



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

November 04, 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
HIGH DESERT MENTAL HEALTH URGENT CARE CENTER
DELAYED EGRESS PROJECT
ESTABLISH AND APPROVE CAPITAL PROJECT
APPROVE PROJECT BUDGET
APPROVE APPROPRIATION ADJUSTMENT AND
AUTHORIZE USE OF A JOB ORDER CONTRACT
SPEC. 2676; CAPITAL PROJECT NO. 8A146
FISCAL YEAR 2025-26
(SUPERVISORIAL DISTRICT 5)
(4-VOTES)**

SUBJECT

Public Works is seeking Board approval to establish and approve the High Desert Mental Health Urgent Care Center Delayed Egress Project and budget, approve an appropriation adjustment, and authorize the use of a Board-approved Job Order Contract.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed High Desert Mental Health Urgent Care Center Delayed Egress Project exempt from California Environmental Quality Act for the reasons stated in this Board letter and in the record of the proposed project.
2. Establish and approve the High Desert Mental Health Urgent Care Center Delayed Egress Project, Capital Project No. 8A146, with a total project budget of \$352,000.

3. Approve the Fiscal Year 2025-26 appropriation adjustment in the amount of \$352,000 to fully fund the High Desert Mental Health Urgent Care Center Delayed Egress Project from the use of obligated fund balance – Committed for Capital Facilities and Technological Needs in the Mental Health Services Act Fund.

4. Authorize the Director of Public Works or his designee to deliver the High Desert Mental Health Urgent Care Center Delayed Egress Project using a Board-approved Job Order Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find the proposed High Desert Mental Health Urgent Care Center (MHUCC) Delayed Egress Project exempt from the California Environmental Quality Act (CEQA); establish and approve Capital Project No. 8A146; approve a project budget of \$352,000 and related appropriation adjustment; and authorize Public Works to deliver the High Desert Mental Health Urgent Care Center Delayed Egress Project using a Board-approved Job Order Contract (JOC).

Background

In September 2020 Public Works completed construction of High Desert MHUCC. Upon the start of operations by the Department of Mental Health, the Los Angeles County Fire Department performed a comprehensive review of the facility, as required for licensing. The review identified discrepancies between the actual use and the intended use of various spaces from the original design. Specifically, the locking system was identified to be incompatible with the use of the building based on licensing requirements and needs to be redesigned and changed.

The proposed project would include replacing the door hardware and upgrading electronic security at patient care areas, which will enhance patient safety, secure the necessary fire clearance for operation, reduce County liability, and ensure that the High Desert MHUCC can continue to deliver urgent mental health services to the community in a safe, compliant, and lawful manner.

Public Works completed the design for the proposed High Desert MHUCC Delayed Egress Project 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 modifications to the existing delayed egress hardware.

Upon the Board's approval of the recommended actions, construction is anticipated to begin in November 2025 and be substantially completed in March 2026.

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 obsolete infrastructure.

By investing in public healthcare infrastructure improvements, it will enhance the quality and delivery of healthcare services to the residents of Los Angeles County, in particular the North County region.

FISCAL IMPACT/FINANCING

The total project budget is \$352,000, which includes construction, change order contingency, plans and specifications, permit fees, consultant services, inspection services, and County services. The proposed project schedule and budget are included in Enclosure A.

This project is fully funded from the use of obligated fund balance – Committed for Capital Facilities and Technological Needs in the Mental Health Services Act Fund. Approval of the appropriation adjustment (Enclosure B) will fully fund this project. There is no net County cost impact associated with this recommendation.

Operating Budget Impact

Following completion of the project, Mental Health anticipates no impact to its operating budget, nor does this action require a budget adjustment.

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, projects less than \$500,000 are exempt from this policy; therefore, the proposed High Desert MHUCC Delayed Egress Project is exempt from Civic Art Fund allocation.

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

The proposed project 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 project is categorically exempt from the provisions of CEQA. The work consists of repair and remodeling work to an existing building housing warehouse, laboratory, and office space, and therefore is within certain classes of project that has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15301 (a), (d), and (l); and 15302 (c) of the CEQA Guidelines and Classes 1 (c), (d), and (l); and 2 (e) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project provides for repair, refurbishment, replacement, and minor alterations of existing facilities involving negligible or no expansion of an existing use and where replacement features will have the same purpose and capacity.

Additionally, the project will comply with applicable regulations, is not located in a sensitive environment, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, and is not part of the listing on hazardous waste sites pursuant to Government Code Section 65962.5, and no indications that the project may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable based on the records 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 completed the design of the project using the same Board-approved, on-call architectural/engineering firm and is recommending the use of a Board-approved JOC to complete construction of the project.

The project scope of work includes repair 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 High Desert MHUCC. 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:GT:cg

Enclosures

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

CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
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(4-VOTES)

CRISIS RESIDENTIAL TREATMENT PROGRAM PROJECT

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Construction Documents	June 2025*
Jurisdictional Approvals	October 2025
Construction Start	November 2025
Substantial Completion	March 2026
Final Acceptance	April 2026

*Completed Activity

II. PROJECT BUDGET SUMMARY

Project Activity	Budget
Hard Costs	
Construction (Job Order Contract)	\$170,000
Job Order Contract Fees	\$ 6,000
Change Order Contingency	\$ 43,000
Hard Costs Subtotal	\$219,000
Soft Costs	
Plans and Specification	\$ 35,000
Consultant Services	\$ 0
Miscellaneous Expenditure	\$ 6,000
Jurisdictional Review, Plan Check/Permits	\$ 25,000
County Services	\$ 67,000
Soft Costs Subtotal	\$133,000
TOTAL	\$352,000

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BOARD OF SUPERVISORS
OFFICIAL COPY

November 04, 2025

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF MENTAL HEALTH

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

MENTAL HEALTH SERVICES ACT (MHSA) FUND

BT1-304M

COMMITTED FOR CAPITAL FACILITIES & TECHNOLOGICAL NEEDS

DECREASE OBLIGATED FUND BALANCE 352,000

MENTAL HEALTH

HIGH DESERT MENTAL HEALTH URGENT CARE CENTER DELAYED EGRESS

A01-CP-96-9911-65039-8A146

OPERATING TRANSFERS IN

INCREASE REVENUE 352,000

MENTAL HEALTH SERVICES ACT (MHSA) FUND

BT1-MH-6100-41189

OTHER FINANCING USES

INCREASE APPROPRIATION 352,000

MENTAL HEALTH

HIGH DESERT MENTAL HEALTH URGENT CARE CENTER DELAYED EGRESS

A01-CP-6014-65039-8A146

CAPITAL ASSETS - B & I

INCREASE APPROPRIATION 352,000

SOURCES TOTAL \$ 704,000

USES TOTAL \$ 704,000

JUSTIFICATION

Reflects an increase of \$352,000 in appropriation for the High Desert Mental Health Urgent Care Center Delayed Egress, Capital Project No. 8A146, fully funded from the use of obligated fund balance – Committed for Capital Facilities and Technological Needs in the Mental Health Services Act Fund.

AUTHORIZED SIGNATURE


RIMMI HUNDAL, M.A., CHIEF DEPUTY DIR.

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: 2025.10.17
07:58:42 -07'00'

AUDITOR-CONTROLLER

B.A. NO. 047

DATE 10/17/25

☒ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY

Amir Alam

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Amir Alam
Date: 2025.10.17
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DATE 10/17/25