



FESIA A. DAVENPORT
Chief Executive Officer

County of Los Angeles Health and Mental Health Services

DATE: Wednesday, March 3, 2021
TIME: 10:00 a.m.

**DUE TO CLOSURE OF ALL COUNTY BUILDINGS,
MEETING WILL BE HELD BY PHONE.
TO PARTICIPATE IN THE MEETING, PLEASE CALL AS FOLLOWS:
DIAL-IN NUMBER: 1 (323) 776-6996
CONFERENCE ID: 479494149#**

**THIS TELECONFERENCE WILL BE MUTED FOR ALL CALLERS. PLEASE DIAL *6 TO
UNMUTE YOUR PHONE WHEN IT IS YOUR TIME TO SPEAK.**

AGENDA

Members of the Public may address the Health and Mental Health Services Meeting on any agenda item. Three (3) minutes are allowed for each item.

I. Call to order

II. **NOTICE OF CLOSED SESSION** – (Set for 9:30 am)

CS-1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Government Code Section 54956.9(a)
Crystal Chavez, et al. vs. County of Los Angeles, et al.
Los Angeles Superior Court Case No. BC563100
Department of Mental Health
Probation Department

III. **Presentation Item(s):**

- a. **DPW/DHS:** Olive View-UCLA Medical Center Radiology Phase 2 Project – approve the revised project budget and related appropriation adjustment, and authorize Public Works to execute construction change orders

IV. Items Continued from a Previous Meeting of the Board of Supervisors or from the Previous Agenda Review Meeting

- V. Items not on the posted agenda for matters requiring immediate action because of an emergency situation, or where the need to take immediate action came to the attention of the Department subsequent to the posting of the agenda
- VI. Public Comment
- VII. Adjournment

BOARD LETTER FACT SHEET

Agenda Review Date:

Board Meeting Date:

Sup. Dist. / SPA No.:

DEPARTMENT:

SUBJECT:

I. PUBLIC BENEFIT (precise description, mandated or non-mandated)

II. RECOMMENDED ACTIONS (summarized)

III. COST AND FUNDING SOURCES

Cost:

Funding:

IV. BACKGROUND (critical and/or insightful)

V. POTENTIAL ISSUE(S)

VI. DEPARTMENT & COUNTY COUNSEL CONTACTS



MARK PESTRELLA, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
<http://dpw.lacounty.gov>

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

IN REPLY PLEASE
REFER TO FILE

March 09, 2021

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

Dear Supervisors:

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
OLIVE VIEW-UCLA MEDICAL CENTER
RADIOLOGY PROGRAM PHASE 2 PROJECT
APPROVE REVISED PROJECT BUDGET
APPROVE AN APPROPRIATION ADJUSTMENT
SPECS. 7408; CAPITAL PROJECT NO. 87343
(SUPERVISORIAL DISTRICTS 3 AND 5)
FISCAL YEAR 2020-21
(4 VOTES)**

SUBJECT

Public Works is seeking Board approval of the revised project budget for the Olive View-UCLA Medical Center Radiology Program Phase 2 Project and related Appropriation Adjustment.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the recommended actions related to the project are within the scope of the previous finding of exemption for the project for the reasons stated in the Board letter and in the record of the previously approved project.
2. Approve the revised project budget from the previous Board-approved amount of \$5,332,000 to \$7,594,000 for the Olive View-UCLA Medical Center Radiology Program Phase 2 Project, Capital Project No. 87343.
3. Approve and authorize the Director of Public Works or his designee to negotiate a contract amendment with Perera Construction and Design, Inc., to compensate for a delay claim on the Olive

View-UCLA Medical Center Radiology Program Phase 2 Project, Capital Project No. 87343, and if negotiations are successful, approve and authorize the Director of Public Works or his designee to execute a contract amendment in an amount, which shall not exceed \$782,000.

4. Approve and authorize the Director of Public Works or his designee to negotiate a contract amendment with Perera Construction and Design, Inc. to compensate the design-builder for additional work required by the 2016 Building Code for the Angiography Suite at the Olive View-UCLA Medical Center Radiology Program Phase 2 Project, Capital Project No. 87343, and if negotiations are successful, approve and authorize the Director of Public Works or his designee to execute a contract amendment in an amount, that does not exceed \$477,800.

