



Board of Supervisors Health and Mental Health Cluster Agenda Review Meeting

DATE: September 24, 2025

TIME: New Meeting Time 9:00 a.m. – 11:15 a.m.

MEETING CHAIR: Tyler Cash, 5th Supervisorial District

CEO MEETING FACILITATOR: Jack Arutyunyan

THIS MEETING IS HELD UNDER THE GUIDELINES OF BOARD POLICY 3.055

To participate in the meeting in-person, the meeting location is:

Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012
Room 140

To participate in the meeting virtually, please call teleconference number:

1 (323) 776-6996 and enter the following: 880 681 649# or [Click here to join the meeting](#)

For Spanish Interpretation, the Public should send emails within 48 hours in advance of the meeting to ClusterAccommodationRequest@bos.lacounty.gov

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.

- I. Call to order
- II. **Information Item (Any Information Item is subject to discussion and/or presentation at the request of two or more Board offices):**
 - a. **DPW:** The Los Angeles County Care Community at Metro State Hospital

III. **Presentation Item:**

- a. **DMH:** Delegate Authority to the Departments of Mental Health and Justice Care and Opportunities to Accept Behavioral Health Continuum Infrastructure Program Grant Funding and to Execute Related Grant and Service Contracts

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

IF YOU WOULD LIKE TO EMAIL A COMMENT ON AN ITEM ON THE HEALTH AND MENTAL HEALTH SERVICES CLUSTER AGENDA, PLEASE USE THE FOLLOWING EMAIL AND INCLUDE THE AGENDA NUMBER YOU ARE COMMENTING ON:

HEALTH_AND_MENTAL_HEALTH_SERVICES@CEO.LACOUNTY.GOV

BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

CLUSTER AGENDA REVIEW DATE	9/24/2025	
BOARD MEETING DATE	10/14/2025	
SUPERVISORIAL DISTRICT AFFECTED	<input type="checkbox"/> All <input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd <input checked="" type="checkbox"/> 4 th <input type="checkbox"/> 5 th	
DEPARTMENT(S)	Public Works	
SUBJECT	Los Angeles County Care Community at Metropolitan State Hospital Project in the City of Norwalk	
PROGRAM	Capital Projects	
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:	
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Not Applicable If unsure whether a matter is subject to the Levine Act, e-mail your packet to EOLevineAct@bos.lacounty.gov to avoid delays in scheduling your Board letter.	
DEADLINES/ TIME CONSTRAINTS	Grant funds have spending stipulations that are driving the construction schedule. Behavioral Health Bridge Housing grant of \$5,250,000 has a project opening deadline of June 2027. Prop 1/Behavioral Health Continuum Infrastructure Program grant of \$65,000,000 must be fully expended within 5 years of award.	
COST & FUNDING	Total cost: \$106,133,000	Funding Source: Approval of the recommended appropriation adjustment will appropriate \$106,133,000. This includes \$65,000,000 offset by Proposition 1 – Behavioral Health Continuum Infrastructure Program grant; \$21,500,000 offset by 2011 Realignment Mental Health; \$5,250,000 offset by Behavioral Health Bridge Housing funds; \$3,385,000 offset by Assembly Bill 157, Budget Act of 2024; transfer of \$998,000 of American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds via American Rescue Plan Act's revenue loss provision from the Project and Facility Development budget unit; and \$10,000,000 from the No Place Like Home Program funds administered by the Los Angeles County Development Authority.
	TERMS (if applicable): N/A	
	Explanation: N/A	
PURPOSE OF REQUEST	The State of California and Los Angeles County are facing mental health and homelessness crises, exacerbated by a shortage of housing and mental health treatment facilities. To combat these crises, more housing and treatment facilities need to be developed. As part of this effort, the State and County have identified a portion of the Metropolitan State Hospital campus in the City of Norwalk that is underutilized and can be renovated and transformed into a continuum of housing and treatment options for people with mental health challenges – the Los Angeles County Care Community.	

BACKGROUND (include internal/external issues that may exist including any related motions)	<p>The Los Angeles County Care Community will support efforts to address homelessness and mental illness by providing treatment facilities and housing in alignment with State and County priorities.</p> <p>On June 4, 2024, the Board authorized negotiations for a potential lease of unused property at the Metropolitan State Hospital and the preparation of planning documents for Transitional Age Youth Interim Housing and Psychiatric Subacute facilities.</p> <p>On October 22, 2024, the Board found the project exempt from the California Environmental Quality Act and approved \$5,000,000 in American Rescue Plan Act funds for make-ready and abatement work.</p> <p>On July 29, 2025, the Board authorized a 99-year Development Ground Lease agreement with the State, detailing site and parking requirements to facilitate timely construction.</p>
EQUITY INDEX OR LENS WAS UTILIZED	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how: N/A
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: Board Priority No. 4: Homelessness. This project helps address the homelessness crisis across the County.
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Vincent Yu, Deputy Director, (626) 458-4010, cell (626) 614-7217, vyu@pw.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
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:

October 14, 2025

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

Dear Supervisors:

