



MARK PESTRELLA, Director

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

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE

October 08, 2024

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

49 October 8, 2024

Edward Yen
EDWARD YEN
EXECUTIVE OFFICER

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:

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
MARTIN LUTHER KING, JR. MEDICAL CAMPUS
SEXUAL HEALTH CLINIC REMODELING PROJECT
ESTABLISH AND APPROVE CAPITAL PROJECT
APPROVE PROJECT BUDGET
APPROVE APPROPRIATION ADJUSTMENT
AUTHORIZE USE OF JOB ORDER CONTRACT
CAPITAL PROJECT NOS. 8A053 AND 8A054
FISCAL YEAR 2024-25
(SUPERVISORIAL DISTRICT 2)
(4 VOTES)**

SUBJECT

Public Works is seeking Board approval of the Martin Luther King, Jr. Medical Campus Sexual Health Clinic Remodeling Project, associated appropriation adjustment, and authorization to deliver proposed project using a Board-approved Job Order Contract.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Martin Luther King, Jr. Medical Campus Sexual Health Clinic Remodeling 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 Martin Luther King, Jr. Medical Campus Sexual Health Clinic Remodeling Project—Department of Health Services, Capital Project No. 8A053, with a total project budget of \$2,700,000; and Martin Luther King, Jr. Medical Campus Sexual Health Clinic Remodeling

Project—Chief Executive Office, Capital Project No. 8A054, with total project budget \$5,300,000; for a total combined project budget of \$8,000,000.

3. Approve an appropriation adjustment to transfer \$565,000 from the Department of Health Services' Enterprise Fund Committed for the Department of Health Services to the proposed Martin Luther King, Jr. Medical Campus Sexual Health Clinic Remodeling-Department of Health Services Project, Capital Project No. 8A053; and \$5,300,000 from the obligated fund balance Committed for American Rescue Plan—Enabled Capital Programs, to the proposed Martin Luther King, Jr. Medical Campus Sexual Health Clinic Remodeling-Chief Executive Office Project, Capital Project No. 8A054.

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

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find the proposed Martin Luther King, Jr. (MLK) Medical Campus Sexual Health Clinic Remodeling 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 project using a Board-approved Job Order Contract (JOC).

Background

The MLK Medical Campus Ted Watkins Building is a 10,200-square-foot, two-story modular building constructed in 1989. The building, which used to house the Exodus Clinic, is currently vacant and is proposed to be repurposed for the relocated Oasis Sexual Health Clinic.

The proposed project would remodel the interior and exterior of the building to meet the programmatic needs of the MLK Medical Campus Sexual Health Clinic. The proposed interior remodeling includes repair and replacement of finishes and signage; accessibility upgrades; plumbing, electrical, and low-voltage upgrades; replacement and upgrade of mechanical equipment; and replacement of doors. The exterior remodeling includes patching and painting the building facade, installation of new security cameras and blue phone, replacement of building signs and existing roof, and restoration of exterior windows and front entry.

Public Works completed the design using a Board-approved, on-call architectural/engineering firm and is now seeking approval to complete the proposed remodeling project using a Board-approved JOC.

Upon approval of the recommended actions, the remodeling is anticipated to begin in November 2024 and will be substantially completed in November 2025.

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 South Los Angeles County.

FISCAL IMPACT/FINANCING

The total proposed project budget is estimated at \$8,000,000, including remodeling, change order contingency, plans and specifications, permit fees, consultant services, inspection services, Civic Art allowance, and County services. The project is funded by \$2,700,000 from Department of Health Services' (DHS) Enterprise Fund Committed for the DHS and \$5,300,000 from the obligated fund balance Committed for American Rescue Plan–Enabled Capital Programs. Two Capital Project numbers were assigned to this project to assist with tracking funds appropriately. The project budget and schedule are included in Enclosure A.

Approval of the appropriation adjustment (Enclosure B) will transfer \$565,000 from the DHS Enterprise Fund Committed for the DHS to the proposed MLK Medical Campus Sexual Health Clinic Remodeling Project-DHS, Capital Project No. 8A053, and \$5,300,000 from the obligated fund balance Committed for American Rescue Plan-Enabled Capital Programs to the proposed MLK Medical Campus Sexual Health Clinic Remodeling Project–Chief Executive Office, Capital Project No. 8A054. Capital Project No. 8A054 will reimburse the Project and Facility Development Budget Unit for funding predevelopment costs in a future budget phase. Additionally, DHS will provide funding in future budget phases, up to the full commitment amount of \$2,700,000, to fully fund the remaining project budget.

There is no net County cost impact associated with the recommended actions.

Operating Budget Impact

Following completion of the project, DHS would 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 to be allocated to the Civic Art Allocation, which is estimated at \$50,000, and will be funded from the Department of Health Services' Enterprise Fund Committed for the Department of Health Services.

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 exempt from CEQA. The MLK Medical Campus Sexual Health Clinic Remodeling Project includes interior and exterior remodeling of an existing building and is within

certain classes of projects that have been determined not to have a significant effect on the environment, in that it meets criteria set forth in Sections 15301 (a) and (g); 15302 (c); and 15311 (a) of the State CEQA Guidelines and Classes 1 (d) and (k); 2 (e); and 11 (d) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because the project involves minor alteration, repair, and operation of an existing facility with negligible or no expansion of use and replacement of features with 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, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code 65962.5, or indications that the project may cause a substantial adverse change in the significance of a historical resource that would make the exemptions inapplicable.

