



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE  
REFER TO FILE: **PM-1**

September 19, 2002

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:

**LOS PADRINOS JUVENILE HALL - HOUSING UNITS  
APPROVE MITIGATED NEGATIVE DECLARATION  
APPROVE MITIGATION MONITORING AND REPORTING PROGRAM  
APPROVE DEMOLITION  
AWARD SUPPLEMENTAL AGREEMENT  
SPECS. 5498; C.P. 77460  
SUPERVISORIAL DISTRICT 4  
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND THE  
CHIEF PROBATION OFFICER THAT YOUR BOARD:**

1. Consider the Mitigated Negative Declaration (Enclosure B) for the proposed housing units project at the Los Padrinos Juvenile Hall in the City of Downey, together with any comments received during the public review process; find that the project with the proposed mitigation measures will not have a significant effect on the environment; find that the Mitigated Negative Declaration reflects the independent judgment of the County; and approve the Mitigated Negative Declaration.
2. Adopt the Mitigation Monitoring and Reporting Program contained in Section 7 of Enclosure B to ensure compliance with the project changes and conditions adopted to mitigate or to avoid significant impacts on the environment.

3. Find that the project will have no adverse effect on wildlife resources as defined in Section 711.2 of the Fish and Game Code because the project site is located in an urbanized area and authorize Public Works to complete and file a Certificate of Fee Exemption for the project.
4. Approve and authorize the Director of Public Works to deliver the project.
5. Approve demolition of Buildings 3, 19, 21, and 22 at the Los Padrinos Juvenile Hall to be funded by the existing project budget.
6. Award and authorize the Director of Public Works to execute Supplemental Agreement 1 to Contract PW 12401 with RBB Architects, Inc., for additional architect/engineer services prior to and during construction for the Los Padrinos Juvenile Hall for a not to exceed fee of \$640,935 to be funded through a State Grant issued through the Board of Corrections and County matching funds and establish the effective date of the contract following Board approval.

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

The actions in the recommendations will make way for the construction of two new 120-bed housing units and a parking structure addition at the Los Padrinos Juvenile Hall.

On February 13, 2001, your Board authorized the Chief Administrative Office to accept and execute a grant award in the amount of \$24,120,000 from the California State BOC and County matching funds of \$12,947,000 for a total project cost of \$37,067,000 for the Los Padrinos Juvenile Hall Housing Units project. The project includes demolition of several deteriorated buildings containing 56 existing beds, constructing an 85-car parking structure, and two new 120-bed housing units with a net increase of 184 beds for a total rated capacity of 605 beds. The demolition of Buildings 3, 19, 21, and 22 is part of the scope of work funded by the State Grant.

On January 15, 2002, your Board approved the use of a competitive qualifications-based selection process to determine the successful design-build proposer to ensure the project's completion prior to the BOC Grant deadline of June 30, 2004.

The Mitigated Negative Declaration indicated that the project with the proposed mitigation measures would not have a significant effect on the environment. A draft Mitigated Negative Declaration was prepared and circulated for public review and must be approved by your Board prior to awarding the design-build contract. The Mitigation Monitoring and Reporting Program will be used to ensure compliance with environmental mitigation measures associated with developing the proposed project.

Your Board is required to approve the demolition of County assets prior to proceeding with such work. The four buildings will be demolished shortly after award of the design-build contract scheduled for approval by your Board in late October 2002.

On August 14, 2001, your Board authorized an agreement with RBB Architects for A/E services including preparing project definition documents with the understanding that in the future RBB Architects would be presenting a proposal for peer review construction administration services to oversee the design-build firms. On July 24, 2002, RBB Architects proposed additional fees of \$640,935 over the duration of the project to ensure the selected design-build entity complies with the project definition documents, including review of design documents, requests for information, change orders, submittals, payment applications, and as-built record drawings.

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

These actions meet the County's Strategic Plan Goals for Fiscal Responsibility and Service Excellence by investing in public infrastructure, which reduces overcrowded conditions while increasing the juvenile hall's bed-rating capacity, and by increasing staff parking. The project also satisfies the goal of Workforce Excellence by creating an improved and more secure work environment.