**CONSTRUCTION-RELATED CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
LOS ANGELES COUNTY CARE COMMUNITY
AT METROPOLITAN STATE HOSPITAL PROJECT
IN THE CITY OF NORWALK
ESTABLISH CAPITAL PROJECT
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT
AWARD DESIGN-BUILD CONTRACT
APPROVE STIPENDS
CAPITAL PROJECT NO. 8A138
FISCAL YEAR 2025-26
(SUPERVISORIAL DISTRICT 4)
(4-VOTES)**

SUBJECT

Public Works is seeking Board approval for the Los Angeles County Care Community at the Metropolitan State Hospital Project to establish the capital project; approve the project budget and appropriation adjustment; authorize Public Works to award and execute the Design-Build contract for the project; approve stipends for shortlisted Design-Build proposers participating in the selection process; authorize the Chief Executive Officer to accept No Place Like Home Program funding from the Los Angeles County Development Authority; authorize Public Works to exercise control of the design completion allowance; authorize the Executive Director of the Los Angeles County Development Authority to execute all documents necessary to reimburse the County.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the Los Angeles County Care Community at Metropolitan State Hospital Project is within the scope of the previous finding of exemption from the California Environmental Quality Act for the reasons stated in this Board letter and in the project record.
2. Establish the Los Angeles County Care Community at Metropolitan State Hospital Project, Capital Project No. 8A138, with a total budget of \$106,133,000.
3. Approve an appropriation adjustment in the amount of \$106,133,000 to allocate \$65,000,000 offset by the Proposition 1 – Behavioral Health Continuum Infrastructure Program grant; \$21,500,000 offset by 2011 Realignment Mental Health; \$5,250,000 offset by Behavioral Health Bridge Housing funds; \$3,385,000 offset by Assembly Bill 157, Budget Act of 2024; and transfer of \$998,000 of American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds, via its revenue loss provision, from the Project and Facility Development budget unit. Additionally, accept an amount not-to-exceed \$10,000,000 from the No Place Like Home Program funds, administered by the Los Angeles County Development Authority for its share of the sitework, infrastructure, and utilities cost.
4. Authorize the Chief Executive Officer or her designee to accept up to \$10,000,000 in No Place Like Home Program funding from the Los Angeles County Development Authority for their share of sitework, infrastructure, and utilities cost.
5. Find that Swinerton Builders is the responsive and responsible proposer that submitted the best value and most advantageous proposal to the County for the design and construction of the Los Angeles County Care Community at Metropolitan State Hospital Project; and award and authorize the Director of Public Works or his designee to execute a Design-Build contract with Swinerton Builders for a not-to-exceed contract sum of \$65,788,470, plus a design completion allowance of \$3,385,000, for a maximum contract sum of \$69,173,470, contingent upon submission of acceptable performance and payment bonds, and evidence of the required insurance filed by Swinerton Builders.
6. Approve and authorize the Director of Public Works or his designee to execute consultant services agreements in the stipend amount of \$150,000 with Kemp Bros. Construction, Inc., and McCarthy Building Companies, Inc., the second

and third highest ranked eligible Design-Build proposers that met the stipend eligibility criteria outlined in the Request for Proposals, funded by existing project funds.

7. Authorize the Director of Public Works or his designee with concurrence from the Chief Executive Officer to exercise control of the design completion allowance of \$3,385,000, including authority to reallocate the allowance into the contract sum, as appropriate, in accordance with contract requirements.
8. It is recommended that the Board, acting as the Commissioners of Los Angeles County Development Authority, authorize the Los Angeles County Development Authority Executive Director or his designee to execute all documents necessary to reimburse the County for an amount not-to-exceed \$10,000,000 in No Place Like Home Program funds, for its share of sitework, infrastructure, and utilities cost.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the Los Angeles County Care Community at Metropolitan State Hospital Project is within the scope of the previous finding of exemption from the California Environmental Quality Act (CEQA); establish Capital Project No. 8A138; approve the budget and appropriation adjustment; authorize the Chief Executive Officer or her designee to accept the No Place Like Home Program funding from the Los Angeles County Development Authority (LACDA); and award and authorize Public Works to execute the Design-Build (D-B) contract and stipend consultant services agreement for the Los Angeles County Care Community at Metropolitan State Hospital.

Background

The State of California and Los Angeles County are facing mental health and homelessness crises, exacerbated by a shortage of housing and mental health treatment facilities. To combat these crises, more housing and treatment facilities need to be developed. As part of this effort, the State and County have identified a portion of the Metropolitan State Hospital campus in the City of Norwalk that is underutilized and can be renovated and transformed into a continuum of housing and treatment options for people with mental health challenges – the Los Angeles County Care Community that will be an important part of addressing homelessness and assisting persons who are living with a mental illness. The project will address the priorities of both the State of California and Los Angeles County – to provide treatment facilities and housing for people with mental health challenges.

