



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

February 10, 2026

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

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

37 February 10, 2026

EDWARD YEN
EXECUTIVE OFFICER

**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. 7993; 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 \$870,000.

3. Approve the Fiscal Year 2025-26 appropriation adjustment in the amount of \$870,000 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 \$870,000 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 remodeling the door hardware and 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 remodeling to the existing delayed egress hardware.

Upon the Board's approval of the recommended actions, construction is anticipated to begin in March 2026 and be substantially completed in July 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 \$870,000, 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

In accordance with the Board's Civic Arts Policy amended on August 4, 2020, the proposed project budget includes 1 percent of the eligible design and construction costs in the amount of \$5,000 for the High Desert MHUCC Delayed Egress Project to be allocated toward Civic Art.

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 remodeling 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
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. 7993; CAPITAL PROJECT NO. 8A146
FISCAL YEAR 2025-26
(SUPERVISORIAL DISTRICT 5)
(4-VOTES)

I. PROJECT SCHEDULE

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

*Completed Activity

II. PROJECT BUDGET SUMMARY

Project Activity	Budget
Hard Costs	
Construction (Job Order Contract)	\$400,000
Job Order Contract Fees	\$ 10,000
Change Order	\$ 60,000
Contingency	\$ 35,000
Civic Art	\$ 5,000
Hard Costs Subtotal	\$515,000
Plans and Specification	\$ 42,000
Consultant Services	\$ 18,000
Miscellaneous Expenditure	\$ 6,000
Jurisdictional Review, Plan Check/Permits	\$ 25,000
County Services	\$269,000
Soft Costs Subtotal	\$360,000
TOTAL	\$865,000

PINK

BA FORM 10142022

BOARD OF SUPERVISORS
OFFICIAL COPY

February 10, 2026

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	MENTAL HEALTH SERVICES ACT (MHSA) FUND BT1-MH-6100-41189 OTHER FINANCING USES INCREASE APPROPRIATION
MENTAL HEALTH HIGH DESERT MENTAL HEALTH URGENT CARE CENTER DELAYED EGRESS A01-CP-96-9919-65039-8A146 OPERATING TRANSFERS IN - CAPITAL PROJECTS INCREASE REVENUE	MENTAL HEALTH HIGH DESERT MENTAL HEALTH URGENT CARE CENTER DELAYED EGRESS A01-CP-6014-65039-8A146 CAPITAL ASSETS - B & I INCREASE APPROPRIATION
SOURCES TOTAL	USES TOTAL
\$ 1,740,000	\$ 1,740,000

JUSTIFICATION

Reflects an increase of \$870,000 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.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

37 February 10, 2026

AUTHORIZED SIGNATURE *Rimmi Hundal* Rimmi Hundal, M.A./Chief Deputy Director

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

Edward Yen
EDWARD YEN
EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

AUDITOR-CONTROLLER

B.A. NO. 047

ACTION

RECOMMENDATION

BY Andrea Turner

DATE 1/15/26



APPROVED AS REQUESTED



APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY Amir Alam

Digitally signed by
Amir Alam
Date: 2026.01.15
12:18:41 -08'00'

DATE 1/15/26