

Agenda Report

April 11, 2016

TO: Honorable Mayor and City Council

FROM: Planning & Community Development Department

SUBJECT: AMENDMENT TO CONTRACT NO. 30092 WITH PCR SERVICES CORPORATION TO INCREASE THE NOT-TO-EXCEED AMOUNT FROM \$144,213 TO \$199,713 FOR ENVIRONMENTAL SERVICES FOR THE HUNTINGTON MEMORIAL HOSPITAL MASTER PLAN AMENDMENT PROJECT

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the amendment to Contract No. 30092 with PCR Services Corporation (PCR) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule), and
2. Authorize the Interim City Manager to amend Contract No. 30092 with PCR Services Corporation to increase the contract amount by \$55,500, thereby increasing the not-to-exceed amount from \$144,213 to \$199,713 for the completion of the Final Environmental Impact Report (EIR) for the Huntington Memorial Hospital Master Plan Amendment project.

BACKGROUND:

On July 19, 2010 the City Council authorized the City Manager to enter into a contract with PCR Services Corporation in the amount of \$113,000 to prepare an EIR for the Huntington Memorial Hospital Master Plan Amendment project. During the process of PCR completing an Administrative Draft EIR, the applicant initiated changes to the project's scope. Due to the applicant-initiated changes, City Council authorized a contract amendment to increase the contract amount by \$31,213 (total not-to-exceed \$144,213) to analyze the changes in 2014. PCR completed a Draft EIR which was released for public review for 45-days from January 5, 2016 to February 19, 2016. The approved contract assumed an average response to comments to complete the Final EIR based on the fact that the hospital seeks to comply with State safety regulations with a minimal expansion in overall beds and services provided. However, based on

comments received, it has been determined that additional work is required to adequately prepare response to comments and complete the Final EIR.

Project Description

Huntington Memorial Hospital is a 625-bed, not-for-profit general medical and surgical hospital founded in 1892 and located on the present site since 1902. The Hospital is the only trauma center serving the San Gabriel Valley and one of 14 trauma centers currently in Los Angeles County. The 1994 Northridge Earthquake caused extensive damage to hospitals throughout the Los Angeles region. As a result of the earthquake, the State signed SB 1953, the Hospital Facilities Seismic Safety Act, into law in September 1994 requiring hospitals constructed after March 7, 1973 to comply with seismic building code safety requirements developed by the California Office of Statewide Health Planning and Development (OSHPD). Any hospital building deemed to pose a significant life safety risk or to be at risk for collapse in a major earthquake was required to cease operating as an acute care facility after January 1, 2008, with deadline extensions possible under certain circumstances. Subsequent legislation (SB 1661) further extended compliance deadlines with the final compliance deadline of January 1, 2020 for general acute care hospital buildings in the highest risk category, which applies to Huntington Memorial Hospital. In response to SB 1953 and SB 1661, the Hospital has identified several facilities that require seismic upgrading to comply with State laws, and therefore, is proposing a Master Plan Amendment to perform the required seismic upgrades and/or demolition and replacement of these facilities. Additionally, the Hospital is proposing to add 65 new beds, bringing the total bed count to 690 beds.

Contract Amendment

PCR completed a Draft EIR which was released for public review for 45-days from January 5, 2016 to February 19, 2016. Upon the end of the public review period, PCR cataloged an estimate of 210 individual comments that must be addressed, including comments from a Health Risk Assessment commissioned by an attorney representing the California Nurses Association/National Nurses Organizing Committee. The amount and complexity of comments exceeds what was previously anticipated for in the approved contract; therefore, a contract amendment of \$55,500 is being requested to allow PCR to adequately respond to comments. The contract amendment would allow for a refined Health Risk Assessment prepared by PCR staff with project specific parameters and project management efforts as the duration of the project has been extended past the original contract timeline. Staff is anticipating for the Final EIR and the project entitlement to be presented to City Council summer 2016 for consideration.

ENVIRONMENTAL ANALYSIS:

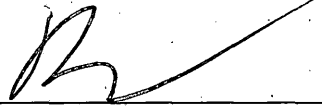
The proposed action is an authorization to amend the contract with PCR Services Corporation for the preparation of an EIR for the Huntington Memorial Hospital Master

Plan Amendment project. This action is the preparation of a technical study only and is therefore exempt from CEQA per Section 15061(b)(3) (General Rule).

FISCAL IMPACT:

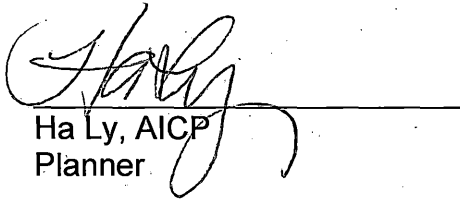
There is no impact to the City's budget associated with this action. All costs associated with this contract will be paid by the project applicant.

Respectfully submitted,



DAVID M. REYES
Interim Director of Planning & Community
Development Department

Prepared by:



Ha Ly, AICP
Planner

Reviewed by:



David Sinclair
Senior Planner

Approved by:



STEVE MERMELL
Interim City Manager