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

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-RELATED CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
MARTIN LUTHER KING, JR. MEDICAL CAMPUS
NORTH PARKING STRUCTURE PROJECT
CERTIFY ENVIRONMENTAL IMPACT REPORT ADDENDUM
ESTABLISH AND APPROVE CAPITAL PROJECT AND BUDGET
APPROVE APPROPRIATION ADJUSTMENT
AWARD DESIGN-BUILD CONTRACT
SPECS. 7943; CAPITAL PROJECT NO. 6A015
FISCAL YEAR 2024-25
(SUPERVISORIAL DISTRICT 2)
(4-VOTES)

SUBJECT

Public Works is seeking Board approval to certify an Addendum to the Final Environmental Impact Report for the Martin Luther King, Jr. Medical Campus North Parking Structure Project; establish and approve the proposed capital project, budget, and associated appropriation adjustment; and authorize Public Works to award and execute the Design-Build contract and stipend consultant agreement for the Martin Luther King, Jr. Medical Campus North Parking Structure Project.

IT IS RECOMMENDED THAT THE BOARD:

1. Certify that the Addendum for the Martin Luther King, Jr. Medical Campus North Parking Structure Project to the previously certified Final Environmental Impact Report for the Martin Luther King, Jr. Medical Center Campus Redevelopment Project has been completed in compliance with the California Environmental Quality Act and reflects the independent judgement and analysis of the County, find that the Board has reviewed and considered the information contained in the Addendum

together with the Final Environmental Impact Report prior to approving the Martin Luther King, Jr. Medical Campus North Parking Structure Project, and approve the Addendum.

2. Establish and approve the Martin Luther King, Jr. Medical Campus North Parking Structure Project, Capital Project No. 6A015, with a total budget of $25,000,000.

3. Approve the appropriation adjustment to transfer $25,000,000 to the proposed Martin Luther King, Jr. Medical Campus North Parking Structure Project, Capital Project No. 6A015, from the use of obligated fund balance Committed for American Rescue Plan-Enabled Capital Programs, to fully fund the proposed project.

4. Find that McCarthy Building Companies, Inc., is the responsive and responsible proposer that submitted the most advantageous and best value proposal for the Martin Luther King, Jr. Medical Campus North Parking Structure Project; and authorize the Director of Public Works or his designee to execute a Design-Build contract with McCarthy Building Companies, Inc., for a not-to-exceed contract sum of $16,155,321, plus a design completion allowance of $850,000, for a maximum contract sum of $17,005,321, contingent upon submission of acceptable performance and payment bonds, and evidence of the required insurance filed by McCarthy Building Companies, Inc.

5. Authorize the Director of Public Works or his designee, with concurrence from the Chief Executive Office to exercise control of the design completion allowance of $850,000, including the authority to reallocate the allowance into the contract sum, as appropriate, in accordance with the contract requirements.

6. Approve and authorize the Director of Public Works or his designee to execute consultant services agreements for the stipend amount of $50,000 with Bomel Construction Company, Inc., and The Whiting-Turner Contracting Company, the second and third highest ranked eligible Design-Build proposers, that met the stipend eligibility criteria in the Request for Proposals for preparation of proposal, funded by existing project funds.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to certify the Addendum for the Martin Luther King, Jr. Medical Campus (MLK MC) North Parking Structure (NPS) Project to the previously certified Final Environmental Impact Report (FEIR) for the project; establish and approve the proposed MLK MC NPS capital project, budget, and associated appropriation adjustment; and award and authorize Public Works to execute the Design-Build (D-B) contract and stipend consultant agreement for the MLK MC NPS.

Background

The County is proposing to construct a new parking structure to address the growing needs of the MLK MC staff, patients, and visitors. This new proposed, approximately 300 stall parking structure located at the existing Parking Lot I, near the intersection of East 118th Street and Holmes Avenue, would be approximately three levels with adjacent surface parking and include electric vehicle charging stations and provisions or future photovoltaic panels.

The design for the scoping documents for the proposed MLK MC NPS Project were completed using a Board-approved, on-call architectural/engineering firm.

Construction is anticipated to begin in early 2026 and be completed in early 2027, if approved.

