



MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE:

February 4, 2025

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:

**REVISED**

**CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
HARBOR-UCLA MEDICAL CENTER REPLACEMENT PROGRAM  
GENERATOR BUILDING RETROFIT PROJECT COMPONENT  
ADOPT, ADVERTISE, AND AWARD  
ACQUIRE ELECTRICAL EQUIPMENT  
SPECS 7944; CAPITAL PROJECT NO. 67965  
FISCAL YEAR 2024-25  
(SUPERVISORIAL DISTRICT 2)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to adopt plans and specifications, advertise for construction bids, authorize Public Works to award a construction contract, and authorize Internal Services Department to acquire associated electrical equipment for the Generator Building Retrofit Project Component at the Harbor-UCLA Medical Center Replacement Program.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed Generator Building Retrofit Project Component, including acquisition of equipment, is within the scope of the environmental impacts analyzed in the previously certified Final Environmental Impact Report and subsequently approved Addenda Nos. 1, 2, and 3 for the Harbor-UCLA Medical Center Campus Master Plan.

2. Adopt plans and specifications that are on file with Public Works for construction of the Generator Building Retrofit Project Component for the Harbor-UCLA Medical Center Replacement Program, Capital Project No. 67965.
3. Instruct the Executive Officer of the Board to advertise Generator Building Retrofit Project Component of the Harbor-UCLA Medical Center Replacement Program for bids to be received and opened on ~~February 26, 2025~~, March 31, 2025, in accordance with the Instruction Sheet for Publishing Legal Advertisements.
4. 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 \$10,000 not-to-exceed amount funded by existing project funds.
5. 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 has timely prepared a satisfactory baseline construction schedule and satisfied all conditions for contract award. Upon such determination, authorize the Director of Public Works or his designee to award and execute a 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 previously Board-approved budget for the Harbor-UCLA Medical Center Replacement Program, to establish the effective date of the contract upon receipt by the Public Works of acceptable performance and payment bonds and evidence of required contractor insurance, and to take all other actions necessary and appropriate to deliver the Generator Building Retrofit Project Component.
6. Delegate authority to the Director of Public Works or his designee to execute any easements, permits, and utility connection agreements necessary for the completion of the Generator Building Retrofit Project Component, provided that the costs related to these easements, permits, and agreements do not cause the project budget to exceed the previously Board-approved budget for the Harbor-UCLA Medical Center Replacement Program.
7. Authorize Internal Services Department, as the County Purchasing Agent, to proceed with the Sole Source acquisition of electrical maintenance equipment

items from Quinn Company to replace existing outdated electrical equipment at the Harbor-UCLA Medical Center Generator Building.

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

The purpose of the recommended actions is to find the Generator Building Retrofit Project Component of the Harbor-UCLA Medical Center (H-UCLA MC) Replacement Program is within the scope of the environmental impacts in the previously certified Final Environmental Impact Report (FEIR) and subsequently approved Addenda Nos. 1, 2, and 3; adopt plans and specifications; advertise for construction bids; authorize Public Works to award and execute a construction contract; and authorize Internal Services Department to proceed with the Sole Source acquisition of associated electrical equipment.

#### Background

Senate Bill 1953 mandates that all California General Acute-Care Hospitals meet structural and nonstructural seismic strengthening requirements by January 1, 2030. The previously approved H-UCLA MC Replacement Program will not only bring the hospital into compliance with the mandate, but also consolidate inpatient and outpatient services into new buildings that optimize operational effectiveness, reduce operation and maintenance costs, provide outpatient facilities that accommodate planned patient visits, implement sustainability, and create a campus designed for the wellbeing of patients and staff.

The program includes construction of an Outpatient/Support Building, which includes 234 exam rooms that are distributed across three floors. The clinics are arrayed throughout the floors to promote an integrated care model that meets patients complex care needs. The program also includes construction of an Inpatient Tower Building with 347 inpatient beds, including 36 psychiatric beds, new psychiatric emergency department, and permanent rooftop helistop. The current hospital is licensed at 453 beds and runs an average daily census of 312 patients. The hospital's census has steadily increased over the past four years. The industry standard is to estimate census at 85 percent of licensed bed capacity; using this calculation, the proposed licensed capacity of 347 beds is necessary to meet patient demand.

Additionally the program includes construction of a 1,500-stall above-grade parking structure; a new Central Utility Plant to serve new buildings under the jurisdiction of the California Department of Health Care Access and Information; a new Support Services Building for the campus Information Technology and Facilities staff; a new Regional

Laboratory; and related make-ready work, such as several new surface parking lots, a 66-kilovolt electrical substation, a 12-kilovolt electrical building, and tenant improvements.

