



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE

July 15, 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
HUNTINGTON PARK LIBRARY REFURBISHMENT PROJECT
ESTABLISH CAPITAL PROJECT
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT
ADOPT, ADVERTISE, AND AWARD
SPECS. 7963; CAPITAL PROJECT NO. 8A064
FISCAL YEAR 2025-26
(SUPERVISORIAL DISTRICT 4)
(4-VOTES)**

SUBJECT

Public Works is seeking Board approval to establish the proposed Huntington Park Library Refurbishment Project, approve the project budget and appropriation adjustment, adopt plans and specifications, advertise for construction bids, and authorize to award and execute a construction contract for the project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Huntington Park Library Refurbishment 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 Huntington Park Library Refurbishment Project, Capital Project No. 8A064, with a total project budget of \$14,400,000.

3. Adopt the plans and specifications that are on file with Public Works for construction of the proposed Huntington Park Library Refurbishment Project.
4. Approve an appropriation adjustment to transfer \$13,300,000 to the Huntington Park Library Refurbishment Project, Capital Project No. 8A064, and \$1,100,000 to the LA County Library operating budget for the furniture, fixtures, and equipment from the use of obligated fund balance Committed for American Rescue Plan Enabled Capital Programs.
5. Instruct the Executive Officer of the Board to advertise the project for bids to be received and opened on September 18, 2025, in accordance with the Instruction Sheet for Publishing Legal Advertisements.
6. 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 \$5,000 not-to-exceed amount funded by the project funds.
7. Delegate authority to the Director of Public Works or his designee to make the determination that a bid is nonresponsive and reject it on that basis; to award to the next lowest responsive and responsible bidder; to waive inconsequential and nonmaterial deficiencies in submitted bids; and to determine whether the apparent lowest responsive and responsible bidder has satisfied all conditions for contract award are in accordance with the applicable contract and bid documents.
8. Upon such determination, delegate authority to the Director of Public Works or his designee to award and execute the construction contract, in the form previously approved by County Counsel, to the apparent lowest responsive and responsible bidder if the contract can be awarded within the approved total budget; to establish the effective date of the contract upon receipt by Public Works of acceptable performance, payment bonds, and evidence of required contractor insurance; and to take all other actions necessary and appropriate to deliver the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to seek Board approval to find the proposed Huntington Park Library Refurbishment Project exempt from the California Environmental Quality Act (CEQA); establish Capital Project No. 8A064; approve the project, budget, and appropriation adjustment; adopt plans and specifications; direct the advertising for construction bids; and authorize Public Works to award and execute a Consultant Services Agreement and construction contract for the project.

Project Description and Background

The Huntington Park Library is located at 6518 Miles Avenue, Huntington Park, CA 90255. The 3-story, approximately 32,000-square-foot building, constructed in 1970, includes a community meeting room; the American Indian Resource Center; and work areas for adults, teens, children, and staff. The proposed project would remodel and refurbish the existing building to enhance library facilities and services for residents and visitors in the Huntington Park area. The work would involve refurbishing the interior and upgrading the electrical, low-voltage, information technology, and telecommunication systems. Additionally, the project would include the replacement of the interior ceiling, lighting, signage, bookshelves, casework, and furniture. Improvements to public and staff

restrooms, as well as exterior pathways, will also be made to comply with current Americans with Disabilities Act accessibility standards.

A total of \$1,100,000 from the proposed Huntington Park Library Refurbishment Project budget has been designated for furniture, fixtures, and equipment (FF&E). The bid documents include an Additive Alternate for the procurement of tables, chairs, and modular workstations by the general contractor with installation and coordination with other finish trades. If the bid amount for FF&E from the lowest responsive and responsible bidder is deemed reasonable, the Additive Alternate will be included in the construction contract award, and the remaining FF&E (e.g., printers, copier machine, etc.) will be procured by the LA County Library through purchase orders with the Internal Services Department. If the Additive Alternate bid is not considered reasonable, all FF&E will be procured by the LA County Library via Internal Services Department purchase orders.

Design and jurisdictional approvals have been completed. It is recommended that the Board adopt and advertise the plans and specifications for construction bids as required by the California Public Contract Code. To expedite the delivery of the proposed project, it is also recommended that the Board authorize Public Works to award and execute a construction contract with the lowest responsive and responsible bidder, provided that the low bid is within the total project budget approved by the Board.

Green Building/Sustainable Design Program

The proposed project will support the Board's Green Building/Sustainable Design Program by incorporating energy-efficient electrical equipment and fixtures as part of the project.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal G, Internal Controls and Processes, Strategy ii, Manage and Maximize County Assets, by investing in public infrastructure that will enhance the operational effectiveness of an existing County asset.