On June 4, 2024, the Board approved a motion to authorize the Chief Executive Officer or her designee to negotiate and execute an Exclusive Negotiation Agreement for a term not-to-exceed 24 months with the option to extend the term for an additional 12 months if necessary, with the State of California regarding the potential to lease and develop unused property on the Metropolitan State Hospital campus. The Board further authorized the Director of Public Works or his designee to proceed with the preparation of CEQA documents, technical studies, and D-B scoping documents for the Transitional Age Youth (TAY) Interim Housing and TAY Psychiatric Subacute facilities, in compliance with standard County contracting requirements.

On October 22, 2024, the Board approved a motion and found the project is exempt from CEQA and to use a total of \$5,000,000 in American Rescue Plan Act (ARPA) funding for the project to fully fund make-ready and abatement activities for the future Los Angeles County Care Community as follows: \$3,900,000 in ARPA Coronavirus State and Local Fiscal Recovery Funds (SLFRF), and \$1,100,000 SLFRF via ARPA's revenue loss provisions (e.g., ARPA enabled).

On July 29, 2025, the Board approved a motion authorizing the Chief Executive Officer or her designee to execute and enter into a Development Ground Lease agreement with the State of California for 99 years. The lease specifies the site area and parking requirements to facilitate a timely construction.

Project Description

The Metropolitan State Hospital campus is a State-owned facility located on over 100 acres at 11401 Bloomfield Avenue, Norwalk, CA 90650. The project will be located at the Department of State Hospitals – Metropolitan campus in Norwalk, California. This new behavioral health campus will include two TAY Psychiatric Subacute facilities, one TAY Interim Housing facility, two permanent supportive housing facilities, courtyards, site improvements, and parking. The two psychiatric subacute facilities and the interim housing facility will be delivered by Public Works. Both permanent supportive housing facilities will be delivered by LACDA and will seek Board authorization in a separate Board action.

The project site is approximately 10 acres and is composed of existing two-story cottage style buildings built in the 1920s, adjacent courtyards, and a parking lot. The program for the TAY Interim Housing includes renovation of an existing building providing approximately 70 beds and site improvements, including courtyards, landscaped recreation areas, parking, and new utilities services. The program for the 2 TAY Psychiatric Subacute facilities consists of the renovation of 2 existing buildings providing a total of 32 beds, 16 beds in each building, and site improvements including courtyards, landscaped recreation areas, parking, and new utilities services. The psychiatric subacute

facilities will be licensed by the State as a Mental Health Rehabilitation Center, providing intensive support and rehabilitative services.

Design-Build Contract Award and Design Completion Allowance

The project would be delivered using the D-B project delivery method. The recommended D-B contract with Swinerton Builders is for a not-to-exceed contract sum of \$65,788,470, plus a design completion allowance of \$3,385,000, for a maximum contract sum of \$69,173,470. The design completion allowance will facilitate resolving issues identified during the design phase, including those related to the County's scoping documents, changes required by jurisdictional agencies, and unforeseen conditions discovered during the design effort.

Consultant Services Agreement

Under the D-B process, the County can use all aspects of all submitted proposals by paying a stipend to each qualifying proposer that is not selected for a contract award. Upon the Board's approval, the second highest-ranked proposer, Kemp Bros. Construction, Inc., and the third highest-rank proposer, McCarthy Building Companies, Inc., would be paid a stipend of \$150,000 pursuant to the consultant services agreement, which affords the County the right to use the information and ideas submitted by the proposer.

Green Building/Sustainable Design Program

The project will support the Board's Green Building/Sustainable Design Program by incorporating energy-efficient electrical equipment and fixtures as part of the project.

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 iii, Behavioral, Mental Health and Substance Use, by providing services to a population suffering from behavioral, mental health, and substance abuse; and Focus Area Goal C, Housing and Homelessness, Strategy iii, Homelessness, by providing housing and treatment facilities to address the County's mental health and homelessness crises.

FISCAL IMPACT/FINANCING

The total project budget is currently \$106,133,000 (Enclosure A), which includes predesign, design, plan check, consultant services, Civic Art, construction, change order contingency, design completion allowance, permit fees, and County services.

The recommended appropriation adjustment (Enclosure B) of \$106,133,000 includes \$65,000,000 offset by Proposition 1 – Behavioral Health Continuum Infrastructure Program grant; \$21,500,000 offset by 2011 Realignment Mental Health; \$5,250,000 offset by Behavioral Health Bridge Housing funds; \$3,385,000 offset by Assembly Bill 157, Budget Act of 2024; transfer of \$998,000 of ARPA SLFRF via ARPA's revenue loss provision from the Project and Facility Development budget unit; and accepting an amount not-to-exceed \$10,000,000 from the No Place Like Home Program funds administered by the Los Angeles County Development Authority for their share of the sitework, infrastructure, and utilities cost, which will fully fund the project.

On August 9, 2022, the Board authorized LACDA to apply for, receive, and incorporate into its Fiscal Year 2022-23 budget up to \$173,000,000 of No Place Like Home Program funds. These funds are designated for the development of supportive housing and the administration of the No Place Like Home Program within the County. On June 4, 2024, the Board further authorized LACDA to set aside up to \$20,000,000 in No Place Like Home Program funding for the potential development of permanent supportive housing on the Metropolitan State Hospital campus, contingent upon successful negotiations during the Exclusive Negotiating Agreement period. Following approval of the Exclusive Negotiating Agreement, LACDA committed up to \$10,000,000 of the set-aside funds for its share of costs related to landscaping, hardscaping, and new utilities for the site.

