



County of Los Angeles
**CHIEF EXECUTIVE OFFICE
OPERATIONS CLUSTER**

SACHI A. HAMAI
Chief Executive Officer

DATE: June 10, 2020
TIME: 2:00 p.m. – 4:00 p.m.
LOCATION: **TELECONFERENCE CALL-IN NUMBER: (415)655-0001**
TELECONFERENCE ID: 927075833

To join via phone, dial 1(415)655-0001, then press 927075833# , then press # when prompted for attendee number ****IF DIALING IN PLEASE CALL IN AT 1:45 P.M. TO FACILITATE PARTICIPANT CHECK-IN****

DUE TO THE CLOSURE OF ALL COUNTY BUILDINGS, MEMBERS OF THE PUBLIC WILL NEED TO CALL IN TO PARTICIPATE IN THE MEETING.

AGENDA

Members of the Public may address the Operations Cluster on any agenda item by submitting a written request prior to the meeting.
Two (2) minutes are allowed for each item.

1. **Call to order – Rick Velasquez/Gevork Simdjian**
2. **INFORMATIONAL ITEM(S):**
(5 minutes)
 - A) Board Letter:
PROPOSED RANCHO LOS AMIGOS SOUTH CAMPUS PROJECT –
CERTIFY FEIR AND RELATED ACTIONS
CEO/DPW – Felicia Yang, Senior Capital Projects Manager
 - B) Board Letter:
DEFERRED MAINTENANCE PROGRAM SERVICES PHASE II APPROVE
AND AUTHORIZE THE EXECUTION OF SUPPLEMENTAL SERVICES
AGREEMENT 3 FOR STAFF AUGMENTATION
CEO/CP – Richard Beltran, Principal Analyst
3. **PRESENTATION/DISCUSSION ITEMS:**
None available.

CONTINUED ON PAGE 2

4. **Public Comment**
(2 minutes each speaker)

5. **Adjournment**

FUTURE AGENDA TOPICS

CALENDAR LOOKAHEAD:

CEO/CLASSIFICATION – FY 2020-21 RECOMMENDED BUDGET

DPW – SOLE-SOURCE AGREEMENT WITH ECONOLITE SYSTEMS, INC.
FOR IMPLEMENTATION AND MAINTENANCE OF TRAFFIC SIGNAL
CONTROL SYSTEM

**BOARD LETTER/MEMO – FACT SHEET
OPERATIONS CLUSTER**

OPS CLUSTER AGENDA REVIEW DATE	6/10/2020	
BOARD MEETING	6/23/2020	
DELEGATED AUTHORITY BOARD LETTER	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
SUPERVISORIAL DISTRICT AFFECTED	Fourth	
DEPARTMENT	Public Works	
SUBJECT	Proposed Rancho Los Amigos South Campus Project – Certify the FEIR and Related Actions	
PROGRAM		
SOLE SOURCE CONTRACT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If Yes, please explain why:	
DEADLINES/ TIME CONSTRAINTS		
COST & FUNDING	Total cost: <p style="text-align: center;">TBD</p>	Funding source:
	TERMS (if applicable):	
	Explanation: The CEO is currently working through the County’s budget process. Once the budget impacts related to COVID-19 are better understood and mitigated, Public Works will return to the Board with further recommendations.	
PURPOSE OF REQUEST	Approval of the recommended actions will certify the Final Environmental Impact Report (FEIR) for the Rancho Los Amigos South Campus Project; adopt the Mitigation Monitoring and Reporting Program, Environmental Findings of Fact, and Statement of Overriding Considerations; and approve the Recommended Project, described as “Alternative 4, Scenario 2” in the FEIR.	
BACKGROUND (include internal/external issues that may exist)	On August 9, 2016, the Board authorized Public Works to proceed with pre-development activities including program validation for the proposed RLASC Project. On May 30, 2017, the Board established the RLASC Project and authorized execution of a consultant services agreement for the campus environmental consultant services, including the preparation of a project Environmental Impact Report. The Project recommended for approval is described as “Alternative 4, Scenario 2” in the Final EIR and includes demolition of 103 abandoned buildings, development of up to approximately 650,000 square feet of floor area of new buildings to serve as headquarters for the County’s Internal Services Department and Probation Department and County Offices, as well as two parking structures and necessary infrastructure improvements, adaptive reuse and/or retention of existing buildings and structures that are eligible for listing in the National Register of Historic Places, and soil remediation resulting from leaking underground storage tanks that were previously removed from the site.	
DEPARTMENTAL AND OTHER CONTACTS	Name, Title, Phone # & Email: <ul style="list-style-type: none"> • Felicia Yang, PW, Senior Capital Projects Manager, 626-300-3272, fyang@dpw.lacounty.gov • Amir Alam, CEO, 213-974-2620, aalam@ceo.lacounty.gov • Lauren Dods, Principal Deputy County Counsel, 213-974-1856, ldods@counsel.lacounty.gov 	



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
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<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE

