COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
"To Enrich Lives Through Effective and Caring Service"

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MARK PESTRELLA, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
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IN REPLY PLEASE
REFER TO FILE

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

35 September 15, 2026

EDWARD YEN
EXECUTIVE OFFICER

September 15, 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-RELATED CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
LOS ANGELES GENERAL RESTORATIVE CARE VILLAGE PARKING LOT PROJECT
CERTIFY ENVIRONMENTAL IMPACT REPORT ADDENDUM
ESTABLISH AND APPROVE CAPITAL PROJECT AND BUDGET
DELEGATED AUTHORITY TO ADOPT, ADVERTISE, AND AWARD
SPECS. 8013; CAPITAL PROJECT NO. 6A032
FISCAL YEAR 2026-27
(SUPERVISORIAL DISTRICT 1)
(3-VOTES)

SUBJECT

Public Works is seeking Board approval to certify the Addendum to the previously certified Final Environmental Impact Report for the Los Angeles General Restorative Care Village Parking Lot project; establish and approve the capital project and project budget; and authorize Public Works to procure a construction contract for the proposed project using the County's competitive low-bid solicitation process.

IT IS RECOMMENDED THAT THE BOARD:

1. Certify that Addendum No. 3 to the previously certified Final Environmental Impact Report for the LAC+USC Medical Center Campus Master project has been completed in compliance with the California Environmental Quality Act and reflects the independent judgment and analysis of the County of Los Angeles; find that the Board has reviewed and considered the information contained in Addendum No. 3, together with the previously certified Final Environmental Impact Report and previously approved addenda; approve Addendum No. 3 and find that the recommended actions are within the scope of the previously certified Final Environmental Impact Report and all approved

addenda.

2. Establish and approve the Los Angeles General Restorative Care Village Parking Lot project, Capital Project No. 6A032, with a total project budget of $15,000,000.

3. Delegate authority to the Director of Public Works or his designee to adopt plans and specifications for the Los Angeles General Restorative Care Village Parking Lot project.

4. Delegate authority to the Director of Public Works or his designee to instruct the Executive Officer of the Board to advertise for bids for the Los Angeles General Restorative Care Village Parking Lot project in accordance with the Instruction Sheet for Publishing Legal Advertisements with the Notice Inviting Bids when the project is ready to be advertised.

5. 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 $2,000 not-to-exceed amount funded by the existing project funds.

6. Authorize the Director of Public Works or his designee to make a determination that a bid is nonresponsive and to reject a bid on that basis; to waive inconsequential and nonmaterial deficiencies in bids submitted; and to determine, in accordance with applicable contract and bid documents, whether the apparent lowest responsive and responsible bidder has satisfied all conditions in a timely manner for contract award. Upon such determination, authorize 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 low-bid can be awarded within the approved total project budget, 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 certify the Addendum to the previously certified Final Environmental Impact Report (FEIR); approve the capital project and project budget; and delegate authority to the Director of Public Works or his designee to adopt plans and specifications, instruct the Executive Officer of the Board to advertise for construction bids, and award and execute a construction contract for the proposed Los Angeles General (LA General) Restorative Care Village (RCV) project.

Background

The LA General RCV, located at the Los Angeles General Medical Center Campus, consists of 5 recently completed and nearly completed facilities (Phases) operated and maintained by the Department of Mental Health and/or Department of Public Health. Phases 4 and 5 of the LA General RCV projects consist of a 2-story Mental Health Urgent Care Center and Withdrawal Management Facility, and a 4-story 96-bed Psychiatric Subacute Facility. The projects included limited on-site parking as subsequent additional parking facilities were expected to be included in future campus development negotiations. This LA General RCV Parking Lot project will provide additional parking to support the facilities.

The LA General RCV Parking Lot project will be located at 1605 Eastlake Avenue, Los Angeles, CA 90033, the current site of the Central Juvenile Hall, which is currently operated and maintained by the Probation Department. The proposed project consists of construction of a 301-stall parking lot,

demolition of three vacant buildings located on the Central Juvenile Hall Campus, including the Boys Maximum Security Unit, the former Mess Hall, and the former storage building/game room. The project would also include relocation of an existing security shack and associated sitework. The new parking lot will include an exterior fence, pedestrian and vehicle secure access, charging stations and an on-site security kiosk.

It is recommended that the Board authorize the Director of Public Works or his designee to adopt plans and specifications and instruct the Executive Officer of the Board to advertise the project for construction bids as set forth in the California Public Contract Code, using the County's competitive low-bid solicitation process.

In order to expedite construction of the proposed project, Public Works is recommending that the Board authorize the Director of Public Works or his designee to award and execute a construction contract with the lowest responsive and responsible bidder if the low bid can be awarded within the approved total budget of $15,000,000.

The proposed consultant services agreement would require the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule that conforms to the County's scheduling specifications.

If approved, construction is anticipated to begin in December 2026 and be substantially completed by August 2027.

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, Mental Health, and Substance Use Disorder, by providing services and facilities to 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 total project cost is estimated at $15,000,000, including plans and specifications, plan check, consultant services, construction, change order contingency, miscellaneous expenditures, and County services. The proposed project schedule and budget summaries are included in Enclosure A.

