



County of Los Angeles Health and Mental Health Services

FESIA A. DAVENPORT
Chief Executive Officer

DATE: Wednesday, July 20, 2022
TIME: 10:30 a.m.

THIS MEETING WILL CONTINUE TO BE CONDUCTED VIRTUALLY TO ENSURE THE SAFETY OF MEMBERS OF THE PUBLIC AND EMPLOYEES AS PERMITTED UNDER STATE LAW.

TO PARTICIPATE IN THE MEETING, PLEASE CALL AS FOLLOWS:

DIAL-IN NUMBER: 1 (323) 776-6996

CONFERENCE ID: 322130288#

[MS Teams link](#) (Ctrl+Click to Follow Link)

AGENDA

Members of the Public may address the Health and Mental Health Services Meeting on any agenda item. Two (2) minutes are allowed for each item.

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

11:30 A.M. NOTICE OF CLOSED SESSION

CS-1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Government Code Section 54956.9(a)
Ryan Vintch v. County of Los Angeles, et al.
United States District Court Case 2:20-CV-07932
Department of Health Services
Sheriff's Department

- I. Call to order
- II. **Information Item(s)** (Any Information Item is subject to discussion and/or presentation at the request of two or more Board offices):
- III. **Presentation Item(s):**
 - a. **CEO/PW/DHS/DMH:** Harbor-UCLA Medical Center Replacement - adopt plans and specifications, advertise for construction bids, and authorize to award the construction contract for the Interim Helistop Project Component of the Harbor-UCLA Medical Center Replacement Program.

- IV. Items Continued from a Previous Meeting of the Board of Supervisors or from the Previous Agenda Review Meeting
 - a. Discussion and consideration of necessary actions on issues related to the Harbor-UCLA Medical Center Replacement Program, and briefing by DPW, CEO and DHS, as needed, as requested at the Health and Mental Health Services Cluster meeting on May 18, 2022.
- 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/MEMO CLUSTER FACT SHEET

 Board Letter

 Board Memo

 Other

CLUSTER AGENDA REVIEW DATE	7/20/2022	
BOARD MEETING DATE	8/9/2022 8/2/2022	
SUPERVISORIAL DISTRICT AFFECTED	<input type="checkbox"/> All <input type="checkbox"/> 1 st <input checked="" type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd <input type="checkbox"/> 4 th <input type="checkbox"/> 5 th	
DEPARTMENT(S)	Public Works, Health Services, Mental Health	
SUBJECT	Harbor-UCLA Medical Center Replacement Program, Interim Helistop Project Component	
PROGRAM	N/A	
AUTHORIZES DELEGATED AUTHORITY TO DEPT	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
SOLE SOURCE CONTRACT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why:	
DEADLINES/ TIME CONSTRAINTS	Construction of the interim helipad must be completed by November 2023 to avoid impacts to the start of construction of the new Inpatient Tower.	
COST & FUNDING	Total cost: \$4,400,000	Funding source: There is sufficient funding in the \$1,695,000,000 Harbor-UCLA Medical Center (H-UCLA MC) Replacement Program budget approved by the Board on February 8, 2022, to cover the \$4,400,000 cost of the interim helistop. The H-UCLA MC Replacement Program is debt financed through short-term Notes, long-term Bonds, or a combination of both types of financing mechanisms.
	TERMS (if applicable): N/A	
	Explanation: N/A	
PURPOSE OF REQUEST	Public Works is seeking Board approval to adopt plans and specifications, advertise for construction bids, and award a construction contract for the Interim Helistop Project Component of the H-UCLA MC Replacement Program.	
BACKGROUND (include internal/external issues that may exist including any related motions)	On February 8, 2022, the Board approved a revised total project budget of \$1,695,000,000 for the H-UCLA MC Replacement Program; awarded a design-build contract for the project; and authorized the Chief Executive Office to enter into a gratis lease agreement with the Lundquist Institute for Biomedical Innovation to construct and operate an interim helistop on their leasehold premises. The interim helistop is a component of the H-UCLA MC Replacement Program. The temporary helistop will be used by the hospital during construction of the new Inpatient Tower. Once construction of the new Inpatient Tower is completed, the helistop will be decommissioned and demolished, and the existing helistop will be restored for future use.	
EQUITY INDEX OR LENS WAS UTILIZED	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please explain how: The project will ensure that medical and mental health services continue to be provided to a community that has been historically underserved.	
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: These recommendations support Board Priority No. 2 - Health Integration/Alliance for Health Integration by consolidating all inpatient and outpatient clinical and mental health services on the H-UCLA MC Campus.	
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Vincent Yu, Deputy Director, (626) 458-4010, cell (626) 614-7217, vyu@pw.lacounty.gov	

