



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

December 03, 2024

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

38 December 3, 2024

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

EDWARD YEN
EXECUTIVE OFFICER

Dear Supervisors:

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
OLIVE VIEW-UCLA MEDICAL CENTER
COMPUTED TOMOGRAPHY SCAN ROOM REMODELING AND
SINGLE-PHOTON EMISSION COMPUTED TOMOGRAPHY SCANNER ROOM
REFURBISHMENT PROJECTS
APPROVE REVISED PROJECT BUDGETS
APPROVE APPROPRIATION ADJUSTMENTS
CAPITAL PROJECT NOS. 87607 AND 87588
FISCAL YEAR 2024-25
(SUPERVISORIAL DISTRICT 3)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval to revise the project budgets and related appropriation adjustments for the Olive View-UCLA Medical Center Computed Tomography Scan Room Remodeling and Single-Photon Emission Computed Tomography Scanner Room Refurbishment Projects to cover the cost of additional work due to unforeseen conditions and limited additional scope of work items.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the previously approved Olive View-UCLA Medical Center Computed Tomography Scan Room Remodeling and Single-Photon Emission Computed Tomography Scanner Room Refurbishment Projects are within the scope of the Board's previous findings of exemption and that the additional scope is similarly exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the projects.

2. Approve the revised project budget of \$3,013,000, an increase of \$619,000 from the previously Board-approved amount of \$2,394,000 for the Olive View-UCLA Medical Center Computed Tomography Scan Room Remodeling Project, Capital Project No. 87607.

3. Approve the revised project budget of \$2,708,000, an increase of \$681,000 from the previously Board-approved amount of \$2,027,000 for the Single-Photon Emission Computed Tomography Scanner Room Refurbishment Project, Capital Project No. 87588.

4. Approve the Fiscal Year 2024-25 appropriation adjustment with a combined total of \$1,300,000 from the Department of Health Services' Various Refurbishments Project, Capital Project No. 86937, where the Department of Health Services annual revolving fund for the Radiology Program is budgeted, to allocate \$619,000 to fund the estimated Fiscal Year 2024-25 expenditures for the Olive View-UCLA Medical Center Computed Tomography Scan Room Remodeling Project, Capital Project No. 87607, and \$681,000 to fund the Single-Photon Emission Computed Tomography Scanner Room Refurbishment Project, Capital Project No. 87588.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find that the previously approved Olive View UCLA Medical Center (OV UCLA MC) Computed Tomography (CT) Scan Room Remodeling and Single-Photon Emission Computed Tomography (SPECT) Scanner Room Refurbishment Projects are within the scope of the previous exemption finding by the Board and that the additional scope is similarly exempt from the California Environmental Quality Act (CEQA); and approve the revised total project budgets and related appropriation adjustment.

Background

On April 4, 2023, the Board established and approved the OV-UCLA MC CT Scan Room Remodeling and SPECT Scanner Room Refurbishment Projects, with budgets of \$2,394,000 and \$2,027,000, respectively; found the projects to be exempt from CEQA; and authorized delivery of the projects using a Board approved Job Order Contracts (JOCs).

Olive View UCLA Medical Center Computer Tomography Scan Room Remodeling Project

The OV-UCLA MC CT Scan Room Remodeling Project will replace two existing CT scanners and renovate the program space along with a shared control room to ensure compliance with accessibility standards and California Department of Health Care Access and Information (HCAI) requirements. To minimize disruption to hospital operations and patient care, the project will be constructed in two phases. Phase I construction has been completed, and Phase II commenced on August 19, 2024. The project is anticipated to be completed January 2025.

As a result of inaccurate as-built drawings, several existing unforeseen conditions were discovered during demolition, including insufficient fireproofing, noncompliant electrical conditions, and other discrepancies in overall as-built dimensions and equipment components. To structurally reinforce the floor for the equipment installation, the contractor will need access beneath the project site, which will entail enhanced infection control measures, additional scaffolding, and ceiling reconstruction. The installation of the new CT scanners has required more extensive labor and support from the contractors than originally anticipated. As a result of insufficient space in the existing utility floor trenches, electrical and piping had to be rerouted underneath the floor, requiring

after-hours coring, additional abatement, and enhanced infection control measures. Due to the size of the equipment, the existing door and frame to the suite had to be removed and reinstalled.

Additional scope was added to replace existing Category 5 cables with Category 6 cables because the existing Category 5 cables could not support the upgraded equipment's image transmission requirements.

A project budget increase of \$619,000, from \$2,394,000 to \$3,013,000, for the OV-UCLA MC CT Scan Room Remodeling Project is recommended to cover the additional cost associated with the unforeseen conditions and expanded scope.

Olive View UCLA Medical Center Single-Photon Emission Computed Tomography Scanner Room Refurbishment Project

The SPECT Scanner Room Refurbishment Project will upgrade an existing scan room to accommodate a new SPECT scanner. The original JOC contractor did not perform with sufficient progress and responsiveness to continue work within an operational hospital facility, resulting in noncompliant conditions, and schedule delays. Consequently, the work under the original contractor was cancelled, and a new JOC contractor was engaged to complete the project. The project is currently 15 percent completed with an anticipated completion date of January 2025.

