



MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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# ADOPTED

IN REPLY PLEASE  
REFER TO FILE

October 29, 2019

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

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

36 October 29, 2019

CELIA ZAVALA  
EXECUTIVE OFFICER

Dear Supervisors:

**CONSTRUCTION CONTRACT  
PUBLIC BUILDINGS CORE SERVICE AREA  
FIRE COMMAND AND CONTROL FACILITY  
ELECTRICAL-HEATING VENTILATION AND AIR CONDITIONING  
REFURBISHMENT PROJECT  
APPROVE CAPITAL PROJECT NO. 89054  
APPROVE TOTAL PROJECT BUDGET  
APPROVE APPROPRIATION ADJUSTMENT  
SPECS. 7452; CAPITAL PROJECT NO. 89054  
(SUPERVISORIAL DISTRICT 1)  
(4 VOTES)**

## **SUBJECT**

Public Works is seeking Board approval of the project and authorization to deliver the project using a Board-approved Job Order Contract.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY CONSOLIDATED FIRE PROTECTION DISTRICT:**

1. Find that the proposed Fire Command and Control Facility Electrical-Heating Ventilation and Air Conditioning Refurbishment project is exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Approve the Fire Command and Control Facility Electrical-Heating Ventilation and Air Conditioning Refurbishment project, Capital Project No. 89054 and the total project budget of \$2,313,000.

3. Approve the Appropriation Adjustment to transfer \$558,000 from the Fire Department – Committed for Capital Projects to the Fire Accumulative Capital Outlay Fund, Capital Project No. 89054 to fully fund the Fire Command and Control Facility Electrical-Heating Ventilation and Air Conditioning Refurbishment project.
4. Authorize the Director of Public Works or his designee to deliver the proposed project using a Board-approved Job Order Contract.
5. Delegate authority to the Fire Chief or his designee to execute any easements, permits, and utility connection agreements necessary for the completion of the project, provided that the costs related to the easements, permits and agreement do not cause the project to exceed the approved project budget.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will find that the proposed Fire Command and Control Facility (FCCF) Electrical-Heating Ventilation and Air Conditioning Refurbishment project is exempt from the California Environmental Quality Act (CEQA); approve the project (Enclosure A), approve the project budget and an Appropriation Adjustment (Enclosure B); authorize Public Works to deliver the proposed project using a Board-approved Job Order Contract (JOC); delegate authority to the Fire Chief of the Consolidated Fire Protection District of Los Angeles County (District) to execute any easements and permit and utility connection agreements required to complete the project; and authorize the Fire Chief to take all further actions necessary and appropriate to deliver the project.

### **Background**

The FCCF is located at the District's Headquarters at 1320 North Eastern Avenue in the unincorporated area of East Los Angeles. The FCCF houses critical emergency response communication systems, which require mechanical cooling and electrical support systems to ensure their reliable operation. The current cooling system has exceeded its service life.

This project will refurbish the existing system and change out components that are past their useful life, which includes the chillers. The system is not being replaced in its entirety and components that are still serviceable and useful (piping/ductwork) will remain as part of the refurbishment.

As part of the proposed project, Southern California Edison would be contracted to provide a redundant electrical supply line to ensure a continued power feed in the event of a main grid failure. Associated roof repair and replacement will also be included in the project as the mechanical equipment is located on the roof and the work will impact the underlying roof materials.

Public Works completed the design for the project using a Board-approved, on-call architect/engineer agreement and is now seeking approval to complete the refurbishment and repair work using a Board-approved JOC contract. It is anticipated that construction will begin in December 2019 and be substantially completed in July 2020.

### **Green Building/Sustainable Design Program**

The project supports the Board's Sustainable Design Program by implementing energy-efficient

mechanical equipment, which will lead to a reduction in energy consumption and subsequent operating costs.

### **Implementation of Strategic Plan Goals**

The County Strategic Plan directs the provision of Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. The recommended actions support the strategic plan by supporting infrastructure and investing in public infrastructure that will maximize the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public service.

### **FISCAL IMPACT/FINANCING**

The total project budget is \$2,313,000, which includes plans and specifications, construction, change orders, consultant services, inspection services, and County services.

Approval of the Appropriation Adjustment will transfer \$558,000 from the Fire Department – Committed for Capital Projects to the Fire Accumulative Capital Outlay Fund into Capital Project No. 89054 to fully fund the FCCF Electrical-HVAC Refurbishment project. There is no impact to the net County cost.

#### **Operational Budget Impact**

It is anticipated that the proposed project will not result in additional operating costs.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In accordance with the Board's Civic Art Policy, the project budget is exempt from the Civic Art fund as the project provides for repair, refurbishment, and replacement of existing building systems.

