



MARK PESTRELLA, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
<http://dpw.lacounty.gov>

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

IN REPLY PLEASE
REFER TO FILE

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

40 December 2, 2025

Edward Yen

EDWARD YEN
EXECUTIVE OFFICER

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
OLIVE VIEW-UCLA MEDICAL CENTER
CONTINUUM OF CARE FACILITY
CERTIFY ENVIRONMENTAL IMPACT REPORT ADDENDUM
ESTABLISH AND APPROVE CAPITAL PROJECT AND BUDGET
APPROVE APPROPRIATION ADJUSTMENT
AWARD DESIGN-BUILD CONTRACT
SPECS. 7968; CAPITAL PROJECT NO. 6A029
FISCAL YEAR 2025-26
(SUPERVISORIAL DISTRICT 3)
(4-VOTES)**

SUBJECT

Public Works is seeking Board approval to certify the Addendum to the previously certified Final Environmental Impact Report for the Olive View-UCLA Medical Center Campus Master Plan; approve the capital project, budget, and associated appropriation adjustment; and authorize Public Works to award and execute the Design-Build contract and consultant services agreements for the Olive View-UCLA Medical Center Continuum of Care project.

IT IS RECOMMENDED THAT THE BOARD:

1. Certify that Addendum No. 1 to the County's previously certified Final Environmental Impact Report for the Olive View-UCLA Medical Center Campus Master Plan has been completed in compliance with the California Environmental Quality Act and reflects the independent judgement and analysis of the County; find that the Board has reviewed and considered the information contained in Addendum No. 1 and Final Environmental Impact Report, prior to approving the

proposed refinements to the Olive View-UCLA Medical Center Continuum of Care Facility project.

2. Find that the proposed Olive View-UCLA Medical Center Continuum of Care Facility and other related recommended actions herein are within the scope of the environmental impacts analyzed in the County's previously certified Final Environmental Impact Report and subsequently approved Addendum No. 1 for the Olive View-UCLA Medical Center Campus Master Plan.
3. Establish and approve the Olive View-UCLA Medical Center Continuum of Care Facility project, Capital Project No. 6A029, with a total project budget of \$130,345,000.
4. Approve an appropriation adjustment in the amount of \$130,345,000, funded by the Behavioral Health Continuum Infrastructure Program grant and the 10 percent match funded with 2011 Realignment Mental Health funds for the proposed project.
5. Find that The PENTA Building Group, LLC is the responsive and reasonable proposer that submitted the best value proposal for design and construction of the Olive View-UCLA Medical Center Continuum of Care Facility project.
6. Award and authorize the Director of Public Works or his designee to execute a Design-Build contract with The PENTA Building Group, LLC for the design and construction of the Olive View-UCLA Medical Center Continuum of Care Facility project for a not-to-exceed contract amount of \$79,000,000 plus a \$7,370,000 design completion allowance for a not-to-exceed maximum contract sum of \$86,370,000.
7. Authorize the Director of Public Works or his designee, with concurrence of the Chief Executive Office, to exercise control over the design completion allowance, including the authority to reallocate the design completion allowance into the contract amount, as appropriate, in accordance with the project specifications.
8. Delegate authority to the Director of Public Works or his designee to execute consultant services agreements for a stipend amount of \$100,000 each to Kemp Bros. Construction, Inc., and McCarthy Building Companies, Inc., the second and third highest ranked qualified proposers, enabling the County to use all design and construction ideas and concepts included in the proposals.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to certify the Addendum for the Olive View-UCLA (OV-UCLA) Medical Center Continuum of Care Facility (CCF) project to the previously certified Final Environmental Impact Report (FEIR) and subsequently approved Addendum for the OV-UCLA Medical Center Campus Master Plan; establish and approve the project and budget; and award and authorize Public Works to execute consultant services agreements for stipends and a Design-Build (D-B) contract.

Background

The OV-UCLA Medical Center CCF would provide a secure environment for those vulnerable individuals with serious mental illnesses that require the highest level of care. These beds would address a critical need in the County's continuum of care and will allow the Department of Mental Health to facilitate placements of conserved individuals from acute psychiatric hospitals, state hospitals, and jails, as well as individuals served by the Office of Diversion and Reentry. The

completion of the CCF and the advent of the associated services would contribute to the full continuum of care at the OV-UCLA Medical Center Campus.

The proposed project would be constructed within an existing 4-acre lot located on the west side of the OV-UCLA Medical Center Campus. The project would consist of construction of a 3-story, approximately 61,000-square-foot building to provide three Mental Health Rehabilitation Center programs. Each of the three programs, Mental Health Rehabilitation Center, Psychiatric Health Facility, and Social Rehabilitation Facility, will include 16 beds for a total of 48 beds.

The proposed project will provide a limited amount of on-site surface parking designated for the CCF building. Subsequent additional parking facilities would be included in the negotiations with the developer for potential future campus development.