There is no cost to the County resulting from these recommendations.

Operating Budget Impact

Following project completion, the Department of Mental Health will request and fund annual ongoing maintenance and operational costs as needed, using departmental resources in future budget phases.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to Section 1.9.2(b) of the Countywide Community Workforce Agreement, this project and the D-B contract with Swinerton Builders are exempt from the provisions of the Countywide Community Workforce Agreement.

The project site is on the property of the California Department of State Hospitals, Norwalk Campus. On June 4, 2024, the Board approved a motion to authorize the Chief Executive Officer or her designee to negotiate and execute an Exclusive Negotiation Agreement. On July 29, 2025, the Board approved a motion authorizing the Chief Executive Officer or her designee to execute and enter into a Development Ground Lease agreement with the State of California for 99 years.

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 to be performed by qualified Local Residents and at least 10 percent are performed by Targeted Workers facing employment barriers. The project will also include a jobs coordinator who will facilitate implementation of the targeted hiring requirement of the policy.

In accordance with the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 4, 2020, the Interim Housing and Permanent Supportive Housing buildings are exempt, while the TAY Psychiatric Subacute buildings remain eligible for the 1 percent Civic Art fee. The project budget includes 1 percent of the \$27,500,000 eligible design and construction costs for the two psychiatric subacute buildings, in the amount of \$275,000, to be allocated to the Civic Art Fund. These funds, which are restricted grant and ARPA funds, must be used at the location or returned to the project if an acceptable art component cannot be identified.

ENVIRONMENTAL DOCUMENTATION

On October 22, 2024, the Board approved a motion and found the project is exempt from CEQA and meets the criteria set forth in Sections 15301, 15302, 15303, 15304, 15311, and 15331 of the CEQA Guidelines; and Classes 1, 2, 3, 4, and 11 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. These exemptions apply to repair, operation, leasing, and minor alteration of existing public facilities with negligible or no expansion of use; replacement or reconstruction of facilities with the same purpose and capacity; new construction; conversion of existing facilities and installation of equipment in facilities; minor alteration of land where no scenic, mature, healthy trees will be removed; accessory structures; and historical resource restoration or rehabilitation. The work falls within certain classes of projects that have been determined not to have a significant effect on the environment. Additionally, the Board determined that the project and related actions are statutorily exempt from CEQA pursuant to California Public Resources Code Section 15061(b)(3), the commonsense exemption; Section 21080(b)(4) and CEQA Guidelines Section 15269(c), which apply to specific actions necessary to prevent or mitigate an emergency; Section 15183, which applies to projects consistent with a community plan or zoning; AB 2162, Government Code Sections 65650 to 65656, which applies to by-right approvals of supportive housing;

and AB 1907, which applies to supportive emergency shelters, and supportive and affordable housing. There have been no changes to the project since approval that requires additional findings under CEQA.

CONTRACTING PROCESS

The D-B procurement was conducted in accordance with the D-B policy adopted by the Board on June 4, 2016, and in compliance with the requirements of California Public Contract Code Section 22164.

On January 2, 2025, Public Works issued a Request for Proposals (RFP) for D-B services. The contract opportunity was advertised on the County's "Doing Business with Us" and "Do Business with Public Works" websites. The RFP was published in *La Opinión*, *Los Angeles Daily Journal*, *Los Angeles Sentinel*, *Pasadena Star News*, *San Gabriel Valley Tribune*, *The Signal*, *Paramount Journal*, *Daily Commerce*, *Daily News*, and *Whittier Daily News* newspapers. E-mails about the RFP were sent to 1,638 Local Small Business Enterprises, 181 Disabled Veteran Business Enterprises, 157 Social Enterprises, 1,003 Community Business Enterprises, and 1438 community-based organizations. The Department of Economic Opportunity informed 310 clients with the North American Industry Classification System code.

The first part of the RFP required prospective D-B firms to submit responses to the standardized prequalification questionnaire. Additionally, the RFP specified that the three highest-scoring prequalified proposers would be short-listed and invited to participate in the second part of the RFP, which involved the submission of technical and cost proposals. On February 20, 2025, six firms submitted prequalification questionnaires. These were reviewed by an evaluation committee consisting of representatives from the Chief Executive Office, Department of Mental Health, and Public Works. The three short-listed firms were Kemp Bros. Construction, Inc.; McCarthy Building Companies, Inc.; and Swinerton Builders.

On June 30, 2025, technical and cost proposals were received from the three short-listed, prequalified firms. The proposals were evaluated and ranked based on technical design and construction expertise, D-B team personnel and organization, proposed delivery plan and schedule, price, life cycle costs, Local and Targeted Worker Hiring Program work plans, and acceptable safety record. The evaluation was completed without regard to race, creed, color, or gender.

Swinerton Builders' proposal received the highest score and was determined to be the best value in accordance with the provisions of the RFP.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects during the implementation of the recommended actions. Public Works will work with the Metropolitan State Hospital to minimize impacts on existing campus operations and ensure minimal disruptions to services.