On February 8, 2022, the Board approved a revised total project budget of \$1,695,000,000 for the H-UCLA MC Replacement Program and authorized the execution of a Stipulated Sum Design-Build contract with Hensel Phelps Construction Company for a maximum not-to-exceed contract sum of \$1,238,179,000.

On June 25, 2024, the Board approved the revised project budget of \$1,755,000,000, an increase of \$60,000,000 from the previous Board-approved amount of \$1,695,000,000, to address design and jurisdictional changes required, unforeseen conditions, and issues related to the Design Builder's Criteria Documents interpretation.

On January 21, 2025, the Board approved the revised project budget of \$1,806,000,000, an increase of \$51,000,000 from the previous Board-approved amount of \$1,755,000,000, to provide additional funding for the make-ready projects, including the Generator Building Retrofit Project Component and various supplemental agreements.

Construction of the H-UCLA MC Replacement Program is 40 percent complete. The Support Services Building and the Parking Structure A are complete. Construction of the Outpatient/Support Building, Inpatient Tower, Regional Lab, and Central Utility Plant began in July 2023, June 2024, August 2024, and November 2024, respectively. Construction of all buildings is scheduled to be completed by August 2027.

#### Generator Building Retrofit Project Component

The Generator Building Retrofit Project Component is a make-ready project component of the H-UCLA MC Replacement Program, which will consist of two increments. The first increment would include the construction of a new stand-alone, approximately 1,000-square-foot building under Health Care Access and Information jurisdiction to house 12-kilovolt normal power distribution equipment. The second increment would include the reconfiguration and upgrade of the campus 12-kilovolt switchgear in the existing Health Care Access and Information generator building, served by six existing 12-kilovolt generators, which feeds essential emergency power throughout the entire campus.

The plans and specifications have been completed, all the necessary jurisdictional approvals have been obtained, and Public Works is recommending the Board adopt and advertise the plans and specifications for construction bids using the County's competitive low-bid process.

To expedite construction if the project is approved, it is recommended that the Board authorize Public Works to award and execute a construction contract with the lowest responsive and responsible bidder, if the low-bid can be awarded within the previously Board-approved budget for the H-UCLA MC Replacement Program of \$1,806,000,000. Additionally, to mitigate potential supply chain delays for electrical equipment, it is recommended that the Board authorize Internal Services Department to acquire the electrical equipment, which will be installed by the selected Generator Building Retrofit Component low-bid contractor, via the Sole Source process.

It is anticipated that the construction of the Generator Building Retrofit Project Component would begin in April 2025 and be substantially completed by September 2026.

The proposed consultant services agreement requires the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule that conforms to the County's schedule specification.

### **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 2, 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 Los Angeles County.

### **FISCAL IMPACT/FINANCING**

On January 21, 2025, the Board approved a revised total project budget of \$1,806,000,000 for the H-UCLA MC Replacement Program, Capital Project No. 67965, which includes plans and specifications, construction and related contingency, plan check fees, consultant services, County services, and fixed medical equipment (Enclosure A).

The estimated \$28,000,000 cost for the Generator Building Retrofit Project Component construction and the associated electrical equipment acquisition is within the previously Board-approved budget of \$1,806,000,000. There is sufficient appropriation in the Fiscal

Year 2025-26 budget for the H-UCLA MC Replacement Program, Capital Project No. 67965, to cover the total \$28,000,000 cost.

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

#### Operating Budget Impact

Following completion of the project, Department of Health Services will request and fund annual ongoing maintenance and operational costs, as needed, with departmental resources in future budget phases. This Generator Building Retrofit Project Component, when completed, will result in operational and maintenance savings to the H-UCLA MC due to installation of energy efficient equipment.

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

In accordance with the Board's Civic Art Policy, adopted on December 7, 2002, and last amended on August 4, 2020, the project budget for the H-UCLA MC Replacement Program includes \$2,000,000 Civic Art allocation, which is greater than the \$1,000,000 maximum required by the Board's policy. The \$2,000,000 Civic Art allocation will not be impacted by the Generator Building Project Component.

On December 20, 2016, the Board adopted a new Leadership in Energy and Environmental Development (LEED) policy requiring all new County buildings greater than 10,000 square feet in size to achieve LEED Gold certification. In accordance with this policy, the new buildings will be designed and constructed to achieve LEED Gold Certification with the exception of the parking structure because the United States Green Building Council no longer provides LEED certificates for parking structures. Additionally, the program will continue to support the Board's Policy for Green Building/Sustainable Design Program by recycling disposable material, incorporating energy efficient products during construction, and incorporating native drought-tolerant landscaping.

