



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:

**REVISED**

**CONSTRUCTION-RELATED CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
MARTIN LUTHER KING, JR. MEDICAL CAMPUS  
TRANSITIONAL AGE YOUTH DROP-IN CENTER PROJECT  
APPROVE PROJECT BUDGET  
APPROVE APPROPRIATION ADJUSTMENT  
AWARD DESIGN-BUILD CONTRACT  
SPECS. 7960; CAPITAL PROJECT NO. 8A055  
FISCAL YEAR 2025-26  
(SUPERVISORIAL DISTRICT 2)  
(4-VOTES)**

~~**CIO RECOMMENDATION: APPROVE (X) APPROVE WITH MODIFICATION (-)  
DISAPPROVE (-)**~~

**SUBJECT**

Public Works is seeking Board approval of the project, project budget, and associated appropriation adjustment; and to authorize Public Works to award and execute the Design-Build contract and stipend consultant agreement for the Martin Luther King, Jr. Medical Campus Transitional Age Youth Drop-In Center Project.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed Martin Luther King, Jr. Medical Campus Transitional Age Youth Drop-In Center Project is within the scope of the environmental impacts analyzed in the previously certified Final Environmental Impact Report and subsequently approved Addendum No. 6 for the Martin

Luther King, Jr. Medical Campus Redevelopment.

2. Approve the project and project budget of \$18,100,000, for the Martin Luther King, Jr. Medical Campus Transitional Age Youth Drop-In Center Project, Capital Project No. 8A055, an increase of \$16,030,000 from the previous Board-approved amount of \$2,070,000 for the make ready work.
3. Approve the appropriation adjustment to transfer \$7,230,000 to the proposed Martin Luther King, Jr. Medical Campus Transitional Age Youth Drop-In Center Project, Capital Project No. 8A055, from the use of obligated fund balance Committed for American Rescue Plan-Enabled Capital Programs; and \$8,800,000 from the use of obligated fund balance – Committed for Capital Facilities and Technological Needs in the Department of Mental Health's, Mental Health Services Act Fund, to the proposed Martin Luther King, Jr. Medical Campus Transitional Age Youth Drop-In Center Project.
4. Find that Milender White Construction Company, is the responsive and responsible proposer that submitted the most advantageous and best value proposal for the Martin Luther King, Jr. Medical Campus Transitional Age Youth Drop-In Center Project; and award and authorize the Director of Public Works or his designee to execute a Design-Build contract with Milender White Construction Company, for a not-to-exceed contract sum of \$12,276,013, plus a design completion allowance of \$500,000, for a maximum contract sum of \$12,776,013, contingent upon submission of acceptable performance and payment bonds, and evidence of the required insurance filed by Milender White Construction Company.
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 \$500,000, 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 Bergman KPRS, LLC, the second highest ranked eligible Design-Build proposer, 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 find that the proposed Martin Luther King, Jr. Medical Campus (MLK) Transitional Age Youth (TAY) Drop-In Center Project, Capital Project No. 8A055, is within the scope of the impacts analyzed in the County's previously certified Final Environmental Impact Report (FEIR) and subsequently approved Addendum No. 6 for the MLK Medical Center Redevelopment; approve the project, revised 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 Medical Campus TAY Drop-In Center.

Background

The County is proposing to construct a new TAY Drop-In Center that will provide young people ages 12-25 from the Willowbrook community and surrounding area with clinical services, including mental health, physical health, substance use prevention, as well as supported education and employment, and peer and family support on their own terms. This proposed 9,000-square-foot new building would be two stories and includes intake rooms, offices, conference facilities, open lounge areas, and group chat rooms.

On November 6, 2024, the Board established the MLK Medical Campus TAY Drop-In Center Project, Capital Project No. 8A055, with a budget of \$2,070,000 for completion of the make-ready project scope. The make-ready scope and demolition of the existing 6,000-square-foot single-story Oasis Clinic building was completed in April 2025.

The scoping documents for the proposed MLK Medical Campus TAY Drop-in Center were completed using a Board-approved, on-call architectural/engineering firm.

Construction is anticipated to begin in May 2026 and be completed in August 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 Milender White Construction Company is for a not-to-exceed contract sum of \$12,276,013 plus a design completion allowance of \$500,000 for a maximum contract sum of \$12,776,013. 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 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, Bergman KPRS, LLC, 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 1, Make investments that transform lives, Focus Area Goal A, Healthy Individual 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.