June 23, 2020

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 MANAGEMENT CORE SERVICE AREA
RANCHO LOS AMIGOS SOUTH CAMPUS PROJECT
CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT
ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM,
ENVIRONMENTAL FINDINGS OF FACT, AND
STATEMENT OF OVERRIDING CONSIDERATIONS
APPROVE PROJECT
CAPITAL PROJECT NOS. 67970, 67971, AND 67972
(SUPERVISORIAL DISTRICT 4)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval of the recommended actions that will certify the Final Environmental Impact Report for the Rancho Los Amigos South Campus project in the City of Downey; adopt the Mitigation Monitoring and Reporting Program, Environmental Findings of Fact, and Statement of Overriding Considerations; and approve the recommended project, described as "Alternative 4, Scenario 2" in the Final Environmental Impact Report.

IT IS RECOMMENDED THAT THE BOARD:

1. Certify that the Final Environmental Impact Report for the recommended Rancho Los Amigos South Campus project has been completed in compliance with the California Environmental Quality Act and reflects the independent judgment and analysis of the County; find that the Board has reviewed and considered the information contained in the Final Environmental Impact Report prior to approving

the project; adopt the Mitigation Monitoring and Reporting Program prepared for the project, finding that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determine that the significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific overriding considerations of the project, as outlined in the Environmental Findings of Fact and Statement of Overriding Considerations, both of which are adopted and incorporated by reference.

2. Approve the recommended Rancho Los Amigos South Campus project, described as "Alternative 4, Scenario 2" in the Final Environmental Impact Report.

PURPOSE/JUSTIFICATION OF THE RECOMMENDED ACTION

Approval of the recommended actions will certify the Final Environmental Impact Report (EIR) for the Rancho Los Amigos South Campus (RLASC) project; adopt the Mitigation Monitoring and Reporting Program (MMRP), Environmental Findings of Fact (FOF), and Statement of Overriding Considerations (SOCs); and approve the recommended project, described as "Alternative 4, Scenario 2" in the Final EIR.

Background

The Internal Services Department (ISD) and Probation Department Headquarters is currently located in County-owned buildings at 9150 East Imperial Highway in Downey. These structures were built in the 1950s, do not meet current seismic or energy codes, and have reached the end of their useful life. Due to the age and deterioration of the buildings, the Chief Executive Office (CEO) was directed to prepare a feasibility study to relocate the offices including consolidation of administrative locations.

On August 9, 2016, the Board authorized Public Works to proceed with predevelopment activities including program validation for the recommended RLASC project, which included the following project components: ISD and Probation Headquarters, Sheriff's Department Crime Laboratory Consolidation, Infrastructure, and the Sports Center. The RLASC Sports Center was approved by the Board as a separate project on November 22, 2016.

On May 30, 2017, the Board established the RLASC project with the following project components: Probation Headquarters, Capital Project (C.P.) No. 69824; ISD Headquarters, C.P. No. 69823; and Infrastructure, C.P. No. 69825, and authorized execution of a consultant services agreement for the campus environmental consultant services, including the preparation of a project EIR.

On December 18, 2018, the Board authorized execution of various consultant services agreements including project management/construction management, project controls

support, and conceptual design services and to pay stipends in the amount of \$350,000 each to the second and third highest ranked qualifying design build proposers for the project.

Recommended Project

The 74-acre RLASC is located at 7601 East Imperial Highway on County-owned land in the City of Downey. The project recommended for approval is described as “Alternative 4, Scenario 2” in the Final EIR and includes development of up to approximately 650,000 square feet of floor area of new buildings to serve as headquarters for the County’s ISD, Probation Department, and County offices, as well as two parking structures and necessary infrastructure improvements. The style of the buildings would be modern, efficient, and sustainable, and they would provide an open flexible office plan for efficient workflow and cross-department collaboration in a seismically safe and Leadership in Energy and Environmental Design Gold rated energy efficient structure. The site would have large open spaces in a park-like setting with specimen trees, draught tolerant landscaping, and fitness trails to encourage healthy living.

The recommended project also includes adaptive reuse and/or retention of certain existing buildings and structures that are eligible for listing in the National Register of Historic Places. Specifically, the historic Casa Consuelo (LACO No. 1238) and Power Plant (LACO No. 1300) would be adaptively reused to contain project-related uses; the historic Water Tower (LACO No. 1301) would be restored to serve as an important focal point for the site; the historic Shop and Laundry (LACO No. 1302) would be mothballed for future County use; the historic Administration Building (LACO No. 1100), currently occupied by the Sheriff’s Department, would be retained with no alterations to the building or changes in its use; and the historic Moreton Bay Fig Tree would be retained.