5. Approve the Fiscal Year 2020-21 Appropriation Adjustment to reallocate \$1,502,000 from the Department of Health Services Various Refurbishment Project, Capital Project No. 86937, where the Health Services annual revolving fund for Radiology Program is budgeted, to fund the projected Fiscal Year 2020-21 expenditures of the total project budget for Olive View-UCLA Medical Center Radiology Program Phase 2 Project, Capital Project No. 87343.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find that the recommended actions are within the scope of the previous finding of exemption for the previously approved project under the California Environmental Quality Act (CEQA), approve the revised project budget and related Appropriation Adjustment, approve and execute two contract amendments not-to-exceed amounts in the recommendations for the Olive View-UCLA (OV-UCLA) Medical Center (MC) Radiology Program Phase 2 Project.

On June 13, 2017, the Board approved the combined projects' budget of \$8,059,000 consisting of \$3,895,000 for the Olive View-UCLA Medical Center Project, Capital Project (C.P.) No. 87343; the Board also approved the award of the Design-Build contract to Perera Construction and Design, Inc. for the OV-UCLA MC Phase 3 and Harbor-UCLA MC Phase 2 Projects, for a maximum contract amount of \$5,733,673.

On October 2, 2018, the Board approved a revised project scope and budget from \$3,895,000 to \$5,332,000 for the OV-UCLA MC Radiology Program Phase 2 Project C.P. No. 87343.

Background

OV-UCLA MC Radiology Program Phase 2 Project, C.P. No. 87343.

Unforeseen conditions within the project area could not be investigated prior to construction because the Angiography Suite was occupied and fully operational. During the demolition phase within the Angiography Suite, numerous unforeseen conditions were encountered, including overhead utilities obstructing the construction of new full height walls; noncompliant mechanical, electrical, and plumbing utility lines requiring design and installation of additional seismic bracing to comply with current 2016 Building Code; and noncompliant smoke dampers and other existing conditions that were not depicted on the as-built plans.

Existing in-wall plumbing lines were encountered that had to be relocated to maintain the hospital's operation. These plumbing lines were not depicted on the as-built plans, and natural gas and medical gas points of connections were not located as depicted on the as-built plans. This required

the redesign and rerouting of the new gas lines.

The existing overhead obstructing utilities comprised of air conditioning ducts serving the entire hospital building and cannot be relocated due to their size and the major disruption to the hospital's operation it would cause. To maintain these main ducts in place, a redesign of the new overhead steel supporting structure and the full height walls' structural bracings was required. The new design approved by the Office of Statewide Health and Planning require continuous field and shop welding inspection and extended continuous air monitoring that impacted the cost to the project.

Additionally, the failed condition of the existing fire alarm system and smoke dampers located within the workspace require replacement as part of the Angiography Suite reconstruction. This needed to have a functional fire alarm system serving the suite upon its completion.

Public Works has negotiated several change orders with the design-builder to address the various unforeseen conditions totaling \$170,290, which will require an increase in the project budget subject to the approval of the Board. These change orders will be executed under the delegated authority of the Director, upon approval of the revised budget. Under the Director's delegated authority, Public Works issued proceed orders within the current project budget to maintain the project's progress and prevent further delays.

In addition to the above-referenced negotiated change orders, Perera has submitted a request for compensation in the amount of \$477,800 associated with Code change Scope of Work and for compensation in the amount of \$782,000 for delay claims encountered due to unforeseen conditions during the OV-UCLA MC Radiology Program Phase 2 Project construction. To the extent the negotiations are successful, Public Works is seeking authority to execute contract amendments, which shall not exceed \$477,800 and \$782,000, respectively, for the additional work required by Code changes and the delay claim. This would bring the total increase in the contract amount to \$1,430,090.

A project budget increase of \$2,262,000 from \$5,332,000 to \$7,594,000 for the OV-UCLA Radiology Program Phase 2 Project, C.P. No. 87343, is recommended. This increase in the budget will cover the revised design, construction cost, the costs for inspections/materials testing, plan check fees, County services, as well as future potential change orders required to complete the remainder of the project. The additional work will extend the substantial completion date to June 2021.

