



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

June 25, 2024

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

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

56 June 25, 2024

Edward Yen
EDWARD YEN
EXECUTIVE OFFICER

Dear Supervisors:

CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
LOS ANGELES GENERAL MEDICAL CENTER
AIR COMPRESSOR REPLACEMENT AND
BOILER INSTALLATION PROJECTS
ESTABLISH AND APPROVE CAPITAL PROJECTS
APPROVE APPROPRIATION ADJUSTMENT
AUTHORIZE USE OF JOB ORDER CONTRACTS
CAPITAL PROJECT NOS. 8A038 AND 8A039
FISCAL YEAR 2023-24
(SUPERVISORIAL DISTRICT 1)
(4 VOTES)

SUBJECT

Public Works is seeking Board approval of the Los Angeles General Medical Center Air Compressor Replacement and Boiler Installation Projects and budgets, approval of the associated appropriation adjustment, and authorization to deliver the proposed projects using Board-approved Job Order Contracts.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Los Angeles General Medical Center Air Compressor Replacement and Boiler Installation Projects are exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the proposed projects.
2. Establish and approve the Los Angeles General Medical Center Air Compressor Replacement Project, Capital Project No. 8A038, with a total project budget of \$2,151,000.

3. Establish and approve the Los Angeles General Medical Center Boiler Installation Project, Capital Project No. 8A039, with a total project budget of \$1,907,000.

4. Approve the Fiscal Year 2023-24 appropriation adjustment of \$2,890,000 to allocate \$1,438,000 and \$1,452,000 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 Los Angeles General Medical Center Air Compressor Replacement Project, Capital Project No. 8A038, and Los Angeles General Medical Center Boiler Installation Project, Capital Project No. 8A039, 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 actions is to find the proposed Los Angeles (LA) General Medical Center Air Compressor Replacement and Boiler Installation projects exempt from the California Environmental Quality Act (CEQA); establish and approve the projects, project budgets, and related appropriation adjustment; and authorize delivery of the proposed projects using Board-approved Job Order Contracts (JOC).

Background

LA General Air Compressor Replacement Project

This proposed project is in the medical center's East Central Plant Mechanical Room. The existing four air compressors that supply nonmedical compressed air to the Core Lab and seismic shock dampers for mechanical units on the roof have deteriorated and are no longer reliable. They require constant repairs, maintenance, and are deemed to be at the end of their service life. There is a need to replace all four air compressor units to maintain the equipment operation at the Core Lab and seismic shock dampers for the mechanical units on the roof.

The proposed scope of work includes replacing the existing four air compressors with new packaged units that will supply compressed air to the Core Lab equipment and seismic shock dampers for mechanical units on the roof. The scope of work includes removing the old units off site, providing temporary units during replacement, extending the equipment pads, and associated electrical and plumbing work.

The switching of the compressed air supply from old to temporary and from temporary to permanent will be phased and coordinated closely to prevent interruptions to the operation of the Core Lab and seismic dampers for mechanical units on the roof.

LA General Boiler Installation Project

This proposed project is located at the Rand Schrader and Big Blue buildings on the LA General campus. Currently, the hot water to the buildings is provided through the deteriorated steam tunnel system that has been leaking. The proposed project will provide a boiler system for the two buildings and eliminate using the existing tunnel system to provide hot water. The current heat supply at the West Central Plant will be disconnected upon the completion of the new project.

The proposed scope of work includes installing an electric water heater system to provide comfort heating for the Rand Schrader building and replacing the steam heat supplied by the existing steam boiler at the West Central Plant. This would involve the removal of the existing heat exchangers in the building. It also includes replacing the existing comfort heating system at the Big Blue building with new space heaters. The proposed scope includes disconnecting the steam supply from the West Central Plant.

If approved, construction is anticipated to begin in July 2024 and be substantially completed in January 2025 for both the LA General Air Compressor Replacement and Boiler Installation Projects.

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. By investing in public healthcare infrastructure improvements, it will enhance the quality and delivery of healthcare services to the residents of Los Angeles County.