All other buildings and structures on the RLASC (103 in total) would be demolished. While this demolition would result in the loss of the RLASC Historic District’s eligibility as an historic resource, it is necessary to achieve the County’s objectives, which include eliminating public safety concerns associated with the existing abandoned campus setting including vandalism, arson, theft, structural instability, and habitation by individuals and urban wildlife; developing state-of-the-art County facilities that demonstrate the County’s commitment to sustainability through achievement of a Leadership in Energy and Environmental Design Gold rating, or better; providing an attractive, uncluttered visible gateway to the South Campus from Imperial Highway and establishing a common character and tone for the South Campus; and enabling the RLASC to complement and readily adapt to potential future projects in immediate proximity. The buildings to be demolished have been vacant and boarded up since the 1980s and have deteriorated due to weather, interior and exterior vandalism, and multiple arson fires. The structures contain hazardous material, such as asbestos and lead paint and would not meet current building codes including seismic, energy, and Americans with Disabilities Act codes.

Additionally, the cost to restore the buildings is estimated to be in excess of \$300,000,000, and there is no compatible County use that can be identified to occupy the buildings.

The recommended project would also implement remediation of contaminated soil resulting from leaking underground storage tanks that were previously removed from the site.

Public Safety Considerations

On June 27, 2017, the Board directed the CEO in conjunction with several County departments (Health Services, Fire, Sheriff's, and Public Works) and the City of Downey to prepare a plan to prevent arson and other criminal activity as a result of several arson fires that occurred on the campus. The report back to the Board outlined the safety measures to secure the campus and address ongoing vandalism and crime at the site. Since then, safety and security measures have been implemented including 24 hours, 7 days a week patrol of the campus. While security of the campus has improved, incidents of criminal activity such as arson, robberies, theft, and vandalism continue to occur as these measures alone cannot totally prevent trespassing and crime on the campus.

The significant ongoing costs associated with securing the campus, including fencing repairs, securing/boarding up of abandoned buildings, brush clearance, debris removal to remove fire hazards, and fire and police protection services have increased steadily, up to \$1,900,000 annually. Additionally, the abandoned buildings are structurally unstable and contain hazardous materials, such as asbestos, mold, and lead paint, thereby creating an unsafe condition for security personnel, as well as potential trespassers.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: Strategy II.1, Drive Economic and Workforce Development in the County, Objective II.1.2, Support Small Businesses and Social Enterprises; and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. The recommended project supports these goals by replacing some County facilities that have exceeded their useful lives and can no longer be supported or maintained. The new replacement facilities will enhance operational efficiency by consolidating County services in RLASC. The recommended project would provide contracting opportunities that will support small businesses and social enterprises and that could potentially employ local and targeted workers.

FISCAL IMPACT/FINANCING

The CEO is currently working through the County's budget process. Once the budget impacts related to COVID-19 are better understood and mitigated, Public Works will

return to the Board with further recommendations.

ENVIRONMENTAL DOCUMENTATION

An EIR was prepared in compliance with the California Environmental Quality Act (CEQA), which analyzed the potential environmental effects and a reasonable range of alternatives to the recommended project.

EIR Process

A Notice of Preparation of an EIR was made available for public review between August 9, 2017, and September 11, 2017. Because the County had determined that an EIR would be prepared for the recommended project, an Initial Study was not necessary and was not prepared, in accordance with Section 15063 of the State CEQA Guidelines. The County held a public scoping meeting for the development of the draft EIR on August 30, 2017, to solicit input from all interested parties on the scope and content of the EIR in conformance with Section 21083.9 of the California Public Resources Code. Comments were received from nine public agencies, as well as ten individuals and one organization. The main areas of concern were preservation of the historic district eligibility at RLASC and impacts to the local communities.

The County fulfilled all tribal cultural resources consultation requirements of Assembly Bill 52. On August 8, 2017, the County notified tribal leaders of California Native American Tribes traditionally affiliated with the geographical area of the project and have requested notification of County projects. Letters were sent to the Kizh Nation and the San Gabriel Band of Mission Indians describing the project and requesting a response within 30 days. No response was received from the San Gabriel Band of Mission Indians. The County concluded consultation with the Kizh Nation on July 11, 2019, pursuant to Assembly Bill 52. A description of this consultation is included in Section 3.13 of the Draft EIR.

On October 9, 2019, the Draft EIR for the recommended project was released to the public for review and comment. Public notice of the draft EIR was provided pursuant to Public Resources Code Section 21092 and posted pursuant to Section 21092.3. Public Notice of the Draft EIR was published in the Los Angeles Times pursuant to Section 21092.3. Additionally, the Notice of Availability was mailed out to addresses in a radius of 2,640 feet from the project site, which totaled 6,476 addresses, as well as an additional 95 notices sent to County, State, and Regional agencies and commenters on the Notice of Preparation list. A 45-day public review period for the Draft EIR commenced October 9, 2019, with comments due by November 22, 2019. Additionally, a public meeting on the Draft EIR was conducted on October 28, 2019, at the Barbara J. Riley Community and Senior Center in the City of Downey.

