

AGN. NO. \_\_\_\_\_

MOTION BY SUPERVISOR HILDA L. SOLIS

December 2, 2025

**Puente Hills Landfill Park Project - Authorize Project Budget Revision, Project Change Orders, and Increase Change Order Delegations**

On September 28, 2021, the Board approved the Puente Hills Landfill Park Project (Project) and authorized Public Works to proceed with preconstruction activities. The Project, located at 13134-13144 Crossroads Parkway South, City of Industry, at the existing 1,365-acre Puente Hills Landfill, will be the County's first new regional park in more than 35 years and the site of its first-ever Environmental Justice Center. The Puente Hills Landfill was once the second-largest landfill in the United States before it officially closed in 2013. The Puente Hills Landfill Park project is a transformative use providing environmental justice in light of the historical, multi-generational impacts to the surrounding immigrant communities. The Project will be developed in phases and will include components of the 2016 Puente Hills Landfill Park Master Plan and the 2017 Puente Hills Landfill Park Transportation Management Plan. Elements in this initial phase will include a park loop road, trails, stair climbs, equestrian staging, a bike skills area, picnic areas, nature education areas, as well as an entry plaza, visitor education center, and administration and maintenance buildings.

On March 21, 2023, the Board awarded and delegated authority to Public Works

**MOTION**

Mitchell	_____
Horvath	_____
Hahn	_____
Barger	_____
Solis	_____

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to execute a Construction Manager at Risk (CMAR) preconstruction and construction services agreement with The PENTA Building Group, LLC ("PENTA") to provide preconstruction investigation and cost estimating services for the Project for a fee of \$2,436,068. To date, \$592,260 in contract amendments have been executed for additional preconstruction services, including additional cost estimating and site investigations, amending the preconstruction services contract total to \$3,028,328.

On February 18, 2025, the Board approved a total budget of \$105,000,000 for the Project, which included a Change Order Contingency of \$18,599,500. The Board also authorized the Director of Public Works to execute a construction services contract amendment to PENTA's CMAR Agreement to construct Phase 1A of the park development for a Guaranteed Maximum Price ("GMP") of \$61,000,500. To date, \$473,174 in change orders have been executed for additional scope, including hazardous materials abatement and additional demolition, amending the construction services contract total to \$61,473,674.

**PROPOSED CHANGE ORDERS TO PENTA'S CONTRACT**

**Environmental Justice Center**

At the time of Project commencement, construction for Phase 1 of the master-planned park was envisioned as a single mobilization, to be substantially complete by spring 2028. Supervisorial District 1 proposes to open the park's visitor center, named the Environmental Justice Center (EJC), to the public separately in fall 2026, ahead of the

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completion of the remaining Phase 1 park elements. Upon the Board's approval, Public Works will negotiate and execute a change order with PENTA for an amount not to exceed \$2,250,000 to add personnel and equipment to expedite construction of the EJC to target opening in fall 2026. This change order and \$750,000 associated soft costs will be funded with \$3,000,000 currently appropriated within the capital project.

**Exhibition Center**

The Exhibition Center will include interactive multi-media educational displays and exhibits for the community, and will be an integral part of the educational program of the EJC. Initially, construction for the Exhibition Center was to be separate from EJC construction, to be completed after the EJC was substantially complete. Consequently, design for the exhibition was still in its early stages at the time that PENTA developed the GMP for the Phase 1A scope. Since the EJC will now be open to the public ahead of the remaining Phase 1A elements, the Exhibition Center will also need to be completed ahead of its original schedule. Upon the Board's approval, Public Works will negotiate and execute a change order with PENTA for an amount not to exceed \$6,000,000 to construct the Exhibition Center at the EJC funded by the Change Order Contingency included in the Project budget approved by the Board on February 18, 2025.

**Interpretive/Educational Signage Program**

The Interpretive/Educational Signage Program will complement the EJC's education

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program by adding multiple forms of interactive informational graphics to the Landing and other exterior areas. Upon the Board's approval, Public Works will negotiate and execute a change order with PENTA for an amount not to exceed \$2,000,000 to construct the Interpretive/Educational Signage Program funded by the Change Order Contingency included in the Project budget approved by the Board on February 18, 2025.