FISCAL IMPACT/FINANCING

The total project budgets for the proposed LA General Air Compressor Replacement and Boiler Installation projects are \$2,151,000 and \$1,907,000, respectively. The project budgets include construction, change order contingency, plans and specifications, permit fees, consultant services, inspection services, and County services. The project budgets and proposed schedules are included in Enclosure A. The Department of Health Services (DHS) has previously paid \$4,000 and \$145,000, respectively, for assessment fees through the DHS operating budget for the LA General Air Compressor Replacement and Boiler Installation Projects.

Board approval of Fiscal Year's 2023-24 appropriation adjustment (Enclosure B) in the amount of \$2,890,000 will allocate \$1,438,000 and \$1,452,000, respectively, from the DHS' Enterprise Fund-Committed for DHS to fund the projected Fiscal Year 2023-24 expenditures for the LA General Air Compressor Replacement Project, Capital Project No. 8A038, and LA General Boiler Installation Project, Capital Project No. 8A039. 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 recommended actions.

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

The Board's Civic Arts Policy amended on August 4, 2020, requires refurbishment projects to include one percent of the eligible design and construction costs to be allocated to the Civic Art Fund.

However, the Civic Art Policy definition of "refurbishment" does not include the installation or replacement of building systems. Therefore, the proposed LA General Air Compressor Replacement and Boiler Installation Projects are exempt from the policy because they both consist of the replacement of portions of the building system.

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

The proposed projects are less than 10 percent of the existing building. In accordance with the Board's December 20, 2016, policy the proposed projects will support the Board's policy for Green Building/Sustainable Design Program by minimizing the amount of demolition materials disposed of in landfills and by incorporating energy efficient products during construction.

ENVIRONMENTAL DOCUMENTATION

The proposed projects are categorically exempt from CEQA. They consist of repair and remodeling work to an existing building housing warehouse, laboratory, and office space. The projects are within certain classes of projects that have been determined not to have a significant effect on the environment in that they meet the criteria set forth in Sections 15301 (a), (d), and (l); 15302 (c); and 15303 of the State CEQA Guidelines and Classes 1 (c), (d), (l); 2 (e); and 3 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The projects provide for repair, refurbishment, replacement, 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 projects will comply with all applicable regulations, are not located in a sensitive environment, and there are no cumulative impacts, no unusual circumstances, no damage to scenic highways, not part of the listing on hazardous waste sites pursuant to Government Code Section 65962.5, and no indications that the projects may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable based on the record of the proposed projects.

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

CONTRACTING PROCESS

Public Works completed the design using a Board-approved, on-call architect/engineering firm and is recommending the use of Board-approved JOC to complete construction of the projects. The standard Board-directed clauses, including those that provide for contract termination and hiring qualified displaced County employees, are included in all JOC.

The projects' scopes of work include substantial remodeling and alteration work, and Public Works has determined that the use of JOC is the most appropriate contracting method to deliver the projects.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The Honorable Board of Supervisors

6/25/2024

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Approval of the recommended actions will have no impact on current County services or projects. The LA General will remain operational during construction, and the contractors will be required to phase and coordinate construction activities with the County to minimize disruption to facility operations and functions.

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:cg

Enclosures

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

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
LOS ANGELES GENERAL MEDICAL CENTER
AIR COMPRESSOR REPLACEMENT AND
BOILER INSTALLATION PROJECTS
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CAPITAL PROJECT NOS. 8A038 AND 8A039
FISCAL YEAR 2023-24
(SUPERVISORIAL DISTRICT 1)
(4 VOTES)**

AIR COMPRESSOR REPLACEMENT PROJECT

I. PROJECT SCHEDULE SUMMARY

Project Activity	Scheduled Completion Date
Construction Documents	October 2023*
Jurisdictional Approvals	March 2024
Construction Start	July 2024
Substantial Completion	January 2025
Final Acceptance	February 2025

*Completed Activity

II. PROJECT BUDGET SUMMARY

Project Activity	Budget
Construction (Job Order Contracts)	\$1,115,000
Job Order Contracts Fee	\$ 28,000
Construction Contingency	\$ 191,000
Change Order	\$ 168,000
Construction Subtotal	\$1,502,000
Plans and Specification	\$ 216,000
Consultant Services	\$ 56,000
Miscellaneous Expenditure	\$ 33,000
Jurisdictional Review/Plan Check/Permit	\$ 23,000
County Services	\$ 321,000
TOTAL PROJECT COST	\$2,151,000