Design-Build Contract Award and Design Completion Allowance

The proposed project would be delivered using the D-B project delivery method. The recommended D-B contract with McCarthy Building Companies, Inc., is for a not-to-exceed contract sum of $16,155,321 plus a design completion allowance of $850,000 for a maximum contract sum of $17,005,321. The design completion allowance will facilitate resolving issues identified during the design phase, including those related to the County's scoping documents, changes required by jurisdictional agencies, and unforeseen conditions discovered during the design effort.

Consultant Services Agreement

Under the D-B process, the County can use all aspects of all submitted proposals by paying a stipend to each qualifying proposer that is not selected for contract award. Upon the Board's approval, the second highest ranked proposer, Bomel Construction Company, Inc., and the third highest ranked proposer, The Whiting-Turner Contracting Company, would be paid a stipend of $50,000 pursuant to the consultant services agreement, which affords the County the right to use the information and ideas submitted by the proposer.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: 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 infrastructure improvements, it will enhance the quality and delivery of public services to the residents of Los Angeles County and visitors in Willowbrook.

FISCAL IMPACT/FINANCING

The total project cost is estimated at $25,000,000, including scoping and design documents, consultant services, plan check, construction, change order contingency, Civic Art Allowance, and County Services. The project is funded from the use of obligated fund balance Committed for American Rescue Plan (ARP)-Enabled Capital Programs. The proposed project schedule and budget summaries are included in Enclosure A.

Approval of the Fiscal Year 2024-25 appropriation adjustment (Enclosure B) will transfer $25,000,000 to the proposed MLK MC NPS Project, Capital Project No. 6A015, from the use of obligated fund balance Committed for ARP-Enabled Capital Programs, to fully fund the proposed project and reimburse the Project and Facility Development Budget Unit for the previously expended project costs.

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

Operating Budget Impact

Following completion of the project, Departments of Health Services, Mental Health, and Public Health would request and fund annual ongoing maintenance and operational costs, as needed,

with departmental resources in future budget phases, in accordance with the allocation of parking stalls (62 percent Public Health, 19 percent Mental Health, and 19 percent Health Services).

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Civic Art Policy amended on August 4, 2020, the proposed project budget includes one percent of eligible design and construction costs for the Civic Art Allocation, which is estimated at $180,000, and are restricted ARP-Enabled funds to be allocated to Civic Art or returned to the project if an art project cannot be completed at the site within the performance period.

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, the project would 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 would also include a job coordinator who will facilitate the implementation of the targeted hiring requirement of the policy.

Effective June 7, 2023, the Countywide Community Workforce Agreement (CWA) applies to projects with an estimated construction contract value of $5,000,000 or greater. Therefore, CWA will apply to this project. The contractor and all subcontractors must comply with all terms and conditions of the CWA which, among other things, increases work opportunities for those seeking to start a new career in the construction industry and promotes the hiring of underrepresented individuals on the project.

The proposed project would support the Board's Green Building/Sustainable Design Program by incorporating drought tolerant landscaping, water efficient irrigation, energy efficient lighting fixtures, and bioretention devices to capture and filter stormwater runoff from the site prior to discharge to the ocean.

ENVIRONMENTAL DOCUMENTATION

On October 11, 2011, the Board, as lead agency under the California Environmental Quality Act (CEQA), certified the FEIR for the MLK MC Redevelopment Project, Tiers I and II. Tier I of the project in the certified FEIR consisted of the construction of a 4-story Multi-Service Ambulatory Care Center. Tier II of the project in the certified FEIR included the development of the remainder of the campus and was analyzed at a program level, which included up to 1,476,010 square feet of master-planned future mixed use development. The Board adopted a Statement of Overriding Consideration for significant and unavoidable impacts identified in the FEIR in the areas of air quality, cultural resources, greenhouse gas emissions, and construction noise; which continues to apply; as well as a Mitigation Monitoring Program, as applicable. The 5th Addendum to the FEIR analyzed the environmental impacts of the option to construct a new 600 space parking structure. Note that previously certified Addenda 1-4 and 6 were prepared for refinements to the previous approved project and do not affect the current proposed changes to the MLK MC NPS.