CONCLUSION

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

Respectfully submitted,

MARK PESTRELLA, PE
Director of Public Works

MP:HA:bh

Enclosures

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

CONSTRUCTION-RELATED CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
LOS ANGELES COUNTY CARE COMMUNITY
AT METROPOLITAN STATE HOSPITAL PROJECT
IN THE CITY OF NORWALK
ESTABLISH CAPITAL PROJECT
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT
AWARD DESIGN-BUILD CONTRACT
APPROVE STIPENDS
CAPITAL PROJECT NO. 8A138
FISCAL YEAR 2025-26
(SUPERVISORIAL DISTRICT 4)
(4-VOTES)

I. PROJECT SCHEDULE

Project Activity	Completion Date
Design-Build Request for Proposal	January 2025*
Board Action to Approve Ground Lease	July 2025*
Board Action to Award Design-Build	Q4 2025
Substantial Completion	Q4 2027
Project Acceptance	Q1 2028

*Indicates a completed activity

II. PROJECT BUDGET

Budget Category	Budget
Construction	\$69,174,000
Change Order Contingency (15 percent)	\$10,376,000
Civic Art	\$ 275,000
Utility Connection Fees	\$ 1,000,000
Subtotal	\$80,825,000
Plans and Specifications	\$ 1,215,000
Consultant Services	\$ 4,890,000
Miscellaneous Expenditures	\$ 1,228,000
Jurisdictional Reviews	\$ 1,970,000
County Services	\$16,005,000
Total	\$106,133,000

ENCLOSURE B
October 14, 2025

**CONSTRUCTION-RELATED CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
LOS ANGELES COUNTY CARE COMMUNITY
AT METROPOLITAN STATE HOSPITAL PROJECT
IN THE CITY OF NORWALK
ESTABLISH CAPITAL PROJECT
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT
AWARD DESIGN-BUILD CONTRACT
APPROVE STIPENDS
CAPITAL PROJECT NO. 8A138
FISCAL YEAR 2025-26
(SUPERVISORIAL DISTRICT 4)
(4-VOTES)**

Appropriation Adjustment Pending

BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

CLUSTER AGENDA REVIEW DATE	9/24/2025	
BOARD MEETING DATE	10/14/2025	
SUPERVISORIAL DISTRICT AFFECTED	<input checked="" type="checkbox"/> All <input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd <input type="checkbox"/> 4 th <input type="checkbox"/> 5 th	
DEPARTMENT(S)	Mental Health	
SUBJECT	Delegate Authority to the Departments of Mental Health and Justice Care and Opportunities to Accept Behavioral Health Continuum Infrastructure Program Grant Funding and to Execute Related Grant and Service Contracts	
PROGRAM	NA	
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:	
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Not Applicable If unsure whether a matter is subject to the Levine Act, email your packet to EOLevineAct@bos.lacounty.gov to avoid delays in scheduling your Board Letter.	
DEADLINES/ TIME CONSTRAINTS	10/14/2025	
COST & FUNDING	Total cost: \$382,000,000	Behavioral Health Continuum Infrastructure (BHCIP) Grant Funds
	TERMS (if applicable):	
	Explanation:	
PURPOSE OF REQUEST	This Board Letter will allow DMH and Justice Care and Opportunities to accept California Department of Healthcare Services Proposition 1: Behavioral Health Continuum Infrastructure Program Round 2 grant funding for the following three projects: Los Angeles County Care Community at Metropolitan (Metro) State Hospital project, The Harbor-UCLA Restorative Care Village (RCV) project, and the Warm Landing Place (WLP) Permanent Site project.	
BACKGROUND (include internal/external issues that may exist including any related motions)	Passed in March 2024, Proposition 1 is a two-bill package including the Behavioral Health Services Act (BHSA) (Senate Bill 326) and the Behavioral Health Infrastructure Bond Act of 2024 (BHIBA) (Assembly Bill 531). The BHIBA portion is a statewide \$6.38 billion general obligation bond to develop an array of behavioral health treatment options, residential care settings, and supportive housing to help provide appropriate care facilities for individuals experiencing mental health and substance use disorders. The Bond BHCIP Round 2: Unmet Needs Request for Applications (RFA) was released in May 2025 and is the last and final DHCS BHCIP round dedicated to constructing, acquiring, and rehabilitating real estate assets to expand the continuum of behavioral health treatment and service resources for Californians. Round 2 aims to address the remaining gaps in the statewide behavioral health continuum and prioritize mental health community residential beds and crisis settings	