During the 45-day public review period, the Draft EIR was made available for review at Downey City Hall located at 11111 Brookshire Avenue, Downey, California 90241;

Leland R. Weaver Library located at 4035 Tweedy Boulevard, South Gate, California 90280; Lynwood Library located at 11320 Bullis Road, Lynwood, California 90262; Hollydale Library located at 12000 South Garfield Avenue, South Gate, California 90280; Rancho Los Amigos North Campus Public Works Site Office located at 7402 Leeds Street, Trailer E, Downey, California 90242; and Los Angeles County CEO located at Kenneth Hahn Hall of Administration, 500 West Temple Street, Room 754, Los Angeles, California 90012 during normal business hours and was made available on the County's website at:

<ftp://dpwftp.co.la.ca.us/pub/pmd/Rancho%20Los%20Amigos%20South%20Campus%20EIR/>

A total of 54 comment letters were received by the County in response to the Draft EIR, including eight letters from public agencies, six letters from organizations, and 40 letters from individuals. The most frequently raised concerns in the comments received were increased traffic and congestion on local streets and historical resources issues including recommendation for further avoidance of impacts and adaptive reuse of historic structures at the RLASC. Responses to all comments received are included in the Final EIR. Responses to all comments received from public agencies were sent pursuant to Section 21092.5 of the California Public Resources Code. The environmental issues and concerns raised through the CEQA process are addressed in detail in the Final EIR.

A Final EIR for the project (Enclosure A) was subsequently prepared in compliance with CEQA that includes revisions and comments received on the Draft EIR; a list of persons, organizations, and public agencies commenting on the Draft EIR; and written responses to all comments. Environmental FOF and a SOC for the recommended project are included in Enclosure B.

An MMRP, recommended for adoption (Enclosure C), is adequately designed to ensure compliance with the mitigation measures during project implementation. The Final EIR concludes that the project would have unavoidable significant environmental impacts on the following resources or areas: aesthetics (shade and shadow impacts), air quality (project operation), Historic Resources (demolition of the Historic District), Greenhouse Gas Emissions (project operation), noise (noise and vibration during construction), and transportation (impact to six intersections outside the jurisdiction of the County) with the application of mitigation measures designed to reduce impacts to less than significant as feasible.

In response to several public comments for historic building preservation and to lessen the environmental impacts on Historic Resources, the recommended project for approval is Alternative 4, Scenario 2, as described and analyzed in Chapter 4, *Alternative 4, Scenario 2*, of the Final EIR. As described above, this scenario is a hybrid of both new construction and historic preservation, which preserves six individually eligible historic

resources, thereby lessening the environmental impacts on Historic Resources in combination with mitigation measures listed in the Final EIR.

The location of the documents and other materials constituting the record of the proceedings upon which your Board decision is based in this matter is Public Works, 900 South Fremont Avenue, 5th Floor, Alhambra, California 91803. The custodian of such documents and materials is the Assistant Deputy Director of Project Management Division II, Public Works. The Final EIR, MMRP, FOF, and SOC are also available at the following website: www.pw.lacounty.gov.

The project is not exempt from payment of a fee to the California Department of Fish and Wildlife pursuant to Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Wildlife.

Upon the Board's certification of the Final EIR and approval of the other recommended actions, Public Works will file a Notice of Determination in accordance with Section 21152 of the California Public Resources Code and pay the required fees to the County Clerk. In accordance with State Executive Order N-54-20, additionally, Public Works will comply with all public noticing requirements, including posting the Notice of Determination on the Public Works website at:

<ftp://dpwftp.co.la.ca.us/pub/pmd/Rancho%20Los%20Amigos%20South%20Campus%20EIR/>

and submitting all materials electronically to the State Clearinghouse CEQAnet web portal, the posting for which can be found at <https://ceqanet.opr.ca.gov/Search/Recent>.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects during the performance of the recommended actions.

CONCLUSION

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

Respectfully submitted,

MARK PESTRELLA
Director

MP:VY:cl

Enclosures

c: Auditor-Controller
Chief Executive Office (Capital Programs Division)
County Counsel
Executive Office
Internal Services Department
Probation Department
Department of Public Social Services (GAIN/GROW Program)