#### **FISCAL IMPACT/FINANCING**

The total project budget is estimated at \$18,100,000, an increase of \$16,030,000 from the previously approved budget of \$2,070,000 for the make-ready work. This includes scoping documents, design, consultant services, plan check, construction, change order contingency, Civic Art Allowance, and County Services. The project is funded by \$9,300,000 from the use of obligated fund balance Committed for American Rescue Plan (ARP)-Enabled Capital Programs and \$8,800,000 from the use of obligated fund balance – Committed for Capital Facilities and Technological Needs in the Department of Mental Health's, Mental Health Services Act Fund. The proposed project schedule and budget summaries are included in Enclosure A.

Approval of the appropriation adjustment (Enclosure B) will transfer \$7,230,000 to the proposed MLK Medical Campus TAY Drop-In Center Project, Capital Project No. 8A055, from the use of obligated

fund balance Committed for ARP-Enabled Capital Programs, and \$8,800,000 from the use of obligated fund balance – Committed for Capital Facilities and Technological Needs in the Department of Mental Health's, Mental Health Services Act Fund to the proposed MLK Medical Campus TAY Drop-In Center Project.

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

#### Operating Budget Impact

Mental Health will request that the acquisition and installation of telephone, data, and low-voltage systems and installation (low-voltage items) be conducted by a Sielox Access Control Master Agreement vendor. Specifically, all infrastructure systems to support all required furniture, furnishings, and equipment and other furniture, furnishings, and equipment items were noted in the contract documents shall be provided by Mental Health. Prior to the project turnover, Milender White shall provide training and commissioning to the County.

Following completion of the project, Mental Health would request and fund annual ongoing 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 budget includes 1 percent of eligible design and construction costs in the amount of \$133,000 to be allocated towards Civic Art.

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 jobs 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 reduce the impact to the environment.

#### **ENVIRONMENTAL DOCUMENTATION**

The purpose of Addendum No. 6 to the 2011 MLK Medical Center Redevelopment FEIR (2011 FEIR) was to evaluate the environmental effects associated with the construction and operation of the replacement of the 6,000-square-foot Oasis Clinic with a 9,000-square-foot building to house the TAY Drop-In Center. The Board certified the FEIR on October 11, 2011, and subsequently certified Addendum No. 6 on November 6, 2024. The recommended actions are within the scope of the

impacts analyzed in the certified FEIR and Addendum No. 6, and there have been no substantial changes to the project or to the circumstances under which it will be undertaken that require further review or findings under the California Environmental Quality Act. These activities, which include the construction of a 9,000-square-foot building, are within the scope of work analyzed in the FEIR and certified Addendum No. 6. The Mitigation Monitoring and Reporting Program, Environmental Findings of Fact, and Statement of Overriding Considerations adopted at the time of FEIR certification will continue to apply.

The location of the documents and other materials constituting the record of the proceedings, upon which the Board's decision is based in this matter, including the certified Environmental Impact Report and Addendum, the Findings of Facts and Statement of Overriding Considerations are available, and the Mitigation Monitoring and Reporting Plan and can be viewed at Public Works, Project Management Division I, 900 South Fremont Avenue, 5th Floor, Alhambra, CA, 91803. The Custodian of the records is the Project Management Division I Project 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 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 its 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 California Public Contract Code Section 22164.

On November 7, 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 the County" 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 Valley Tribune, Santa Monica Daily Press, The Signal, World Journal, Daily Breeze, and Press Telegrams newspapers. Sixteen 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 December 12, 2024, three firms submitted prequalification questionnaires. The questionnaires were reviewed by an evaluation committee consisting of representatives from the Mental Health and Public Works.

The three short-listed firms were Morillo Construction, Inc.; Bergman KPRS, LLC; and Milender White Construction Company.

On May 1, 2025, technical and cost proposals were received from the two of the three short-listed prequalified firms. One firm, Morillo Construction, Inc., declined. The two 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.

Milender White's proposal received the highest score, 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. All services will be fully operational during construction. No specific outreach has been conducted for this project, and it is not anticipated to be controversial.