FISCAL IMPACT/FINANCING

The total estimated cost for the proposed project is \$14,400,000, as noted in Enclosure A, including design, plan check, consultant services, construction, change order contingency, FF&E, Civic Art, permit fees, and County services.

Approval of the appropriation adjustment, as noted in Enclosure B, will transfer \$13,300,000 to Huntington Park Library Refurbishment Project, Capital Project No. 8A064, and \$1,100,000 to the LA County Library operating budget for the procurement of FF&E, funded from the obligated fund balance Committed for American Rescue Plan Enabled Capital Programs, to fully support the project. Additionally, funding for predevelopment costs has been paid through the Project and Facilities Development budget. The project will reimburse the Project and Facilities Development budget for predevelopment costs in a future budget phase.

Operating Budget Impact

The Scope of Work involves repairs and refurbishment to an existing space. Therefore, upon completion of the project, the LA County Library does not anticipate any one-time start-up or additional ongoing costs resulting from the project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

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 Skills and Training to Achieve Readiness for Tomorrow Program, Contract Language to Assist in the 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 project and are on file with the Public Works Business Relations and Contracts Division, 900 South Fremont Avenue, 8th Floor, Alhambra, CA 91803-1331.

In accordance with the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 4, 2020, the proposed project budget includes 1 percent of the eligible design and construction costs in the amount of \$100,000 to be allocated toward the Civic Art Fund. The Civic Art allocations have restricted Committed for American Rescue Plan Enabled Capital Programs funds to be used at their respective locations or returned to the project if an acceptable art component cannot be identified.

In accordance with the 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.

ENVIRONMENTAL DOCUMENTATION

The project is categorically exempt from CEQA. The Scope of Work involves refurbishing an existing library building as described above, falling within certain classes of projects that have been determined not to have a significant effect on the environment. The project meets the criteria set forth in Sections 15301 (a), (d), (g), and (l); 15302 (c); 15303; 15304 (a), (b), and (f); and 15311 of the State CEQA Guidelines; and Classes 1 (c), (d), (h), (i) and (j); 2; 3; 4; and 11 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project provides for the repair and refurbishment of an existing facility, signage, minor alterations involving negligible or no expansion of an existing use, and the installation of new equipment with replacement features serving the same purpose and capacity.

Additionally, the project will comply with all applicable regulations; is not located in a sensitive environment; and will not result in cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste sites compiled pursuant to California Government Code Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemptions inapplicable.

Upon the Board's approval, Public Works will file a Notice of Exemption with the Registrar Recorder/County Clerk and the State Clearinghouse in the Governor's Office of Land Use and Climate Innovation in accordance with Section 21152 of the California Public Resources Code and will post the Notice of Exemption to the County's 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, as noted in Enclosure C. This contract opportunity will be listed on the County's "Doing Business with Us" and "Do Business with Public Works" websites for open bids.

In addition, to increase opportunities for small businesses, Public Works will be coordinating with the Office of Small Business at the Department of Consumer and Business Affairs to maximize outreach, as well as offering preferences to Local Small Business Enterprises in compliance with Los Angeles County Code, Chapter 2.204. Participation by Community Business Enterprises (CBE) in the project is encouraged through Public Works CBE Outreach Program and by monitoring good faith efforts of bidders to utilize CBE.

Standard construction contract, in a form previously approved by County Counsel, will be used. The contract will contain standard Board-directed clauses for termination, renegotiation, and the hiring of qualified displaced County employees.

An award by Public Works will be made upon review of the bids. The contract will be awarded to a responsible contractor who submits the lowest responsive bid meeting the criteria established by the Board and the California Public Contract Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended action will have no impact on current County services or projects. LA County Library would provide temporary library services at other nearby libraries and other suitable locations when the library is closed during construction.

CONCLUSION

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" written in a larger, more prominent script than the last name "Pestrella".

MARK PESTRELLA, PE

Director

MP:SK:bh

Enclosures

c: Arts and Culture (Civic Art Division)
Chief Executive Office (Capital Programs
Division)
County Counsel
Executive Office, Board of Supervisors
LA County Library

July 15, 2025

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(4-VOTES)**

I. PROJECT SCHEDULE

Project Activity	Completion Date
Construction Documents	November 30, 2024*
Jurisdictional Approvals	June 16, 2024*
Construction Bid	September 18, 2025
Construction Start	November 17, 2025
Construction	
Substantial Completion	November 23, 2026
Project Acceptance	January 12, 2027