**BOARD LETTER/MEMO – FACT SHEET
OPERATIONS CLUSTER**

OPS CLUSTER AGENDA REVIEW DATE	6/10/2020	
BOARD MEETING	6/23/2020	
DELEGATED AUTHORITY BOARD LETTER	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
SUPERVISORIAL DISTRICT AFFECTED	All	
DEPARTMENT	Chief Executive Officer	
SUBJECT	DEFERRED MAINTENANCE PROGRAM SERVICES PHASE II APPROVE AND AUTHORIZE THE EXECUTION OF SUPPLEMENTAL SERVICES AGREEMENT 3	
PROGRAM	Capital Programs, Facility Reinvestment Program (FRP)	
SOLE SOURCE CONTRACT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If Yes, please explain why:	
DEADLINES/ TIME CONSTRAINTS	Execution after June 2020, will result in a gap in services from the consultant.	
COST & FUNDING	Total cost: \$353,640	Funding source: Extraordinary Maintenance Budget
	TERMS (if applicable):	
	Explanation: The Phase II Supplemental Services Agreement will be funded with \$353,640 in Extraordinary Maintenance net County cost from the Extraordinary Maintenance Services and Supplies Budget.	
PURPOSE OF REQUEST	Approval of the recommended actions will delegate authority to the Chief Executive Officer (CEO) to execute the Deferred Maintenance Program Services Phase II Supplemental Services Agreement No. 3 with AECOM Technical Services, Inc. (AECOM), and will find the action is exempt from the provisions of the California Environmental Quality Act. The supplemental agreement will extend staff augmentation services anticipated to be needed through the 2020 calendar year and will allow continued deferred maintenance program management and support services to the Chief Executive Officer, Asset Management Branch.	
BACKGROUND (include internal/external issues that may exist)	The original agreement, executed in FY 2014-15, included developing and implementing methodologies and technologies for surveying buildings and assessing the condition of their structural, architectural and mechanical systems; creating a live web-based database (SAMS) to store, report and use collected data to build and prioritize deferred maintenance projects. It covered all County-owned buildings excluding those of Health Services and Sheriff facilities, which are now included in the Phase III Deferred Maintenance Program Services Agreement (Phase III Agreement) with AECOM. The Phase II Agreement's original scope included 1,154 County-owned buildings, representing 24.1 million square feet and was supplemented 2 times to increase the number of buildings to 2,538 and 4.2 million square feet of surface parking lots, and to process and analyze data for reports and development of projects for the additional facilities. The Phase II Agreement's final scope included the assessment of 2,538 buildings with 21.5M square feet for a not-to-exceed amount of \$17,410,105.	
DEPARTMENTAL AND OTHER CONTACTS	Name, Title, Phone # & Email: <ul style="list-style-type: none"> • Richard Beltran, Principal Analyst, CEO 213-893-7840, rbeltran@ceo.lacounty.gov • Amir Alam, Manager, CEO, 213-974-2620, aalam@ceo.lacounty.gov 	



County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

SACHI A. HAMAI
Chief Executive Officer

Board of Supervisors
HILDA L. SOLIS
First District
MARK RIDLEY-THOMAS
Second District
SHEILA KUEHL
Third District
JANICE HAHN
Fourth District
KATHRYN BARGER
Fifth District

June 23, 2020

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

Dear Supervisors:

**DEFERRED MAINTENANCE PROGRAM SERVICES PHASE II
APPROVE AND AUTHORIZE THE EXECUTION OF
SUPPLEMENTAL SERVICES AGREEMENT 3 FOR STAFF AUGMENTATION
(ALL SUPERVISORIAL DISTRICTS)
(3 VOTES)**

SUBJECT

Approval of the recommended actions will authorize the execution of a Supplemental Services Agreement with AECOM Technical Services, Inc., to extend staff augmentation to provide additional support to the Chief Executive Office Asset Management Branch in program management and coordination of activities related to preparation of close-out of the Deferred Maintenance Program Services Phase II Project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the recommended actions to authorize Supplemental Services Agreement 3 to the with AECOM Technical Services, Inc., does not meet the definition of a project under the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the proposed activity.
2. Delegate authority to the Chief Executive Officer, or her designee, to execute Supplemental Services Agreement No. 3 for the Deferred Maintenance Program Services Phase II Project with AECOM Technical Services, Inc., for a not-to exceed amount, of \$353,640 for a revised agreement amount of \$17,763,745.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will delegate authority to the Chief Executive Officer (CEO) to execute the Deferred Maintenance Program Services Phase II Supplemental Services Agreement No. 3 with AECOM Technical Services, Inc. (AECOM), and will find the action is exempt from the provisions of the California Environmental Quality Act. The supplemental agreement will extend staff augmentation services currently being provided by AECOM, which are anticipated to be needed through the 2020 calendar year and will allow continued deferred maintenance program management and support services to the Chief Executive Officer, Asset Management Branch (AMB).

Background

The solicitation and award of the Phase I and Phase II Deferred Maintenance Program Services Agreement (Phase II Agreement) to AECOM in 2014 was the County's first step in the comprehensive assessment of the condition of all County-owned facilities. The original agreement included developing and implementing methodologies and technologies for surveying buildings and assessing the condition of their structural, architectural and mechanical systems; creating a live web-based database (SAMS) to store, report and use collected data to build and prioritize deferred maintenance projects. It covered all County-owned buildings excluding those of Health Services and Sheriff facilities, which are now included in the Phase III Deferred Maintenance Program Services Agreement (Phase III Agreement) with AECOM. The Phase II Agreement's original scope included 1,154 County-owned buildings, representing 24.1 million square feet and was supplemented 2 times to increase the number of buildings to 2,538 and 4.2 million square feet of surface parking lots, and to process and analyze data for reports and development of projects for the additional facilities. The Phase II Agreement's final scope included the assessment of 2,538 buildings with 21.5M square feet for a not-to-exceed amount of \$17,410,105.