The project is currently in the demolition phase that will allow the new JOC contractor to review site conditions, which were previously inaccessible to the original contractor. Several existing unforeseen conditions have been discovered during demolition, including inaccurate as built conditions and noncompliant construction assemblies. To structurally reinforce the floor for the equipment installation, the contractor will need access to occupied space beneath the project site, which will entail enhanced infection control measures and after hours labor. The project scope has been expanded to include the replacement of existing Category 5 low-voltage cables with Category 6 cables because existing Category 5 cables could not support the upgraded equipment's image transmission requirements.

The unforeseen conditions have also required additional modifications to the construction documents, including door relocation and utility alterations. Investigation of the slab rebar positioning revealed the need for adjusting the future equipment placement, resulting in additional design work, and submission for jurisdictional approval.

A project budget increase of \$681,000 from \$2,027,000 to \$2,708,000, for the OV-UCLA MC SPECT Scanner Room Refurbishment Project is recommended to cover the additional costs associated with the unforeseen conditions, revised scope, and design modifications.

Green Building/Sustainable Design Program

The construction of the projects will support the Board's Policy for Green Building/Sustainable Design Program by recycling disposable material and incorporating energy efficient products during construction.

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

FISCAL IMPACT/FINANCING

Approval of the recommended actions will increase the previously Board-approved project budgets for the OV UCLA MC CT Scan Room Remodeling Project, Capital Project No. 87607 from \$2,394,000 to \$3,013,000, and the OV-UCLA MC SPECT Scanner Room Refurbishment Project, Capital Project No. 87588 from to \$2,027,000 to \$2,708,000.

The proposed increases of \$619,00 and \$681,000, respectively, will provide sufficient funding to cover the additional work due to unforeseen conditions encountered during construction. The total projects' budgets include construction, change order contingencies, plans and specifications, permit fees, Civic Art fee, consultant services, inspection services, and County services (Enclosure A).

Board approval of the Fiscal Year 2024-25 appropriation adjustment (Enclosure B) with a combined total of \$1,300,000 from the Department of Health Services' (DHS) Various Refurbishments Project, Capital Project No. 86937, where the DHS annual revolving fund for the Radiology Program is budgeted, to allocate \$619,000 to fund the estimated Fiscal Year 2024-25 expenditures for the OV-UCLA MC CT Scan Room Remodeling Project, Capital Project No. 87607, and \$681,000 to fund SPECT Scanner Room Refurbishment Project, Capital Project No. 87588. There is no net County cost impact associated with the recommended actions.

Operating Budget Impact

Following completion of the proposed 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

In accordance with the Board's Civic Arts Policy, amended on August 4, 2020, the project budgets includes one percent of the eligible design and construction costs for the Civic Art Allocation, which has increased from \$12,000 to \$14,500 and from \$10,000 to 14,300, respectively, for the OV-UCLA MC CT Scan Room Remodeling Project and the OV-UCLA MC SPECT Scanner Room Refurbishment Project.

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

ENVIRONMENTAL DOCUMENTATION

On April 4, 2023, the Board found the OV-UCLA MC CT Scan Room Remodeling and the OV-UCLA MC SPECT Scanner Room Refurbishment Projects to be exempt from CEQA. A Notice of Exemption has been filed for both projects.

The proposed actions are within the scope of the previous findings of exemption for the two separate projects. The currently proposed work scope addresses existing conditions within the project's workspace and is not altering the intent of the original approved projects.

The previously approved projects are within certain classes of projects that have been found not to have a significant effect on the environment in that they meet the criteria set forth in Sections 15301 (a), (d) and (f); and 15302 (c) of the CEQA Guidelines and Class 1 (c), (d), and (i) of the County's Environmental Document Reporting Procedures and Guidelines. These exemptions similarly apply to the currently proposed work.

Additionally, as for the previously approved projects, the currently proposed work will continue to 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 projects may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

CONTRACTING PROCESS

On April 4, 2023, the Board approved use of Job Order Contracting to deliver the projects. The project work, including the additional scope items, will continue to be delivered using JOC.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects. Public Works, in conjunction with DHS, will take the appropriate measures to coordinate the construction to minimize impacts on operations during the repair work.