### **FISCAL IMPACT/FINANCING**

The total project budget, including County services, plans and specifications, plan check, construction, equipment, consultant services, and miscellaneous expenditures, is currently estimated at \$37,067,000, which is the project budget previously authorized by your Board. The project is funded by a \$24,120,000 State Grant issued through the BOC and County matching funds of \$12,947,000. In addition to the County match, an appropriation of \$750,000 for equipment will be required no later than Fiscal Year 2003-04. Grant funds are submitted in arrears; therefore, cost must be incurred by the grantee prior to submitting a request for reimbursement.

The recommended supplemental agreement is for a not to exceed fee of \$640,935, which is allocated under the Consultant Services category of the project budget. Sufficient funds are available in the Fiscal Year 2002-03 Capital Project Budget (C.P. 77460) for awarding the recommended agreement.

The Project Schedule and Budget Summary are included in Enclosure A.

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

Under the California Environmental Quality Act, the County must provide public notice prior to adopting the Mitigated Negative Declaration. To comply with this requirement, a Public Notice was issued to all residents within a 500-foot radius of the proposed project site as well as to all applicable responsible and trustee agencies on January 17, 2002. Copies of the Mitigated Negative Declaration were sent to the Downey City Library and the Los Padrinos Juvenile Hall for public review.

A standard supplemental agreement, in the form previously approved by County Counsel, will be used. The existing consultant services agreement with RBB Architects includes the standard Board-directed clauses that provide for termination of services, renegotiation, hiring qualified displaced County employees, GAIN, Contractor Employee Jury Services Program, and Child Support Compliance.

### **ENVIRONMENTAL DOCUMENTATION**

On August 30, 2001, Public Works executed a contract for environmental evaluation and preparation of an Initial Study/Mitigated Negative Declaration for the Los Padrinos Juvenile Hall Housing Units project. The Mitigated Negative Declaration was circulated on January 17, 2002, for agency and public review in accordance with CEQA requirements. The review period ended on February 6, 2002. Eight comments were received during the review period.

The mitigation measures included in the CEQA environmental documents for this project specifically address air quality, noise levels, and traffic circulation. Recommended measures to mitigate impacts on these resources include restriping the top floor of the existing parking structure and various noise and exhaust emission minimization procedures, which will be incorporated into the project. The Mitigated Negative Declaration concluded that the project with the proposed mitigation measures will not have a significant effect on the environment.

Therefore, we recommend that your Board approve the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program in accordance with CEQA and find that by incorporating the mitigation measures described in the Mitigation Monitoring and Reporting Program, the project will have no significant effect on the environment.

A fee must be paid to the State Department of Fish and Game when certain notices required by CEQA are filed with the County Clerk. The County is exempt from paying this fee when the Board finds that a project will have no impact on wildlife resources. The Initial Study of Environmental Factors concluded that there will be no adverse effects on wildlife resources because the project site is located in an urbanized area. Following approval of the Mitigated Negative Declaration by your Board, Public Works will file a Certificate of Fee Exemption with the County Clerk. Public Works will also file a Notice of Determination in accordance with the requirements of Section 21152(a) of the California Public Resources Code.

### **CONTRACTING PROCESS**

On January 16, 2002, the design-build qualifications-based selection requests for proposals were made available to the public. The proposals for the qualifications-based selection process will be submitted in two parts. The first part was submitted on February 20, 2002, and included the design-build team's qualifications, including BOC grant project experience, detention facility experience, prior collective experience with on-time delivery of fast-track construction, established project team history, and financial capacity.

