



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

ADOPTED

IN REPLY PLEASE
REFER TO FILE

October 29, 2019

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

35 October 29, 2019

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

CELIA ZAVALA
EXECUTIVE OFFICER

Dear Supervisors:

**CONSTRUCTION CONTRACT
PUBLIC BUILDINGS CORE SERVICE AREA
OLIVE VIEW CAMPUS MENTAL HEALTH WELLNESS CENTER AND
URGENT CARE CENTER PROJECTS
APPROVE AND ESTABLISH CAPITAL PROJECT NO.69876
APPROVE PROJECTS BUDGET AND RELATED APPROPRIATION ADJUSTMENT
AUTHORIZE USE OF JOB ORDER CONTRACT
AWARD DESIGN-BUILD CONTRACT
SPECS. 7556; CAPITAL PROJECT NO. 69874
SPECS. 7580; CAPITAL PROJECT NO. 69876
(SUPERVISORIAL DISTRICTS 3 AND 5)
(4 VOTES)**

SUBJECT

Public Works is seeking Board approval of the Mental Health Wellness Center project, approve projects budget for the Mental Health Urgent Care Center and Mental Health Wellness Center; authorize the use of Job Order Contracts to complete the make-ready work; and award design-build contract.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the recommended actions are within the scope of the Olive View-UCLA Medical Center Master Plan project impacts analyzed in the Environmental Impact Report previously certified by the Board.
2. Establish and approve the proposed Olive View Campus Mental Health Wellness Center project, Capital Project No. 69876, with a project budget of \$13,144,000.

3. Approve the project budget for the Olive View Campus Mental Health Urgent Care Center project, Capital Project No. 69874, with a project budget of \$14,665,000.
4. Approve an Appropriation Adjustment in a combined total of \$27,809,000 to fund the two Capital Projects as follows: \$14,665,000 for the Olive View Campus Mental Health Urgent Care Center project and \$13,144,000 for the Olive View Campus Mental Health Wellness Center project.
5. Authorize the Director of Public Works or his designee to use Board-approved Job Order Contracts for the make-ready site preparation for the Mental Health Wellness Center and Mental Health Urgent Care Center at the Olive View campus.
6. Find that J.R. Abbott Construction, Inc., is the responsive and responsible proposer that submitted the best value proposal for design and construction of the Mental Health Wellness Center and Mental Health Urgent Care Center projects at the Olive View campus.
7. Award and authorize the Director of Public Works or his designee to execute a design-build contract with J.R. Abbott Construction, Inc., for the design and construction of the Olive View Campus Mental Health Wellness Center and Mental Health Urgent Care Center projects for a not-to-exceed contract amount of \$21,212,322 plus a \$349,000 design completion allowance for a not-to-exceed maximum contract sum of \$21,561,322.
8. Authorize the Director of Public Works or his designee in coordination with the Chief Executive Office to exercise control over the design completion allowance including the authority to reallocate the design completion allowance into the contract amount, as appropriate, in accordance with the project specifications.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find that the proposed Olive View Campus Mental Health Wellness Center (MHWC) and Mental Health Urgent Care Center (MHUCC) projects are within the scope of the previously certified Environmental Impact Report (EIR); establish the proposed MHWC project; approve projects budget; authorize Public Works to use Job Order Contracts (JOC) to complete the make-ready work; award the design-build contract; and approve related Appropriation Adjustment.

Projects Background and Descriptions

MHWC and MHUCC

The Department of Mental Health (DMH) provides an array of mental health and supportive services for clients who live with serious mental illness. The Recovery Model is the framework for all adult services and is based on the belief that adults diagnosed with a mental illness can lead productive lives by seeking and maintaining meaningful relationships through employment, education, volunteer work, and participating fully in their community.

As a result of the Mental Health Services Act, additional services are available to clients with a different level of mental health needs and recovery goals, including prevention and early intervention and intensive services such as full service partnerships. With an MHUCC and psychiatric emergency services currently on the Olive View-UCLA campus, the proposed new MHWC will create

a full continuum of care for clients.

