



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

November 26, 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:

**CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
BELL LIBRARY REFURBISHMENT PROJECT  
LELAND WEAVER LIBRARY REFURBISHMENT PROJECT  
MAYWOOD CESAR CHAVEZ LIBRARY REFURBISHMENT PROJECT  
ESTABLISH CAPITAL PROJECTS  
APPROVE PROJECT BUDGETS AND APPROPRIATION ADJUSTMENT  
AUTHORIZE USE OF JOB ORDER CONTRACTS  
SPECS. 7964, 7965, AND 7966  
CAPITAL PROJECT NOS. 8A066, 8A045, AND 8A065  
FISCAL YEAR 2024-25  
(SUPERVISORIAL DISTRICT 4)  
(4 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to establish the Bell, Leland Weaver, and Maywood Cesar Chavez Libraries Refurbishment Projects; approve the project budgets and appropriation adjustment; and authorize the use of Board approved Job Order Contracts to deliver the projects.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find the proposed Bell, Leland Weaver, and Maywood Cesar Chavez Libraries Refurbishment Projects exempt from the California Environmental Quality Act for the reasons stated in this Board letter and the record of the projects.
2. Approve the proposed Bell Library Refurbishment Project, Capital Project No. 8A066, with a total project budget of \$3,300,000.

3. Approve the proposed Leland Weaver Library Refurbishment Project, Capital Project No. 8A045, with a total project budget of \$1,300,000.
4. Approve the proposed Maywood Cesar Chavez Library Refurbishment Project, Capital Project No. 8A065, with a total project budget of \$1,100,000.
5. Approve an appropriation adjustment to transfer \$3,100,000 to the Bell Library Refurbishment Project, Capital Project No. 8A066; \$1,100,000 to the Leland Weaver Library Refurbishment Project, Capital Project No. 8A045; \$900,000 to the Maywood Cesar Chavez Library Refurbishment Project, Capital Project No. 8A065; and \$600,000 to the LA County Library operating budget for a total of \$5,700,000 from the obligated fund balance Committed for American Rescue Plan Enabled Capital Programs.
6. 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 action is to seek Board approval to find the proposed Bell, Leland Weaver, and Maywood Cesar Chavez Libraries Refurbishment Projects exempt from the California Environmental Quality Act (CEQA); establish and approve the capital projects, project budgets, and associated appropriation adjustments; and authorize Public Works to deliver the proposed projects using Board-approved Job Order Contracts (JOC).

#### **Bell Library**

The Bell Library is located at 4411 East Gage Avenue, Bell, CA 90201. The single-story, approximately 4,600-square-foot building was built in 1960 and consists of an adult, teen, children, and staff work areas. The Bell Library is owned by the City of Bell and is leased and operated by the LA County Library. The proposed project would refurbish the library to provide improved facilities and services to the residents and visitors of the City of Bell. The Scope of Work includes repairing and refurbishing the building's electrical and low voltage, information technology, telecommunication systems, interior finishes, signage, bookshelves, and furniture. The refurbished library would include interior upgrades to the customer service desk; adult reading, teen, and children areas; express-service self checkout machines; public access computers; Wi-Fi internet access; and regrading the path of travel from the parking lot to the building entrance to meet current Americans with Disabilities Act accessibility standards.

#### **Leland Weaver Library**

The Leland Weaver library is located at 4035 Tweedy Boulevard, South Gate, CA 90280. The single-story, approximately 20,000-square-foot building was built in 1970 and consists of a multipurpose room; a reading room; and an adult, teen, children, and staff work areas. The proposed project would refurbish the library to provide improved facilities and services to the residents and visitors of the City of South Gate. The Scope of Work consists of refurbishing the

library entrance to include a walkway that meets current Americans with Disabilities Act accessibility standards, repair and upgrades to the building's low voltage, information technology, telecommunication systems, exterior and interior finishes, and the replacement of the signage, bookshelves, and furniture. The refurbished library would include a periodical reading room; a study lounge; an adult, teen, and children areas; a multipurpose community room; two group study rooms; express service self-checkout machines; public access computers; and Wi Fi internet access.

### Maywood Cesar Chavez Library

The Maywood Cesar Chavez library is located at 4323 East Slauson Avenue, Maywood, CA 90270. The single-story, approximately 5,500-square-foot building was built in 1924 and consists of an adult, teen, children, and staff work areas. The Maywood Cesar Chavez Library is owned by the City of Maywood and is leased and operated by LA County Library. The proposed project would refurbish the library to provide improved facilities and services to the residents and visitors of the City of Maywood. The Scope of Work includes repairing and refurbishing the building's low voltage, information technology, telecommunication systems, interior finishes, signage, bookshelves, and furniture. The refurbished library would include interior upgrades to the adult reading, teen, and children areas; public access computers; and Wi-Fi internet access.

Public Works is utilizing Board-approved on-call consultants for design and construction administration and is seeking approval from the Board to carry out the construction using Board-approved JOC.

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

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal G, Internal Controls and Processes, Strategy ii, Manage and Maximize County Assets, by investing in public infrastructure that will improve the operational effectiveness of an existing County asset.