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 Office of Planning and Research in accordance with Section 21152 of the California Public Resources Code and will post the notice to its website in accordance with Section 21092.2.

CONTRACTING PROCESS

Public Works completed the design using a Board-approved, on-call architectural/engineering firm. We are now recommending the use of a 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 no impact on current services at the campus as the Ted Watkins Building is vacant. Patient care services will remain fully operational during construction.

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Project Management Division I.

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:HA:jc

Enclosures

- c: Arts and Culture (Civic Art Division)
- Chief Executive Office (Capital Programs Division)
- County Counsel
- Executive Office
- Health Services (Capital Projects Division)

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
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(SUPERVISORIAL DISTRICT 2)
(4 VOTES)**

I. PROJECT SCHEDULE SUMMARY

Project Activity	Scheduled Completion Date
Feasibility Study	November 2022*
Construction Documents	July 2024*
Jurisdictional Approvals	October 2024
Construction Start	November 2024
Substantial Completion	November 2025
Project Acceptance	January 2026

*Actual Date

II. PROJECT BUDGET SUMMARY

Project Budget Category	Proposed Budget
Job Order Contract Construction	\$5,000,000
Change Order Contingency	\$ 700,000
Job Order Contract Fees	\$ 107,500
Civic Art	\$ 50,000
Construction Subtotal	\$5,857,500
Plans and Specifications	\$ 820,000
Consultant Services	\$ 25,000
Miscellaneous Expenditures	\$ 25,000
Jurisdictional Review/Plan Check/Permits	\$ 107,000
County Services	\$1,165,500
Soft Cost Subtotal	\$2,142,500
TOTAL PROJECT COST	\$8,000,000

September 24, 2024

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

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 2024-25

4 - VOTES

SOURCES

USES

BA DETAIL - SEE ATTACHMENT PAGE 1

BA DETAIL - SEE ATTACHMENT PAGE 1

SOURCES TOTAL \$ 6,995,000

USES TOTAL \$ 6,995,000

JUSTIFICATION

Reflects transfer of \$5,300,000 from obligated fund balance Committed for American Rescue Plan-Enabled Capital Programs, to the Martin Luther King, Jr. Medical Campus Sexual Health Clinic Remodeling-CEO Project, Capital Project No. 8A054; and \$565,000 from DHS Enterprise Fund-Committed for DHS to the Martin Luther King, Jr. Medical Campus Sexual Health Clinic Remodeling-DHS Project, Capital Project No. 8A053.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

James Yun

Digitally signed by James Yun
Date: 2024.09.12 12:00:42
-07'00'

AUTHORIZED SIGNATURE

JAMES YUN, MANAGER, CEO

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

49 October 8, 2024

EDWARD YEN
EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION
Andrea Turner

BY

AUDITOR-CONTROLLER

B.A. NO. 030

DATE 9/15/24

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

Amir Alam

BY

DATE 9/16/24

Digitally signed by
Amir Alam
Date: 2024.09.16
07:50:08 -07'00'

COUNTY OF LOS ANGELES
REQUEST FOR APPROPRIATION ADJUSTMENT

FY 2024-25
4 - VOTES

SOURCES	USES
<p>GENERAL FUND A01-304Q COMMITTED FOR AMERICAN RESCUE PLAN-ENABLED CAPITAL PROGRAMS DECREASE OBLIGATED FUND BALANCE 5,300,000</p>	<p>HEALTH SERVICES MLK JR. MEDICAL CAMPUS SEXUAL HEALTH CLINIC REMODELING-CEO A01-CP-6014-65036-8A054 CAPITAL ASSETS - B & I INCREASE APPROPRIATION 5,300,000</p>
<p>DHS ENTERPRISE FUND MN2-3078 COMMITTED FOR DHS DECREASE OBLIGATED FUND BALANCE 565,000</p>	<p>DHS ENTERPRISE FUND MN2-HS-6100-60070 OTHER FINANCING USES INCREASE APPROPRIATION 565,000</p>
<p>HARBOR CARE SOUTH ENTERPRISE FUND MN1-HH-96-9911-60020 OPERATING TRANSFERS IN INCREASE REVENUE 565,000</p>	<p>HARBOR CARE SOUTH ENTERPRISE FUND MN1-HH-96-9912-60020 OPERATING SUBSIDY - GENERAL FUND DECREASE REVENUE 565,000</p>
<p>ENT SUB - HARBOR CARE SOUTH A01-AC-6100-21200-21226 OTHER FINANCING USES DECREASE APPROPRIATION 565,000</p>	<p>MARTIN LUTHER KING JR. OUTPATIENT CENTER MLK JR. MEDICAL CAMPUS SEXUAL HEALTH CLINIC REMODELING-DHS A01-CP-6014-64020-8A053 CAPITAL ASSETS - B & I INCREASE APPROPRIATION 565,000</p>
<p>SOURCES TOTAL \$ 6,995,000</p>	<p>USES TOTAL \$ 6,995,000</p>

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

49 October 8, 2024



EDWARD YEN
EXECUTIVE OFFICER

BA030
9/15/24