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

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FISCAL YEAR 2024-25
(SUPERVISORIAL DISTRICT 3)
(3 VOTES)**

COMPUTED TOMOGRAPHY SCAN ROOM REMODELING PROJECT

I. PROJECT SCHEDULE SUMMARY

Project Activity	Previous Scheduled Completion Date	Scheduled Completion Date
Design	12/15/2022*	12/15/2022*
Jurisdictional Approvals	03/01/2023*	03/01/2023*
Construction Start	04/15/2023*	04/15/2023*
Substantial Completion	12/31/2023	01/17/2025
Final Acceptance	02/28/2024	02/14/2025

*Completed Activity

II. PROJECT BUDGET SUMMARY

Project Budget Category	Board Approved Budget	Supplemental Budget	Revised Budget
Job Order Contract Construction	\$1,000,000	\$223,000	\$1,223,000
Job Order Contract Contingency	\$ 210,000	\$ 23,000	\$ 233,000
Other - Gordian Group	\$ 60,000	\$ 5,000	\$ 65,000
Civic Art	\$ 12,000	\$ 2,500	\$ 14,500
Hard Cost Sub-Total	\$1,282,000	\$253,500	\$1,535,500
Plans and Specifications	\$ 223,000	\$ 90,000	\$ 313,000
Consultant Services	\$ 100,000	\$ 65,000	\$ 165,000
Miscellaneous Expenditures	\$ 20,000	\$ 0	\$ 20,000
Jurisdictional Review	\$ 110,000	\$ 30,000	\$ 140,000
County Services	\$ 659,000	\$180,500	\$ 839,500
Soft Cost Sub-Total	\$1,112,000	\$365,500	\$1,477,500
TOTAL PROJECT COST	\$2,394,000	\$619,000	\$3,013,000

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(3 VOTES)**

**SINGLE-PHOTON EMISSION COMPUTED TOMOGRAPHY SCANNER ROOM
REFURBISHMENT PROJECT**

III. PROJECT SCHEDULE SUMMARY

Project Activity	Previous Scheduled Completion Date	Scheduled Completion Date
Design	12/15/2022*	12/15/2022*
Jurisdictional Approvals	03/01/2023*	03/01/2023*
Construction Start	07/01/2023*	07/01/2023*
Substantial Completion	12/31/2023	01/17/2025
Final Acceptance	02/28/2024	02/14/2025

*Completed Activity

IV. PROJECT BUDGET SUMMARY

Project Budget Category	Board Approved Budget	Supplemental Budget	Revised Budget
Job Order Contract Construction	\$ 800,000	\$437,000	\$1,237,000
Job Order Contract Contingency	\$ 168,000	\$ 44,000	\$ 212,000
Other - Gordian Group	\$ 48,000	\$ 10,000	\$ 58,000
Civic Art	\$ 10,000	\$ 4,300	\$ 14,300
Hard Cost Sub-Total	\$1,026,000	\$495,300	\$1,521,300
Plans and Specifications	\$ 180,000	\$ 77,000	\$ 257,000
Consultant Services	\$ 100,000	\$ 60,000	\$ 160,000
Miscellaneous Expenditures	\$ 20,000	\$ 0	\$ 20,000
Jurisdictional Review	\$ 43,000	\$ 20,000	\$ 63,000
County Services	\$ 658,000	\$ 28,700	\$ 686,700
Soft Cost Sub-Total	\$1,001,000	\$185,700	\$1,186,700
TOTAL PROJECT COST	\$2,027,000	\$681,000	\$2,708,000

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BOARD OF SUPERVISORS
OFFICIAL COPY

November 06, 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 2024-25
3 - VOTES

SOURCES

USES

VARIOUS HS CAPITAL IMPROVEMENTS
VARIOUS REFURBISHMENTS
A01-CP-6014-64035-86937
CAPITAL ASSETS - B & I
DECREASE APPROPRIATION

1,300,000

OLIVE VIEW-UCLA MEDICAL CENTER
OLIVE VIEW MC COMPUTERIZED TOMOGRAPHY SCAN RM REMODELING
A01-CP-6014-64030-87607
CAPITAL ASSETS - B & I
INCREASE APPROPRIATION

619,000

OLIVE VIEW-UCLA MEDICAL CENTER
OVMC SINGLE-PHOTON EMISSION CT SCANNER ROOM REFURBISHMENT
A01-CP-6014-64030-87588
CAPITAL ASSETS - B & I
INCREASE APPROPRIATION

681,000

SOURCES TOTAL \$ 1,300,000

USES TOTAL \$ 1,300,000

JUSTIFICATION

This budget adjustment is necessary to reallocate \$1,300,000 from Health Services Various Refurbishments, Capital Project No. 86937 to Olive View Medical Center Computerized Tomography Scan Room Remodeling Project, Capital Project No. 87607 for \$619,000, and Olive View Medical Center Single-Photon Emission CT Scanner Room Refurbishment Project, Capital Project No. 87588 for \$681,000 to fund anticipated expenditures in FY 2024-25.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Jean Lo

Digitally signed by Jean Lo
Date: 2024.11.06 17:01:59 -08'00'

AUTHORIZED SIGNATURE

JEAN LO, CHIEF, CONTROLLER'S DIVISION

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

38 December 3, 2024

Edward Yen

EDWARD YEN
EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION
Digitally signed by
Andrea Turner
Date: 2024.11.12
13:33:39 -08'00'

AUDITOR-CONTROLLER

BY

Turner

DATE **11/12/24**

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

**Erika
Bonilla**

BY

Digitally signed by
Erika Bonilla
Date: 2024.11.13
09:51:35 -08'00'

DATE **11/12/24**

B.A. NO. **053**