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

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IN REPLY PLEASE
REFER TO FILE

November 17, 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
HARBOR-UCLA MEDICAL CENTER
REPLACEMENT PROGRAM
AUTHORIZE THE USE OF JOB ORDER CONTRACT
CAPITAL PROJECT NO. 67965
FISCAL YEAR 2026-27
(SUPERVISORIAL DISTRICT 2)
(3-VOTES)

SUBJECT

Public Works is seeking Board approval to deliver the Inpatient Tower 8th- and 9th-Floor remodel for the Harbor-UCLA Medical Center Replacement Program using Board-approved Job Order Contract.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the revised scope of work is within the scope of the environmental impacts analyzed in the previously certified Final Environmental Impact Report and subsequent Addenda Nos. 1, 2, and 3 for the Harbor-UCLA Medical Center Campus Master Plan.

2. Authorize the Director of Public Works or his designee to deliver the Inpatient Tower 8th- and 9th-Floor remodel for the Harbor-UCLA Medical Center Replacement Program using a Board-approved Job Order Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the scope of work in the proposed Inpatient

Tower (IPT) 8th- and 9th-Floor remodel is within the scope of the impacts analyzed in the County's previously certified Final Environmental Impact Report (FEIR) and subsequent Addenda Nos. 1, 2, and 3; and authorize Public Works to deliver this scope of work using Board-approved Job Order Contract (JOC).

Background

Senate Bill 1953 mandates that all California General Acute-Care Hospitals meet structural and nonstructural seismic strengthening requirements by January 1, 2030. The previously approved Harbor-UCLA (H-UCLA) Medical Center Replacement Program will not only bring the hospital into compliance with the mandate, but also consolidate inpatient and outpatient services into new buildings that optimize operational effectiveness, reduce operation and maintenance costs, provide outpatient facilities that accommodate planned patient visits, implement sustainability, and create a campus designed for the wellbeing of patients and staff.

The H-UCLA Medical Center Replacement Program includes construction of an Outpatient/Support Building, which comprises of 233 exam rooms that are distributed across 3 floors of space. The clinics are arrayed throughout the floors to promote an integrated care model that meets patients' complex care needs. The H-UCLA Medical Center Replacement Program also consists of construction of an IPT Building with 347 inpatient beds, new psychiatric emergency department, and permanent rooftop helistop. The current hospital is licensed at 453 beds and runs an average daily census of 312 patients, which has increased steadily over the past 4 years. The industry standard is to estimate census at 85 percent of licensed bed capacity, using this calculation, the proposed licensed capacity of 347 beds is necessary to meet patient demand.

Additionally, the H-UCLA Medical Center Replacement Program includes construction of a 1,500-stall above-grade parking structure; a new Central Utility Plant (CUP) to serve new buildings under the jurisdiction of the California Department of Health Care Access and Information; a new Support Services Building for the campus Information Technology and Facilities staff; a new Regional Laboratory; and related make-ready work, such as several new surface parking lots, a 66-kilovolt electrical substation, a 12-kilovolt electrical building, and tenant improvements.

On February 8, 2022, the Board approved a total project budget of $1,695,000,000 and a Design-Build contract with Hensel Phelps Construction Company to deliver 6 new buildings and associated site work. The Board also delegated authority to the Director of Public Works to use JOC to carry out the make-ready projects for the H-UCLA Medical Center Replacement Program, which included demolition of existing structures within the footprint of the new buildings and various remodels to temporarily house tenant departments displaced by the demolition.

On June 25, 2024, the Board approved a revised budget of $1,755,000,000, an increase of $60,000,000, to address required design and jurisdictional changes, unforeseen conditions, and issues related to the Design Builder's criteria documents interpretation. On January 21, 2025, the Board approved the revised project budget of $1,806,000,000, an increase of $51,000,000, to address additional make-ready project cost and scope increases, soft costs, and future unforeseen conditions.

Also on January 21, 2025, Public Works informed the Board of the remaining make-ready work included a Tenant Improvement (TI) of the Parlow Library to permanently house tenant departments displaced by the H-UCLA Medical Center Replacement Program.

Construction is 81 percent complete. The Support Services Building, Parking Structure A, Outpatient/Support Building, and the Regional Laboratory are complete. Construction of the IPT and CUP began in June 2024 and November 2024, respectively, and are scheduled to be completed by August 2027.

Revised Scope of Work

Chilled and hot water for cooling and heating the Parlow Library is supplied by the existing CUP, which is considered for future demolition. Without the existing CUP, a new utility yard would be required to provide utility services to the Parlow Library at a cost of $1,900,000, plus annual maintenance and operational costs.

To avoid these additional costs, the Department of Health Services proposes maximizing the use of its existing real estate assets throughout the campus as follows:

1. Remove the Parlow Library TI project from the scope and relocate the departments planned for Parlow to elsewhere on campus.

2. Relocate the H-UCLA executive offices that would be displaced by the tenant departments from the Outpatient/Support Building to IPT. Maintaining executive leadership at IPT will ensure strategic oversight, accessibility, and visibility of quality and patient safety, while also providing the office space needed in the Outpatient/Support Building.

