



MICHAEL OWH
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INTERNAL SERVICES DEPARTMENT

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September 01, 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:

PROBATION DEPARTMENT
BARRY J NIDORF SECURE YOUTH TREATMENT FACILITY
SHOWER AND RESTROOM REMODELING PROJECT
CATEGORICAL EXEMPTION
ESTABLISH AND APPROVE CAPITAL PROJECT NO. 87981
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT
AUTHORIZE USE OF JOB ORDER CONTRACT
FISCAL YEAR 2026-27
(SUPERVISORIAL DISTRICT 3) - (3-VOTES)

SUBJECT

Approval of the recommendations will find the Barry J Nidorf Secure Youth Treatment Facility Shower and Restroom Remodeling Project exempt from the California Environmental Quality Act; establish and approve Capital Project No. 87981; approve the project budget and appropriation adjustment; and authorize the Director of Internal Services Department, or their designee, to deliver the proposed project using a Board-approved Job Order Contract.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed Barry J Nidorf Secure Youth Treatment Facility Shower and Restroom Remodeling Project exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Establish and approve the proposed Barry J Nidorf Secure Youth Treatment Facility Shower and Restroom Remodeling Project, Capital Project No. 87981, with a total budget of \$3,781,000. The

project budget includes \$16,000 in pre-construction costs, which were previously funded and expended through the Probation Department's operating budget.

3. Approve an appropriation adjustment to transfer \$3,765,000 from the completed Barry J Nidorf Juvenile Hall Home Like Phase 2 Project, Capital Project No. 87949, to the Barry J Nidorf Secure Youth Treatment Facility Shower and Restroom Remodeling Project, Capital Project No. 87981.

4. Authorize the Director of Internal Services Department, or their designee, to deliver the proposed Barry J Nidorf Secure Youth Treatment Facility Shower and Restroom Remodeling Project using a Board-approved Job Order Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The proposed Barry J Nidorf Secure Youth Treatment Facility (BJNSYTF) Shower and Restroom Remodeling Project (Project) would remodel the existing restrooms across multiple buildings by replacing partitions in various restrooms to improve accessibility and provide adequate privacy. This work is essential to meet regulatory requirements, enhance resident privacy, and maintain the safety and welfare of the youth.

The proposed Project involves the replacement of restroom and shower partitions in 32 restrooms across multiple buildings at BJNSYTF, including the remodeling of one restroom and shower in Building L/M to meet accessibility standards. The remodeling work includes the removal of existing toilet, urinal, and shower partitions, as well as associated tile, ceiling tracks, and shower curtains, followed by the installation of solid phenolic partitions with doors. Tile and substrate at partition anchorage locations will be replaced as needed, and ceilings and walls will be patched and painted to match existing building finishes. The accessibility improvements in Building L/M include removal and replacement of existing fixtures and barriers, installation of accessible shower and toilet components, and associated floor, wall, and fixture modifications.

The proposed scope of work would take place across BJNSYTF as follows: Buildings A/B, C/D, J/K, and L/M include eight (8) restrooms; Buildings E/F, G/H, N/O, and R/S include eight (8) restrooms; Building 19 includes two (2) restrooms; Building 13 includes three (3) restrooms; Building 12 includes one (1) restroom; Buildings W/X and Y/Z include eight (8) restrooms; and Building 16 includes two (2) restrooms. This project ensures all restrooms and showers are fully remodeled, durable, and compliant with current accessibility requirements where applicable.

With respect to the All-Gender Restroom Policy Guidelines approved on November 1, 2022, this project would not be specifically aimed at designating an all-gender restroom because this project does not exceed 50% of the construction cost of building an equivalent new space.

The estimated project duration is approximately twelve (12) months, which includes construction and project closeout.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: 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 improve the operational effectiveness of an existing County asset.

