



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

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

54 June 25, 2024

EDWARD YEN
EXECUTIVE OFFICER

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
OLIVE VIEW-UCLA MEDICAL CENTER
CORE LABORATORY REMODEL PROJECT
ESTABLISH AND APPROVE CAPITAL PROJECT
APPROVE PROJECT BUDGET
APPROVE APPROPRIATION ADJUSTMENT
AUTHORIZE USE OF JOB ORDER CONTRACT
SPECS. 7933; CAPITAL PROJECT NO. 8A043
FISCAL YEAR 2023-24
(SUPERVISORIAL DISTRICT 3)
(4 VOTES)**

SUBJECT

Public Works is seeking Board approval of the Olive View-UCLA Medical Center Core Laboratory Remodel Project, associated appropriation adjustment, and authorization to deliver the proposed project using a Board-approved Job Order Contract.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Olive View-UCLA Medical Center Core Laboratory Remodel Project is 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 Core Laboratory Remodel Project, Capital Project No. 8A043, with a total project budget of \$9,355,000.

3. Approve the Fiscal Year 2023-24 appropriation adjustment to allocate \$234,000 from the Department of Health Services' Enterprise Fund-Committed for the Department of Health Services to fund the estimated Fiscal Year 2023-24 expenditures for the proposed Olive View-UCLA Medical Center Core Laboratory Remodel Project, Capital Project No. 8A043.

4. Authorize the Director of Public Works or his designee to deliver the project using a Board-approved Job Order Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find the proposed Olive View-UCLA Medical Center (OV-UCLA MC) Core Laboratory Remodel Project exempt from the California Environmental Quality Act (CEQA); establish and approve the project, project budget, and related appropriation adjustment; and authorize delivery of the proposed project using a Board-approved Job Order Contract (JOC).

Project Description and Background

The OV-UCLA MC is located at 14445 Olive View Drive in the neighborhood of Sylmar in the City of Los Angeles and provides healthcare services to communities within the San Fernando Valley and North County area. The six-story 355 bed hospital facility was constructed more than 30 years ago. The proposed project will remodel the existing central core laboratory, located on the First Floor of the main hospital building, to keep up with OV-UCLA MC's increased demand for modern laboratory services and to continue providing quality care.

As part of the work for the proposed project, associated infrastructure and utilities will require changes to the mechanical, electrical, plumbing, and structural support systems to accommodate the remodel of the current space and the replacement of existing laboratory equipment with new equipment since the manufacturer will cease to support ongoing maintenance and service to equipment due to its age. Code compliant anchorage required to secure the new and existing laboratory equipment in place will be provided. Additionally, the project includes the installation of electrical panels, mechanical condensing units, and associated roof work required for the core laboratory remodel and code compliance.

The work will be performed in three separate phases to minimize impact to hospital operations by first creating temporary laboratory functions in adjacent rooms, followed by the remodel of the existing core laboratory, and finally the relocation of the temporary laboratory functions back into the newly renovated central core laboratory.

The remodeling of the hospital's central core laboratory and infrastructure improvements will enable OV-UCLA MC to continue to provide reliable and state-of-the-art diagnostic services to residents of the County seeking healthcare services throughout the greater Antelope Valley, Los Angeles, San Fernando Valley, and Santa Clarita Valley communities.

The Department of Health Services (DHS) completed the plans, specifications, and jurisdictional approvals using a Board approved Professional and Technical Services Master Agreement (PAT SMA) authorizing Leo Daly Architects to complete the architectural/engineering services for the OV-UCLA MC Core Laboratory Remodel Project. Upon Board approval, DHS will continue to use Leo Daly Architects through DHS PAT SMA for construction administration and answering request for information from JOC as Leo Daly Architects is the Architect of Record.

Public Works is now seeking approval to complete the remodeling using Board approved JOC.

If approved, the remodeling is anticipated to begin in July 2024 and will be substantially completed in March 2027 for the OV-UCLA MC Core Laboratory Remodel Project. The Roche Cobras, chemistry analyzers, and Sysmex, hematology XN3100 analyzers, for the laboratory equipment have been procured by DHS through a Reagent Rental contract in place with the vendors. Additional laboratory equipment, including a Global Water Treatment Water Filtration System, Pluggo Rack Handler Decapper, and KapSafe Recapper will be procured by DHS and OV-UCLA MC through a purchase order.

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 of Los Angeles County, in particular the North County region.

FISCAL IMPACT/FINANCING

The total project budget is estimated at \$9,355,000, including construction, change order contingency, plans and specifications, permit fees, consultant services, inspection services, and County services. The projects' budget and schedule are included in Enclosure A. DHS has previously paid \$802,000 for plans and specifications and preliminary assessment fees through the DHS operating budget.

