



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

50 October 8, 2024

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  
ADAMS AND GRAND DEPARTMENT OF PUBLIC SOCIAL SERVICES  
METRO FAMILY DEMOLITION PROJECT  
ESTABLISH AND APPROVE CAPITAL PROJECT AND BUDGET  
ADOPT, ADVERTISE, AND AWARD  
SPECS. 7950; CAPITAL PROJECT NO. 8A011  
FISCAL YEAR 2024-25  
(SUPERVISORIAL DISTRICT 2)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to establish and approve the Adams and Grand Department of Public Social Services Metro Family Demolition Project, adopt plans, specifications, and budget; advertise for construction bids; and authorize Public Works to award and execute a construction contract for the project.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed Adams and Grand Department of Public Social Services Metro Family Demolition Project, including the related recommended actions, exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the proposed project.
2. Establish and approve the Adams and Grand Department of Public Social Services Metro Family Demolition Project, Capital Project No. 8A011, with a total project budget of \$20,500,000.

3. Adopt the plans and specifications that are on file with Public Works for the Adams and Grand Department of Public Social Services Metro Family Demolition Project, Capital Project No. 8A011.
4. Instruct the Executive Officer of the Board to advertise the Adams and Grand Department of Public Social Services Metro Family Demolition Project for bids to be received and opened on November 21, 2024, in accordance with the Instruction Sheet for Publishing Legal Advertisement.
5. Authorize the Director of Public Works or his designee to execute a Consultant Services Agreement with the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule for a \$5,000 not-to-exceed amount funded by the project funds.
6. Delegate authority to the Director of Public Works or his designee to make the determination that a bid is nonresponsive and to reject a bid on that basis; to award to the next lowest responsive and responsible bidder; to waive inconsequential and nonmaterial deficiencies in bids submitted; and to determine, in accordance with the applicable contract and bid documents, whether the apparent lowest responsive and responsible bidder timely prepared a satisfactory baseline construction schedule and has satisfied all conditions for contract award.
7. Upon such determination, delegate authority to the Director of Public Works or his designee to award and execute the construction contract, in the form previously approved by County Counsel, to the apparent lowest responsive and responsible bidder if the low bid can be awarded within the approved total budget; to establish the effective date of the contract upon receipt by Public Works of acceptable performance, payments bonds, and evidence of required contractor insurance; and to take all other actions necessary and appropriate to deliver the project.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to seek Board approval to find the proposed Adams and Grand Department of Public Social Services (DPSS) Metro Family Demolition Project exempt from the California Environmental Quality Act (CEQA), adopt plans and specifications, advertise for bids, and authorize Public Works to award and execute a contract.

### **Project Description and Background**

On March 8, 2023, a fire occurred at the 6-story Metro Family building located at 2615 South Grand Avenue, Los Angeles, CA 90007. The fire and the resulting water and smoke due to the fire suppression activities caused extensive damage throughout the facility. Thereafter, the building was deemed unsafe for occupancy and subsequently red-tagged by local officials. On April 24, 2023, a Field Condition Assessment was prepared by an on-call Architectural/Engineering firm. The results of the assessment reflected the building sustained significant vertical and horizontal structural damages. Reoccupancy would require substantial structural reinforcement, as well as build-back of space damaged in the fire. Furthermore, due to the age of the facility, a replacement of outdated mechanical; electrical; heating, ventilation, and air conditioning; and plumbing systems was contemplated through the Facility Reinvestment Program. A cost benefit analysis concluded that the high repairs and renovation costs outweighed the value of the structure; therefore, demolition of the structure was recommended.

Subsequently, a Board-approved Architectural/Engineering firm was engaged to prepare a feasibility study for the proposed demolition of the building using a nonexplosive demolition method with selective demolition and control. The proposed demolition would include the 6-story structure, basement, and footing, totaling 215,000 square feet. The proposed project would also include shoring protection of the adjacent 4-story cafeteria building; the construction of a temporary storm drainage system; safe-off and cap all mechanical, electrical, plumbing, and fire protection utilities; and site backfill, compaction, and repavement to serve as temporary parking for the adjacent DPSS In-Home Supportive Services building.

### **Implementation of Strategic Plan Goals**

These recommendations support the County Strategic Plan: North Star 1, Make Investments that Transform Lives, Focus Area Goal B, Employment and Sustainability, Strategy iii, Job Creation, driving economic and workforce development in the County; and North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal E, Economic Health, Strategy ii, Small Businesses, by removing a red-tagged County facility, which would provide contracting opportunities that will support small businesses and social enterprises that could potentially employ local and targeted workers.

### **FISCAL IMPACT/FINANCING**

The total budget of the proposed project is estimated to be \$20,500,000 (Enclosure A), which includes the plans and specifications, jurisdictional approval, construction, change orders, consultant services, miscellaneous expenditures, and County services. Sufficient funding from prior year net County cost and insurance proceeds is available in the proposed project's budget, to fully fund the demolition and associated activities.

Funding for the assessments, feasibility studies, and securing the building in the amount of \$2,217,451 was previously funded from the insurance proceeds. In Fiscal Years 2022-23 and 2023-24, the County received a total of \$12,860,524 from insurance claims, which was used to offset these costs. The County continues to work with the insurers for additional displacement and structural damage claim settlement.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

For the proposed demolition of the DPSS Metro Family building at Adams Boulevard and Grand Avenue, a standard construction contract, in a form previously approved by County Counsel, would be used that contains terms and conditions supporting the Board's ordinances and policies including, but not limited to, the County's Greater Avenues for Independence and General Relief Opportunities for Work Programs, Contract Language to Assist in Placement of Displaced County Workers, and Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015).