BOILER INSTALLATION PROJECT

I.PROJECT SCHEDULE SUMMARY

Project Activity	Scheduled Completion Date
Construction Documents	November 2023*
Jurisdictional Approvals	March 2024
Construction Start	July 2024
Substantial Completion	January 2025
Final Acceptance	February 2025

*Completed Activity

II.PROJECT BUDGET SUMMARY

Project Activity	Budget
Construction (Job Order Contracts)	\$1,027,000
Job Order Contracts Fee	\$ 26,000
Contingency	\$ 175,000
Change Order	\$ 103,000
Construction Subtotal	\$1,331,000
Plans and Specification	\$ 245,000
Consultant Services	\$ 41,000
Miscellaneous Expenditure	\$ 33,000
Jurisdictional Review/Plan Check/Permit	\$ 42,000
County Services	\$ 215,000
TOTAL PROJECT COST	\$1,907,000

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BOARD OF SUPERVISORS
OFFICIAL COPY

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

BA DETAIL - SEE ATTACHMENT PAGE 1

BA DETAIL - SEE ATTACHMENT PAGE 1

SOURCES TOTAL \$ 8,670,000

USES TOTAL \$ 8,670,000

JUSTIFICATION

This budget adjustment of \$2,890,000 is necessary to fund Capital Project No. 8A038, Los Angeles General Medical Center Air Compressor Replacement project in the amount of \$1,438,000 and Capital Project No. 8A039, Los Angeles General Medical Center Boiler Installation project in the amount of \$1,452,000 from DHS Enterprise Fund-Committed for DHS for anticipated expenditures in FY 2023-24.

Jean Lo

Digitally signed by Jean Lo
Date: 2024.03.20 13:06:46 -07'00'

AUTHORIZED SIGNATURE

JEAN LO, CHIEF, CONTROLLER'S DIVISION

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

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION

AUDITOR-CONTROLLER

BY **Lan Sam**
Digitally signed by Lan Sam
Date: 2024.03.21 08:20:19 -07'00'

B.A. NO. 197

DATE 3/21/24

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY **Erika Bonilla**
Digitally signed by Erika Bonilla
Date: 2024.03.26 09:55:29 -07'00'

DATE 3/26/24

COUNTY OF LOS ANGELES
REQUEST FOR APPROPRIATION ADJUSTMENT

FY 2023-24
4 - VOTES

SOURCES		USES	
DHS ENTERPRISE FUND MN2-3078 COMMITTED FOR DHS DECREASE OBLIGATED FUND BALANCE	2,890,000	DHS ENTERPRISE FUND MN2-HS-6100-60070 OTHER FINANCING USES INCREASE APPROPRIATION	2,890,000
LOS ANGELES GENERAL MEDICAL CENTER ENTERPRISE FUND MN4-HG-96-9911-60010 OPERATING TRANSFERS IN INCREASE REVENUE	2,890,000	LOS ANGELES GENERAL MEDICAL CENTER ENTERPRISE FUND MN4-HG-96-9912-60010 OPERATING SUBSIDY - GENERAL FUND DECREASE REVENUE	2,890,000
ENT SUB - LOS ANGELES GENERAL MEDICAL CENTER A01-AC-6100-21200-21224 OTHER FINANCING USES DECREASE APPROPRIATION	2,890,000	LOS ANGELES GENERAL MEDICAL CENTER LA GENERAL AIR COMPRESSOR REPLACEMENT A01-CP-6014-64010-8A038 CAPITAL ASSETS - B & I INCREASE APPROPRIATION	1,438,000
		LOS ANGELES GENERAL MEDICAL CENTER LA GENERAL BOILER INSTALLATION A01-CP-6014-64010-8A039 CAPITAL ASSETS - B & I INCREASE APPROPRIATION	1,452,000
SOURCES TOTAL	\$ 8,670,000	USES TOTAL	\$ 8,670,000

BA#197

3/21/24