*Indicates a completed activity

II. PROJECT BUDGET

Budget Category	Budget
Construction	
Low-Bid Construction Contract	\$ 8,300,000
Civic Art	\$ 100,000
Change Order Contingency (15 percent)	\$ 1,550,000
Furniture, Fixtures, and Equipment	\$ 1,100,000
Subtotal	\$11,050,000
Plans and Specifications	\$ 1,650,000
Consultant Services	\$ 250,000
Miscellaneous Expenditures	\$ 50,000
Jurisdictional Reviews	\$ 400,000
County Services	\$ 1,000,000
Total	\$14,400,000

July 15, 2025

PINK

BA FORM 10142022

BOARD OF SUPERVISORS

OFFICIAL COPY

July 01, 2025

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

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 2025-26****4 - VOTES****SOURCES****USES**

BA DETAIL - SEE ATTACHMENT PAGE 1

BA DETAIL - SEE ATTACHMENT PAGE 1

SOURCES TOTAL**\$ 15,500,000****USES TOTAL****\$ 15,500,000****JUSTIFICATION**

Reflects the use of \$14,400,000 obligated fund balance Committed for American Rescue Plan-Enabled Capital Programs, as follows: \$13,300,000 to the Huntington Park Library Refurbishment Project, Capital Project No. 8A064, and \$1,100,000 to the Los Angeles County Library operating budget for the furniture, fixtures, and equipment, to fully fund the project budget.

James YunDigitally signed by James Yun
Date: 2025.05.09 10:19:21 -07'00'**AUTHORIZED SIGNATURE**

JAMES YUN, MANAGER, CEO

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

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---☐ ACTION☒ RECOMMENDATION

Andrea

Digitally signed by
Andrea Turner
Date: 2025.05.09
15:45:10 -07'00'BY **Turner**DATE **5/9/25**

APPROVED AS REQUESTED



APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

MatthewDigitally signed by
Matthew J. Diaz
Date: 2025.05.15
09:34:33 -07'00'BY **J. Diaz**DATE **5/15/25**

AUDITOR-CONTROLLER

B.A. NO. **001**

COUNTY OF LOS ANGELES
REQUEST FOR APPROPRIATION ADJUSTMENT

FY 2025-26 4 - VOTES			
SOURCES		USES	
GENERAL FUND		LA COUNTY LIBRARY	
A01-304Q		HUNTINGTON PARK LIBRARY REFURBISHMENT PROJECT	
COMMITTED FOR AMERICAN RESCUE PLAN-ENABLED CAPITAL PROGRAMS		A01-CP-6014-65044-8A064	
DECREASE OBLIGATED FUND BALANCE	14,400,000	CAPITAL ASSETS - B & I	
		INCREASE APPROPRIATION	13,300,000
		PROJECT AND FACILITY DEVELOPMENT	
		A01-CF-6100-10190	
		OTHER FINANCING USES	
		INCREASE APPROPRIATION	1,100,000
LA COUNTY LIBRARY		LA COUNTY LIBRARY	
B06-PL-96-9911-41200		B06-PL-2000-41200	
OPERATING TRANSFERS IN		SERVICES & SUPPLIES	
INCREASE REVENUE	1,100,000	INCREASE APPROPRIATION	1,100,000
SOURCES TOTAL	\$ 15,500,000	USES TOTAL	\$ 15,500,000

BA 001 5/9/25

Andrea
Turner

Digitally signed by Andrea
Turner
Date: 2025.05.09
15:45:28 -07'00'

ENCLOSURE C

July 15, 2025

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(4-VOTES)**

PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish this advertisement 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 OF
INVITING BIDS**

Notice is hereby given that the Director of Public Works will accept sealed bids for the construction of the Huntington Park Library Refurbishment Project, Capital Project No. 8A064, located at 6518 Miles Avenue, Huntington Park, CA 90255.

The contract documents for this project may be downloaded free of charge by visiting the following website: <http://pw.lacounty.gov/general/contracts/opportunities>.

The Huntington Park Library Refurbishment Project is estimated to cost \$8,000,000 and shall be completed in 365 calendar days from the Notice to Proceed date. The prime contractor shall possess a valid California Class B contractor's license.

The bids must be submitted electronically using Bid Express, www.BidExpress.com, before 11 a.m. on Thursday, September 18, 2025, and no bids may be submitted after that date and time. An optional prebid meeting for this project will be held at 10 a.m. on August 14, 2025, at the project site.

For more information, please contact Ms. Ivonne Pena at (626) 458-2585 or ipena@pw.lacounty.gov. For Americans with Disabilities Act information, please contact Public Works' departmental coordinator at (626) 458-4081 or Telecommunications Device for the Deaf at (626) 282-7829.