EQUITY INDEX OR LENS WAS UTILIZED	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please explain how: Supporting the CSP Racial Equity Principles this project advances the following Principles: <ul style="list-style-type: none"> - Working collaboratively and intentionally across departments as well as across leadership levels and decision-makers. In 2022, the County initiated a cross departmental BHCIP Steering Committee that developed a BHCIP strategy to pursue the multi-round BHCIP state funding from both a regional, mental health and substance use disorder, and County and provider network perspective. - Developing and implementing strategies that identify, prioritize, and effectively support the most disadvantaged geographies and populations. The BHCIP Strategy allowed the County to effectively support and balance this unprecedented state infrastructure investment. In addition, DMH and DPH-SAPC utilized forecasting tools and department data to establish level of care bed targets to guide the County and CBO BHCIP applications to address LA County residents and communities (when appropriate) with the highest needs.
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: This project addresses the following Board-directed priorities: <ul style="list-style-type: none"> - Care first, jails last - Homeless initiative The expansion of treatment beds in the County bed network through BHCIP funding specifically supports the County's commitment to finding mental health treatment alternatives to incarceration and to expanding and enhancing access for people experiencing homelessness or at risk of losing their homes.
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: William Birnie, Senior Deputy County Counsel, (213) 787-2439, wbirnie@counsel.lacounty.gov Jaclyn Baucum, Senior Deputy Director, 213.943.838, Jbaucum@dmh.lacounty.gov



DEPARTMENT OF MENTAL HEALTH

hope. recovery. wellbeing.

LISA H. WONG, Psy.D.
Director

Curley L. Bonds, M.D.
Chief Medical Officer

Rimmi Hundal, M.A.
Chief Deputy Director

October 14, 2025

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:

**DELEGATE AUTHORITY TO THE DEPARTMENTS OF
MENTAL HEALTH AND JUSTICE CARE AND OPPORTUNITIES
TO ACCEPT BEHAVIORAL HEALTH CONTINUUM
INFRASTRUCTURE PROGRAM GRANT FUNDING AND TO
EXECUTE RELATED GRANT AND SERVICE CONTRACTS
(ALL SUPERVISORIAL DISTRICTS)
(3 VOTES)**

SUBJECT

Los Angeles County Departments of Mental Health and Justice Care and Opportunities are seeking authority to accept California Department of Healthcare Services Proposition 1: Behavioral Health Infrastructure Bond of 2024: Behavioral Health Continuum Infrastructure Program Round 2: Unmet Needs grant funding from the California Department of Health Care Services, the delegated authority to execute agreements with the State or the State's third-party administrator, and to execute new or amend existing contracts in order to effectively utilize the funding.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that delegation of authority to accept BHCIP Round 2 grant funding, allocation of funding and related recommended actions, for the previously approved Los Angeles County Care Community at Metropolitan (Metro) State Hospital project is within the scope of the Board's previous finding of exemption for that project and that approval of grant funding for the previously approved Harbor UCLA Medical Center - Restorative Care Village Mental Health Campus Continuum Project is

within the scope of the County's previously certified Environmental Impact Report and Addendum Number 3 for the reasons stated in this Board letter and in the record of the approved projects.

2. Find that delegation of authority to accept BHCIP Round 2 grant funding, allocation of funding and related recommended actions for the Warm Landing Place Permanent Site project are exempt from CEQA for the reasons stated in this Board letter and in the record of the project.
3. Delegate authority to the Director of Mental Health (Director), Chief Deputy Director of Mental Health (Chief Deputy), or either of their designees, to accept Behavioral Health Continuum Infrastructure Program (BHCIP) grant funds up to an estimated aggregate not to exceed \$370 million for the following two projects: Metro: Phase 2, estimated amount \$120 million, and Harbor UCLA, estimated amount \$250 million, awarded to the County by Department of Health Care Services (DHCS), or their third-party administrator, for BHCIP Round 2 funding.
4. Delegate authority to the Director of Justice, Care and Opportunities Department (JCOD), or designee, to accept BHCIP Round 2 grant funds up to an estimated amount not to exceed \$12 million for the following project: Warm Landing Place Permanent Site project, awarded to the County by DHCS, or their third-party administrator, for BHCIP Round 2 funding.
5. Delegate authority to the Directors of Department of Mental Health and JCOD, Chief Deputy Director of DMH, or any of their designees, to negotiate and execute a Contract with DHCS, or their third-party administrator, for Round 2 of BHCIP funding. The contract may include terms that deviate from the County's standard contractual terms (including, but not limited to, terms involving indemnification) in order to comply with the State's required terms and conditions; subject to review and approval by County Counsel, and Chief Executive Office (CEO) Risk Management, as needed, and notification to your Board and the CEO.
6. Delegate authority to the Directors of DMH and JCOD, Chief Deputy Director of DMH, or any of their designees, to negotiate and execute new, and/or amend existing contracts, as necessary, to construct, acquire, and rehabilitate real estate assets or to invest in needed infrastructure to expand the continuum of behavioral health treatment resources to build new capacity or expand existing capacity. The contracts may include terms that deviate from the County's standard contractual terms (including, but not limited to, terms involving indemnification) in order to comply with the State's required terms and conditions; subject to review and

approval by County Counsel, and CEO Risk Management, as needed, and notification to your Board and the CEO.