The project will be fully funded with $13,800,000 of Assembly Bill 179 State Grant funds and $1,200,000 of 2011 Realignment funding transferred from projected cost savings associated with the LA General Medical Center Psychiatric Subacute Facility project, Capital Project (CP) No. 6A018. The transfer of the appropriation from the LA General Medical Center Psychiatric Subacute Facility project, CP No. 6A018 to the LA General RCV Parking Lot project, CP No. 6A032, will occur during the Fiscal Year 2026-27 Supplemental Changes process.

Operating Budget Impact

Following completion of the project, if approved, Mental Health and Public Health will fund the associated ongoing maintenance and operating costs with existing departmental resources.

The recommended actions will have no additional net County cost impact.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Civic Arts Policy, amended on August 4, 2020, the proposed project is exempt from the Civic Art Allocation as the project consists of demolition, paving, and utility work.

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, the proposed 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 job coordinator who will facilitate the implementation of the targeted hiring requirement of the policy.

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 on the project.

California Public Contract Code Section 20124 (b) (1) allows the Board to delegate approval of plans and specifications to the Director of Public Works or his designee on a project by project basis.

California Public Contract Code Section 20125 states that the Board shall cause an advertisement for bids for the performance of the work to be published pursuant to the applicable sections of the State Government Code.

A standard construction contract would be used for the project that contains terms and conditions supporting the Board's ordinances and policies including, but not limited to, the County's contract language to Assist in Placement of Displaced County Workers and Notice of Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015).

The plans and specifications, including the contractual provisions and material requirements necessary for the proposed project, are on file with Public Works' Business Relations and Contracts Division.

ENVIRONMENTAL DOCUMENTATION

On November 18, 2014, the Board, acting as lead agency under the California Environmental Quality Act, certified the FEIR for the LAC+USC Medical Center Master Plan as a guiding document and adopted a Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations. On December 19, 2017, the Board certified Addendum No. 1 to the previously certified FEIR improvements for changes to the 2014 Master Plan, including the addition

of a Crisis Residential Treatment Program, a Recuperative Care Center facility, and other campus. On December 19, 2023, the Board certified Addendum No. 2 to the previously certified FEIR, which included the addition of a 32-bed Residential Withdrawal Management Facility, a Mental Health Urgent Care Facility, and a 128-bed Psychiatric Subacute Facility. The previously approved 128-bed Psychiatric Subacute Facility has since been revised to a 96-bed facility, and its scope and impacts are within the parameters of the previously analyzed 128-bed facility scope.

The recommended actions related to the LA General RCV Parking Lot project are within the scope of the impacts analyzed in the previously certified FEIR, the previously certified FEIR Addenda Nos. 1 and 2, and the current FEIR Addendum No. 3 for the parking lot proposed for certification herein for the LAC+USC Medical Center Master Plan FEIR. The previously adopted Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations continue to apply to the project. FEIR Addendum No. 3 identifies that although a potentially eligible historic district exists at the Los Angeles Juvenile Hall Campus, the site of the proposed project, and the demolition of two buildings, which were identified as contributors to the district would not result in a significant impact with the incorporation of previously adopted Mitigation Measure MM-CR-6, which would be amended to include Historic American Buildings Survey/Historic American Engineering Record documentation for any building identified as a contributor to a potential historic district. The project would not affect the eligibility of the potential Historic District. There are no changes that require preparation of a subsequent FEIR pursuant to California Environmental Quality Act Guidelines, Section 15162.

FEIR Addendum No. 3 (Enclosure B) evaluated further modifications to the LAC+USC Medical Center Master Plan since the 2014 FEIR, specifically the proposed parking lot. The FEIR, Addenda, and related documents are also available and can be viewed online at the Public Works website.

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

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 (a) of the California Public Resources Code and will post the Notice of Determination to its website pursuant to Section 21092.2.

CONTRACTING PROCESS

Public Works is completing the plans and specifications for the proposed project using a Board approved, on-call Architectural/Engineering contract.

Once the plans and specifications for the proposed project are completed and approved, the Director of Public Works or his designee, under delegated authority from the Board, will adopt these documents and instruct the Executive Officer of the Board to advertise the project for bids in accordance with Section 20125 of the California Public Contract Code.

As requested by the Board on February 3, 1998, this contract opportunity will be listed on the "Do Business with LA County" and "Do Business with Public Works" websites.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects. The LA General Medical Center will remain open to the public during construction, and the construction will be phased to minimize disruption of public access.

CONCLUSION

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

Respectfully submitted,

MARK PESTRELLA, PE
Director

PD:GT:jc

Enclosures

c: Chief Executive Office (Capital Programs Division)
County Counsel
Executive Office, Board of Supervisors
Mental Health
Probation
Public Health

ENCLOSURES A-B

CONSTRUCTION-RELATED CONTRACT
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This Board letter has large enclosures.
Click on the link below to access:

DAAA CP LA General Restorative Care Village Parking Lot Project (Enclosures-FTP Link)

Board meeting date: September 15, 2026
Community Services Cluster meeting date: August 12, 2026
Health and Mental Health Services Cluster meeting date: August 12, 2026