The proposed scope of the 8th- and 9th-Floor remodel includes renovating the 8th Floor of the IPT to provide 6 private offices, workstations for the support staff, kitchenette, waiting areas, and restroom alterations. The work also includes remodeling the shelled space on the 9th Floor of the IPT to house the wound care space displaced by the work on the 8th Floor. The work will include room finishes, and mechanical and electrical utilities. The total square footage of the remodeled area is 3,900 square feet. The design would be provided by the H-UCLA Medical Center Replacement Program architect/engineer and the remodel work would be delivered using Board-approved JOC. The construction would start immediately after the completion of IPT construction by the Design-Builder and is anticipated to be done in 2028.

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 enhances 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 legacy/obsolete infrastructure.

FISCAL IMPACT/FINANCING

The estimated cost of the IPT 8th- and 9th-Floor remodel is $3,700,000, including $3,300,000 for construction, change order contingency, plans and specifications, permit fees, consultant services, inspection services, and County services. The budget for the Parlow Library TI to be removed from the H-UCLA Medical Center Replacement Program scope is $9,152,115. The net construction cost reduction of $5,852,115 will be reallocated to the H-UCLA Medical Center Replacement Program

contingency. There is no change to the $1,806,000,000 Board-approved project budget as a result of these actions. The Enclosure reflects the reallocation of funding for this work within the approved project budget, as well as adjustments for contract amendments executed under delegated authority.

There is no net County cost impact associated with the recommended actions.

Operating Budget Impact

Following completion of the project, Health Services would request and fund annual ongoing maintenance and operational costs, as needed, with departmental resources in future budget phases.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, the remodel work 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.

ENVIRONMENTAL DOCUMENTATION

The proposed revised scope of work is within the scope of the impacts analyzed in the FEIR, certified by the Board on December 16, 2016, and subsequent Addenda Nos. 1, 2, and 3 approved by the Board on November 10, 2020, and February 8, 2022, respectively, and there have been no changes to the project or to the circumstances under which it will be undertaken that require further review or findings under the California Environmental Quality Act. The proposed activity, which includes the design and construction of the IPT 8th- and 9th-Floors Remodel are within the scope of impacts analyzed in the FEIR and certified Addendum No. 3. The Mitigation Monitoring and Reporting Program, Environmental Findings of Fact, and Statement of Overriding Considerations adopted at the time of FEIR certification will continue to apply.

The location of the documents, including the previously certified FEIR, Addenda and related environmental documents, and other materials constituting the record of the proceedings upon which the Board's decision is based on this matter is with Public Works, Project Management Division I, 900 South Fremont Avenue, 5th Floor, Alhambra, CA 91803. The previously certified FEIR and Addenda are available at the location above and can also be viewed online at https://pw.lacounty.gov/harbor-ucla-rp/. The custodian of such documents and records is the H-UCLA Replacement Program 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 the State Clearinghouse in 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 to its website pursuant to Section 21092.2.

CONTRACTING PROCESS

Public Works will utilize an existing Board-approved architect/engineer to complete the design and is requesting Board authorization to carry out the construction using Board-approved JOC.

The proposed scope includes remodeling work, and Public Works has made the determination that the use of JOC is an appropriate contracting method to deliver this scope.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended actions will not result in any additional impacts to the current services on the H-UCLA Medical Center campus.

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:jc

Enclosures

c: Arts and Culture (Civic Art Division)
Chief Executive Office (Capital Programs Division)
County Counsel
Executive Office, Board of Supervisors
Health Services (Capital Projects Division)
Mental Health

ENCLOSURE

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I. PROJECT SCHEDULE SUMMARY

Project Activity	Scheduled Completion Date
Scoping Documents	June 2021*
Design-Build Award	February 2022*
Jurisdictional Approvals	Various
Substantial Completion-Parking Structure A	June 2024*
Substantial Completion-Outpatient/Support Building	June 2026*
Substantial Completion-Central Plant	May 2027
Substantial Completion-Inpatient Tower	August 2027
Design-Build Project Acceptance	December 2027
Substantial Completion- Inpatient Tower 8th and 9th Floors Remodel	May 2028

*Completed Activity

II. PROJECT BUDGET SUMMARY

Project Budget Category	Board-Approved Budget	Changes Under Delegated Authority Since the Last Board Action	Impact of this Action	Revised Project Budget
Design-Build Construction	$1,276,187,043	$ 759,881		$1,276,946,924
Make-Ready Construction	$ 127,658,212	$ 5,261,203	$(5,852,115)	$ 127,067,300
Change Order Contingency	$ 110,527,041	$ (817,505)	$ 5,852,115	$ 115,561,651
Civic Arts	$ 2,000,000			$ 2,000,000
Stipend	$ 1,000,000			$ 1,000,000
Medical Equipment Allowance	$ 39,277,544	$(5,065,511)		$ 34,212,033
Design Completion Allowance	$ 229,160	$ (138,068)		$ 91,092
Plans and Specifications	$ 54,090,000			$ 54,090,000
Consultant Services	$ 138,600,000			$ 138,600,000
Miscellaneous Expenditures	$ 1,450,000			$ 1,450,000
Jurisdictional Review/ Plan Check/Permits	$ 24,131,000			$ 24,131,000
County Services	$ 30,850,000			$ 30,850,000
TOTAL	**$1,806,000,000**	**$ 0**	**$ 0**	**$1,806,000,000**