A panel from the CAO, Probation, and Public Works evaluated the first part of the proposals to establish a short list of firms to submit proposals for the second part of the process. On June 13, 2002, these short-listed firms were invited to submit full proposals including a management plan, proposed critical path schedule, a cost proposal, and oral presentation. The second part of the proposal was submitted on August 6, 2002, and evaluated by the same panel to determine the most advantageous proposal. We will return to your Board in October 2002 to award the design-build contract. Although we were scheduled to return to your Board at the end of April to award the design-build contract, several proposal deadline extensions and a clarification of the design-build qualifications-based selection request for proposals have resulted in a delayed award. However, the BOC-required project construction completion and acceptance dates will still be met as a result of the proposed design-build activities requiring less time than anticipated.

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On August 14, 2001, your Board authorized Contract PW 12401 with RBB Architects to provide project definition documents for the Los Padrinos Juvenile Hall Housing Units Capital Project for a not to exceed fee of \$351,300. We also indicated we would return to your Board to award this supplemental agreement. RBB Architects has agreed to provide the supplemental services for a total not to exceed fee of \$640,935.

The negotiated fee has been reviewed by Probation and Public Works and is considered reasonable for the scope of work. The proposed fee will increase the total contract amount from \$351,300 to \$992,235.

Public Works has evaluated and determined that the Living Wage Program (County Code Chapter 2.201) does not apply to the recommended agreement as this agreement is for non-Proposition A services.

RBB Architects' Community Business Enterprise participation data and three-year contracting history are on file with Public Works.

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

Prior to demolition, approximately 56 wards will be temporarily relocated to other off-site facilities or housed in alternate facilities at the Los Padrinos Juvenile Hall. The project specifications include language instructing the contractor to coordinate the construction activities and schedule with Probation and Public Works to minimize impacts or disruption of operations. Probation is aware of the anticipated impacts on the facility and is prepared to modify its current operations in support of this construction. All construction activities will be closely monitored to ensure the safety and security of the wards and the staff at the Los Padrinos Juvenile Hall.

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**CONCLUSION**

Please return one adopted copy of this letter to the CAO (Capital Projects Division), Probation, and Public Works.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

RICHARD SHUMSKY  
Chief Probation Officer

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cc: Auditor-Controller  
County Counsel  
Department of Public Social Services (GAIN Program)

September 19, 2002

**ENCLOSURE A**

**LOS PADRINOS JUVENILE HALL HOUSING UNITS PROJECT  
APPROVE MITIGATED NEGATIVE DECLARATION  
APPROVE MITIGATION MONITORING PROGRAM  
APPROVE DEMOLITION  
AWARD SUPPLEMENTAL AGREEMENT  
SPECS. 5498; C.P. 77460**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>	<b>Revised Completion Date</b>
Project Needs Assessment	10/30/00*	
Project Definition Documents	12/05/01*	
Design-Build Contract Award	04/30/02	10/29/02
Environmental Documentation	03/19/02	09/03/02*
Construction Notice to Proceed Completion Acceptance and BOC Grant Deadline	05/22/02 04/01/04 06/30/04	11/06/02
Occupancy	09/01/04	

\* Indicates completed activities.



**II. PROJECT BUDGET SUMMARY**

<b>Budget Category</b>	<b>Project Budget</b>
Land Acquisition	-0-
Design-Build Contract	
(a) Construction	\$ 27,495,000
(b) Change Orders	\$ 3,056,000
(c) Design	\$ 2,422,000
Subtotal	\$ 32,973,000
Consultant Services**	\$ 1,123,730
Miscellaneous Expenditures	
(a) Fees	\$ 66,000
(b) Printing, Public Notices	\$ 33,000
Subtotal	\$ 99,000
Jurisdictional Review and Plan Check	\$ 125,000
County Services	\$ 2,746,270
<b>TOTAL</b>	<b>\$ 37,067,000</b>
Pre-grant Application Work Fiscal Year 2000-01*	\$ 42,000
FF & E Fiscal Year 2003-04 Appropriation	\$ 750,000
Project Definition Documents Fiscal Year 2001-02***	\$ 387,080

\*These costs were financed by the Probation Department's operating budget.

\*\*The total funds for the recommended agreement are allocated under this category.

\*\*\*These services were performed by RBB Architects.