~~August 9, 2022~~ August 2, 2022

DRAFT

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
HARBOR-UCLA MEDICAL CENTER REPLACEMENT PROGRAM
INTERIM HELISTOP PROJECT COMPONENT
ADOPT, ADVERTISE, AND AWARD
CAPITAL PROJECT NO. 67965
(FISCAL YEAR 2022-2023)
(SUPERVISORIAL DISTRICT 2)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval to adopt plans and specifications, advertise for construction bids, and authorize to award the construction contract for the Interim Helistop Project Component of the Harbor-UCLA Medical Center Replacement Program.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Interim Helistop Project Component is within the scope of the environmental impacts analyzed in the previously certified Final Environmental Impact Report and subsequently approved Addenda Nos. 1, 2, and 3 for the Harbor-UCLA Medical Center Campus Master Plan.
2. Adopt plans and specifications that are on file with Public Works for the construction of the Interim Helistop Project Component of the Harbor-UCLA Medical Center Replacement Program, Capital Project No. 67965.
3. Instruct the Executive Officer of the Board to advertise the Interim Helistop Project Component of the Harbor-UCLA Medical Center Replacement Program for bids to be received and opened on September 15, 2022, in accordance with the Instruction Sheet for Publishing Legal Advertisements.
4. 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 schedule for a \$2,000 not-to-exceed amount funded by the project funds.

5. Delegate authority to the Director of Public Works or his designee to make the determination that a bid is nonresponsive and to reject a bid on that basis; to award to the next lowest responsive and responsible bidder; to waive inconsequential and nonmaterial deficiencies in bids submitted; and to determine, in accordance with the applicable contract and bid documents, whether the apparent lowest responsive and responsible bidder has timely prepared a satisfactory baseline construction schedule and satisfied all conditions for contract award. Upon such determination, authorize the Director of Public Works or his designee to award and execute a 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 previous Board-approved budget for the Harbor-UCLA Medical Center Replacement Program, to establish the effective date of the contract upon receipt by the Public Works of acceptable performance and payment bonds and evidence of required contractor insurance, and to take all other actions necessary and appropriate to deliver the Interim Helistop Project Component.
6. Delegate authority to the Director of Public Works or his designee to execute any easements, permits, and utility connection agreements necessary for the completion of the Interim Helistop Project Component, provided that the costs related to these easements, permits, and agreements do not cause the project to exceed the previous Board-approved budget for the Harbor-UCLA Medical Center Replacement Program.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the Interim Helistop Project Component of the Harbor-UCLA Medical Center (H-UCLA MC) Replacement Program is within the scope of the previous certified Final Environmental Impact Report (FEIR) and subsequently approved Addenda Nos. 1, 2, and 3 for the H-UCLA MC Campus Master Plan; adopt plans and specifications; advertise for construction bids; authorize Public Works to award; and execute a construction contract for the Interim Helistop Project.

Background

On February 8, 2022, the Board approved a revised total project budget of \$1,695,000,000 for the H-UCLA MC Replacement Program and authorized the execution of a Stipulated Sum Design-Build contract with Hensel Phelps Construction Company for

a maximum not-to-exceed contract sum of \$1,238,179,000. The Board also authorized the Chief Executive Office to negotiate and execute a five-year gratis License agreement, with two one-year options, with the Lundquist Institute for Biomedical Innovation to construct and operate a temporary helistop on the Lundquist's leasehold premises at the H-UCLA MC Campus.

The Interim Helistop Project is a make-ready project component of the H-UCLA MC Replacement Program, which will construct a temporary helipad to be used by the hospital during construction of the new Inpatient Tower. The existing helistop cannot be used during construction due to its proximity to the construction zone and the impacts construction will have on flight paths. The presence of a helistop is required to support the hospital's designation as a Level I trauma hospital. Upon the completion of the new Inpatient Tower, the interim helistop will be decommissioned and demolished, and the existing helistop will be restored for future use.

The scope of the proposed Interim Helistop Project consists of a new 4,225-square-foot helicopter landing platform on top of steel superstructure, access ramp, and stairs. The interim helistop will be located at Parking Lot T in the southwest portion of the H-UCLA MC Campus. Parking Lot T is located within the portion of the property that has been leased to Lundquist pursuant to the Amended and Restated Master Ground Lease for Development, Construction, and Operation of Medical Research Facilities dated December 27, 2017. As previously authorized by the Board on February 8, 2022, a License Agreement between the County and Lundquist was executed on February 18, 2022, to allow the County to construct and operate the interim helistop on the leased land.