**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: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

**CONSTRUCTION-RELATED CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
MARTIN LUTHER KING, JR. MEDICAL CAMPUS  
TRANSITIONAL AGE YOUTH DROP-IN CENTER PROJECT  
APPROVE PROJECT BUDGET  
APPROVE APPROPRIATION ADJUSTMENT  
AWARD DESIGN-BUILD CONTRACT  
SPECS. 7960; CAPITAL PROJECT NO. 8A055  
FISCAL YEAR 2025-26  
(SUPERVISORIAL DISTRICT 2)  
(4-VOTES)**

**I. PROJECT SCHEDULE SUMMARY**

Project Activity	Scheduled Completion Date
Scoping Documents	December 2024*
Award Design-Build Contract	October 2025
Construction Documents	February 2026
Jurisdictional Approvals	April 2026
Construction Start	May 2026
Substantial Completion	August 2027
Project Acceptance	October 2027

\*Actual Completion Date

**II. PROJECT BUDGET SUMMARY**

Project Budget Category	Board Approved Budget (11/06/2024)	Changes Since Previous Board Approved Budget	Revised Budget
Construction	\$ 404,000	\$12,793,000	\$13,197,000
Construction Contingency	\$ 40,000	\$ 1,238,000	\$ 1,278,000
Design-Build Proposers Stipend	\$ 0	\$ 50,000	\$ 50,000
Utility Connection Fees	\$ 10,000	\$ 65,000	\$ 75,000
Civic Art		\$ 133,000	\$ 133,000
<b>Construction Subtotal</b>	<b>\$ 454,000</b>	<b>\$14,279,000</b>	<b>\$14,733,000</b>
Plans and Specifications	\$ 713,000	\$ 48,000	\$ 761,000
Consultant Services	\$ 315,000	\$ 373,000	\$ 688,000
Miscellaneous Expenditures	\$ 0	\$ 20,000	\$ 20,000
Jurisdictional Review/Plan Check/Permits	\$ 8,000	\$ 355,000	\$ 363,000
County Services	\$ 580,000	\$ 955,000	\$ 1,535,000
<b>Soft Cost Subtotal</b>	<b>\$1,616,000</b>	<b>\$ 1,751,000</b>	<b>\$ 3,367,000</b>
<b>TOTAL PROJECT COST</b>	<b>\$2,070,000</b>	<b>\$16,030,000</b>	<b>\$18,100,000</b>

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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 8,800,000**

**MENTAL HEALTH SERVICES ACT (MHSA) FUND**  
BT1-MH-6100-41189  
OTHER FINANCING USES  
**INCREASE APPROPRIATION 8,800,000**

**MENTAL HEALTH**  
**MLK JR. MEDICAL CAMPUS TAY DROP-IN CENTER**  
A01-CP-96-9919-65039-8A055  
OPERATING TRANSFERS IN - CAPITAL PROJECTS  
**INCREASE REVENUE 8,800,000**

**MENTAL HEALTH**  
**MLK JR. MEDICAL CAMPUS TAY DROP-IN CENTER**  
A01-CP-6014-65039-8A055  
CAPITAL ASSETS - B & I  
**INCREASE APPROPRIATION 16,030,000**

**GENERAL FUND**  
A01-304Q  
COMMITTED FOR AMERICAN RESCUE PLAN-ENABLED CAPITAL PROGRAMS  
**DECREASE OBLIGATED FUND BALANCE 7,230,000**

**SOURCES TOTAL \$ 24,830,000**

**USES TOTAL \$ 24,830,000**

**JUSTIFICATION**

Reflects an increase of \$16,030,000 in appropriation for the Martin Luther King, Jr. Medical Campus, Transition-Age Youth Drop-In Center, Capital Project No. 8A055, fully funded by \$7,230,000 from the use of obligated fund balance Committed for American Rescue Plan-Enabled Capital Programs and \$8,800,000 from the use of obligated fund balance - Committed for Capital Facilities and Technological Needs in the Department of Mental Health's Mental Health Services Act Fund.

**Rimmi Hundal** Digitally signed by Rimmi Hundal  
Date: 2025.10.01 14:51:53 -07'00'

**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** Digitally signed by Andrea Turner  
Date: 2025.10.03 13:37:01 -07'00'  
BY **Turner**

AUDITOR-CONTROLLER

B.A. NO. **031**

DATE **10/3/25**

**APPROVED AS REQUESTED**

**APPROVED AS REVISED**

CHIEF EXECUTIVE OFFICER

Digitally signed by Amir Alam  
Date: 2025.10.16 16:25:10 -07'00'  
BY **Amir Alam**

DATE **10/16/25**