



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

ADOPTED

IN REPLY PLEASE
REFER TO FILE

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

January 21, 2025

14 January 21, 2025

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
DEL VALLE GRADING PROJECT
APPROVE CONSTRUCTION CHANGE ORDER
CAPITAL PROJECT NO. 89159
FISCAL YEAR 2024-25
(SUPERVISORIAL DISTRICT 5)
(4 VOTES)**

SUBJECT

Public Works is seeking Board approval to execute a construction change order with Access Pacific, Inc., for the Del Valle Grading Project for a not-to-exceed amount of \$76,508.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the scope of work to be carried out by the proposed change order is within the scope of impacts in the previously adopted Negative Declaration for the project under the California Environmental Quality Act for the reasons stated in the Board letter and in the record of the project.
2. Approve and authorize the Director of Public Works or his designee to finalize negotiations and execute a change order with Access Pacific, Inc., for a not-to-exceed amount of \$76,508 to install an 8-inch lateral waterline to connect with the existing 8-inch waterline point of connection.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find that the scope of work in the proposed change order is within the scope of the impacts in the previously adopted Negative Declaration under the California

Environmental Quality Act (CEQA) and authorize Public Works to execute a change order for a not-to-exceed amount of \$76,508 within the Board-approved project budget of \$1,326,000.

Background

The Del Valle Grading Project is located at the site of the Del Valle Regional Training Facility at 28101 Chiquito Canyon Road, Castaic, CA 91384. The Del Valle Regional Training Facility is a Fire Department Facility and serves as a dedicated center for emergency response training, providing high-quality, and realistic training experiences in a controlled environment.

The project includes grading, over-excavation, and compaction to install a new 4,500-square-foot concrete pad and foundation for the future installation of a live fire training prop (consisting of shipping containers). The construction contract was executed on February 8, 2024, for the total contract sum of \$803,000 after the successful bidder's completion of a satisfactory and compliant project schedule.

The project plans called for connecting a proposed new lateral waterline to an existing 6-inch waterline point of connection. However, after the start of construction, Access Pacific Inc., was unable to locate the point of connection per the as-built plans, which were later determined to be erroneously labeled. The closest waterline in the area was an 8-inch line approximately 160 feet away. To maintain the project schedule and avoid delay costs, a proceed order was issued to the contractor to excavate, trench, and install a 160-linear-foot, 8-inch lateral line to connect to the existing 8-inch waterline.

Approval of the recommended actions will allow Public Works to execute a change order for the unforeseen lateral waterline extension and installation, within the previously Board-approved project budget. Upon approval of the recommended actions, the change order will be executed, and the Del Valle Grading project will be finalized and closed out.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrows 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 safety infrastructure improvements that will enhance the quality and delivery of Fire Department services to the residents of Los Angeles County.

FISCAL IMPACT/FINANCING

Approval of the recommended actions will allow Public Works to issue a change order to Access for a not-to-exceed amount of \$76,508. The cost of the change order has been reviewed and determined to be fair and consistent with the work value for the industry. There is sufficient funding in the project budget to cover the cost of the proposed change order. Enclosure A reflects the reallocation of funding for the change order within the approved project budget.

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

Operating Budget Impact

Following completion of the project, Fire Department will request and fund annual ongoing

maintenance and operational costs, as needed, with departmental resources in future budget phases.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Section 20137 of the Public Contract Code allows the Board, with a four-fifths vote, to authorize an individual change order to a construction contract that is 10 percent or less of the original contract amount without having to obtain bids for the work. The proposed change order is less than 10 percent of the original contract sum and is, therefore, within the statutory threshold.

In accordance with the Board's Civic Art Policy amended on August 4, 2020, the project budget includes a \$9,200 Civic Art allocation and will not be impacted by the proposed change order.

ENVIRONMENTAL DOCUMENTATION

A Negative Declaration was adopted by the Board for the entire Del Valle development in 1991 pursuant to the provisions of CEQA, which included development of the 160-acre site primarily as a training facility for both manipulative and academic training. The work included in the change order falls within the project analyzed in the previously adopted negative declaration as it will provide an equipment prop (manipulative) to enhance the training experience of emergency response personnel. There have been no changes to the project or the conditions under which it will be undertaken that require further review under CEQA in the proposed development of the site, and the currently proposed work will continue to comply with applicable regulations.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk 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

On August 8, 2023, the Board approved a total project budget of \$1,326,000 for the Del Valle Grading Project, including a change order contingency of \$135,000. The Board also delegated authority to the Director of Public Works or his designee to approve change orders for a maximum of \$52,650 for any single change, subject to the limits that the aggregate amount of all such delegated authority change orders does not exceed 25 percent of the original contract amount as set forth in Public Contract Code Section 20145. The proposed change order exceeds the \$52,650 delegated authority and, therefore, must be approved by the Board.

Public Works has executed four change orders under delegated authority for a total of \$56,088. The proposed change order for \$76,508 represents 9.5 percent of the original contract sum of \$803,000. Approval of the recommended actions will increase the total change order expenditure to \$132,596, or approximately 16.5 percent of the contract value.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended change order will not result in any additional impacts to the current services on the Del Valle Grading Project.

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:cg

Enclosures

- c: Arts and Culture (Civic Art Division)
- Auditor-Controller
- Chief Executive Office (Capital Programs Division)
- County Counsel
- Executive Office, Board of Supervisors
- Fire

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
DEL VALLE GRADING PROJECT
APPROVE CONSTRUCTION CHANGE ORDER
CAPITAL PROJECT NO. 89159
FISCAL YEAR 2024-25
(SUPERVISORIAL DISTRICT 5)
(4 VOTES)**

I. PROJECT SCHEDULE SUMMARY

Project Activity	Previous Scheduled Completion Date	Scheduled Completion Date
Construction Documents	10/2022	10/2022*
Jurisdictional Approvals	01/2023	01/2023*
Construction Award	09/2023	01/2024*
Construction Start	09/2023	02/2024*
Substantial Completion	11/2023	07/2024*
Project Acceptance	12/2023	02/2025

*Completed Activity

II. PROJECT BUDGET SUMMARY

Project Budget Category	Board Approved Budget	Impact of this Action	Revised Budget
Construction	\$ 900,000	\$ 132,596	\$1,032,596
Change Order Contingency	\$ 135,000	(\$132,596)	\$ 2,404
Civic Art	\$ 9,200	\$ 0	\$ 9,200
Hard Cost Sub-Total	\$1,044,200	\$ 0	\$1,044,200
Plans and Specifications	\$ 16,000	\$ 0	\$ 16,000
Consultant Services	\$ 72,800	\$ 0	\$ 72,800
Miscellaneous Expenditures	\$ 14,000	\$ 0	\$ 14,000
Jurisdictional Review	\$ 31,000	\$ 0	\$ 31,000
County Services	\$ 148,000	\$ 0	\$ 148,500
Soft Cost Sub-Total	\$ 281,800	\$ 0	\$ 281,800
Total Project Cost	\$1,326,000	\$ 0	\$1,326,000