



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

March 11, 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:

**CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
OLIVE VIEW-UCLA MEDICAL CENTER  
EMERGENCY DEPARTMENT AIR HANDLING UNIT  
COIL REPLACEMENT PROJECT  
ESTABLISH AND APPROVE CAPITAL PROJECT  
APPROVE PROJECT BUDGET  
APPROVE APPROPRIATION ADJUSTMENT  
AUTHORIZE USE OF JOB ORDER CONTRACT  
CAPITAL PROJECT NO. 8A100  
FISCAL YEAR 2024-25  
(SUPERVISORIAL DISTRICT 3)  
(4-VOTES)**

**SUBJECT**

Public Works is seeking Board approval of the Olive View-UCLA Medical Center Emergency Department Air Handling Unit Coil Replacement Project with a total budget of \$650,000 and associated appropriation adjustment; and authorization to deliver the proposed project using a Board-approved Job Order Contract.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find the proposed Olive View-UCLA Medical Center Emergency Department Air Handling Unit Coil Replacement Project is exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Establish and approve the proposed Olive View-UCLA Medical Center Emergency Department Air

Handling Unit Coil Replacement Project, Capital Project No. 8A100, with a total project budget of \$650,000.

3. Approve the Fiscal Year 2024-25 appropriation adjustment to use \$438,000 from the Department of Health Services' Enterprise Fund Committed for Health Services to fund the estimated Fiscal Year 2024-25 expenditures for the Olive View UCLA Medical Center Emergency Department Air Handling Unit Coil Replacement Project, Capital Project No. 8A100.

4. Authorize the Director of Public Works or his designee to deliver the proposed project using a Board-approved Job Order Contract.

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

Approval of the recommended actions will find the Olive View-UCLA Medical Center (OV UCLA MC) Emergency Department (ED) Air Handling Unit (AHU) Coil Replacement Project exempt from the California Environmental Quality Act (CEQA); approve the project, project budget and associated budget adjustment, and authorize delivery of the project using a Board-approved Job Order Contract (JOC).

#### Background

The proposed OV-UCLA MC ED AHU Coil Replacement Project is located at the Emergency Services Building. The building was constructed more than 15 years ago and currently relies on its original heating, ventilation, and air conditioning system. One of the three air handling units serving the Emergency Services Building has failed to deliver its designed air conditioning load due to a clogged cooling coil. In order to continue operations in the building, OV-UCLA MC Facilities Management obtained a temporary air handling unit and connected to the existing system to provide the required cooling. Through maintenance reports and field assessments, the Engineer of Record recommended replacing the cooling coil inside the air handling unit to bring the system back to its design performance.

The construction documents were prepared using a Board-approved, on-call consultant. A Board-approved JOC contractor will be used to make repairs to the existing air handling unit. The work includes removing the clogged cooling coil inside the air handling unit and replace with a like-for-like coil.

It is anticipated that construction of the proposed OV-UCLA MC ED AHU Coil Replacement Project would begin in March 2025 and be substantially completed in October 2025.

### **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**

The total project budget for the OV-UCLA MC ED AHU Coil Replacement Project is estimated at \$650,000, which includes costs for construction, change order contingency, plans and specifications, permit fees, consultant services, inspection services, and County services. The project budget and schedule are included in Enclosure A.

Board approval of the Fiscal Year 2024-25 appropriation adjustment (Enclosure B) would use \$438,000 from the Department of Health Services' (DHS) Enterprise Fund Committed for DHS to fund the projected Fiscal Year 2024-25 expenditures for the OV UCLA MC ED AHU Coil Replacement Project, Capital Project No. 8A100. DHS will provide funding in the future budget phases, as needed, to fully fund the remaining project budget. There is no net County cost impact associated with the recommendations.

#### Operating Budget Impact

Following completion of the project, if approved, 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**

The Board's Civic Arts Policy amended on August 4, 2020, requires refurbishment projects to include one percent of the eligible design and construction costs to be allocated to the Civic Art Fund. However, the Civic Art Policy definition of "refurbishment" does not include the replacement or repair of building systems. Therefore, the proposed OV-UCLA MC ED AHU Coil Replacement Project is exempt from the policy because it consists of the replacement of a component of the existing building mechanical system.

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

The project would support the Board's policy for Green Building/Sustainable Design Program by incorporating into the design and construction, recyclable materials, features to optimize energy use, and by maximizing the use of sustainable and local resources during construction.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed OV-UCLA MC ED AHU Coil Replacement Project is categorically exempt from CEQA. The work included consists of repairs and replacement to an existing facility and is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets criteria set forth in Sections 15301 (a), (d), and (f); and 15302 (c) of the State CEQA Guidelines and Classes 1 (c), (d), (i), and; 2 (e) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. There will be no expansion of use and replacement features will have the same purpose and capacity.

Additionally, the proposed project will comply with all applicable regulations, and there are no cumulative impacts, unusual circumstances, potential for substantial adverse change in the

significance of a historical resource, or other limiting factors that would make the exemption inapplicable based on the record of the proposed project.