Green Building/Sustainable Design Program

The projects will continue to support the Board's Policy for Green Building/Sustainable Design Program by continuing to incorporate into the design and construction, recyclable materials, features to optimize energy and water use, and by maximizing the use of sustainable and local resources during construction.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: Strategy II.2, Support the Wellness of Our Communities; and Strategy III.3 Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. The new Angiography Suite will enhance operational efficiency and support the wellness of our communities through improved delivery of comprehensive and seamless healthcare services to the residents of the County seeking healthcare assistance.

FISCAL IMPACT/FINANCING

The revised project budget will increase by \$2,262,000 from the previously Board-approved amount of \$5,332,000 to \$7,594,000 for the OV-UCLA MC Radiology Program Phase 2 Project, C.P. No. 87343. The project budget includes plans and specifications, construction, construction change orders, plan check fees, consultant services, County services, disputed change order requests and delay claims (Enclosure A). Of this amount, Department of Health Services (DHS) has already paid \$134,000 for preliminary design services through the DHS operating budget.

Board approval of the Fiscal Year 2020-21 Appropriation Adjustment (Enclosure B) will reallocate \$1,502,000 from the DHS Various Refurbishment Project, C.P. No. 86937, where the DHS annual revolving fund for the Radiology Program is budgeted to fund the projected Fiscal Year 2020-21 expenditures for the OV-UCLA MC Radiology Program Phase 2 Project, C.P. No. 87343. The remaining project budget will be requested from the Various Refurbishment Project, C.P. No. 86937, in the future budget phases.

Operating Budget Impact

There is no one-time or ongoing operational costs anticipated following completion of the project. There is no net County cost impact associated with the recommended actions.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Civic Art Policy, the projects budget includes 1 percent of design and construction costs allocated to the Civic Arts fund. This amount will be revised from the previous amount of \$40,000 for the OV-UCLA Radiology Program Phase 2 Project, C.P. No. 87343 to \$41,705.

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy adopted on September 6, 2016, the projects will require that at least 30 percent of the total California craft worker hours for construction of the project be performed by Local Residents and at least 10 percent be performed by Targeted Workers facing employment barriers.

ENVIRONMENTAL DOCUMENTATION

On June 13, 2017, and October 2, 2018, the Board found the project to be categorically exempt from CEQA. A Notice of Exemption was filed. The proposed actions are within the scope of the previous finding of exemption. There have been no changes to the previously approved project as the work related to the new change orders addresses existing conditions within the project's work space and is not altering the intent of the original approved project.

The previously approved OV-UCLA MC Radiology Program Phase 2 Project and the referenced change orders continue to include renovation of existing radiology rooms and replacing the radiology equipment, and continue to be within certain classes of projects that have been determined not to have a significant effect on the environment, in that it meets criteria set forth in Sections 15301 (a), (d), and (f); 15302 (c); and 15303 (d) of the State CEQA Guidelines and Classes 1 (c), (d), and (i); 2 (a) and (e); and 3 (d) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project continues to involve negligible or no expansion of an existing

use, and replacement features will have the same purpose and capacity. Additionally, this interior project will continue to comply with all applicable regulations, is not located in a sensitive environment, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste sites compiled pursuant to Government Code Section 65962.5, or indications that the project may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable based on the records of the proposed project.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption for the currently proposed action with the Registrar-Recorder/County Clerk in accordance with Section 21152 of the Public Resources Code.

CONTRACTING PROCESS

On June 13, 2017, the Board authorized the award of a design-build contract to Perera for a total maximum contract amount of \$5,733,673 for OV-UCLA MC and Harbor-UCLA MC Phase 2 and OV-UCLA MC Phase 3 Projects. On October 2, 2018, the Board approved a construction change order with Perera in the not-to-exceed amount of \$477,789 for the OV-UCLA MC Radiology Program Phase 2 Project due to the 2016 California Building Code requirement, and a deductive change order in the amount of \$1,145,901 to delete the Scope of Work for the Angiography Suite for the Harbor-UCLA MC Radiology Program Phase 2 Project for a revised total maximum contract amount of \$5,065,561.