### **FISCAL IMPACT/FINANCING**

The total project costs for the Bell, Leland Weaver, and Maywood Cesar Chavez Libraries Refurbishment Projects, including design, plan check, consultant services, construction, change order contingency, furniture, fixtures, equipment, Civic Art, and County services, are estimated at \$3,300,000; \$1,300,000; and \$1,100,000, respectively.

Approval of the appropriation adjustment (Enclosure A) will transfer a total of \$5,700,000 from the obligated fund balance Committed for American Rescue Plan Enabled Capital Programs as follows: \$3,100,000 to the proposed Bell Library Refurbishment Project, Capital Project (CP) No. 8A066; \$1,100,000 to the proposed Leland Weaver Library Refurbishment Project, CP No. 8A045; \$900,000 to the proposed Maywood Cesar Chavez Library Refurbishment Project, CP No. 8A065; and \$600,000 to the LA County Library operating budget for the procurement of Furniture, Fixtures, and Equipment (estimated at \$200,000 for each library) for the three projects. Additionally, the projects will reimburse the Project and Facilities Development budget for funding predevelopment costs at a future budget phase.

The project schedules and budget summaries for the projects are included in Enclosure B.

## Operating Budget Impact

Following the completion of the proposed projects, LA County Library would fund the additional associated maintenance and operational costs for the facility with existing budgetary resources from its operating budget.

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

In accordance with the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 4, 2020, the proposed project budgets include one percent of the eligible design and construction costs. The Civic Art allocations for Bell Library is estimated at \$17,000; Leland Weaver Library is estimated at \$6,000; and Maywood Cesar Chavez Library is estimated at \$5,000. The Civic Art allocations have restricted American Rescue Plan-Enabled Capital Programs funds to be used at their respective locations or returned to the project if an acceptable art component cannot be identified.

These proposed projects are subject to the Board Policy 5.270, Countywide Local and Targeted Worker Hiring.

LA County Library will work with the Internal Services Department, as the County's purchasing agent, to process a Purchase Order through a master vendor agreement for the Furniture, Fixtures, and Equipment procurement and installation.

## **ENVIRONMENTAL DOCUMENTATION**

The proposed projects are categorically exempt from CEQA.

### Bell Library

The proposed Bell Library Refurbishment Project consists of remodeling and refurbishing the library building and is within certain classes of projects that have been determined not to have a significant effect on the environment. The project meets 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), (h), and (i); 2; and 3 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project provides for the repair, refurbishment, 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, 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 exemptions inapplicable.

### Leland Weaver Library

The proposed Leland Weaver Library Refurbishment Project consists of remodeling and refurbishing the library building and is within certain classes of projects that have been determined not to have a significant effect on the environment. The project meets 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), (h), and (i);

2; and 3 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project provides for the repair, refurbishment, 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, 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 exemptions inapplicable.

### Maywood Cesar Chavez Library

The proposed Maywood Cesar Chavez Library Refurbishment Project consists of remodeling and refurbishing the library building and is within certain classes of projects that have been determined not to have a significant effect on the environment. The project meets 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), (h), and (i); 2; and 3 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project provides for the repair, refurbishment, 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, 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 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 the State 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 pursuant to Section 21092.2.

### **CONTRACTING PROCESS**

Public Works is utilizing Board-approved on-call consultants for design and construction administration and is requesting Board authorization to carry out the construction using a Board-approved JOC.

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

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

Approval of the recommended actions will have minimal impact on current County services or projects. The LA County Library would provide temporary library services at other nearby libraries and other suitable locations when the libraries are closed during construction.

**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:bh

Enclosures

c: Arts and Culture (Civic Art Division)  
Chief Executive Office (Capital Programs  
Division)  
County Counsel  
Executive Office  
LA County Library

November 19, 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** \$ 6,300,000

**USES TOTAL** \$ 6,300,000

**JUSTIFICATION**

Reflects the transfer of \$5,700,000 of funding from obligated fund balance Committed for American Rescue Plan-Enabled Capital Programs, as follows, to fully fund Refurbishment Projects for the Bell Library, the Leland Weaver Library, and the Maywood Cesar Chavez Library: \$3,100,000 to Capital Project (CP) 8A066, \$1,100,000 to CP 8A045, \$900,000 to CP 8A065, and \$600,000 to the Los Angeles County Library operating budget.