FISCAL IMPACT/FINANCING

The total cost for the proposed Project is currently estimated at \$3,781,000, which includes design, construction, change order allowance, inspection/testing, civic art allocation, and Internal Services Department (ISD) county services (Enclosure A). Pre-construction costs of approximately \$16,000 for the proposed BJNSYTF Shower and Restroom Remodeling Project, CP 87981, which were paid in FY 2025-26, are accounted for in Enclosure A for a total project budget of \$3,781,000

Approval of the enclosed appropriation adjustment (Enclosure B) would transfer \$3,765,000 from the completed Barry J Nidorf Juvenile Hall (BJNJH) Home Like Phase 2 Project, Capital Project No. 87949, to the BJNSYTF Shower and Restroom Remodeling Project, Capital Project No. 87981, to fully fund the proposed Project.

Operating Budget Impact:

The proposed scope of work consists of repairs and remodeling made to an existing space. Therefore, following the completion of the proposed Project, no one-time start-up or additional ongoing costs are anticipated as a result of the proposed Project. There is no net County cost impact associated with the recommended actions.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Local and Targeted Worker Hire Policy, updated on May 17, 2023, the proposed Project will include a mandatory hiring requirement of at least thirty percent (30%) Local Workers and 10 percent (10%) Targeted Workers because the project budget exceeds \$2,500,000.

In accordance with the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 4, 2020, the proposed Project budget includes one percent (1%) of eligible design and construction costs, in the amount of \$23,000, to be allocated to the Civic Art Fund.

ENVIRONMENTAL DOCUMENTATION

The proposed Project is categorically exempt from the California Environmental Quality Act (CEQA). The scope of work consists of remodeling existing restroom facilities. Therefore, the work is within certain classes of projects that have been determined not to have a significant effect on the environment in that it will meet the criteria set forth in Sections 15301(a), 15302, 15303, and 15061(b)(3) of the State CEQA Guidelines and Classes 1(d), 2, and 3 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G because it includes repairs and minor alterations to existing public facilities with negligible or no expansion of use, replacement of features with the same purpose and capacity, and placement of small equipment and accessory structures. The activity is also covered under State CEQA Guidelines Section 15061 (b) (3) because there is no possibility that the activity may have a significant effect on the environment. The BJNSYTF campus consists of multiple connected buildings and contains no biological resources aside from lawns and some minimal landscape trees and shrubs. Aside from material staged during construction and

temporary construction fencing, the effects of the project would not be visible outside of the individual buildings. The material staging area will be located within an existing outdoor storage area that is currently used for equipment storage. There would be no activities that would affect building exteriors or permanently change the appearance of the BJNSYTF campus. There would be no outside activities that could disturb the ground surface or potentially contaminate soil or surface water or ground water. The activities would replace existing features within the building and would not change their usage or result in a change in employment, activity level, or utility demands at the campus.

In addition, based on the records of the proposed Project, it will comply with all applicable regulations, it is not in a sensitive environment and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historic resource that would make the exemptions inapplicable.

Upon the Board's approval of the proposed Project, ISD will file a Notice of Exemption with the Registrar-Recorder/County Clerk and with the State Clearinghouse in 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 proposed Project will be delivered using an ISD Board-approved Job Order Contract (JOC) for the construction. The standard Board-directed clauses, including those that provide for contract termination and consideration of hiring County employees targeted for layoffs or who are on a County re-employment list, are included in all JOCs.

The JOCs contain the Board's required provisions including those pertaining to consideration of qualified County employees targeted for layoffs, as well as qualified Greater Avenues for Independence (GAIN) Program and Skills and Training to Achieve Readiness for Tomorrow (START) Program participants for employment openings, and compliance with the Safely Surrendered Baby Law.

The JOC contractor who will perform the work is required to fully comply with applicable legal requirements, which among other things, include Chapters 2.200 (Child Support Compliance Program) and 2.203 (Contractor Employee Jury Service Program) of the Los Angeles County Code, and Section 1774 of the California Labor Code pertaining to payment of prevailing wages.