The ongoing developments of the SAMS database facilitates the prioritization, selection and implementation of deferred maintenance projects for the Facility Reinvestment Program. However, the building condition and attributes data in SAMS also supports capital and master planning, making it an invaluable tool for the CEO AMB's programs. In addition, the information in SAMS has improved the County's financial ratings by reducing the risk of significant unforeseen building repair expenses and in a similar way can benefit risk management, provided the data is kept current through the continued five-year reassessment cycle that is now being performed by ISD.

Recommended Supplemental Agreement

The supplemental agreement is recommended to provide staff augmentation services, anticipated to be needed through the 2020 calendar year and will allow continued deferred maintenance program management and technical support services to the Chief Executive Office, Asset Management Branch during the final hand-off of the SAMS and full responsibilities to perform the all the processes required to keep the system current.

Proposed Staff Augmentation/Scope of Work

At the request of the Chief Executive Office, AECOM submitted a proposal for Staff Augmentation, Change Order No. 9 to the Phase II Agreement (Attachment A). The staff augmentation services will primarily continue to assist the County with the final hand-off of program and project functions that AECOM has performed and supported since the inception of the Phase II Agreement to the Internal Services Department (ISD), including establishing standard operating and reporting procedures for ongoing facility condition assessments, project selection, scheduling, delivery and financial forecasting.

The proposed services include one full-time (40 hours per week) Program Manager facilitating increased department collaboration, leading and participating in special initiative projects and training curriculum and workshops. The proposal also includes up to 10 hours a week of AECOM Management and Executive support and project coordination for the CEO-AMB.

Implementation of Strategic Plan Goals

The recommended action supports the County's Strategic Plan Goal of Operations Effectiveness/Fiscal Sustainability (Goal 1) through the efforts of repairing and maintaining County facilities to sustain the delivery of County programs and services. The enhancements to the SAM database system are a key element of the County's Strategic Asset Management Plan.

FISCAL IMPACT/FINANCING

The proposed Supplemental Services Agreement with AECOM will be for a maximum not-to-exceed amount of \$353,640 increasing the total not-to-exceed agreement amount from \$17,410,105 to \$17,763,745, for the Phase II Deferred Maintenance Program Management Project.

The Phase II Supplemental Services Agreement will be funded with \$353,640 in Extraordinary Maintenance net County cost from the Extraordinary Maintenance Services and Supplies Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard supplemental agreement will be used and will be reviewed and approved as to form by County Counsel.

The Phase II Supplemental Services Agreement No. 3 will be in full compliance with Federal, State, and County regulations. The existing agreement contains the standard terms and conditions supporting the Board's ordinances, policies, and programs.

ENVIRONMENTAL DOCUMENTATION

The recommended action, approval of the proposed Phase II Supplemental Services Agreement No. 3, is not a project pursuant to the California Environmental Quality Act (CEQA) because it is an activity that is excluded from the definition of a project by Section 21065 of the California Public Resources Code and Section 15378(b)(5) of the State CEQA Guidelines. The actions are an organizational or administrative activity of government that will not result in direct or indirect physical changes to the environment. The proposed actions include staff augmentation services for the Phase II Deferred Maintenance/Facility Reinvestment Program, and as such is an organizational or administrative activity of the government that will not result in direct or indirect changes to the environment and involve the creation of a government funding mechanism which does not involve commitment to any specific project which may result in a potentially significant physical impact on the environment. The appropriate environmental documentation, as required under CEQA, will be completed and the Board will be requested to make appropriate CEQA findings, as necessary, when any activities which would constitute a project under CEQA are recommended for approval.

CONTRACTING PROCESS

On August 12, 2014, the Los Angeles County Board of Supervisors authorized the CEO to execute a consultant services agreement with AECOM for an amount not-to-exceed \$13,500,115 to perform Phase II Building Condition Assessments (Phase II Assessments) and project development for 1,154 County building (totaling approximately 24.1 million square feet); and to develop a web-based asset management database and reports for the County Deferred Maintenance Program aka Facility Reinvestment Program. On August 11, 2015 and September 20, 2016 the Board approved subsequent amendments, Supplemental Agreements 1 and 2, for increases in the number of buildings and addition of other types of non-building assets for a revised agreement total of 17,410,105. Approval of the proposed Supplemental Services Agreement No. 3 will increase the scope of the Phase II Agreement, which was competitively solicited, utilizing

The Honorable Board of Supervisors
June 23, 2020
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the RFP process managed by Public Works, by \$353,640 for a maximum not-to-exceed fee of \$17,763,745.

The Community Business Enterprises participation data and 3-year contracting history for AECOM is on file with Public Works.

Public Works evaluated and determined that the Los Angeles County Code Chapter 2.201 (Living Wage Program) does not apply to the recommended contract.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects as a result of authorizing the recommended supplement. The supplement to the consultant services agreement will provide for critical enhancements to the SAMS database system to assist the County in managing the County-wide Deferred Maintenance Program in an efficient and cost-effective manner.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Capital Programs Division.