# James Yun

Digitally signed by James Yun  
Date: 2024.09.27 14:31:01 -07'00'

**AUTHORIZED SIGNATURE**

JAMES YUN, MANAGER, CEO

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

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

ACTION

APPROVED AS REQUESTED

**RECOMMENDATION**  
Digitally signed by  
Andrea Turner  
Date: 2024.09.27  
16:03:57 -07'00'

APPROVED AS REVISED CHIEF  
EXECUTIVE OFFICER

AUDITOR-CONTROLLER

BY **Turner**

Digitally signed by  
Matthew J. Diaz  
Date: 2024.09.27  
17:34:00 -07'00'

BY **Matthew J. Diaz**

B.A. NO. 034

DATE **9/27/24**

DATE **9/27/24**

COUNTY OF LOS ANGELES  
REQUEST FOR APPROPRIATION ADJUSTMENT

FY 2024-25  
4 - VOTES

SOURCES	USES
<p><b>GENERAL FUND</b> A01-304Q COMMITTED FOR AMERICAN RESCUE PLAN-ENABLED CAPITAL PROGRAMS <b>DECREASE OBLIGATED FUND BALANCE</b> <span style="float: right;"><b>5,700,000</b></span></p>	<p>LA COUNTY LIBRARY <b>LELAND WEAVER LIBRARY REFURBISHMENT PROJECT</b> A01-CP-6014-65044-8A045 CAPITAL ASSETS - B &amp; I <b>INCREASE APPROPRIATION</b> <span style="float: right;"><b>1,100,000</b></span></p> <p>LA COUNTY LIBRARY <b>MAYWOOD CESAR CHAVEZ LIBRARY REFURBISHMENT PROJECT</b> A01-CP-6014-65044-8A065 CAPITAL ASSETS - B &amp; I <b>INCREASE APPROPRIATION</b> <span style="float: right;"><b>900,000</b></span></p> <p>LA COUNTY LIBRARY <b>BELL LIBRARY REFURBISHMENT PROJECT</b> A01-CP-6014-65044-8A066 CAPITAL ASSETS - B &amp; I <b>INCREASE APPROPRIATION</b> <span style="float: right;"><b>3,100,000</b></span></p> <p><b>PROJECT AND FACILITY DEVELOPMENT</b> A01-CF-6100-10190 OTHER FINANCING USES <b>INCREASE APPROPRIATION</b> <span style="float: right;"><b>600,000</b></span></p>
<p>LA COUNTY LIBRARY B06-PL-96-9911-41200 OPERATING TRANSFERS IN <b>INCREASE REVENUE</b> <span style="float: right;"><b>600,000</b></span></p>	<p>LA COUNTY LIBRARY B06-PL-2000-41200 SERVICES &amp; SUPPLIES <b>INCREASE APPROPRIATION</b> <span style="float: right;"><b>600,000</b></span></p>
<p><b>SOURCES TOTAL</b> <span style="float: right;"><b>\$ 6,300,000</b></span></p>	<p><b>USES TOTAL</b> <span style="float: right;"><b>\$ 6,300,000</b></span></p>

BA# 034  
9/27/24



**CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
BELL LIBRARY REFURBISHMENT PROJECT  
LELAND WEAVER LIBRARY REFURBISHMENT PROJECT  
MAYWOOD CESAR CHAVEZ LIBRARY REFURBISHMENT PROJECT  
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FISCAL YEAR 2024-25  
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(4 VOTES)**

**I. BELL LIBRARY PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Completion Date</b>
Construction Documents	Q4 2024
Jurisdictional Approvals	Q4 2024
Construction	
Substantial Completion	Q2 2026
Project Acceptance	Q3 2026

**II. BELL LIBRARY PROJECT BUDGET**

<b>Budget Category</b>	<b>Budget</b>
Construction	\$2,035,000
Furniture, Fixtures, and Equipment	\$200,000
Civic Art	\$17,000
Plans and Specifications	\$420,000
Consultant Services	\$48,000
Miscellaneous Expenditures	\$10,000
Jurisdictional Review/Plan Check/Permits	\$80,000
County Services	\$490,000
<b>Total</b>	<b>\$3,300,000</b>

**III. LELAND WEAVER LIBRARY PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Completion Date</b>
Construction Documents	Q3 2024*
Jurisdictional Approvals	Q4 2024
Construction	
Substantial Completion	Q1 2026
Project Acceptance	Q1 2026

\*Indicates a completed activity

**IV. LELAND WEAVER LIBRARY PROJECT BUDGET**

<b>Budget Category</b>	<b>Budget</b>
Construction	\$615,000
Furniture, Fixtures, and Equipment	\$200,000
Civic Art	\$6,000
Plans and Specifications	\$160,000
Consultant Services	\$30,000
Miscellaneous Expenditures	\$2,000
Jurisdictional Review/Plan Check/Permits	\$30,000
County Services	\$257,000
<b>Total</b>	<b>\$1,300,000</b>

**V. MAYWOOD CESAR CHAVEZ LIBRARY PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Completion Date</b>
Construction Documents	Q4 2024
Jurisdictional Approvals	Q4 2024
Construction	
Substantial Completion	Q1 2026
Project Acceptance	Q2 2026

**VI. MAYWOOD CESAR CHAVEZ LIBRARY PROJECT BUDGET**

<b>Budget Category</b>	<b>Budget</b>
Construction	\$510,000
Furniture, Fixtures, and Equipment	\$200,000
Civic Art	\$5,000
Plans and Specifications	\$135,000
Consultant Services	\$46,000
Miscellaneous Expenditures	\$2,000
Jurisdictional Review/Plan Check/Permits	\$22,000
County Services	\$180,000
<b>Total</b>	<b>\$1,100,000</b>