**Workman Mill Road Trailhead/Staging Area**

The Workman Mill Road Trailhead/Staging Area was planned as part of Phase 1B of park development at the time of the Board's approval of the Phase 1A GMP. The Department of Parks and Recreation is proposing to construct this portion of the park in advance of Phase 1B so that an additional amenity can be opened earlier to the public. Upon the Board's approval, Public Works will negotiate and execute a change order with PENTA for an amount not to exceed \$4,500,000 to construct the Workman Mill Trailhead/Staging Area and associated landscape elements funded by the Change Order Contingency included in the Project budget approved by the Board on February 18, 2025.

**Site Utility Infrastructure**

PENTA's December 20, 2024, Phase 1A GMP included a CMAR Allowance for items still in design at the time of the GMP proposal. As the scope for many site elements were not developed sufficiently to accurately estimate the cost to construct the

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associated utility infrastructure, the budget for the site utility infrastructure was held in the Change Order Contingency rather than in PENTA's CMAR Allowance. Upon the Board's approval, Public Works will negotiate and execute a change order with PENTA for an amount not to exceed \$2,000,000 to construct Phase 1A site utility infrastructure funded by the Change Order Contingency included in the Project budget approved by the Board on February 18, 2025.

**ENVIRONMENTAL REQUIREMENTS**

As the lead agency under the California Environmental Quality Act (CEQA), the County certified a Programmatic Environmental Impact Report, which analyzed the environmental impacts of the Puente Hills Landfill Park Master Plan on October 25, 2016. A Mitigation Monitoring and Reporting Program, Findings, and Statement of Overriding Considerations were also adopted by the Board on October 25, 2016. Addendum No. 1 was certified by the Board on February 18, 2025, when the Board approved the Phase 1A GMP. A Notice of Determination was filed on February 25, 2025. The recommended actions are within the scope of impacts in the previously certified environmental analysis.

**CONTRACTING AND LEGAL REQUIREMENTS**

The Project is covered by the provisions of the Countywide Community Workforce Agreement (CWA), which was included in the Chief Executive Office's February 17, 2023, Board report. The CMAR is required to become signatories to the

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CWA for all construction-related services.

Section 20137 of the California Public Contract Code allows the Board, with a four-fifths vote, to authorize any individual change order to a construction contract that is 10 percent or less of the original contract amount without having to obtain bids for the work. The five proposed change orders above are each less than 10 percent of the original contract amount and within the statutory threshold. The five proposed change orders for \$2,250,000; \$6,000,000; \$2,000,000; \$4,500,000; and \$2,000,000 not-to-exceed amounts represent 3.7, 9.8, 3.3, 7.4, and 3.3 percent, respectively, of the original maximum contract sum of \$61,000,500. When executed and combined with other change orders in the amount of \$473,174 executed to date, the proposed change orders will increase the maximum contract sum for Phase 1A to \$78,223,674.

In addition, California Public Contract Code Section 20142 authorizes the Board, for projects whose original contract amount exceeds \$50,000,000, to increase the individual change order authority delegated to the Director of Public Works or his designee to \$750,000. These revisions to the California Public Contract Code may be used on a maximum of 7 projects, and these statutory revisions expire on January 1, 2027. Upon approval of the recommended actions, the Puente Hills Landfill Project, Phase 1A, will be the sixth project to apply these revisions. The statutory revisions also require that the Board shall implement appropriate measures to prevent fraud and ensure accountability for that delegated authority. Accordingly, this motion includes: 1) a

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direction to the Director of Public Works to report monthly in writing on change orders carried out under his delegated authority for this Project, and 2) a finding by the Board that this reporting requirement is a sufficiently appropriate measure to prevent fraud and ensure accountability for that delegated authority. Finally, these special statutory provisions require that, for any contract applying this higher delegated authority, the County shall provide a review report to the Assembly Committee on Local Government and the Senate Committee on Governance and Finance no later than July 1, 2026.