A standard construction contract, in a form previously approved by County Counsel, will be used that contains terms and conditions supporting the Board's ordinances, policies, and programs including, but not limited to, 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 include the contractual provisions, methods, and material requirements necessary for the projects and are on file with Public Works' Business Relations and Contracts Division.

On October 16, 2001, the Board adopted a policy whereby departments must obtain Board approval to purchase or finance equipment with a unit cost of \$250,000 or greater prior to submitting their requisitions to the County's Purchasing Agent.

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 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 the implementation of the targeted hiring requirement of the policy.

To ensure that the contract is awarded to a responsible contractor with a satisfactory history of performance, the bidder will be required to report violations of the False Claims Act, their civil litigation history, and information regarding prior criminal convictions.

### **ENVIRONMENTAL DOCUMENTATION**

Construction of the Generator Building Retrofit Project Component is within the scope of the impacts analyzed in the previously certified FEIR dated December 20, 2016, and subsequent Addenda Nos. 1, 2, and 3 for the H-UCLA MC Master Plan, and certified by the Board on November 10, 2020; November 10, 2020; and February 8, 2022; respectively, and there have been no substantial changes to the project or to circumstances under which it will be undertaken that require further review of findings under California Environmental Quality Act. This scope, which would include construction of a stand-alone 12-kilovolt normal power distribution building and upgrading of existing electrical equipment at the existing Generator Building, are within the scope of work approved by the Board on February 8, 2022, and analyzed in the FEIR and certified Addendum No. 3. The Mitigation Monitoring and Reporting Program, Environmental Findings of Fact, and Statement of Overriding Considerations adopted at the time of FEIR certification will continue to apply.

The location of the documents, custodian of the records, and other materials constituting the record of the proceedings upon which the Board's decision is based in this matter is with Public Works, Project Management Division I, 900 South Fremont Avenue, Fifth Floor, Alhambra, CA 91803.

The previously certified FEIR and Addenda are available at the location and can also be viewed online at <https://pw.lacounty.gov/harbor-ucla-rp/>.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk and with the State Office Land Use and Innovation in accordance with Section 21152 (a) of the California Public Resources Code and will post the Notice of Determination to its 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 acquisition of electrical equipment falls under the statutory authority of the County Purchasing Agent and will be accomplished in accordance with the County's Purchasing Policies and Procedures for sole source purchases.

The contract opportunity will be listed on the "Doing Business with the County" and "Do Business with Public Works" websites. Public Works will also inform the local small business enterprises about this 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)**

Approval of the recommended actions will have no impact on current services at H-UCLA MC. Construction of the existing generators will be phased to minimize impacts to campus operations. Any shutdowns required will be supported by redundant back-up generators.



The Honorable Board of Supervisors  
February 4, 2025  
Page 9

**CONCLUSION**

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

Respectfully submitted,



MARK PESTRELLA, PE  
Director of Public Works

MP:HA:jc

Enc.

- c: Arts and Culture
- Chief Executive Office (Capital Programs Division)
- County Counsel
- Executive Office, Board of Supervisors
- Health Services (Capital Projects Division)
- Mental Health

**CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
HARBOR-UCLA MEDICAL CENTER REPLACEMENT PROGRAM  
GENERATOR BUILDING RETROFIT PROJECT COMPONENT  
ADOPT, ADVERTISE, AND AWARD  
ACQUIRE ELECTRICAL EQUIPMENT  
SPECS 7944; CAPITAL PROJECT NO. 67965  
FISCAL YEAR 2024-25  
(SUPERVISORIAL DISTRICT 2)  
(3 VOTES)**

**I. PROJECT SCHEDULE SUMMARY**

Project Activity	Scheduled Completion Date
Scoping Documents	June 2021*
Design-Build Award	February 2022*
Jurisdictional Approvals	Various
Substantial Completion-Parking Structure A	June 2024*
Substantial Completion-Outpatient/Support Building	June 2026
Substantial Completion-Central Plant	May 2027
Substantial Completion-Inpatient Tower	August 2027
Project Acceptance	December 2027

\* Completed Activity

**II. PROJECT BUDGET SUMMARY**

Project Budget Category	Revised Project Budget
Design-Build Construction	\$1,233,254,296
Make-Ready Construction	\$ 137,907,872
Change Order Contingency	\$ 121,490,082
Civic Arts	\$ 2,000,000
Stipend	\$ 1,000,000
Medical Equipment Allowance	\$ 49,479,975
Design Completion Allowance	\$ 11,980,707
Plans and Specifications	\$ 54,100,000
Consultant Services	\$ 138,266,068
Miscellaneous Expenditures	\$ 1,650,000
Jurisdictional Review/Plan Check/Permits	\$ 24,081,000
County Services	\$ 30,790,000
<b>TOTAL</b>	<b>\$1,806,000,000</b>

**REVISED**

**CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
HARBOR-UCLA MEDICAL CENTER REPLACEMENT PROGRAM  
GENERATOR BUILDING RETROFIT PROJECT COMPONENT  
ADOPT, ADVERTISE, AND AWARD  
ACQUIRE ELECTRICAL EQUIPMENT  
SPECS. 7962; CAPITAL PROJECT NO. 67965  
FISCAL YEAR 2024-25  
(SUPERVISORIAL DISTRICT 2)  
(3 VOTES)**

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  
INVITING BIDS**

Notice is hereby given that the Director of Public Works will receive sealed bids for materials, labor, and equipment required to complete construction for the following project:

<b><u>SD</u></b>	<b><u>SPECS</u></b>	<b><u>PROJECT</u></b>	<b><u>DATE OF BID OPENING</u></b>
1	7962	Harbor-UCLA Medical Center Replacement Program Generator Building Retrofit Project Component 1000 West Carson Avenue Torrance, CA 90502	<del>2025 February 26</del> , 2025 <u>March 31</u> , 2025

Copies of the project manual and drawings may be downloaded for free from the Public Works website <http://pw.lacounty.gov/go/constructioncontracts>. For bid information, please contact Mr. Matt Jerge of Business Relations and Contracts Division at (626) 458-2593 or [mjerge@pw.lacounty.gov](mailto:mjerge@pw.lacounty.gov). Each bid shall be submitted on the proper form electronically through BidExpress on/or before 11 a.m. on the bid opening date. Due to the amount of time it takes to download bids from BidExpress, the bids will be publicly opened, examined, and declared by Public Works at 2 p.m. using Microsoft Teams Meeting. The information and link to access the bid opening will be posted on the Public Works website under the project information link. Bidders may participate in the

public bid opening by visiting the Los Angeles County Public Works Business Opportunities Website at [pw.lacounty.gov/contracts/opportunities.com](http://pw.lacounty.gov/contracts/opportunities.com), selecting the project, and clicking on the bid opening link. Once the bid submittal time has closed, the solicitation may be viewed by applying the Status: Closed filter on the Public Works website.

This project requires the general contractor firm to possess a B license classification at the time of bid.

The contractor and all its subcontractors of any tier shall be required to pay prevailing wages to all workers employed in the execution of the work of improvement in accordance with Labor Code Section 1770 et seq. Copies of prevailing rate of per diem wages are on file at Public Works, Business Relations and Contracts Division, which shall be made available to any interested party upon request.

### **PRE-BID CONFERENCE**

Public Works, Project Management Division I, will hold an optional prebid conference at 10 a.m. on April 18, 2024, at the project site, 1000 West Carson Avenue, Torrance, CA 90502, to provide information on the scope of work and answer basic questions from the potential bidders. Detailed questions or additional information must be submitted in writing to Mr. Jerge.

### **OTHER INSTRUCTIONS**

The County supports and encourages equal opportunity contracting. The contractor shall make good faith efforts as defined in Section 2000 of the Public Contract Code relating to contracting with Community Business Enterprises.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical or inconsequential errors and discrepancies in bids submitted in the public's interest.

**Americans with Disabilities Act Information**



Individuals requiring reasonable accessibility accommodations may request written materials in alternate formats, physical accessibility accommodations, sign language interpreters, or other reasonable accommodations by contacting our departmental Americans with Disabilities Act Coordinator at (626) 458-4081, from 7:30 a.m. to 5 p.m., Monday through Thursday (excluding holidays). Persons who are deaf or hard of hearing may make contact by first dialing the California Relay Service at 7-1-1. Requests should be made at least one week in advance to ensure availability. When making a reasonable accommodation request, please reference PMI-1.

**Información sobre la Ley de Estadounidenses con Discapacidades**



Individuos que requieran acomodamiento razonable pueden solicitar materiales escritos en formatos alternativos, acomodamiento físico, intérpretes en lenguaje de señas Americano ú otros acomodamientos razonables comunicándose con nuestro Coordinador Departamental de la Ley de Estadounidenses con Discapacidades al (626) 458-4081, de 7:30 a.m. a 5 p.m., lunes a jueves (excluyendo días festivos). Personas con problemas auditivos pueden comunicarse primer marcando al Servicio de Difusión de California al 7-1-1. Solicitudes pueden hacerse por lo menos una semana antes para asegurar disponibilidad. Cuándo se haga una petición razonable para acomodo, por favor mencione PMI-1.

By order of the Board of Supervisors of the County of Los Angeles, State of California, dated April 9, 2024.

**EDWARD YEN, EXECUTIVE OFFICER  
OF THE BOARD OF SUPERVISORS OF  
THE COUNTY OF LOS ANGELES**