



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

April 01, 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
HARBOR-UCLA MEDICAL CENTER
PATHOLOGY LABORATORY EQUIPMENT REPLACEMENT AND
KITCHEN GRILLE EVAPORATIVE COOLER REPLACEMENT PROJECTS
ESTABLISH AND APPROVE CAPITAL PROJECTS
APPROVE PROJECT BUDGETS
APPROVE APPROPRIATION ADJUSTMENT
AUTHORIZE USE OF JOB ORDER CONTRACTS
CAPITAL PROJECT NOS. 8A096 AND 8A097
FISCAL YEAR 2024-25
(SUPERVISORIAL DISTRICT 2)
(4-VOTES)**

SUBJECT

Public Works is seeking Board approval of the Harbor-UCLA Medical Center Pathology Laboratory Equipment Replacement and Kitchen Grille Evaporative Cooler Replacement Projects and authorization to deliver projects using Board-approved Job Order Contracts.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Harbor-UCLA Medical Center Pathology Laboratory Equipment Replacement and Kitchen Grille Evaporative Cooler Replacement Projects are exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the separate proposed projects.
2. Establish and approve the Harbor-UCLA Medical Center Pathology Laboratory Equipment

Replacement Project, Capital Project No. 8A096, with a total project budget of \$4,400,000.

3. Establish and approve the Harbor-UCLA Medical Center Kitchen Grille Evaporative Cooler Replacement Project, Capital Project No. 8A097, with a total project budget of \$815,000.

4. Approve the Fiscal Year 2024-25 appropriation adjustment to allocate \$1,465,000 and \$502,000 from the Department of Health Services' Enterprise Fund-Committed for the Department of Health Services to fund the estimated Fiscal Year 2024-25 expenditures for the Harbor-UCLA Medical Center Pathology Laboratory Equipment Replacement Project, Capital Project No. 8A096, and the Harbor-UCLA Medical Center Kitchen Grille Evaporative Cooler Replacement Project, Capital Project No. 8A097, respectively.

5. Authorize the Director of Public Works or his designee to deliver the proposed projects using Board-approved Job Order Contracts.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find the proposed Harbor-UCLA Medical Center (H-UCLA MC) Pathology Laboratory Equipment Replacement and Kitchen Grille Evaporative Cooler Replacement Projects exempt from the California Environmental Quality Act (CEQA); establish and approve the projects, budgets, and related appropriation adjustment; and authorize delivery of the projects using Board-approved Job Order Contracts (JOCs).

Background

The H-UCLA MC Hospital is a 714,625-square-foot building constructed in 1960. The proposed projects are replacements of equipment and associated interior remodel of the pathology laboratory and retail kitchen within the hospital's north wing.

Harbor-UCLA Medical Center Pathology Laboratory Project, Capital Project No. 8A096

Various equipment in the existing pathology laboratory is at the end of its useful life and may no longer be serviceable as of 2025. In order to maintain licensing for the space, the equipment needs to be replaced.

The proposed project would include replacement of the seven blood analyzers, two existing chemistry slide maker units, and three deionized water systems with nine new blood analyzers, two new chemistry slide maker units, six new deionized water system units, and two grossing stations procured by the Department of Health Services (DHS).

In order to maintain laboratory operations, the project would be constructed in four phases and laboratory equipment would be relocated to alternate, temporary locations during the remodel of the space. New power, water, and drainage connections would be provided at both the temporary location and permanent locations as required to serve the equipment. The proposed interior remodeling includes repair of finishes; accessibility upgrades; plumbing, electrical, and low-voltage upgrades; and replacement and upgrade of mechanical equipment.

Harbor-UCLA Medical Center Kitchen Grille Evaporative Cooler Replacement Project, Capital Project No. 8A097

The existing kitchen grille evaporative cooler, located at the roof, was found to be inoperable. This unit provides cooling to the retail kitchen where the flat top grill and deep fryer are located. In order to maintain comfortable working conditions for staff, the equipment requires replacement.

The proposed project would include the removal and replacement of the existing kitchen grille evaporative cooler unit. The proposed interior remodeling includes repair of finishes; plumbing, electrical, and low-voltage upgrades; replacement and upgrade of mechanical equipment; and installation of new seismic base rail and mounts.

Public Works completed the designs for the projects using Board-approved, on-call architectural/engineering firms and is now seeking approval to complete the proposed remodeling work using Board-approved JOCs.