7. Delegate authority to the Directors of DMH and JCOD, Chief Deputy Director of DMH, or any of their designees to amend the contracts described in Recommendations 5 and 6. Such amendments may include but are not limited to extending the term; adding, deleting, modifying, or replacing the Statement of Work; modifying the amount of funding dedicated to specific projects or the total grant amount, rolling over unspent funds, and any modifications required by DHCS or their third-party administrator. This authority includes the ability to terminate the Contract or funded programs within existing contracts in compliance with the contract termination provisions. Any amendments or terminations are subject to prior review and approval by County Counsel with notification to the Board and CEO.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

Approval of the recommendations included in this Board Letter will find that the acceptance of grant funds for the previously approved Los Angeles CountyCare Community at Metro State Hospital project and the Harbor UCLA Medical Center - Restorative Care Village Mental Health Campus Continuum, proposed to be funded by the BHCIP Round 2 funding are within the scope of the Board's previous finding of exemption and adopted Environmental Impact Report (EIR) and Addendum Number 3, respectively, allow the DMH to accept BHCIP awarded grant funds, find that delegation of authority to accept BHCIP Round 2 grant funding, allocation of funding and related recommended actions for the Warm Landing Place Permanent Site project is exempt from CEQA, allow the Director of JCOD to accept BHCIP funds, execute authority to negotiate and execute Contracts with the State or the state's third-party administrator; amend these contracts; negotiate and execute new, and/or amend existing contracts, and to terminate the Contracts or funded program in existing Contracts.

The Phase 2 Los Angeles County Care Community on the Metropolitan State Hospital Campus is optimizing and redesigning a historical community resource to serve as a critical behavioral health hub. This Care Community campus at Metro State Hospital completes a true continuum of care campus model that facilitates client flow and improves client outcomes and access across multiple levels of care for some of the most complex and/or highest acuity DMH clients.

The Harbor-UCLA Restorative Care Village (RCV) project supports the build out of Harbor UCLA as a mental health campus continuum that aligns with the RCV master plan. As one of the largest medical campuses in the County, it is primed to incorporate multiple mental health levels of care.

The Warm Landing Place (WLP) Permanent Site project will establish a three-story, peer respite, community-based center located near Men's Central Jail and Union Station to serve individuals released from jail, justice-involved individuals, and other vulnerable populations (e.g., walk-ins, homeless, etc.). Developed by Los Angeles County's Justice, Care and Opportunities Department (JCOD) in partnership with multiple County agencies, WLP provides immediate, voluntary, and least-restrictive support in a safe, trauma-informed environment. By meeting basic needs and offering behavioral health and supportive services at the point of transition, the project helps stabilize individuals and lower the likelihood of re-incarceration or homelessness. WLP advances equity by prioritizing historically underserved populations and offers a replicable model for integrated behavioral health and supportive services within the county's continuum of care. The Board approved the 955 N Vignes Warm Landing Place Acquisition project on May 21, 2024.

Implementation of Strategic Plan Goals

NORTH STAR 1: Make investments that transform lives; Goal A; Strategy iii - Behavioral, Mental Health and Substance Use Disorder.

NORTH STAR 2: Foster vibrant and resilient communities; Goal B; Strategy iii; a. Build Capacity

NORTH STAR 3: Realize tomorrow's government today;

Goal F; Strategy ii - Modernize Infrastructure

Goal G; Strategy ii - Manage and Maximize County Assets

FISCAL IMPACT/FINANCING

DMH and JCOD anticipate no increase in net County cost because of the recommended actions. Grants awarded to each Department may fully or partially contribute to the cost of various projects and programs and will be included in each Department's Operating Budget or Capital Project Budget through the annual budget process or budget adjustment, as appropriate.

Operational funding for future fiscal years will be included in the Departments' annual budget request process and funded with existing resources from the impacted Departments for a zero net County cost impact.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Passed in March 2024, Proposition 1 is a two-bill package including the Behavioral Health Services Act (Senate Bill 326) and the Behavioral Health Infrastructure Bond Act of 2024 (BHIBA) (Assembly Bill 531). The BHIBA portion is a statewide \$6.38 billion general obligation bond to develop an array of behavioral health treatment options, residential care settings, and supportive housing to help provide appropriate care facilities for individuals experiencing mental health and substance use disorders.

In July 2024, DHCS announced the next BHCIP round would be: Behavioral Health Infrastructure Bond Act of 2024: BHCIP.

The Bond BHCIP Round 2: Unmet Needs Request for Applications was released in May 2025 and is the last and final DHCS BHCIP round dedicated to constructing, acquiring, and rehabilitating real estate assets to expand the continuum of behavioral health treatment and service resources for Californians. Round 2 aims to address the remaining gaps in the statewide behavioral health continuum and prioritize mental health community residential beds and crisis settings as well as prioritizing regional and campus continuum models aimed at constructing, renovating, and/or expanding community-based services. BHCIP represents the largest such provision of resources for infrastructure in the State's history, and provides an unprecedented opportunity to effect meaningful, sustainable change in the behavioral health and long-term care continuums in California and the County.