On September 4, 2018, the Board established the Olive View Campus MHUCC project. The MHUCC is proposed to be a 9,900-square-foot structure, located near the Residential Treatment Program (RTP) to facilitate treatment and transfer of patients. The proposed MHUCC will replace the existing Psychiatric Urgent Care Center on the west side of the Olive View campus. Upon completion of the proposed MHUCC, the existing Psychiatric Urgent Care Center will be repurposed for other needed programs. Currently, a children's Hub is being proposed to replace the existing Psychiatric Urgent Care Center. Cost to repurpose the existing Psychiatric Urgent Care Center will be available upon determination of a mental health program to be placed in this facility.

The MHWC is also proposed to be a 9,900-square-foot structure. The proposed MHWC will provide outpatient adult and family/older adult outpatient services geared toward the Recovery Model and includes treatment of co-occurring disorders, dual diagnosis services, psychological and vocational assessment services, and group and family therapy.

The proposed MHWC and MHUCC will be built on a shared location of approximately 58,000-square-feet of an existing parking lot area north of the hospital. Additionally, another existing surface parking lot of approximately 135,000 square feet north of the project will be resurfaced and upgraded with landscaping improvements.

Make-ready work for the projects includes removal of the existing parking lot, demolishing miscellaneous buildings, rough grading, and utility preparation work. The make-ready work will be accomplished use previously approved JOCs.

Green Building/Sustainable Design Program

On December 20, 2016, the Board adopted a new Leadership in Energy and Environmental Design policy. The MHWC and MHUCC are exempt from the Board-adopted leadership in Energy and Environmental Design policy since they are all under 10,000 square feet.

It is anticipated that the construction of the projects will begin in February 2020 and be substantially completed in the spring of 2021.

Implementation of Strategic Plan Goals

The County Strategic Plan directs the provision of Strategy II.2, Support the Wellness of our Communities, and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, Objective III.3.2, Manage and Maximize County Assets. The recommended actions help to achieve these goals by using existing buildings or land that will provide centralized services for comprehensive and seamless healthcare services to the residents of the County seeking healthcare assistance.

FISCAL IMPACT/FINANCING

The projects budget (Enclosure A) for the proposed Olive View-UCLA (OV-UCLA) Campus MHWC is \$13,144,000 and \$14,665,000 for the MHUCC. The projects budget includes construction, change order contingency, plans and specifications, permit fees, consultant services, inspectionservices, and County services.

These projects will be funded by State Mental Health Services Act revenue in the amount of \$23,609,000 and an SB Grant California Health Facilities Financing Authority in the amount of \$4,200,000.

Approval of the enclosed Appropriation Adjustment (Enclosure B) will provide sufficient appropriation in FY 2019-20 Capital Projects budget to fully fund the projects.

Operating Budget Impact

Following completion of the projects, DMH anticipates one-time cost estimated at \$500,000 for each project, totaling \$1 million. The one-time costs will be funded by State and Federal revenues.

DMH also anticipates ongoing annual operation costs estimated at \$4,000,000 for OV-UCLA MHWC and \$6,000,000 for OV-UCLA MHUCC. The ongoing costs for these programs will be funded with State and Federal revenues.

Funding for operating costs will be requested through DMH's annual budget request process. There is no net County cost impact associated with the recommended actions.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy, 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 ten percent be performed by Targeted Workers facing employment barriers.

A standard design-build contract in a form previously approved by County Counsel will be used that contains terms and conditions supporting the Board's ordinances and policies, including but not limited to, the 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 Services Notice 1015).

In accordance with the Board's Civic Art Policy, the proposed project budgets include 1 percent of the design and construction costs to be allocated to the Civic Art fund (\$101,900 for MHWC and \$114,800 for MHUCC).

ENVIRONMENTAL DOCUMENTATION

On October 15, 2019, the Board, acting as the lead agency, certified an EIR for the Olive View Medical Center Master Plan and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the Master Plan project. The Wellness Center and Urgent Care Center projects, as a component of the Restorative Care Village projects, are a part of the Master Plan and included at a project level of analysis in the EIR analysis for Tier I. Approval of the award and execution for the design-build contract is within the scope of the adopted EIR and MMRP. J.R. Abbott Construction, Inc., proposal for the Restorative Care Village projects are consistent with the scope of the projects analyzed in the EIR. There are no changes to the projects or to the circumstances under which the projects are undertaken that require further review under CEQA. The MMRP, Findings of Fact, and Statement of Overriding Consideration will apply to the MHWC and MHUCC projects.

