



Public Works

LOS ANGELES COUNTY

HARBOR-UCLA MEDICAL CENTER REPLACEMENT PROGRAM

Generator Building Retrofit Project Proposers Conference & Bid-walk

February 27, 2025

Agenda

- **Opening Statement**
- **Project Team**
- **Procurement Process Overview**
- **Project Description**
- **Schedule & Sequencing**
- **Site Logistics & Safety**
- **Questions**

Project Team

Office of Supervisor Holly J. Mitchell

Project Management Division I

- Gillian Tiede, Capital Projects Program Manager
- Nick Pappas, Lead Project Manager
- Tawfik Hebrara, Project Manager

Business Relations & Contracts

- Matt Jerge, Contract Administrator
(626) 458-2593
mjerge@dpw.lacounty.gov

Project Team

Architect of Record

- RBB Architects

Engineers of Record

- P2S: Electrical Engineer
- WSP: Mechanical and Plumbing Engineer
- JAMA: Structural Engineer
- Kimley-Horn: Civil Engineer
- Exante360: Low Voltage (Data & Technology)

Minimum Qualifications

- Contractors will be required to hold a valid A or B License.
- Experience with High-Voltage Systems is mandatory. This project involves complex and highly technical systems. To qualify to bid, the General Contractor must have successfully completed at least two (2) projects within the last four (10) years that involve:
 - Installation of 12kV generators or main 12kV electrical distribution buildings with one of them at very minimum was successfully completed under the HCAI-1 jurisdiction.
 - Each project must have a construction value of at least \$10 million.
- Contractors must demonstrate specific experience in working with 12kV live manholes and performing hot-work on live systems to avoid any disruptions to hospital operations.

Project Procurement & Delivery Methodology

- Design–Bid–Build Project
- Design completed in May 2024, currently in plan review with HCAI
- Contract shall be awarded to a responsive and responsible Bidder with the lowest bid price with preference to businesses that are certified by the County as a Local Small Business Enterprise
- Bidders will be required to complete an “Attestation of Contractor’s Qualifications” form proving their qualifications for this project
- Bidders which do not meet the minimum qualifications may not be awarded this project

Community Workforce Agreement & Local Worker Hire

Countywide Community Workforce Agreement

The Countywide Community Workforce Agreement (CWA) with the Los Angeles/Orange Counties Building and Construction Trades Council applies to this Project. **A copy of the CWA may be found here:**

<https://dpw.lacounty.gov/contracts/CommunityWorkforceAgreement/>

Local and Targeted Worker Hiring Policy

At least 30 percent of total construction labor hours worked on this project must be performed by a qualified Local Resident.

At least 10 percent of total hours worked shall be performed by County residents classified as a Targeted Worker facing barriers to employment.

Project Description

- Make-ready component of the Harbor-UCLA Replacement Program
- Consists of two increments:
 - **2E-Inc.1:** Construction of a new stand-alone, approximately 1,000-square-foot building under HCAI jurisdiction housing 12-kilovolt normal power distribution throughout the campus.
 - **2E-Inc.2:** Reconfiguration of the campus 12-kilovolt switchgear in the existing HCAI generator building, served by six 12-kilovolt generators to remain, which feeds essential emergency power throughout the entire campus. Also includes adding two new 25,000 Gallons fuel tanks to meet the HCAI NPC-5 96 hours capacity requirements.

Project Description

Page Turn

RBB Architects & P2S Engineering

Project Schedule and Phasing

Both increments **must be** completed and signed off by HCAI within the **20 months** total project duration.

- **2E-Inc.1:** All the underground infrastructure to be completed prior to the commencement of the 2E-Inc.2 inside the building scope. Contractor is encouraged to be creative and implement Lean Construction Principles in the planning and phasing the construction work activities to be delivered efficiently and within schedule.
- **2E-Inc.2:** Contractor is encouraged to start scope of work of the 2E-Inc.2 and carefully plan the potential 16 hospital power outages. Contractor is responsible for validating all the existing conditions and ensuring to take any proper measures including but not limited to providing Generators, as needed, to mitigate any potential disruptions to hospital operations.
- All 12KV Switchgear and associated relays and controllers will be OFCI. The GC should expect for all the equipment to be delivered on site within 14 months from the day of NTP
- County expects that all scope of work in both increments, except for the installation & re-testing of the OFCI equipment and feeder pulls, to be completed within the initial 14-month period
- A contractual interim milestone shall be included for the 14-month scope noted above

Project Schedule and Phasing

Milestones & Shutdowns

P2S Engineering

Site Logistics



Safety

Site Specific Challenges:

- Confined space work
- 12 KV live electrical (OSHA focus four)
- Disruption of H-UCLA operations
- Construction firms, vendors, and campus trade personnel working concurrently on-site

“Safety for Life”

Safety



- All work must be completed in compliance with federal, state, and local regulations.
- Contractor must provide a site-specific safety plan that addresses the hazards specific to the work and that provides means and methods for controlling employee exposure to those hazards.
 - Including perimeter protection plan to protect campus operations from construction hazards.
 - Emergency action plan (EAP) concurrent with federal, state, and local regulation.
 - Including utility plan for emergencies related to power outage or utility strike.
- Incident reporting procedure.
- Daily Job Hazard Analysis (JHA) with training.

Contractors are responsible for job site safety within their work areas.

Questions?