A Board-approved JOC will be used that contains terms and conditions supporting the Board's ordinances and policies, including, but not limited to: Child Support Compliance Program; Contractor Responsibility and Debarment; Contractor Employee Jury Service Program; Defaulted Property Tax Reduction Program; County's Greater Avenues for Independence and General Relief Opportunities for Work (GAIN/GROW); Reporting of Improper Solicitations; Contract Language to Assist in Placement of Displaced County Workers; and Notice of Contract Employees of Newborn Abandonment Law (Safely Surrender Baby Law).

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

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy amended on June 11, 2019, the project will apply a best effort hiring goal of at least 30 percent of the total California craft worker hours for construction of the project be performed by Local Residents.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed project is categorically exempt from CEQA. The project includes replacement of the existing mechanical cooling system equipment, and is therefore, within classes of projects that have been determined not to have a significant effect on the environment in accordance with State CEQA

Guidelines Sections 15301 (a) and (d), 15302 (c), and 15303 and Classes 1 (d), 2 (a) and (e), and 3 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, which apply to repair and minor alteration to existing facilities with negligible or no expansion of use; replacement of existing features, which will have the same purpose and capacity; and installation of small new equipment at existing facilities. In addition based on the project records, the project will 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 site lists compiled pursuant to Government Code 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

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

### **CONTRACTING PROCESS**

Public Works utilized a Board-approved, on-call architect/engineer agreement with J.C. Chang and Associates, Inc., to complete the design of the project.

Upon the Board's authorization, construction of the project will be completed using a Board-approved JOC.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current County services or projects during the performance of the authorized activities. The FCCF will remain operational during construction of the mechanical system upgrades.

### **CONCLUSION**

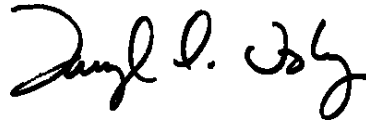
Please return one adopted copy of this Board letter to Public Works, Project Management Division I and the Fire Department.

Respectfully submitted,



MARK PESTRELLA

Director



DARYL L. OSBY

FIRE CHIEF, FORESTER & FIRE WARDEN

MP:AKM:cg

Enclosures

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

October 29, 2019

**ENCLOSURE A**

**CONSTRUCTION CONTRACT  
PUBLIC BUILDINGS CORE SERVICE AREA  
FIRE COMMAND AND CONTROL FACILITY  
ELECTRICAL-HEATING VENTILATION AND AIR CONDITIONING  
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(SUPERVISORIAL DISTRICT 1)  
(4 VOTES)**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Construction Documents	May 2017
Jurisdictional Approvals	August 2017
Construction Award	December 2019
Substantial Completion	July 2020
Project Acceptance	August 2020

**II. PROJECT BUDGET SUMMARY**

<b>Project Activity</b>	<b>Revised Budget</b>
Construction	\$ 1,808,000
Plans and Specifications	\$ 157,000
Consultant Services	\$ 19,000
Miscellaneous Expenditures	\$ 55,000
Jurisdictional Review/Plan Check/Permits	\$ 81,000
County Services	\$ 193,000
<b>TOTAL</b>	<b>\$ 2,313,000</b>



September 11, 2019

COUNTY OF LOS ANGELES

**REQUEST FOR APPROPRIATION ADJUSTMENT**

FIRE DEPARTMENT

**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****FIRE DEPARTMENT**

DA1-3016

COMMITTED FOR CAPITAL PROJECTS

**DECREASE OBLIGATED FUND BALANCE 558,000****FIRE DEPARTMENT**

DA1-FR-6100-40100

OTHER FINANCING USES

**INCREASE APPROPRIATION 558,000****FIRE DEPARTMENT****FCCF ELECTRICAL-HVAC REFURBISHMENT PROJECT**

J13-CP-96-9919-65033-89054

OPERATING TRANSFERS IN - CAPITAL PROJECTS

**INCREASE REVENUE 558,000****FIRE DEPARTMENT****FCCF ELECTRICAL-HVAC REFURBISHMENT PROJECT**

J13-CP-6014-65033-89054

CAPITAL ASSETS - B &amp; I

**INCREASE APPROPRIATION 558,000****SOURCES TOTAL \$ 1,116,000****USES TOTAL \$ 1,116,000****JUSTIFICATION**

The appropriation adjustment reflects the transfer of \$558,000 from the Fire Department - Committed for Capital Projects to the Fire Accumulative Capital Outlay Fund, Capital Project No. 89054, to fully fund the Fire Command and Control Facility - Electrical-HVAC Refurbishment project.

**ADOPTED**BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

# 36

OCT 29 2019

AUTHORIZED SIGNATURE

ADRIAN LI, ASM III, FMD

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

*Celia Zavala*CELIA ZAVALA  
EXECUTIVE OFFICERREFERRED TO THE CHIEF  
EXECUTIVE OFFICER FOR---☐ ACTION☒ RECOMMENDATION

BY

DATE

*Lafam*  
*Sept. 29, 2019*☒ APPROVED AS REQUESTED☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY

DATE

*Adrian Li*  
*10/1/19*

AUDITOR-CONTROLLER

B.A. NO. 044