Plans, specifications, and jurisdictional approvals have been completed, and it is recommended that the Board adopt and advertise plans and specifications for construction bids as required by the Public Contract Code.

In order to expedite construction, it is recommended that the Board authorize Public Works to award and execute a construction contract with the lowest responsive and responsible bidder if the low bid can be awarded within the previous Board-approved budget for the H-UCLA MC Replacement Program.

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

It is anticipated that construction of the Interim Helistop Project Component will begin in May 2023 and be substantially complete in November 2023.

Green Building/Sustainable Design Program

On December 20, 2016, the Board adopted a new Leadership in Energy and Environmental Development (LEED) policy requiring all new County buildings greater than 10,000 square feet in size to achieve LEED Gold Certification except for the parking structure because the United States Green Building Council no longer provides LEED certificates for parking structures. The H-UCLA MC Replacement Program will support the Board's Policy for Green Building/Sustainable Design Program by recycling disposable material; incorporating energy efficient products during construction; and incorporating native drought-tolerant landscaping.

Implementation of Strategic Plan Goals

These recommendations support the County's Strategic Plan: Strategy II.1, Drive Economic Development in the Community; Strategy II.2, Support the Wellness of our Communities; and Strategy II.1.3, Coordinate Workforce Development. Strategic Plan supports the wellness of our communities and enhances the delivery of comprehensive and seamless healthcare services to the residents of the County seeking healthcare assistance.

FISCAL IMPACT/FINANCING

On February 8, 2022, the Board approved a revised total project budget of \$1,695,000,000 for the H-UCLA MC Replacement Program, Capital Project No. 67965, which includes plans and specifications; construction and related contingency; plan check fees; consultant services; County services; and fixed medical equipment (Enclosure A).

The Interim Helistop Project is a component of the H-UCLA MC Replacement Program. The estimated \$4,400,000 cost for the Interim Helistop Project is part of the previous Board-approved budget of \$1,695,000,000. There is sufficient appropriation in the Fiscal Year 2022-2023 budget for the H-UCLA MC Replacement Program, Capital Project No. 67965, to cover the cost for construction of the interim helistop.

Operating Budget Impact

There are no one-time or ongoing operational costs anticipated following completion of the Interim Helistop 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, adopted on December 7, 2002, and last amended on August 4, 2020, the project budget for the H-UCLA MC Replacement Program includes \$2,000,000 Civic Art allocation, which is greater than the \$1,000,000 maximum required by the Board's policy. The \$2,000,000 Civic Art allocation will not be impacted by the Interim Helistop Project.

A standard construction contract, in a form previously approved by County Counsel, will be used that contains terms and conditions supporting the Board's ordinances, policies, and programs including, but not limited to, County's Greater Avenues for Independence and General Relief Opportunities for Work Programs, Contract Language to Assist in Placement of Displaced County Workers, and Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015).

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

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

To ensure that the contract is awarded to a responsible contractor with a satisfactory history of performance, the bidder will be required to report violations of the False Claims Act, their civil litigation history, and information regarding prior criminal convictions.

ENVIRONMENTAL DOCUMENTATION

Construction of a temporary helipad is within the scope of the impacts analyzed in the previously certified FEIR, dated December 20, 2016, and subsequent Addenda Nos. 1, 2, and 3 for the H-UCLA MC Master Plan, and approved by the Board on February 8, 2022. There have been no changes to the project or to the circumstances under which it will be undertaken that require further findings under California Environmental Quality Act.

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 and custodian of the documents and other materials constituting the record of the proceedings upon which the Board's decision is based in this matter is with Public Works, Project Management Division I, 900 South Fremont Avenue, Fifth Floor, Alhambra, California 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/>, as well as https://ftp.pw.lacounty.gov:8443/pub/pmd/HUCLA_RP_DB/.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk 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

Advertising for construction bids will be in accordance with the County's standard Instruction Sheet for Publishing Legal Advertisements (Enclosure B).

The contract opportunity will be listed on the "Doing Business with the County" and "Do Business with Public Works" websites. Public Works will also inform the local small business enterprises about this opportunity for those certified by the County of Los Angeles Department of Consumers and Business Affairs.

Participation by Community Business Enterprises (CBE) in the project is encouraged through Public Works' CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBE.

The Honorable Board of Supervisors
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IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current services at H-UCLA MC. Patient care services at the medical center will remain fully operational during construction.

CONCLUSION

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

Respectfully submitted,

MARK PESTRELLA, PE
Director of Public Works

MP:LR:jc

Enc.

c: Department of Arts and Culture
Chief Executive Office (Capital Programs Division)
County Counsel
Executive Office
Department of Health Services (Capital Projects Division)
Department of Mental Health