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 of the California Public Resources Code.

The previously certified EIR is available and can be viewed at the County of Los Angeles, Public Works, Project Management Division I, 900 S. Fremont Avenue, Alhambra, CA 91803, as well as online at: <http://dpwftp.co.la.ca.us/pub/pmd/OVMC>.

CONTRACTING PROCESS

The design-build procurements were conducted in accordance with the design-build policy adopted by the Board on June 4, 2016.

On January 3, 2019, Public Works issued a Request for Proposal (RFP) for design-build services for the MHC and MHUC projects. The contract opportunities were listed on the County's "Doing Business with Us" and "Do Business with Public Works" websites. Public Works also informed the local small business enterprises about these business opportunities for those certified by the County of Los Angeles Department of Consumer and Business Affairs.

The first phase of the RFP process was the submittal of a prequalification questionnaire by all interested design-build firms. On February 7, 2019, six prequalification questionnaires were received for evaluation of the MHC and MHUC RFP. The prequalification questionnaires for the MHC and MHUC were reviewed by an evaluation committee comprised of staff from DMH and Public Works. Based on the review and evaluation of the prequalification questionnaires, six firms were determined to be prequalified. In accordance with the shortlisting requirements in the RFPs, three firms (Cannon Building Services, Inc.; Charles Pankow Builders, Ltd.; and J.R. Abbott Construction, Inc.) were shortlisted and invited to submit technical and cost proposals for the projects.

On August 13, 2019, two of the three short-listed design-build firms submitted technical and cost proposals for evaluation on the MHC and MHUC RFP. The technical and cost proposals were evaluated by the evaluation committees based on technical design and construction expertise, team organization and personnel, proposed delivery plans, life cycle cost analysis, skilled labor force availability, cost proposal, proposed design, and design excellence. J.R. Abbott Construction, Inc., in its design-build proposals for RFP, was found to have submitted the best value and most advantageous proposals to perform these services under the design-build delivery method, in accordance with the evaluation criteria stated in the RFP. These evaluations were completed without regard to race, creed, color, or gender.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions is not expected to have an adverse impact on the OV-UCLA campus. All patient care services on the OV-UCLA campus 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,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" and last name "Pestrella" clearly distinguishable.

MARK PESTRELLA

Director

MP:AKM:jc

Enclosures

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

ENCLOSURE A

**CONSTRUCTION CONTRACT
PUBLIC BUILDINGS CORE SERVICE AREA
OLIVE VIEW CAMPUS MENTAL HEALTH WELLNESS CENTER AND
URGENT CARE CENTER PROJECTS
APPROVE AND ESTABLISH CAPITAL PROJECT NO. 69876
APPROVE PROJECTS BUDGET AND RELATED APPROPRIATION ADJUSTMENT
AUTHORIZE USE OF JOB ORDER CONTRACT
AWARD DESIGN-BUILD CONTRACT
SPECS. 7556; CAPITAL PROJECT NO. 69874
SPECS. 7580; CAPITAL PROJECT NO. 69876
(SUPERVISORIAL DISTRICTS 3 AND 5)
(4 VOTES)**

IV. PROJECT SCHEDULE SUMMARY – MHUCC

Project Activity	Scheduled Completion Date
Project Scoping Documents	05/19
Award Design-Build Contract	10/19
Construction Documents	By Design-Builder
Jurisdictional Approvals	By Design-Builder
Construction Start	04/27/20
Substantial Completion	04/27/21
Final Acceptance	05/28/21

*Completed activity.

II. PROJECT BUDGET SUMMARY – MHUCC

Budget Category	Total
Construction	\$12,547,900
Equipment	\$ 60,000
Plans and Specifications	\$ 240,000
Consultant Services	\$ 332,600
Miscellaneous Expenditure	\$ 45,600
Jurisdictional Review, Plan Check and Permit	\$ 543,300
County Services	\$ 895,600
Total	\$14,665,000

