



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

March 03, 2026

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
PATHWAY TORRANCE COMMUNITY HEALTH AND
WELLNESS CENTER RENOVATION PROJECT
APPROVE REVISED PROJECT BUDGET AND
APPROPRIATION ADJUSTMENT
ADOPT, ADVERTISE, AND AWARD
SPECS. 7669; CAPITAL PROJECT NO. 8A022
FISCAL YEAR 2025-26
(SUPERVISORIAL DISTRICT 4)
(4-VOTES)**

SUBJECT

Public Works is seeking Board approval of a revised project budget and appropriation adjustment; adopt plans and specifications; advertise for construction bids; award of the construction contract; and delegation of authority to Public Works to execute the construction contract for the proposed project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Pathway Torrance Community Health and Wellness Center Renovation Project, including the related recommended actions, is within the scope of the Board's previous finding of exemption from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the approved project.
2. Approve the revised project budget of \$17,440,000, an increase of \$6,440,000 from the previous Board-approved amount of \$11,000,000, for the Pathway Torrance Community Health and Wellness

Center Renovation Project, Capital Project No. 8A022.

3. Approve an appropriation adjustment of \$5,500,000 in revenue from the City of Torrance to partially fund the Pathway Torrance Community Health and Wellness Center Renovation Project, Capital Project No. 8A022; and transfer a not-to-exceed amount of \$700,000 to the County of Los Angeles Project and Facility Development Budget unit for furniture, fixtures, and equipment for the project.
4. Adopt the plans and specifications that are on file with Public Works for the Pathway Torrance Community Health and Wellness Center Renovation Project.
5. Instruct the Executive Office of the Board to advertise the project for bids to be received and opened on April 14, 2026, in accordance with the Instruction Sheet for Publishing Legal Advertisement.
6. Authorize the Director of Public Works or his designee to execute a Consultant Services Agreement with the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule for a \$5,000 not-to-exceed amount funded by the project and paid outside of the construction contract.
7. Delegate authority to the Director of Public Works or his designee to make the determination that a bid is nonresponsive and to reject a bid on that basis; to award to the next lowest responsive and responsible bidder; to waive inconsequential and nonmaterial deficiencies in bids submitted; and to determine whether the apparent lowest responsive and responsible bidder timely prepared a satisfactory baseline construction schedule and has satisfied all conditions for contract award in accordance with the applicable contract and bid documents.
8. Upon such determination, delegate authority to the Director of Public Works or his designee to award and execute the construction contract, in the form previously approved by County Counsel, to the apparent lowest responsive and responsible bidder if the contract can be awarded within the approved total project budget; to establish the effective date of the contract upon receipt by Public Works of acceptable performance, payments bonds, and evidence of required contractor insurance; and to take all other actions necessary and appropriate to deliver the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to seek Board approval to find the Pathway Torrance Community Health and Wellness Center Renovation Project is within the scope of the Board's previous finding of exemption from the California Environmental Quality Act (CEQA); approve the revised budget and appropriation adjustment; adopt plans and specifications; direct the advertising for construction bids; and authorize Public Works to award and execute a Consultant Services Agreement and construction contract for the project.

Project Description and Background

On August 12, 2025, the Board adopted a motion to establish and approve the Pathway Torrance Community Health and Wellness Center Renovation Project, Capital Project (CP) No. 8A022; to partially fund the project budget with \$11,000,000 from the obligated fund balance Committed for the American Rescue Plan (ARP)-Enabled Capital Programs; to find that the project, including the related actions herein, is exempt from CEQA; to authorize the Chief Executive Office to negotiate

and enter into lease agreements with future tenants; and to allow the County to enter into a funding agreement with the City of Torrance (City) to accept State and Federal grants as a sub-recipient of \$6,440,000.