The proposed MLK MC NPS, which would be under Tier II, is an approximately 300 stall parking structure at the same location as the previously analyzed 600 stall structure. Public Works retained Impact Sciences, Inc., to prepare the 7th Addendum to the 2011 MLK MC Redevelopment FEIR to evaluate the environmental effects associated with the proposed, reduced size MLK MC NPS Project taking into account current conditions. The Addendum to the FEIR (Enclosure C), as well as the

FEIR (Enclosure D) are enclosed. Pursuant to Section 15164 (a) of the State CEQA Guidelines, an Addendum to a previously certified FEIR is appropriate to evaluate the environmental effects associated with minor modifications to a previously approved project. The Addendum demonstrates that environmental impacts resulting from the proposed MLK MC NPS Project would not trigger any of the conditions set forth in State CEQA Guidelines Section 15162, which would require the preparation of a subsequent Environmental Impact Report.

The Mitigation Monitoring Program adopted by the Board at the time of certification of the FEIR will continue to apply to the MLK MC NPS Project, as applicable, to ensure that all impacts of the project remain below the level of significance.

The location and custodian of the documents and other materials constituting the record of the proceedings, including the certified Environmental Impact Report, all Addenda, Mitigation Monitoring Reporting Program, Findings of Fact and Statement of Overriding Consideration, upon which the Board's decision is based in this matter is with Public Works, Project Management Division I, 900 South Fremont Avenue, 5th Floor, Alhambra, CA, 91803. The custodian of records is a Project Management Division I Program Manager.

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 Clearinghouse at the Governor’s Office of Land use and Climate Innovation in accordance with Section 21152 (a) of the California Public Resources Code and will post the notice to the County's website pursuant to Section 21092.2.

CONTRACTING PROCESS

The D-B procurement was conducted in accordance with the D-B Policy adopted by the Board on June 4, 2016, and pursuant to the requirements of Public Contract Code Section 22164.

On June 11, 2024, Public Works issued the Request for Proposal (RFP) for D B services. This contract opportunity was advertised on the County's "Doing Business with Us" and Public Works' "Do Business with Public Works" websites and advertisements were placed in the La Opinion, Los Angeles Daily Journal, Los Angeles Sentinel, Pasadena Star News, San Gabriel Tribune, The Signal, World Journal, Daily Commerce, Daily News, and Whittier Daily News newspapers. Fourteen firms registered on the Public Works website for this RFP.

The first part of the RFP required prospective D-B firms to submit responses to the standardized prequalification questionnaire. Additionally, the RFP specified that the three highest scoring prequalified proposers would be short-listed and invited to participate in the second part of the RFP for submission of technical and cost proposals. On July 11, 2024, four firms submitted prequalification questionnaires. The questionnaires were reviewed by an evaluation committee consisting of representatives from the Departments of Health Services, Public Health, and Public Works.

The three short-listed firms were McCarthy, Bomel and Whiting-Turner.

On November 7, 2024, technical and cost proposals were received from the three short-listed prequalified firms. During the initial screening process, Public Works determined and notified W.M. Klorman that their proposal was not in compliance with the County's Jury Service Program requirement in the RFP. The three remaining proposals were evaluated and ranked based on

technical design and construction expertise, D-B team personnel and organization, proposed delivery plan and schedule, price, life cycle costs, CWA and Local and Targeted Worker Hiring Program work plans, and acceptable safety record. The evaluation was completed without regard to race, creed, color, or gender.

McCarthy's, proposal received the highest score and was determined to be the best value in accordance with the provisions of the RFP.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current services as parking displaced by the construction will be reassigned to other parking lots at the MLK MC. Patient care services on campus will remain fully operational during design and 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:jc

Enclosures

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

ENCLOSURES A-D
March 11, 2025

CONSTRUCTION-RELATED CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
MARTIN LUTHER KING, JR. MEDICAL CAMPUS
NORTH PARKING STRUCTURE PROJECT
CERTIFY ENVIRONMENTAL IMPACT REPORT ADDENDUM
ESTABLISH AND APPROVE CAPITAL PROJECT AND BUDGET
APPROVE APPROPRIATION ADJUSTMENT
AWARD DESIGN-BUILD CONTRACT
SPECS. 7943; CAPITAL PROJECT NO. 6A015
FISCAL YEAR 2024-25
(SUPERVISORIAL DISTRICT 2)
(4-VOTES)

This Board letter has large enclosures.
Click on link to access:

2025.03.11 CP MOK N Parking Bl (FTP Large Enc) (Rev)