ENCLOSURE A

**CONSTRUCTION CONTRACT
PUBLIC BUILDINGS CORE SERVICE AREA
OLIVE VIEW CAMPUS MENTAL HEALTH WELLNESS CENTER AND
UGENT CARE CENTER PROJECTS
APPROVE AND ESTABLISH CAPITAL PROJECT NO. 69876
APPROVE PROJECTS BUDGET AND RELATED APPROPRIATION ADJUSTMENT
AUTHORIZE USE OF JOB ORDER CONTRACT
AWARD DESIGN-BUILD CONTRACT
SPECS. 7556; CAPITAL PROJECT NO. 69874
SPECS. 7580; CAPITAL PROJECT NO. 69876
(SUPERVISORIAL DISTRICTS 3 AND 5)
(4 VOTES)**

V. PROJECT SCHEDULE SUMMARY – MHWC

Project Activity	Scheduled Completion Date
Project Scoping Documents	05/19
Award Design-Build Contract	10/19
Construction Documents	By Design-Builder
Jurisdictional Approvals	By Design-Builder
Construction Start	04/27/20
Substantial Completion	04/27/21
Final Acceptance	05/28/21

*Completed activity.

II. PROJECT BUDGET SUMMARY – MHWC

Budget Category	Total
Construction	\$11,151,186
Equipment	\$ 60,000
Plans and Specifications	\$ 220,000
Consultant Services	\$ 328,600
Miscellaneous Expenditure	\$ 45,598
Jurisdictional Review, Plan Check and Permit	\$ 485,760
County Services	\$ 852,856
Total	\$13,144,000

October 21, 2019

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

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 2019-20****4 - VOTES****SOURCES****USES**

BA DETAIL - SEE ATTACHMENT PAGE 1

BA DETAIL - SEE ATTACHMENT PAGE 1

SOURCES TOTAL**\$ 51,418,000****USES TOTAL****\$ 51,418,000****JUSTIFICATION**

Reflects an increase in appropriation to fund Olive View-UCLA Medical Center Restorative Care Village projects, which include Mental Health Urgent Care Center and Mental Health Wellness Center projects. These projects are funded by State Mental Health Services Act revenue and SB 82 grant revenue from California Health Facilities Financing Authority.

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

AUTHORIZED SIGNATURE

JAMES YUN, MANAGER, CEO

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

#33

OCT 29 2019

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR ACTION
EXECUTIVE OFFICER FOR---

☒ RECOMMENDATION☒ APPROVED AS REQUESTED☐ APPROVED AS REVISED

AUDITOR-CONTROLLER

BY

Landam

CHIEF EXECUTIVE OFFICER

BY

James Yun

B.A. NO. 059

DATE

Oct 21, 2019

DATE

10/21/19

**DEPARTMENT OF MENTAL HEALTH
REQUEST FOR APPROPRIATION ADJUSTMENT
CAPITAL PROJECTS
FISCAL YEAR 2019-20**

4 VOTES

SOURCES:**MENTAL HEALTH SERVICES ACT-PROP 63**

BT1-3047

Committed for Budget Uncertainties

Decrease Obligated Fund Balance \$ 23,609,000

DEPARTMENT OF MENTAL HEALTH

Olive View Campus Mental Health Wellness Center Project

A01-CP-96-9919-65039-69876

Operating Transfer In/CP

Increase Revenue \$ 13,144,000

DEPARTMENT OF MENTAL HEALTH

Olive View Campus Mental Health Urgent Care Center project

A01-CP-96-9919-65039-69874

Operating Transfer In/CP

Increase Revenue \$ 10,465,000

DEPARTMENT OF MENTAL HEALTH

Olive View Campus Mental Health Urgent Care Center project

A01-CP-88-8783-65039-69874

State Aid-Construction/CP

Increase Revenue \$ 4,200,000

Total**\$ 51,418,000****USES:****MENTAL HEALTH SERVICES ACT-PROP 63**

BT1-MH-6100-41189

Other Financing Uses

Increase Appropriation \$ 23,609,000

DEPARTMENT OF MENTAL HEALTH

Olive View Campus Mental Health Wellness Center Project

A01-CP-6014-65039-69876

Capital Assets-Building & Improvement

Increase Appropriation \$ 13,144,000

DEPARTMENT OF MENTAL HEALTH

Olive View Campus Mental Health Urgent Care Center project

A01-CP-6014-65039-69874

Capital Assets-Building & Improvement

Increase Appropriation \$14,665,000

Total**\$ 51,418,000**

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

BA # 059

35

OCT 29 2019

Lanham 10/21/19

Celia Zavala
CELIA ZAVALA
EXECUTIVE OFFICER