The project's scope of work consists of renovating the former Los Angeles County Torrance Public Health Center located at 2300 West Carson Street in Torrance, California. The property is a two-story building of approximately 11,306 gross square feet, constructed in 1933 in a Spanish Colonial style. It was previously renovated in June 2005 and remains vacant after severe vandalism. The County and City are committed to a partnership to utilize the building to provide community services to the City's residents and surrounding area. The renovated facility will offer a broad range of integrated care and establish a hub for community wellness. The health clinic offering overall wellness and support will provide space for administrative offices, community gatherings, civic engagement, and women's enrichment services. The building renovations will include heating, ventilating, and air conditioning; electrical, plumbing, and fire sprinkler systems; ceilings and lighting fixtures; a new elevator; furniture, fixtures, and equipment (FF&E); security and low-voltage systems; information technology equipment; telecommunication upgrades; and code-compliant public and staff restrooms.

Additionally, the project will include the renovation of exterior elements, including new roofing and paint, fencing, walkways, landscaping, tree removal, signage, asphalt paving and striping, utility service connections, and an exterior storage structure. All renovations will comply with current Americans with Disabilities Act accessibility standards.

Upon completion of the renovation, the County will lease approximately 10,072 net square feet of space to two tenants with separate leases: the City and Venice Family Clinic. The City will lease approximately 2,326 net square feet located on the second floor of the building for a term of 25 years, for administrative offices and homeless outreach services. The Venice Family Clinic will lease approximately 5,021 net square feet on the first floor of the property for a term of 10 years, for medical office space, counseling rooms, and clinic space. A shared common area space of 1,568 square feet will be divided between the two lessees and will comprise a community room, break room, a lactation room, and restrooms. The basement of 1,157 square feet will be the mechanical room. Additionally, Venice Family Clinic and the City will each maintain and pay utilities for their leased space.

Bid documents shall include additive alternates covering the design, procurement, and installation of all FF&E for the amount not-to-exceed \$700,000. If the bid amount for FF&E from the lowest responsive and responsible bidder is deemed reasonable, the additive alternates will be included in the construction contract award. The City and Venice Family Clinic may decide to fund, procure, and install all goods and services as the future tenant.

Design and jurisdictional approvals have been completed. It is recommended that the Board adopt and advertise the plans and specifications for construction bids, as required by the California Public Contract Code. To expedite the delivery of the project, it is also recommended that the Board authorize Public Works to award and execute a construction contract with the lowest responsive and responsible bidder, provided that the low bid is within the total project budget approved by the Board.

Green Building/Sustainable Design Program

The project will support the Board's Green Building/Sustainable Design Program by incorporating energy-efficient electrical equipment and fixtures as part of the project.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 1, Make Investments that Transform Lives, Focus Area Goal B, Employment and Sustainable Wages, Strategy iii, Job Creation, by driving economic and workforce development in the County; and North Star 3, Realize Tomorrow's Government Today, Focus Area Goal G, Internal Controls and Processes, Strategy ii, Manage and Maximize County Assets, by investing in public infrastructure that will enhance the operational effectiveness of an existing County asset.

FISCAL IMPACT/FINANCING

The total project budget, which includes design, plan check, consultant services, construction, change order contingency, FF&E, Civic Art, permit fees, and County services, is \$17,440,000.

The project is funded with \$11,000,000 in ARP-Enabled Capital Programs funding, and \$6,440,000 from the City. Funding provided by the City consists of \$5,500,000 from the State Assembly Bill 179, Budget Act of 2022, and \$940,000 from the United States Department of Housing and Urban Development (HUD) Community Project Funding Grant (Assistance Listing Number 14.251) for a total budget of \$17,440,000.

Approval of the appropriation adjustment (Enclosure A) will appropriate \$5,500,000 offset with revenue from the City to fully augment the Pathway Torrance Community Health and Wellness Center Renovation Project, CP No. 8A022 to partially fund the project; and transfer \$700,000 to the County of Los Angeles Project and Facility Development Budget unit for procurement of FF&E for the Pathway Torrance Community Health and Wellness Center. The \$940,000 from the HUD grant will be appropriated in a Fiscal Year 2025-26 Mid-Year Budget Adjustment. The City anticipates that the HUD grant will be fully executed by February 2026.

The project's Schedule and Budget Summary is included in Enclosure B.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard construction contract, in a form previously approved by County Counsel, would be used, containing terms and conditions supporting the Board's ordinances, policies, and programs, including, but not limited to, the County's Greater Avenues for Independence and Skills and Training to Achieve Readiness for Tomorrow Programs, Contract Language to Assist in the Placement of Displaced County Workers, and Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015).