Upon Board approval of the projects, it is anticipated that construction would begin in May 2025 and be substantially completed in February 2026 and October 2025, respectively.

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 enhances 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.

FISCAL IMPACT/FINANCING

The project budgets for the proposed H-UCLA MC Pathology Laboratory Equipment Replacement and Kitchen Grille Evaporative Cooler Replacement Projects are \$4,400,000 and \$815,000, respectively, including remodeling, change order contingency, plans and specifications, permit fees, consultant services, inspection services, Civic Art allowance, and County services. DHS has previously paid \$666,000 and \$151,000, respectively, for assessment fees through the DHS operating budget for the H-UCLA MC Pathology Laboratory Equipment Replacement and Kitchen Grille Evaporative Cooler Replacement Projects. The budget and schedule summaries for the projects are included in Enclosure A.

Approval of the appropriation adjustment (Enclosure B) will transfer \$1,465,000 and \$502,000, respectively, from the DHS Enterprise Fund-Committed for DHS to fund the projected Fiscal Year 2024-25 expenditures of the proposed H-UCLA MC Pathology Laboratory Equipment Replacement Project, Capital Project No. 8A096; and H-UCLA MC Kitchen Grille Evaporative Cooler Replacement Project, Capital Project No. 8A097. DHS will provide funding in the future budget phases, as needed, to fully fund the remaining project budgets.

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

Operating Budget Impact

Following completion of the projects, DHS would 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 Art Policy amended on August 4, 2020, the proposed project budgets include 1 percent of the eligible design and construction for the Civic Art Allocation, which are estimated at \$32,000 for the H-UCLA MC Pathology Laboratory Equipment Replacement Project; and \$6,000 for the H-UCLA MC Kitchen Grille Evaporative Cooler Replacement Project.

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

The proposed projects will support the Board's Green Building/Sustainable Design Program policy by minimizing the amount of demolition materials disposed of in landfills during construction and incorporating energy-efficient equipment.

ENVIRONMENTAL DOCUMENTATION

The proposed projects are exempt from CEQA. The H-UCLA MC Pathology Laboratory Equipment Replacement and Kitchen Grille Evaporative Cooler Replacement Projects include interior remodeling of an existing building 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 Classes 1 (a) and (d); 2; and 3 of the State CEQA Guidelines, and Classes 1 (c) and (d); 2; and 3 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because the project involves minor alteration, repair, and operation of an existing facility with negligible or no expansion of use, replacement of features with the same purpose and capacity, and installation of equipment in existing facilities.

Additionally, the projects will comply with all applicable regulations and are not located in a sensitive environment. There are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code Section 65962.5, or indications that the project may cause a substantial adverse change in the significance of a historical resource that would make the exemptions inapplicable.

Upon the Board's approval of the recommended actions, Public Works will file Notices of Exemption with the Registrar-Recorder/County Clerk and with the State Clearinghouse at the Office of Land Use and Climate Innovation in accordance with Section 21152 of the California Public Resources Code and will post the notices to its website in accordance with Section 21092.2.

CONTRACTING PROCESS

Public Works completed the designs for the projects using Board-approved, on-call architectural/engineering firms. We are now recommending the use of Board-approved JOCs to complete the remodeling work.

The scope for these projects includes substantial remodeling and alteration work, and Public Works has determined that the use of JOCs is the most appropriate contracting method to deliver the projects.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The Honorable Board of Supervisors

4/1/2025

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Work will be phased and sequenced in order to eliminate impacts to services at the H-UCLA MC. Patient care services 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:jc

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
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 FISCAL YEAR 2024-25
 (SUPERVISORIAL DISTRICT 2)
 (4-VOTES)**

HARBOR-UCLA MEDICAL CENTER PATHOLOGY LABORATORY EQUIPMENT REPLACEMENT PROJECT

I. PROJECT SCHEDULE SUMMARY

Project Activity	Scheduled Completion Date
Construction Documents	November 2024*
Jurisdictional Approvals	February 2025
Construction Start	May 2025
Substantial Completion	February 2026
Project Acceptance	March 2026