Board approval of Fiscal Year's 2023-24 appropriation adjustment (Enclosure B) will allocate \$234,000 from the DHS' Enterprise Fund-Committed for DHS to fund the projected Fiscal Year 2023-24 expenditures for the OV-UCLA Core Laboratory Remodel Project, Capital Project No. 8A043. 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

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 proposed project budget includes one percent of the eligible design and construction costs for the Civic Art allocation in the amount of \$65,000 for the OV-UCLA MC Core Laboratory Remodel Project.

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

The proposed project will support the Board's Green Building/Sustainable Design Program policy by minimizing the amount of demolition materials disposed of in landfills during construction and incorporating energy-efficient equipment.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from CEQA. OV-UCLA MC Core Laboratory Remodel Project consists of repairs and remodeling work, including replacement of some equipment in an existing building housing laboratory, and office space. The proposed project 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 (l); and 15302 (c) of the State CEQA Guidelines and Classes 1 (c), (d), and (l); and 2 (e) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project provides 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 project will comply with all applicable regulations, is 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 project may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable based on the records 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 in 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 County's website in accordance with Section 21092.2.

CONTRACTING PROCESS

DHS completed the design for the project using a Board approved PATSMA for the architectural/engineering firm. Public Works is now recommending the use of Board approved JOC to complete the remodeling work.

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

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have minimal impact on current County services. The OV-UCLA MC core laboratory will remain operational during construction, and the contractor 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: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 Project Division)

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(4 VOTES)**

I. PROJECT SCHEDULE SUMMARY

Project Activity	Scheduled Completion Date
Construction Documents	May 2024
Jurisdictional Approvals	May 2024
Construction Start	July 2024
Substantial Completion	March 2027
Final Acceptance	June 2027

II. PROJECT BUDGET SUMMARY

Project Budget Category	Proposed Budget
Construction (Job Order Contract)	\$4,400,000
Change Order Contingency	\$1,100,000
Civic Art Allowance	\$ 65,000
Other – Gordian Group	\$ 138,000
Construction Subtotal	\$5,703,000
Plans and Specifications	\$1,022,000
Consultant Services	\$ 825,000
Miscellaneous Expenditures	\$ 50,000
Jurisdictional Review/Plan Check/Permits	\$ 165,000
County Services	\$1,590,000
Soft Cost Subtotal	\$3,652,000
TOTAL PROJECT COST	\$9,355,000

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BOARD OF SUPERVISORS
OFFICIAL COPY

May 14, 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

234,000

DHS ENTERPRISE FUND

MN2-HS-6100-60070

OTHER FINANCING USES

INCREASE APPROPRIATION

234,000

OLIVE VIEW-UCLA MEDICAL CENTER ENTERPRISE FUND

MN3-HO-96-9911-60050

OPERATING TRANSFERS IN

INCREASE REVENUE

234,000

OLIVE VIEW-UCLA MEDICAL CENTER ENTERPRISE FUND

MN3-HO-96-9912-60050

OPERATING SUBSIDY - GENERAL FUND

DECREASE REVENUE

234,000

ENT SUB - OLIVE VIEW-UCLA MEDICAL CENTER

A01-AC-6100-21200-21232

OTHER FINANCING USES

DECREASE APPROPRIATION

234,000

OLIVE VIEW-UCLA MEDICAL CENTER

OLIVE VIEW-UCLA MEDICAL CENTER CORE LABORATORY REMODEL

A01-CP-6014-64030-8A043

CAPITAL ASSETS - B & I

INCREASE APPROPRIATION

234,000

SOURCES TOTAL

\$ 702,000

USES TOTAL

\$ 702,000

JUSTIFICATION

This budget adjustment of \$234,000 is necessary to fund Capital Project No. 8A043, Olive View-UCLA Medical Center Core Laboratory Remodel 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

Digitally signed by Jean Lo
Date: 2024.05.14 14:13:27 -07'00'

AUTHORIZED SIGNATURE

JEAN LO, CHIEF, CONTROLLER'S DIVISION

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

54 June 25, 2024



EDWARD YEN

EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION

AUDITOR-CONTROLLER

BY

Andrea Turner

Digitally signed by Andrea
Turner
Date: 2024.05.14 14:54:00
-07'00'

B.A. NO. 237

DATE 5/14/24

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY

Amir Alam

Digitally signed by Amir Alam
Date: 2024.05.16 14:56:26
-07'00'

DATE 5/16/24