DMH is focused on adding treatment bed capacity across all acute, subacute and residential levels of care with the highest priorities in our subacute and residential networks of care. DMH continues to see an increasing number of complex/higher acuity clients, younger clients, medically fragile older adult clients and forensically involved individuals. The LA County Care Community at Metro State Hospital: Phase 2 project, if awarded, will add 32 new acute psychiatric health facility (PHF) beds and 16 subacute mental health rehabilitation center (MHRC) beds in two of the LA County Care Community campus buildings. It will complement the 32 MHRC beds for Transition-Aged Youth already funded by Bond BHCIP Round 1: Launch Ready and 70 interim and permanent supportive housing beds funded by Behavioral Health Bridge Housing for that site.

The Harbor UCLA RCV Mental Health Campus Continuum project, if awarded, will include 16 PHF beds and 16 subacute MHRC beds alongside a Mental Health Urgent Care Center and outpatient services. These acute and subacute levels of care address a

documented regional need serving complex, high-acuity clients. This project also completes the development of RCV on LA County campuses. The other RCV mental health continuum projects funded by BHCIP include LA County Olive View, LA General Medical Center, as well as the LA County Care Community at Metro State Hospital which supports the equitable geographic distribution of high acuity mental health levels of care across the county.

The WLP project aims to address the needs of those that are released with no connection to housing or treatment due to unplanned releases or other factors. Los Angeles County strives to ensure that adequate services are available for justice-involved individuals reentering the community, many of whom struggle with behavioral health challenges, substance use disorders, and housing instability. Each day, hundreds of people exit the jail system and rely on the County to provide stable housing and/or access to coordinated care. WLP aims to help address this need by developing a Peer Respite model of care that includes 14 short-term emergency and transitional housing beds, and an additional two floors for behavioral health and supportive services, including mental health and substance use assessments, case management, peer-led support, and linkages to housing, employment, and Medi-Cal resources. WLP leverages significant co-investments, including opioid settlement funds and Care First Community Investment dollars, ensuring long-term sustainability. The facility's design reflects extensive community and stakeholder engagement, particularly from justice-involved individuals, making it a model that is both responsive and scalable. WLP will fill a vital service gap and demonstrate how to create welcoming, traumatic, trauma-informed, and equity-focused centers that meet urgent behavioral health priorities while strengthening community stability.

ENVIRONMENTAL DOCUMENTATION

On October 22, 2024, the Board approved the Los Angeles County Care Community at Metro State Hospital project and determined that it was exempt from the California Environmental Quality Act (CEQA). The project, and recommended actions, are within the scope of the Board's previous finding of exemption for the project. There have been no changes that require further findings under CEQA.

On February 8, 2022, the Board approved the Harbor UCLA Medical Center-Restorative Care Village Mental Health Campus Continuum project and found that it was within the scope of the County's EIR which was certified by the Board on December 20, 2016, and Addendum Number 3, certified by the Board on February 8, 2022, which was prepared for the RCCV. The proposed acceptance of funding with BHCIP Round 2 funding is within the scope of the project impacts included in the previously certified Environmental Impact

Report (EIR) and Addendum Number 3. There are no changes to the project or to the circumstances under which the project is undertaken that require further review under CEQA pursuant to Sections 15162-15164 of the State CEQA Guidelines. Previous findings and mitigation related to the EIR continue to be applicable.

The previously certified EIR, Addendum Number 3 as well as related findings and mitigation monitoring and Reporting Program are available and can be viewed at: <https://pw.lacounty.gov/projects/harbor-ucla-medical-center-replacement-program/>. The location of the documents and other materials constituting the record of the proceedings upon which the Board's decision is based in this matter is 900 S Fremont Avenue, 5th Floor, Alhambra, CA 91803. The custodian of such documents and materials is the Project Management Division at the Los Angeles County Department of Public Works.

On May 21, 2024, the Board approved the 955 N Vignes Warm Landing Place Acquisition project, which included the purchase of property and operation of the site as Warm Landing Place interim housing facility with 10 – 15 interim beds as well as 3-4 staff members. The proposed project will include removal of the existing structure and construction of a new three-story facility in its place that will serve as the permanent site for the Warm Landing Place program. The Board found the acquisition project to be statutorily exempt as an emergency project pursuant to PRC Section 21080 (b)(4) and State CEQA Guidelines Section 15269(c), since the action is needed to prevent or mitigate an emergency. Approval of the acceptance of BHCIP funding as described for implementation of the Warm Landing Place Permanent Site project is also statutorily exempt from CEQA project pursuant to PRC Section 21080 (b)(4) and State CEQA Guidelines Section 15269(c), since the action is needed to prevent or mitigate an emergency.

Upon the Board's approval of the recommended actions, DMH will file a Notice of Determination with the County Clerk and with the State Office of Land Use and Climate Innovation for the Harbor UCLA Medical Center-Restorative Care Village Mental Health Campus Continuum project pursuant to PRC Section 21152 and will post the Notice to the County's website in accordance with Section 21092.2.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Securing these funding investments allows the County to address remaining gaps in the statewide behavioral health continuum and prioritize mental health community residential

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beds and crisis settings as well as prioritizing regional models aimed at constructing, renovating, and/or expanding community-based services.

Respectfully submitted,

LISA H. WONG, Psy.D.
Director

LHW:RH:KN:
SK:RLR:atm

c: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel