



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

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

September 16, 2025

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

30 September 16, 2025

*Edward Yen*  
EDWARD YEN  
EXECUTIVE OFFICER

Dear Supervisors:

**CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
OLIVE VIEW-UCLA MEDICAL CENTER  
VENTILATION REFURBISHMENT PROJECT  
ESTABLISH CAPITAL PROJECT  
APPROVE PROJECT AND BUDGET  
APPROVE APPROPRIATION ADJUSTMENT  
AUTHORIZE USE OF A JOB ORDER CONTRACT  
CAPITAL PROJECT NO. 8A099  
FISCAL YEAR 2025-26  
(SUPERVISORIAL DISTRICT 3)  
(4-VOTES)**

**SUBJECT**

Public Works is seeking Board approval to establish and approve the Olive View-UCLA Medical Center Ventilation Refurbishment Project and budget, approve an appropriation adjustment, and authorize Public Works 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 Ventilation Refurbishment Project 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 Ventilation Refurbishment Project, Capital Project No. 8A099, with a total project budget of \$7,000,000.
3. Approve the Fiscal Year 2025-26 appropriation adjustment to allocate \$3,427,000 from the Department of Health Services' Enterprise Fund Committed for the Department of Health Services to fund the estimated Fiscal Year 2025-26 expenditures for the Olive View-UCLA Medical Center Ventilation Refurbishment Project, Capital Project No. 8A099.
4. Authorize the Director of Public Works or his designee to deliver the Olive View-UCLA Medical Center Ventilation Refurbishment Project using a Board-approved Job Order Contract.

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

The purpose of the recommended actions is to find the Olive View-UCLA Medical Center (Medical Center) Ventilation Refurbishment Project exempt from the California Environmental Quality Act (CEQA); establish Capital Project No. 8A099; approve a project budget of \$7,000,000 and associated budget adjustment; and authorize Public Works to deliver the proposed project using a Board approved Job Order Contract (JOC).

#### **Background**

The Medical Center is located at 14445 Olive View Drive in the Sylmar neighborhood of Los Angeles, delivers healthcare services to communities throughout the San Fernando Valley and North County region. The 6-story hospital constructed over 30 years ago currently operates with its original heating, ventilation, and air conditioning (HVAC) system. The hospital's HVAC infrastructure includes 9 fan rooms, housing 21 supply fans. The heating and cooling coils for the supply fans have surpassed their useful service life expectancy and require replacement.

The proposed Medical Center Ventilation Refurbishment project will replace the air handling coils for six high priority supply fans serving the most critical areas of the hospital, including clinics, lab, nuclear medicine, operating rooms, intensive care unit, and kitchen. The work includes removing the existing clogged heating and cooling coils inside the air handling units and replacing them with like-for-like coils. The objective of the project is to maintain the functionality and reliability of the hospital's existing heating and cooling system. To minimize operational impacts, the coil replacement will be phased and will include temporary measures to ensure continued mechanical functionality of the facility.

The construction documents for the proposed Medical Center Ventilation Refurbishment project were completed using a Board-approved, on-call architectural/engineering firm. Public Works is now seeking approval to use a Board-approved JOC contractor to perform the refurbishment work to the existing air handling units.

Upon the Board's approval of the recommended actions, construction of the project will begin in October 2025 and be substantially completed in March 2027.

### **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 Los Angeles County, in particular the North County region.

### **FISCAL IMPACT/FINANCING**

The total estimated project budget is \$7,000,000, which includes 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 2025-26 appropriation adjustment (Enclosure B) will allocate \$3,427,000 from the Department of Health Services' Enterprise Fund Committed for Health Services to fund the projected Fiscal Year 2025-26 expenditures for the Medical Center's Ventilation Refurbishment project, Capital Project No. 8A099. Health Services will provide funding in 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, Health Services 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 1 percent of the eligible design and construction costs to be allocated to the Civic Art Fund. However, the Civic Arts Policy's definition of "refurbishment" does not include the replacement or repair of building systems; therefore, the proposed Medical Center Ventilation Refurbishment Project is exempt from the policy because it consists of the replacement of a component of the existing building mechanical system.

The project is subject to Board Policy 5.270, Countywide Local and Targeted Worker Hiring.