If approved, the construction of the proposed project is anticipated to begin in April 2026 and will be substantially completed in November 2027.

Design-Build Contract Award and Design Completion Allowance

The proposed project will be delivered through the D-B project delivery method. The recommended D-B contract is for a maximum contract sum of \$86,370,000 and includes a \$7,370,000 design completion allowance. The design completion allowance is reserved for changes required by jurisdictional agencies and other unanticipated design issues.

The inclusion of the design completion allowance would facilitate the design decision process and minimize potential delays that could occur with design issues.

Consultant Services Agreement

Upon the Board's approval, the second and third highest ranked, qualifying D-B proposers for the project will be paid a stipend of \$100,000 each pursuant to the consultant services agreement, which affords the County the right to use the information and ideas submitted by the proposers.

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; North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal A, Strategy iii, Behavioral, Department of Mental Health, and Substance Use Disorder, by providing services and facilities to specifically support the well-being of individuals, families, and vulnerable populations experiencing crisis; 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 of Los Angeles County.

FISCAL IMPACT/FINANCING

The project budget for the OV-UCLA Medical Center CCF project is \$130,345,000, including construction, change order contingency, plans and specifications, permit fees, consultant services,

inspection services, Civic Arts Allowance, and County services. The project schedule and budget summary are included in Enclosure A.

Funding sources for the project budget of \$130,345,000 will consist of \$118,495,000 from the Behavioral Health Continuum Infrastructure Program, Round 1 grant and County matched funds of \$11,850,000 funded by 2011 Realignment Mental Health funds. Approval of the enclosed appropriation adjustment will fully fund the project. The appropriation adjustment is detailed in Enclosure B.

Operating Budget Impact

Following completion of the project, Department of Mental Health will fund fixed furniture and equipment, low-voltage and one-time start up and operating, and associated maintenance costs through its operating budget. Appropriation will be requested through the annual budget process.

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

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 the eligible design and construction costs in the amount of \$850,000 to be allocated towards Civic Art.

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 total California construction labor hours be performed by Local Residents and at least 10 percent be performed by Targeted Workers facing employment barriers. The project would also include a jobs coordinator who would facilitate the implementation of the policy's targeted hiring requirements.

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 for the project.

In accordance with the County's Energy and Environmental Policy amended by the Board on December 20, 2016, the proposed project will be designed and constructed to achieve the United States Green Building Council Leadership in Energy and Environmental Design Gold level certification by incorporating sustainable design features to optimize energy and water use efficiency, enhance the sustainability of the site, improve indoor environmental quality, and maximize the use and reuse of sustainable and local resources.

ENVIRONMENTAL DOCUMENTATION

The FEIR was certified by the County as lead agency under California Environmental Quality Act (CEQA) and a Master Plan for OV-UCLA Medical Center and was approved by the Board on October 15, 2019. Findings of Fact and a Statement of Overriding Consideration, as well as a Mitigation Monitoring and Reporting Program, were adopted. The approved Master Plan studied a proposed plan that is divided into zones to provide for flexibility but controlled development and

adaptive reuse of key areas.

The construction of the OV-UCLA Medical Center CCF project included in the 2025 Master Plan Revision and the related recommended actions herein are within the impacts analyzed in the previously certified FEIR and subsequent Addendum No. 1 for the OV-UCLA Medical Center Campus Master Plan. The 2025 Master Plan Revision described in the Addendum No. 1 analyzed the implementation of the CCF with additional detail that was not available at the certification of the FEIR and found that it was within the assumptions analyzed in the previously certified FEIR and have been reviewed by the County to be compliant with Sections 15162, 15163, and 15164 of the CEQA Guidelines. The analysis contained in Addendum No. 1 confirms that there are no significant impacts to the revised project or to the circumstances under which it will be undertaken that require further findings under CEQA. The Statement of Overriding Consideration, Findings of Fact, and Mitigation Monitoring and Reporting Program will continue to apply to the project.

The location of the documents and other materials constituting the record upon which the Board's decision is based on this matter is found at Public Works, Project Management Division I, 900 South Fremont Avenue, 5th Floor, Alhambra, CA 91803. The custodian of records is the Division Head of Project Management Division I.

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 of the California Public Resources Code and will post the notice to its website in accordance with 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 May 29, 2025, Public Works issued the Request for Proposals (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 Los Angeles Daily Journal, Los Angeles Sentinel, La Opinión, San Gabriel Valley Tribune, Long Beach Press Telegram, Daily Breeze, The Signal, World Journal (Chinese Daily News), Pasadena Star News, and Santa Monica Daily Press. Also, Public Works informed 1,680 Local Small Business Enterprises, 135 Social Enterprises, 179 Disabled Veteran Business Enterprises, 1,210 Community Business Enterprises, and 1,385 Community-Based Organizations about this business opportunity. The Department of Economic Opportunity informed 285 clients with the North American Industry Classification System codes. Public Works advertised the RFP in a weekly e-mail newsletter with over 32,000 subscribers.