Upon the Board's approval of the project, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk and with the State Clearinghouse at the Governor's Office of Land Use and Climate Innovation in accordance with Section 21152 of the Public Resources Code and will post the notice to the County's website in accordance with Section 21092.2.

### **CONTRACTING PROCESS**

Public Works utilized a Board-approved, on-call consultant to complete the design and is requesting Board authorization to complete the construction using a Board approved JOC.

The project scope includes remodeling and alteration work, and Public Works has made the determination that the use of a JOC is the most appropriate contracting method to deliver the project.

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

Approval of the recommended actions will have no impact on current services at OV UCLA MC. Patient care services at the medical center will remain fully operational during construction.

### **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:sl

Enclosures

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

**CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
OLIVE VIEW-UCLA MEDICAL CENTER  
EMERGENCY DEPARTMENT AIR HANDLING UNIT COIL  
REPLACEMENT PROJECT  
ESTABLISH AND APPROVE CAPITAL PROJECT  
APPROVE PROJECT BUDGET  
APPROVE APPROPRIATION ADJUSTMENT AND  
AUTHORIZE USE OF JOB ORDER CONTRACT  
CAPITAL PROJECT NO. 8A100  
FISCAL YEAR 2024-25  
(SUPERVISORIAL DISTRICT 3)  
(4-VOTES)**

**I. PROJECT SCHEDULE**

Project Activity	Scheduled Completion Date
Construction Documents	02/18/2025
Jurisdictional Approvals	03/01/2025
Construction Start	03/28/2025
Substantial Completion	10/31/2025
Final Acceptance	12/31/2025

**II. PROJECT BUDGET SUMMARY**

Project Activity	Proposed Budget
<b>Hard Costs</b>	
Construction	\$385,000
Change Order Contingency	\$ 58,000
<b>Hard Costs Subtotal</b>	<b>\$443,000</b>
<b>Soft Costs</b>	
Plans and Specifications	\$100,000
Consultant Services	\$ 30,000
Miscellaneous Expenditures	\$ 15,000
Jurisdictional Review/Plan Check/Permits	\$ 10,000
County Services	\$ 52,000
<b>Soft Costs Subtotal</b>	<b>\$207,000</b>
<b>TOTAL</b>	<b>\$650,000</b>

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BOARD OF SUPERVISORS  
 OFFICIAL COPY

March 11, 2025

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**  
**4 - VOTES**

**SOURCES**

**USES**

DHS ENTERPRISE FUND  
 MN2-3078  
 COMMITTED FOR DHS  
**DECREASE OBLIGATED FUND BALANCE**

**438,000**

DHS ENTERPRISE FUND  
 MN2-HS-6100-60070  
 OTHER FINANCING USES  
**INCREASE APPROPRIATION**

**438,000**

OLIVE VIEW-UCLA MEDICAL CENTER ENTERPRISE FUND  
 MN3-HO-96-9911-60050  
 OPERATING TRANSFERS IN  
**INCREASE REVENUE**

**438,000**

OLIVE VIEW-UCLA MEDICAL CENTER ENTERPRISE FUND  
 MN3-HO-96-9912-60050  
 OPERATING SUBSIDY - GENERAL FUND  
**DECREASE REVENUE**

**438,000**

ENT SUB - OLIVE VIEW-UCLA MEDICAL CENTER  
 A01-AC-6100-21200-21232  
 OTHER FINANCING USES  
**DECREASE APPROPRIATION**

**438,000**

OLIVE VIEW-UCLA MEDICAL CENTER  
**Olive View-UCLA MC Emergency Dept Air Handling Coil Replace**  
 A01-CP-6014-64030-8A100  
 CAPITAL ASSETS - B & I  
**INCREASE APPROPRIATION**

**438,000**

**SOURCES TOTAL** \$ 1,314,000

**USES TOTAL** \$ 1,314,000

**JUSTIFICATION**

This budget adjustment of \$438,000 is necessary to fund Capital Project No. 8A100, Olive View-UCLA Medical Center Emergency Department Air Handling Coil Replacement Project, using DHS Enterprise Fund-Committed for DHS obligated fund balance for anticipated expenditures in FY 2024-25.

**Jean Lo**

Digitally signed by Jean Lo  
 Date: 2025.02.19 16:48:53 -08'00'

**AUTHORIZED SIGNATURE**

JEAN LO, CHIEF, CONTROLLER'S DIVISION

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

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION

**Andrea**  
 BY **Turner**  
Digitally signed by Andrea Turner  
 Date: 2025.02.19 17:19:36 -08'00'

AUDITOR-CONTROLLER

B.A. NO. **097**

DATE **2/19/25**

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

**Erika Bonilla**  
 BY **Bonilla**  
Digitally signed by Erika Bonilla  
 Date: 2025.02.20 08:45:30 -08'00'

DATE **2/20/25**