In consideration of the adjacent areas' identification in the July 2016 Los Angeles Countywide Comprehensive Parks & Recreation Needs Assessment as having "Very High Need" for parks, it is critical that the County continues with the development of the Puente Hills Landfill Park Project to provide essential infrastructure for public health and wellbeing to a historically park-poor community by authorizing the project budget revision, project change orders, and change order delegations. As such, the motion directives are administrative and procedural in nature of the Project that has previously been Board approved. Of critical importance, the Puente Hills Landfill Park is a project site, surrounded by immigrant communities who have been historically impacted by environmental injustices including the former landfill and recently been targets of federal immigration raids. The Puente Hills Landfill Park project will very importantly address restitution and provides environmental justice and healing.

**I, THEREFORE, MOVE** that the Board of Supervisors suspend Section 22.1 of

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the Rules of the Board for the limited purpose of considering this motion.

**I, FURTHER, MOVE** that the Board of Supervisors:

1. Find that the proposed execution of CMAR project change orders are within the scope of the impacts analyzed in the County's previously certified Program Environmental Impact Report for the Puente Hills Landfill Park Master Plan and Addendum No. 1, which were previously certified by the Board and that no further findings are necessary under CEQA and that the Mitigation Monitoring and Reporting Program, Findings, and Statement of Overriding Considerations will continue to apply. Upon the Board's approval of the actions herein, Public Works will file a Notice of Determination with the Registrar Recorder/County Clerk and with the State Clearinghouse in the Office of Land Use and Climate Innovation pursuant to California Public Resources Code Section 21152 and will post the notice to its website in accordance with Section 21092.2. The previously certified Programmatic Environmental Impact Report, Addendum No. 1, and related documents can be viewed at Public Works, as well as online at <https://file.lacounty.gov/SDSInter/bos/supdocs/108437.pdf>. The location of the materials constituting the record of the proceedings upon which the Board's decision is based in this matter is Public Works Project Management Division II, 900 South Fremont Avenue, 5th Floor, Alhambra, CA 91803. The



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- custodian of such documents and materials is the Assistant Deputy Director of Project Management Division II of Los Angeles County Public Works.
2. Approve the revised Phase 1A total project budget of \$108,000,000 from the previously approved budget of \$105,000,000 for the Puente Hills County Regional Park Development, Capital Project No. 69984.
  3. Approve and authorize the Director of Public Works or his designee to negotiate and execute a change order to the CMAR Preconstruction and Construction Services Agreement with PENTA for an amount not to exceed \$2,250,000 to expedite construction of the Phase 1A Environmental Justice Center.
  4. Approve and authorize the Director of Public Works or his designee to negotiate and execute a change order to the CMAR Preconstruction and Construction Services Agreement with PENTA for an amount not to exceed \$6,000,000 to construct the Phase 1A Environmental Justice Center Exhibition Center.
  5. Approve and authorize the Director of Public Works or his designee to negotiate and execute a change order to the CMAR Preconstruction and Construction Services Agreement with PENTA for an amount not to exceed \$2,000,000 to construct the Phase 1A Interpretive/Educational Signage Program.

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6. Approve and authorize the Director of Public Works or his designee to negotiate and execute a change order to the CMAR Preconstruction and Construction Services Agreement with PENTA for an amount not to exceed \$4,500,000 to construct the Workman Mill Trailhead/Staging Area and associated landscape elements during Phase 1A.
7. Approve and authorize the Director of Public Works or his designee to negotiate and execute a change order to the CMAR Preconstruction and Construction Services Agreement with PENTA for an amount not to exceed \$2,000,000 to construct Phase 1A site utility infrastructure.
8. Delegate authority to the Director of Public Works or his designee to approve extra costs for any change or addition to the work on the Puente Hills Landfill Park Project Phase 1A, provided that the extra cost of any such individual change or addition to the work does not exceed \$750,000, and further provided that there is sufficient remaining budget for the Project to cover such costs or changes, and further subject to the limit that the aggregate amount of all such delegated authority change orders shall not exceed 25 percent of the original CMAR Agreement Guaranteed Maximum Price of \$61,000,500 for Phase 1A, as set forth in California Public Contract Code Section 20145.
9. Direct the Director of Public works or his designee to provide monthly reports in writing to the Board on the change orders granted under the above-

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delegated authority for Phase 1A of the Puente Hills Landfill Park, and find  
that this monthly reporting constitutes a sufficient and appropriate measure to  
prevent fraud and ensure accountability for the delegated authority to the  
Director of Public Works or his designee to approve extra costs for any  
change or addition to the work

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