The plans and specifications, which would include contractual provisions and material requirements necessary for the proposed project, are on file with Public Works Project Management Division II, 900 South Fremont Avenue, 5th Floor, Alhambra, CA 91803.

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, the project will require that at least 30 percent of the California construction labor hours to be performed by

qualified Local Residents and at least 10 percent be performed by Targeted Workers facing employment barriers. The project will also include a job coordinator who will facilitate implementation of the targeted hiring requirement of the policy.

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 because it is not a new building or facility, an expansion, or refurbishment of an existing facility or system.

Effective June 7, 2023, Countywide Community Workforce Agreement (CWA) applies to projects with an estimated construction contract value of \$5 million or greater. Therefore, CWA will apply to this project. The contractor and all subcontractors must comply with all terms and conditions of the Countywide CWA which, among other things, increases work opportunities for those seeking to start a new career in the construction industry and promotes the hiring of underrepresented individuals on the project.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed project is statutorily and categorically exempt from the provisions of CEQA. The scope of work, which consists of the demolition of the red-tagged building and proposed improvements for temporary parking upon the site, is within certain classes of projects that have been found not to have a significant effect on the environment and meets criteria set forth in Sections 15302 (c); 15311 (b); 15330 (b) (5); and 15332 of the State CEQA Guidelines; and Classes 2 (a) and 11 (a) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project also meets the requirements of an Emergency Exemption under Section 21080 (b) (2) of the California Public Resources Code, as well as Section 15269 (c) of the State CEQA Guidelines for an emergency project, since the project is being completed to prevent an emergency. The County Building Department red-tagged the building and deemed it unsafe for use due to fire damage sustained in March 2023 and currently requires security protection. The demolition would prevent the possibility of injury or death to unhoused people who may occupy the project site.

In addition, 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 sites compiled pursuant to Government Code Section 65962.5, or 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 record of the 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 Office of Planning and Research in accordance with California Public Resources Code 21152 and will post the Notice of Exemption to the County's website pursuant to Section 21092.2.

### **CONTRACTING PROCESS**

Advertising for construction bids will be in accordance with the County's standard Instruction Sheet for Publishing Legal Advertisements (Enclosure B).

This contract opportunity will be listed on the County's "Doing Business with Us" and "Do Business with Public Works" websites. Public Works will also inform the certified Local Small Business Enterprises about this business opportunity for those certified by the County of Los Angeles' Department of Consumers and Business Affairs.

Participation by Community Business Enterprises (CBE) in the project is encouraged through Public Works CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBE.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The proposed project will anticipate lane closures and traffic impacts during the installation of the temporary canopy structures and barriers, so as to protect vehicles and pedestrians travelling near the DPSS Metro Family building on Adams Boulevard and Grand Avenue during the demolition.

**CONCLUSION**

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

Respectfully submitted,



MARK PESTRELLA, PE  
Director

MP:SK:mm

Enclosures

- c: Arts and Culture (Civic Art Division)
- Auditor-Controller
- Chief Executive Office (Capital Programs Division)
- County Counsel
- Executive Office
- Public Social Services

**CONSTRUCTION CONTRACT  
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**I. PROJECT SCHEDULE**

Project Activity	Completion Date
Construction Documents	Q3 2024*
Jurisdictional Approvals	Q4 2024*
Construction Bid	Q4 2024
<b>Construction</b>	
Substantial Completion	Q3 2025
Project Acceptance	Q3 2025

\*Indicates a completed activity

**II. PROJECT BUDGET**

Budget Category	Budget
<b>Construction</b>	
Low Bid Construction Contract	\$13,800,000
Contingencies	\$3,795,000
Subtotal	\$17,595,000
Plans and Specifications	\$630,000
Consultant Services	\$368,000
Miscellaneous Expenditures	\$157,000
Jurisdictional Reviews	\$138,500
County Services	\$1,611,500
<b>Total</b>	<b>\$20,500,000</b>

**ENCLOSURE B**

October 8, 2024

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PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for two weeks in a weekly newspaper or ten times in a daily newspaper. Forward three reprints of this advertisement to Public Works Business Relations and Contracts Division, 900 South Fremont Avenue, 8th Floor, Alhambra, CA 91803-1331.

**OFFICIAL NOTICE OF  
INVITING BIDS**

Notice is hereby given that the Director of Public Works will accept sealed bids for the demolition of the Adams and Grand Department of Public Social Services Metro Family Demolition Project, Capital Project No. 8A011. Project site address is: 2615 South Grand Avenue, Los Angeles, CA 90007.

The contract documents for this project may be downloaded free of charge by visiting the following website: <http://pw/lacounty.gov/general/contracts/opportunities>

The Adams and Grand Department of Public Social Services Metro Family Demolition Project is estimated to cost \$20,500,000 and shall be completed in 149 calendar days from the Notice to Proceed date. The prime contractor shall possess a valid California Class A or Class B contractor's license at time of bid.

The bids must be submitted electronically using Bid Express, [www.BidExpress.com](http://www.BidExpress.com), before 11 a.m. on November 21, 2024, and no bids may be submitted after that date and time. An optional prebid meeting for this project will be held at 10:00 a.m. on October 23, 2024, at the project site.

For more information, please contact Mr. Matt Jerge at (626) 476-0378 or [mjerge@pw.lacounty.gov](mailto:mjerge@pw.lacounty.gov). For Americans with Disabilities Act information, please contact Public Works departmental Americans with Disabilities Act Coordinator at (626) 458-4081 or Telecommunications Device for the Deaf at (626) 282-7829.