024.03.20 12:33:55 -07'00'

AUTHORIZED SIGNATURE

JEAN LO, CHIEF, CONTROLLER'S DIVISION

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

Edward Yen
EDWARD YEN
EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION

Lan Sam
Digitally signed by Lan Sam
Date: 2024.03.21 08:27:40 -07'00'

BY

DATE

3/21/24

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

Erika Bonilla

BY

DATE

Digitally signed by Erika Bonilla
Date: 2024.03.26 09:54:21 -07'00'

3/26/24

B.A. NO. **196**