Respectfully submitted,

SACHI A. HAMAI
Chief Executive Officer

SAH:FAD:DPH:BMB:AMA:RB

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Internal Services
Public Works

DRAFT – Phase II Supplemental Agreement No. 3

AGREEMENT FOR CONSULTANT SERVICES BY AND BETWEEN THE COUNTY OF LOS ANGELES AND AECOM TECHNICAL SERVICES, INC. FOR THE PHASE II FACILITY CONDITION ASSESSMENTS AND PROJECT DEVELOPMENT OF DEFERRED MAINTENANCE PROGRAM MANAGEMENT SERVICES

This Supplemental Amendment No. 3 ("Amendment"), made and entered into this day, _____ of June 2020 amends the existing Consultant Services Agreement, executed on August 12, 2014 (the "Agreement"), by and between the County of Los Angeles, a body corporate and politic ("COUNTY") and AECOM TECHNICAL SERVICES, INC. ("CONSULTANT"). All defined terms (generally, the capitalized terms) used in this Amendment will have the same meaning as such terms have been given in the Agreement, unless a different meaning is expressly given to any such terms in this Amendment.

WHEREAS, on August 12, 2014 the Los Angeles County Board of Supervisors ("Board") authorized the Chief Executive Officer (CEO) to execute the Agreement with the CONSULTANT for an amount not-to-exceed \$13,500,115 to perform: Phase II Building Condition Assessments and Asset Management Database System Development Services (Phase II Assessments) for the County Deferred Maintenance Program, including developing and implementing methodologies and technologies for surveying 1,156 buildings totaling approximately 24.1 million square feet and assessing the condition of their structural, architectural and mechanical systems; creating a live web-based database, Strategic Asset Management System (SAMS) to store, report and query collected data to build and prioritize deferred maintenance projects; and

WHEREAS, on August 11, 2015, the Board, through Motion 49D, directed the Interim CEO to execute Supplemental Agreement No. 1 with CONSULTANT to include a building condition assessment of the former Martin Luther King Multi-Service Ambulatory Care Center (MLK-MACC) facility (totaling approximately 500,000 square-feet) as part of the Phase II Assessments, subject to the approval of a scope of work and cost estimate by the CEO and the Department of Public Works for a fee not-to-exceed \$550,000 and a total agreement amount not-to-exceed \$14,050,115, which the final amendment was for not-to-exceed fee was \$399,990 and a total not-to-exceed agreement amount of \$13,900,105; and

WHEREAS, on September 20, 2016 the Board authorized the CEO to execute Supplemental Agreement No. 2 to include building condition assessments of 371 buildings previously undocumented in the original list of buildings on which the scope of work was based; the addition of 4.2 million square feet of surface parking lots; the development of additional capital planning tools in the asset management database system; additional facility condition assessment data collection services and support as those activities transition from the CONSULTANT to the COUNTY, for a not-to-exceed amount of \$3,510,000 and total agreement amount of \$17,410,105; and

WHEREAS, CONSULTANT completed the original scope of work of the Phase II Assessments; the assessment of the MLK-MACC in Supplemental Agreement No. 1; and the assessments of the additional buildings and parking lots in Supplemental Agreement 2 by February 2018; and is substantially complete with the supplemental support services also included in Supplemental Agreement No. 2, which includes numerous technical improvements to SAMS' analytical, project development and prioritization tools; and

WHEREAS, COUNTY is now preparing for the complete transition of roles and responsibilities for the CONSULTANT-developed processes, practices and maintenance of the database system to manage deferred maintenance of County-owned capital assets from CONSULTANT to COUNTY, and has determined that additional program management staff support time is required to knowledgably and effectively continue the coordination and support of the transition; and

WHEREAS, the CONSULTANT is qualified and willing to perform the systems enhancements, as described in CONSULTANT'S proposal dated February 11, 2020 (EXHIBIT A);

NOW, THEREFORE, the provisions of the Agreement shall remain in full force and effect exempt as amended herein:

1. The Consultant's Services under Paragraph 2 of the Agreement is hereby amended to include the supplemental Program Management Staff services for the Phase II Assessments, as outlined and described in the attached proposal dated February 11, 2020 (EXHIBIT A). No work shall commence on the services performed by the additional Program Management staff for the Phase III Assessments as reflected in EXHIBIT A, until a written Notice to Proceed is issued by the County. County does not guarantee or promise that any work will be assigned to CONSULTANT under this Amendment until a written Notice to Proceed is issued by the County.
2. Paragraph 3a of the Agreement is hereby amended to increase the maximum, not-to-exceed amount of the Agreement by \$353,640 from \$17,410,105 to \$17,763,745. CONSULTANT shall be paid for the Phase III Assessments system enhancements in the manner set forth in the Agreement and according to the schedule attached to this Amendment as (EXHIBIT A) dated February 11, 2020.

Monthly payments for the additional Program Management services for Phase II Assessments accomplished shall be made upon verification and acceptance of such work and approved by the CEO, as outlined in EXHIBIT A, dated February 11, 2020, up to a maximum, not-to-exceed amount of \$353,640. Invoices shall be accompanied by an analysis of work completed for the invoice period. This analysis shall be prepared in a format satisfactory to the CEO.