The proposed 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 project is categorically exempt from the provisions of CEQA. The project scope consists of repairs and replacement to an existing facility and is, therefore, 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 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 Office of Land Use and Climate Innovation in accordance with Section 21152 of the California Public Resources Code and will post the notice to its website in accordance with Section 21092.2.

### **CONTRACTING PROCESS**

Public Works utilized a Board-approved, on-call architectural/engineering firm to complete the design and is recommending the use of a Board approved JOC to complete the work.

The project scope includes remodeling and refurbishment work, and Public Works has determined 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 the Medical Center. 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,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" and last name "Pestrella" clearly distinguishable.

MARK PESTRELLA, PE

Director

MP:HA:sl

Enclosures

c: 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  
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(4-VOTES)**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Construction Documents	12/2023*
Jurisdictional Approvals	10/2024*
Construction Start	10/2025
Substantial Completion	03/2027
Project Acceptance	04/2027

\*Completed Activity

**II. PROJECT BUDGET SUMMARY**

<b>Project Activity</b>	<b>Proposed Budget</b>
<b>Hard Costs</b>	
Construction	\$3,810,000
Change Order Contingency	\$ 770,000
Job Order Contract Fees	\$ 100,000
<b>Hard Costs Subtotal</b>	<b>\$4,680,000</b>
<b>Soft Costs</b>	
Plans and Specifications	\$ 800,000
Consultant Services	\$ 400,000
Miscellaneous Expenditures	\$ 100,000
Jurisdictional Review/Plan Check/Permits	\$ 120,000
County Services	\$ 900,000
<b>Soft Costs Subtotal</b>	<b>\$2,320,000</b>
<b>TOTAL</b>	<b>\$7,000,000</b>

September 16, 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 2025-26**

**4 - VOTES**

SOURCES		USES	
DHS ENTERPRISE FUND MN2-3078 COMMITTED FOR DHS DECREASE OBLIGATED FUND BALANCE	3,427,000	DHS ENTERPRISE FUND MN2-HS-6100-60070 OTHER FINANCING USES INCREASE APPROPRIATION	3,427,000
OLIVE VIEW-UCLA MEDICAL CENTER ENTERPRISE FUND MN3-HO-96-9911-60050 OPERATING TRANSFERS IN INCREASE REVENUE	3,427,000	OLIVE VIEW-UCLA MEDICAL CENTER ENTERPRISE FUND MN3-HO-96-9912-60050 OPERATING SUBSIDY - GENERAL FUND DECREASE REVENUE	3,427,000
ENT SUB - OLIVE VIEW-UCLA MEDICAL CENTER A01-AC-6100-21200-21232 OTHER FINANCING USES DECREASE APPROPRIATION	3,427,000	OLIVE VIEW-UCLA MEDICAL CENTER Olive View-UCLA Medical Center Ventilation Upgrade A01-CP-6014-64030-8A099 CAPITAL ASSETS - B & I INCREASE APPROPRIATION	3,427,000
SOURCES TOTAL	\$ 10,281,000	USES TOTAL	\$ 10,281,000

**JUSTIFICATION**

This budget adjustment of \$3,427,000 is necessary to fund Capital Project No. 8A099, Olive View-UCLA Medical Center Ventilation Upgrade Project, using DHS Enterprise Fund-Committed for DHS obligated fund balance for anticipated expenditures in FY 2025-26.

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES


30 September 16, 2025

Jean Lo  
Digitally signed by Jean Lo  
Date: 2025.08.14 10:40:58 -07'00'

AUTHORIZED SIGNATURE

JEAN LO, CHIEF, CONTROLLER'S DIVISION

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

  
EDWARD YEN  
EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---	<input type="checkbox"/> ACTION	<input checked="" type="checkbox"/> APPROVED AS REQUESTED
AUDITOR-CONTROLLER	<input checked="" type="checkbox"/> RECOMMENDATION Andrea BY Turner Digitally signed by Andrea Turner Date: 2025.08.14 11:06:27 -07'00'	<input type="checkbox"/> APPROVED AS REVISED
B.A. NO. 015	DATE 8/14/25	CHIEF EXECUTIVE OFFICER
		Erika Bonilla BY Digitally signed by Erika Bonilla Date: 2025.08.15 10:23:32 -07'00'
		DATE 8/15/25