On July 3, 2025, a total of seven prequalification questionnaires were received for evaluation. The prequalification questionnaires were reviewed by an evaluation committee consisting of representatives from the Chief Executive Office, Department of Mental Health, and Public Works. Based on the review and evaluation of the prequalification questionnaires, three firms were determined to be prequalified, shortlisted, and invited to submit technical and cost proposals.

On September 25, 2025, the three shortlisted D-B firms submitted technical and cost proposals for evaluation. The proposals were evaluated based on technical design and construction expertise, proposed delivery plan, proposed work plan, schedule, life cycle cost, Countywide CWA Compliance,

Local and Targeted Worker Hiring Program, and D-B team personnel and organization. These evaluations were completed without regard to race, creed, color, or gender. All three technical proposals met the intent, program, and base scope of work as defined in the final scoping documents. The PENTA Building Group, LLC was found to have submitted the best value D-B proposal in accordance with the evaluation criteria stated in the RFP. The PENTA Building Group, LLC Community Business Enterprises participation data and three-year contracting history with the County are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions is not expected to have an adverse impact on the OV-UCLA Medical Center Campus. All patient care services on the campus 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
Health Services (Capital Projects Division)
Mental Health

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
OLIVE VIEW-UCLA MEDICAL CENTER
CONTINUUM OF CARE FACILITY
CERTIFY ENVIRONMENTAL IMPACT REPORT ADDENDUM
ESTABLISH AND APPROVE CAPITAL PROJECT AND BUDGET
APPROVE APPROPRIATION ADJUSTMENT
AWARD DESIGN-BUILD CONTRACT
SPECS. 7968; CAPITAL PROJECT NO. 6A029
FISCAL YEAR 2025-26
(SUPERVISORIAL DISTRICT 3)
(4-VOTES)**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Construction Documents	March 2026
Jurisdictional Approvals	April 2026
Construction Start	April 2026
Substantial Completion	November 2027
Final Acceptance	December 2027

II. PROJECT BUDGET SUMMARY

Project Activity	Budget
Hard Costs	
Construction (Design-Build)	\$ 79,000,000
Contingency	\$ 21,919,000
Design Completion Allowance	\$ 7,370,000
Stipend	\$ 200,000
Construction Subtotal	\$108,489,000
Civic Art	\$ 850,000
Hard Costs Subtotal	\$109,339,000
Soft Costs	
Plans and Specifications (Scoping)	\$ 1,000,000
Consultant Services	\$ 1,680,000
Miscellaneous Expenditures	\$ 140,000
Jurisdictional Review/Plan Check/Permit	\$ 3,060,000
County Services	\$ 15,126,000
Soft Costs Subtotal	\$ 21,006,000
TOTAL	\$130,345,000

PINK

BA FORM 10142022

BOARD OF SUPERVISORS
OFFICIAL COPY

December 02, 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

OLIVE VIEW-UCLA MEDICAL CENTER CONTINUUM OF CARE FACILITY

A01-CP-88-882D-65039-6A029

STATE-BEHAVIORAL HLTH CONTINUUM INFRASTRUCTURE PRGM-CAP PROJ

INCREASE REVENUE 118,495,000

MENTAL HEALTH

OLIVE VIEW-UCLA MEDICAL CENTER CONTINUUM OF CARE FACILITY

A01-CP-88-8918-65039-6A029

2011 REALIGNMENT - CAPITAL PROJECTS

INCREASE REVENUE 11,850,000

MENTAL HEALTH

OLIVE VIEW-UCLA MEDICAL CENTER CONTINUUM OF CARE FACILITY

A01-CP-6014-65039-6A029

CAPITAL ASSETS - B & I

INCREASE APPROPRIATION 130,345,000

SOURCES TOTAL

\$ 130,345,000

USES TOTAL

\$ 130,345,000

JUSTIFICATION

Reflects an increase of \$130,345,000 in appropriation for the Olive View-UCLA Medical Center Continuum of Care Facility , Capital Project No. 6A029, fully funded with \$118,495,000 of Behavioral Health Continuum Infrastructure Program, Round 1 grant funds, and \$11,850,000 funded by 2011 Realignment Mental Health funds.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#40 of December 2, 2025

AUTHORIZED SIGNATURE

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

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

Edward Yen

EDWARD YEN
EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

☐ ACTION

☒ RECOMMENDATION
Andrea

Digitally signed by
Andrea Turner
Date: 2025.11.09
06:45:42 -08'00'

BY Turner

DATE 11/9/25

AUDITOR-CONTROLLER

B.A. NO. 057

☒ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

James
BY Yun

Digitally signed by
James Yun
Date: 2025.11.10
08:16:23 -08'00'

DATE 11/10/25