The plans and specifications, including contractual provisions and material requirements necessary for the project, will be available at Public Works Project Management Division II, 900 South Fremont Avenue, 5th Floor, Alhambra, CA 91803-1331.

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, the project will 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 will also include a jobs coordinator who will facilitate implementation of the targeted hiring requirement of the policy.

On February 28, 2023, the Board approved the execution of the Countywide Workforce Agreement, which applies to projects with an estimated construction contract value of \$5,000,000 or greater. Therefore, the contractor and all subcontractors must comply with all terms and conditions of the Countywide Workforce Agreement, which aims to increase work opportunities for those seeking to start new careers in the construction industry and to promote the hiring of underrepresented individuals on the project.

In accordance with the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 4, 2020, the project budget includes 1 percent of the eligible design and construction costs, estimated at \$120,000, to be allocated toward the Civic Art. The Civic Art allocations are restricted ARP-Enabled Capital Programs funds to be used at their respective locations or returned to the project if an acceptable art component cannot be identified or completed at the site within the performance period.

ENVIRONMENTAL DOCUMENTATION

On August 12, 2025, the Board approved the project and related actions, including leasing the building to the City and Venice Family Clinic. The Board found the project categorically exempt from CEQA. The scope of work involves refurbishing an existing health center building as described above, falling within certain classes of projects that have been determined not to have a significant effect on the environment. The project meets the criteria set forth in Sections 15301 (a) and (d); 15303 (c), (d), and (e); 15304 (a), (b), and (f); 15311 (a) and (b); and 15331 of the CEQA Guidelines; and Classes 1 (h); 3 (b), (g), (k), and (l); 4 (a), (c), (j), and (k); and 11 (e) and (f) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. There have been no changes that require further findings under CEQA.

Upon the Board's approval, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk and the State Clearinghouse in the Governor's Office of Land Use and Climate Innovation in accordance with Section 21152 of the California Public Resources Code and will post the Notice of Exemption to the County's website pursuant to Section 21092.2.

CONTRACTING PROCESS

Advertising for construction bids will be in accordance with the County's standard Instruction Sheet for Publishing Legal Advertisements (Enclosure C). This contract opportunity will be listed on the County's "Doing Business with Los Angeles County" and Public Works' "Do Business with Public Works" websites for open bids.

In addition, to increase opportunities for small businesses, Public Works will be coordinating with the Office of Small Business at the Department of Consumer and Business Affairs to maximize outreach, as well as offering preferences to Local Small Business Enterprises in compliance with Los Angeles County Code, Chapter 2.204. Participation by Community Business Enterprises (CBE) in the project is encouraged through Public Works CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBE.

Standard construction contract, in a form previously approved by County Counsel, will be used. The contract will contain standard Board-directed clauses for termination, renegotiation, and the hiring of qualified displaced County employees.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects.

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Project Management Division II.

Respectfully submitted,



MARK PESTRELLA, PE
Director

MP:HA:mm

Enclosures

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

November 04, 2025

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

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

PUBLIC HEALTH
PATHWAY TORRANCE COMMUNITY HEALTH & WELLNESS CTR RENOVATION
A01-CP-88-8752-65058-8A022
STATE-OTHER / CAPITAL PROJECTS
INCREASE REVENUE **5,500,000**

PUBLIC HEALTH
PATHWAY TORRANCE COMMUNITY HEALTH & WELLNESS CTR RENOVATION
A01-CP-6014-65058-8A022
CAPITAL ASSETS - B & I
INCREASE APPROPRIATION **5,500,000**

PUBLIC HEALTH
PATHWAY TORRANCE COMMUNITY HEALTH & WELLNESS CTR RENOVATION
A01-CP-6014-65058-8A022
CAPITAL ASSETS - B & I
DECREASE APPROPRIATION **700,000**

PROJECT AND FACILITY DEVELOPMENT
A01-CF-6030-10190
CAPITAL ASSETS - EQUIPMENT
INCREASE APPROPRIATION **700,000**

SOURCES TOTAL **\$ 6,200,000**

USES TOTAL **\$ 6,200,000**

JUSTIFICATION

To allocate \$5,500,000 from the City of Torrance to the Pathway Torrance Community Health and Wellness Center Renovation Project, Capital Project No. 8A022, offset by \$5,500,000 State AB 179, Budget Act of 2022 funding to partially fund the project; and transfer \$700,000 to Project and Facility Development for furniture, fixtures, equipment for the project.

