

Harbor-UCLA Medical Center Campus Master Plan Implementation

On December 20, 2016, the Los Angeles County (County) Board of Supervisors (Board) certified the final Environmental Impact Report for the Harbor-UCLA Medical Center Master Plan Project (Project). The Project includes a new hospital tower to replace the acute care functions at the existing hospital; new and renovated outpatient care facilities; campus support facilities; new parking structures; the build-out of the Los Angeles Biomedical Research Institute (LA BioMed) campus; and development of a bioscience technology park on the western portion of the Harbor-UCLA Medical Center Campus (Campus). The construction of a new hospital tower to replace the existing facility that opened in 1959 is driven by Senate Bill 1953 (SB 1953). SB 1953 established new seismic standards for acute care facilities and mandates that those services can no longer be provided after January 1, 2030 in buildings constructed before 1973. Additionally, the existing hospital and other Campus outpatient and support facilities have become increasingly inefficient to operate and maintain due to age and design obsolescence. The target date for the completion of the new hospital is 2026.

The Department of Public Works (DPW) will oversee implementation of the Project and will coordinate County projects with planned construction projects by LA BioMed. DPW plans to retain consultant services to provide project management, construction management and project controls support services that will augment the services provided by DPW.

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Management of multiple capital projects located throughout the Campus while maintaining patient services will be challenging with the layout of existing structures. Given current site constraints and phasing logistics issues, securing an off-site location for modular structures to house DPW staff and consultants through the duration of the Project would minimize disruptions and potential conflicts with competing demands for space on the Campus. A 0.64 acre vacant parking lot owned by LA BioMed and located adjacent to the Campus on 220th Street is a unique opportunity to secure readily available land in a rapidly urbanizing community.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Direct the Chief Executive Officer (CEO), or her designee, to initiate discussions with the Los Angeles Biomedical Research Institute (LA BioMed) to secure Los Angeles County (County) control of vacant property owned by LA Biomed located on 220th Street (Property), adjacent to the Harbor-UCLA Medical Center Campus (Campus), for the placement of modular structures to house Department of Public Works staff and consultants assigned to the oversee the construction of County-funded medical and related facilities on the Campus;
2. Authorize the CEO, or her designee, to conduct due diligence activities and obtain title, appraisal and appropriate environmental reports, and fund the \$75,000 in estimated cost of these activities from Capital Project No 67950, the Harbor-UCLA Pre-Planning Project;
3. Authorize the CEO, or her designee, to negotiate the terms for securing the Property including leasing, leasing with an option to purchase, or direct purchase, and return to the Board of Supervisors (Board) with a recommendation in writing within 90 days; and
4. Direct the CEO to include in the report to the Board options for the use of the Property upon completion of the Harbor-UCLA Medical Center Master Plan Project as well as potential funding sources, in the event a purchase option is recommended, including, but not limited to, staff and visitor parking, development of

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additional support facilities for the Campus, affordable or workforce housing, permanent supportive housing or community serving open space.

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