3. Paragraph 3b of the Agreement is hereby amended to include the following language:

Subject to the maximum not-to-exceed fee of the \$17,763,745, Supplemental Consultant Services may be required at County's discretion, upon prior written authorization by CEO, and will be based on Consultant's fee schedule attached to this Amendment as Exhibit A.
4. Paragraph 7 of the Agreement is hereby amended to extend the term of the Agreement until the completion of the supplemental program management services by the Consultant, or on the date that the work is accepted by the County, whichever occurs earlier.

5. Except as expressly modified by this Amendment, all other terms and conditions of the Agreement are and will remain unchanged and in full force and effect throughout the Term. In the event of a conflict between the provisions of this Amendment and those of the Agreement, the provisions of this Amendment will govern over and supersede the provisions of the Agreement.
6. Once fully executed by signing below, the Agreement is amended as described herein.

[Signature Page Follows]

IN WITNESS WHEREOF, the County has, by order of its Board of Supervisors, have executed this Amendment, or caused it to be duly executed, and the County of Los Angeles by order of its Board of Supervisors, has caused this Amendment, to be executed on its behalf by the Chief Executive Office, on the day and year first written below:

COUNTY OF LOS ANGELES

AECOM TECHNICAL SERVICES, INC.

By _____
Chief Executive Office
Sachi A. Hamai

By _____
Vice President
Michael Converse

By _____
Assistant Secretary
Sarah M. Sabunas

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By _____
Deputy

February 11, 2020

County of Los Angeles
Chief Executive Office – Capital Programs
Kenneth Hahn Hall of Administration, Room 754
500 W. Temple Street
Los Angeles, CA 90012

Attention: Mr. Richard Beltran

Subject: **County of Los Angeles Deferred Maintenance Program Services Phase 2
Change Order Request #9 – (Contract number CP-19A)**

Dear Ricky,

The purpose of this letter is to request a Change Order to our contract with County of Los Angeles (COLA), related to the task – Staff Augmentation. The request will extend the staff augmentation task from May 1, 2020 to December 31, 2020, with the following change order that will impact the total contract value. Services covered by this Change Order are as follows:

Item #16 Staff Augmentation

Scope of Work:

The Current Staff Augmentation task is estimated to end by 4/30/2020. The Chief Executive Office (CEO) has requested that AECOM continue to provide Program Management Staff to augment project management and service needs, including but not limited to; project coordination and follow-up, CFO integrated status reporting, facilitating increased department collaboration, leading and participating in special initiative projects, and training curriculum and workshops.

Staff:

AECOM will continue to provide the following staff member:

- Jennifer Salinas Mores, Program Manager - Jennifer will provide 40 hours a week split between the CEO office and ISD, as required.
- Simon Wong, Project Manager – Simon will provide up to 8 hours a week in coordination with Jennifer and CEO office to provide further assistance and program execution.
- Corinne Stewart, Project Director- Corinne will provide up to 2 hours per week of executive support for the program.

Exceptions, Exemptions, Assumptions, Terms and Conditions:

- Lump Sum quoted herein, following the existing COLA Phase 2 billing. Please see section 5. Compensation for information.
- Additional services - Should CEO request additional support such as additional personnel or time, a change order will be submitted for consideration prior to work execution.

Schedule:

- With the extension, we project the Staff Augmentation task will end by December 31, 2020.

Compensation:

- The estimated cost for this extension as Lump Sum is at **\$353,640.00**, with an average rate at \$198.00 and includes Other Direct Expenses (ODCs)

Below listed the changes to the task funding allocation with the above request:

Item No	Description	Original Fee Allocation	Change in Fee Allocation	Proposed New Fee Allocation
Item #16	Staff Augmentation	\$262,500.00	\$353,640.00	\$616,140.00

When this Change Order is issued, the Contract Value for this project will remain as follows:

Summary of Revised Contract Value:

(All invoices will be billed on AECOM project 60334227 unless otherwise noted)

• Original Contract Value	\$13,500.115.00
• Amendment no. 1 (Billed separately on AECOM project 60442372)	\$399,990.00
• Supplemental agreement no. 2	\$3,510,000.00
• Change Order Request #3 (Dated 10/2/2017) \$0.00
• Change Order Request #4 (Dated 12/5/2017) \$0.00
• Change Order Request #5 (Dated 10/30/2018) \$0.00
• Change Order Request #6 (Dated 3/5/2019) \$0.00
• Change Order Request #7 (Dated 8/2/2019) \$0.00
• Change Order Request #8 (Dated 11/13/2019) \$0.00
• Change Order Request #9 (This letter) <u>\$353,640.00</u>
• Revised Contract Value	\$ 17,763,745.00

Please issue the official Change Order at your earliest convenience.

Yours sincerely,

Corinne Stewart
 Project Manager

cc: Simon Wong, Michael Converse

Accepted By: _____ Date: _____