*Actual Date

II. PROJECT BUDGET SUMMARY

Project Budget Category	Proposed Budget
Job Order Contract Construction	\$2,492,000
Change Order Contingency	\$ 410,000
Job Order Contract Fees	\$ 62,000
Civic Art	\$ 32,000
Construction Subtotal	\$2,996,000
Plans and Specifications	\$ 756,000
Consultant Services	\$ 130,000
Miscellaneous Expenditures	\$ 8,000
Jurisdictional Review/Plan Check/Permits	\$ 40,000
County Services	\$ 470,000
Soft Cost Subtotal	\$1,404,000
TOTAL PROJECT COST	\$4,400,000

HARBOR-UCLA MEDICAL CENTER KITCHEN GRILLE EVAPORATIVE COOLER REPLACEMENT PROJECT

I. PROJECT SCHEDULE SUMMARY

Project Activity	Scheduled Completion Date
Construction Documents	November 2024*
Jurisdictional Approvals	February 2025
Construction Start	May 2025
Substantial Completion	October 2025
Project Acceptance	November 2025

*Actual Date

II. PROJECT BUDGET SUMMARY

Project Budget Category	Proposed Budget
Job Order Contract Construction	\$462,000
Change Order Contingency	\$ 87,000
Job Order Contract Fees	\$ 11,000
Civic Art	\$ 6,000
Construction Subtotal	\$566,000
Plans and Specifications	\$146,000
Consultant Services	\$ 25,000
Miscellaneous Expenditures	\$ 1,000
Jurisdictional Review/Plan Check/Permits	\$ 10,000
County Services	\$ 67,000
Soft Cost Subtotal	\$249,000
TOTAL PROJECT COST	\$815,000

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BOARD OF SUPERVISORS
OFFICIAL COPY

April 01, 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

BA DETAIL - SEE ATTACHMENT PAGE 1

BA DETAIL - SEE ATTACHMENT PAGE 1

SOURCES TOTAL \$ 5,901,000

USES TOTAL \$ 5,901,000

JUSTIFICATION

This budget adjustment of \$1,967,000 is necessary to fund Capital Project No. 8A096, Harbor-UCLA MC Pathology Lab Equipment Replacement project in the amount of \$1,465,000 and Capital Project No. 8A097, Harbor-UCLA MC Kitchen Grille Evaporative Cooler Replacement project in the amount of \$502,000 using DHS Enterprise Fund-Committed for DHS for anticipated expenditures in FY 2024-25.

Beverly Sosa-Reyes
Digitally signed by Beverly Sosa-Reyes
Date: 2025.03.13 09:55:54 -07'00'

AUTHORIZED SIGNATURE BEVERLY SOSA-REYES, CHF, BGT MGT, 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: 2025.03.13 11:02:12 -07'00'

AUDITOR-CONTROLLER

B.A. NO. **198**

DATE **3/13/25**

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

Erika Bonilla
BY **Bonilla**
Digitally signed by Erika Bonilla
Date: 2025.03.13 11:51:27 -07'00'

DATE **3/13/25**

COUNTY OF LOS ANGELES
REQUEST FOR APPROPRIATION ADJUSTMENT

FY 2024-25
4 - VOTES

SOURCES		USES	
DHS ENTERPRISE FUND MN2-3078 COMMITTED FOR DHS DECREASE OBLIGATED FUND BALANCE	1,967,000	DHS ENTERPRISE FUND MN2-HS-6100-60070 OTHER FINANCING USES INCREASE APPROPRIATION	1,967,000
HARBOR-UCLA MEDICAL CENTER MN1-HH-96-9911-60020 OPERATING TRANSFERS IN INCREASE REVENUE	1,967,000	HARBOR-UCLA MEDICAL CENTER MN1-HH-96-9912-60020 OPERATING SUBSIDY - GENERAL FUND DECREASE REVENUE	1,967,000
ENT SUB - HARBOR-UCLA MEDICAL CENTER A01-AC-6100-21200-21226 OTHER FINANCING USES DECREASE APPROPRIATION	1,967,000	HARBOR-UCLA MEDICAL CENTER HARBOR-UCLA MC PATHOLOGY LAB EQUIPMENT REPLACEMENT A01-CP-6014-64015-8A096 CAPITAL ASSETS - B & I INCREASE APPROPRIATION	1,465,000
		HARBOR-UCLA MEDICAL CENTER HARBOR-UCLA MC KITCHEN GRILLE EVAPORATIVE COOLER REPLACEMENT A01-CP-6014-64015-8A097 CAPITAL ASSETS - B & I INCREASE APPROPRIATION	502,000
SOURCES TOTAL	\$ 5,901,000	USES TOTAL	\$ 5,901,000