Digitally signed by Amir Alam
Date: 2025.09.30 08:46:26 -07'00'

AUTHORIZED SIGNATURE

AMIR ALAM, MANAGER, CEO

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

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION

AUDITOR-CONTROLLER

BY Andrea Turner
Digitally signed by Andrea Turner
Date: 2025.09.30 11:17:01 -07'00'

B.A. NO. 035

DATE 9/30/2025

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

Digitally signed by James Yun
Date: 2025.09.30 11:32:56 -07'00'

BY James Yun

DATE 9/30/2025

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
PATHWAY TORRANCE COMMUNITY HEALTH AND
WELLNESS CENTER RENOVATION PROJECT
APPROVE REVISED PROJECT BUDGET AND
APPROPRIATION ADJUSTMENT
ADOPT, ADVERTISE, AND AWARD
SPECS. 7669; CAPITAL PROJECT NO. 8A022
FISCAL YEAR 2025-26
(SUPERVISORIAL DISTRICT 4)
(4-VOTES)**

I. PROJECT SCHEDULE

Project Activity	Completion Date
Construction Documents	Q4 2024*
Jurisdictional Approvals	Q4 2025*
Construction Bid	Q1 2026
Construction	
Substantial Completion	Q2 2027
Project Acceptance	Q3 2027

*Indicates a completed activity

II. PROJECT BUDGET

Budget Category	Budget
Construction	
Low-Bid Construction Contract	\$12,200,000
Contingencies	\$ 1,500,000
Subtotal	\$13,700,000
Plans and Specifications	\$ 1,280,000
Consultant Services	\$ 250,000
Miscellaneous Expenditures	\$ 50,000
Jurisdictional Reviews	\$ 160,000
County Services	\$ 2,000,000
Total	\$17,440,000

March 3, 2026

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
PATHWAY TORRANCE COMMUNITY HEALTH AND
WELLNESS CENTER RENOVATION PROJECT
APPROVE REVISED PROJECT BUDGET AND
APPROPRIATION ADJUSTMENT
ADOPT, ADVERTISE, AND AWARD
SPECS. 7669; CAPITAL PROJECT NO. 8A022
FISCAL YEAR 2025-26
(SUPERVISORIAL DISTRICT 4)
(4-VOTES)**

PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish this advertisement once a week for two weeks in a weekly newspaper or ten times in a daily newspaper. Forward three reprints of this advertisement to Public Works Business Relations and Contracts Division, 900 South Fremont Avenue, 8th Floor, Alhambra, CA 91803-1331.

**OFFICIAL NOTICE OF
INVITING BIDS**

Notice is hereby given that the Director of Public Works will accept sealed bids for the Pathway Torrance Community Health and Wellness Center Renovation Project, Capital Project No. 8A022, located at 2300 West Carson Steet, Torrance, CA 90501.

The contract documents for this project may be downloaded free of charge by visiting the following website: <http://pw.lacounty.gov/general/contracts/opportunities>.

Construction of The Pathway Torrance Community Health and Wellness Center Renovation Project is estimated to cost \$12,200,000 and shall be completed in 300 calendar days from the Notice to Proceed date. The prime contractor shall possess a valid California Class A or B contractor's license at time of bid.

The bids must be submitted electronically using Bid Express, www.BidExpress.com, before 11 a.m. on Tuesday, April 14, 2026, and no bids may be submitted after that date and time. An optional prebid meeting for this project will be held at 10 a.m. on Tuesday, March 17, 2026, at the project site.

For more information, please contact Ms. Jennell Hluz at (626) 300-2362 or jhluz@pw.lacounty.gov. For Americans with Disabilities Act information, please contact Public Works' departmental coordinator at (626) 458-4081 or Telecommunications Device for the Deaf at (626) 282-7829.