For this proposed Project, ISD has made the determination that the use of a JOC is the most appropriate contracting method to perform the tasks involved. Specifically, to the extent the proposed Project entails repair, remodeling, refurbishment, or alteration, and the cost of such project exceeds \$125,000, such project would have to be performed via a competitively procured construction contract, such as a JOC, not by County employees, due to the "Force Account" limitations set forth in the Public Contract Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommendations will have minimal impact on current County services. The proposed Project will be implemented in phases to minimize disruption, with work commencing in currently vacant units. When construction activities occur in occupied units, juveniles will be

temporarily relocated to other available units within the facility to ensure continued access to restroom and shower facilities.

CONCLUSION

Please return one adopted copy of the board letter to the following: ISD Capital Projects Division, the Chief Executive Office – Capital Programs Division, and the Probation Department.

Respectfully submitted,



MICHAEL OWH
Director

MO:QH:DD:kc

Enclosures

c: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel
Arts and Culture (Civic Art Division)
Probation Department

**PROJECT INFORMATION SHEET
SCHEDULE AND BUDGET SUMMARY**

PROJECT :	Barry J Nidorf Secure Youth Treatment Facility Shower and Restroom Remodeling
CAPITAL PROJECT NO. :	87981

I. PROJECT SCHEDULE		
Project Activity	Duration	Scheduled Completion Date
Complete Construction Documents	Complete	December 2025
Jurisdictional Approval	Complete	January 2026
Award Construction Contract	1 month following Board approval	September 2026
Substantial Completion	12 months following Board approval	August 2027
Project Acceptance	13 months following Board approval	September 2027

II. BUDGET SUMMARY	
Budget Category	Proposed Budget
Construction	\$ 2,292,000.00
Project Contingency	\$ 244,000.00
Subtotal	\$ 2,536,000.00
Civic Art (if not exempt)	\$ 23,000.00
Plans and Specifications	\$ 45,000.00
Jurisdictional Review/Plan Check/Permits	\$ 78,000.00
Project Management	\$ 410,000.00
Overhead	\$ 689,000.00
Total Project Budget	\$ 3,781,000.00

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BA FORM 04162026

BOARD OF SUPERVISORS
OFFICIAL COPY

September 01, 2026

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

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 RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE

FY 2026-27

3 - VOTES

SOURCES	USES
PROBATION BARRY J NIDORF JUVENILE HALL HOME LIKE PHASE 2 PROJECT A01-CP-6014-65042-87949 CAPITAL ASSETS - B & I DECREASE APPROPRIATION3,765,000	PROBATION BARRY J NIDORF SYTF SHOWER AND RESTROOM REMODELING PROJECT A01-CP-6014-65042-87981 CAPITAL ASSETS - B & I INCREASE APPROPRIATION3,765,000
SOURCES TOTAL\$ 3,765,000	USES TOTAL\$ 3,765,000

JUSTIFICATION

Reflects the transfer of \$3,765,000 from the completed Barry J Nidorf Juvenile Hall Home Like Phase 2 Project, Capital Project No. 87949, to the Barry J Nidorf Secure Youth Treatment Facility Shower and Restroom Remodeling Project, Capital Project No. 87981, to fully fund improvements to housing units' shower and restrooms to meet regulatory requirements, enhance privacy, and maintain the safety and welfare of the juveniles in Probation's custody.

Matthew J.
Diaz

Digitally signed by
Matthew J. Diaz
Date: 2026.07.30
14:59:08 -07'00'

AUTHORIZED SIGNATURE

Matt Diaz, Manager, CEO

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

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---



ACTION



RECOMMENDATION

Andrea
Turner

Digitally signed by
Andrea Turner
Date: 2026.08.11
12:15:36 -07'00'

AUDITOR-CONTROLLER

B.A. NO. 014

DATE 8/11/26



APPROVED AS REQUESTED



APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

James
Yun

Digitally signed by
James Yun
Date: 2026.08.11
14:00:49 -07'00'

DATE 8/11/26