To date, 18 change orders in the combined amount of \$1,100,672 for both OV-UCLA MC Phases 2 and 3 Projects have been executed. The recommended actions will increase the OV-UCLA MC Phase 2 Project contract amount by an estimated \$1,430,090, for a revised total maximum contract amount of \$7,348,393.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The existing facilities will remain operational during construction of the proposed improvements. During construction, the services impacted as a result of these projects will be minimized by expediting the renovation/installation work and scheduling patient appointments to other radiology units on site.

CONCLUSION

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" written in a larger, more prominent script than the last name "Pestrella".

MARK PESTRELLA
Director

MP:AKM:cg

Enclosures

c: Department of Arts and Culture
Auditor-Controller
Chief Executive Office (Capital Programs
Division)
County Counsel
Executive Office
Department of Health Services (Capital
Programs Division)

CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
OLIVE VIEW-UCLA MEDICAL CENTER
RADIOLOGY PROGRAM PHASE 2 PROJECT
APPROVE REVISED PROJECT BUDGET
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SPECS. 7408; CAPITAL PROJECT NO. 87343
(SUPERVISORIAL DISTRICTS 3 AND 5)
FISCAL YEAR 2020-21
(4 VOTES)

I. PROJECT SCHEDULE SUMMARY

Project Activity	Baseline Schedule Completion Date	Revised Schedule Completion Date
Construction Documents	04/30/2019*	04/30/2019*
Jurisdictional Approvals	09/24/2019*	09/24/2019*
Schedule Start	09/26/2019*	09/26/2019*
Construction Start	12/16/2019*	12/16/2019*
Substantial Completion	09/14/2020*	06/23/2021
Project Acceptance	10/14/2020*	07/26/2021

*Completed Activity

II. PROJECT BUDGET SUMMARY

Project Activity	Previous Board-approved Budget	Impact of this Action	Proposed Project Budget
Construction			
Construction	\$2,570,050	\$ 0	\$2,570,050
Change Orders Contingency	\$1,053,074	\$ 170,290	\$1,223,364
Disputed change orders		\$1,259,710	\$1,259,710
Design completion allowances	\$ 500,000	\$ 0	\$ 500,000
Civic Arts	\$ 40,000	\$ 1,705	\$ 41,705
JOC	\$ 26,876	\$ 0	\$ 26,876
Plans and Specifications	\$ 232,289	\$ 0	\$ 232,289
Consultant Services	\$ 276,151	\$ 531,860	\$ 808,011
Miscellaneous Expenditures	\$ 23,386	\$ 0	\$ 23,386
Jurisdictional Review	\$ 115,000	\$ 0	\$ 115,000
County Services	\$ 495,174	\$ 298,435	\$ 793,609
TOTAL	\$5,332,000	\$2,262,000	\$7,594,000

January 14, 2021

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF HEALTH SERVICES

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE**FY 2020-21****3 - VOTES**

SOURCES		USES	
VARIOUS HS CAPITAL IMPROVEMENTS		OLIVE VIEW-UCLA MEDICAL CENTER	
VARIOUS REFURBISHMENTS		OVMC RADIOLOGY PHASE 2	
A01-CP-6014-64035-86937		A01-CP-6014-64030-87343	
CAPITAL ASSETS - B & I		CAPITAL ASSETS - B & I	
DECREASE APPROPRIATION	1,502,000	INCREASE APPROPRIATION	1,502,000

SOURCES TOTAL**\$ 1,502,000****USES TOTAL****\$ 1,502,000****JUSTIFICATION**

This budget adjustment is necessary to reallocate \$1,502,000 from Health Services Various Refurbishments, Capital Project No. 86937, to OVMC Radiology Phase 2 Project, Capital Project No. 87343, to fund the projected Fiscal Year 2020-21 expenditures.

AUTHORIZED SIGNATURE

Jean Lo, Controller's Division, DHS

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

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---☐ ACTION☒ RECOMMENDATION

AUDITOR-CONTROLLER

BY

B.A. NO.

127

DATE

Jan. 14, 2021

☒ APPROVED AS REQUESTED☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY

DATE

1/21/21