LOS ANGELES COUNTY
ISD
INTERNAL SERVICES

Dave Lambertson
Director

COUNTY OF LOS ANGELES
Internal Services Department
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To enrich lives through effective and caring service.

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March 29, 2007

Agenda Date: April 10, 2007

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:

**APPROVE TEN JOB ORDER CONTRACT AGREEMENTS,
APPROVE ONE AS NEEDED ARCHITECTURAL/ENGINEERING
SERVICES AGREEMENT,
APPROVE AMENDMENT NO. 1 TO AGREEMENT WITH
VANIR CONSTRUCTION MANAGEMENT, INC.
(ALL DISTRICTS - 3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Authorize the Director of Internal Services Department (ISD) or his designee to award and execute six general and four specialty (two electrical and two mechanical) Job Order Contract (JOC) agreements with the contractors listed on Attachment I in the form previously approved by County Counsel to provide services to County facilities such as as-needed repair, deferred maintenance, and refurbishments. The Agreements are for a one-year term effective on approval by the Board and are not-to-exceed $3.8 million per Agreement. The aggregate not-to-exceed amount for the ten Agreements is $38.0 million.

2. Authorize the Director of ISD or his designee to finalize and execute one services agreement to provide as-needed architectural/engineering (A/E) services, effective on execution through March 31, 2008 with API Consultants for $200,000.

3. Authorize the Director of ISD or his designee to execute Amendment No. 1 to Agreement AI 142 with Vanir Construction Management, Inc. (Vanir) to increase the annual expenditure authority for supplementary project management and support services by $400,000.

PURPOSE /JUSTIFICATION OF RECOMMENDED ACTION:

The recommended JOC agreements will enable ISD to provide facilities repair, deferred maintenance and refurbishment services requested by County departments and accomplish projects approved by your Board in an effective and timely manner. There are insufficient in-house resources to fulfill the current and anticipated County requirements for facilities repair, deferred maintenance, and refurbishment services. The ten recommended JOC agreements are required to perform high priority facilities work, and are required to replace previously approved JOC agreements, which are reaching their capacity limit.

The JOC program is a responsive and cost-effective resource to augment ISD's ability to accomplish County requirements for facilities repair, deferred maintenance and refurbishment services. The combination of JOC and County staff optimizes ISD's capabilities to mobilize, stage and execute multiple projects in a compressed time frame.

ISD's JOC program is experiencing an increase in workload in general and, more specifically, an increase in the number of technically challenging projects which often require more architectural and engineering support and project management resources than in past years. The recommended A/E services agreement and amendment to the Vanir project management and support services agreement address these increasing requirements.

The recommended A/E services agreement will augment the four existing A/E services agreements and will expand our ability to deliver these projects efficiently and timely.

The Vanir agreement was approved by your Board on May 16, 2006 for $3.5 million. The recommended action to amend the Vanir agreement for project management and support services to increase the annual expenditure authority by $400,000 is necessary to meet the additional project management requirements associated with these projects.

Implementation of Strategic Plan Goals:

The recommended JOC agreements support the County's Strategic Plan Goals No. 1 and No. 4 for Service Excellence and Fiscal Responsibility by effectively managing County resources and investing in the public infrastructure.

FISCAL IMPACT/FINANCING:

The recommended JOC agreements were bid for a not-to-exceed amount of $3.8 million per agreement to be exercised in increments on an as-needed basis. ISD's budget includes $38.0 million for JOC agreement expenditures in both FY 2006/07 and 2007/08. ISD will incur JOC expenditures to the extent that they are offset through County department billings and within available appropriation. ISD will seek Board approval for additional appropriation if funded requests for JOC services exceed funds available in ISD's budget.

Individual JOC agreements have a statutory limitation of $3.8 million with a one-year term as specified in Section 20128.5 of the Public Contract Code. The County is only obligated to order a minimum of $25,000 for the General, Electrical, and Mechanical JOC Agreements.

Board approval of the A/E agreement will provide contracting authority only. The Department is under no obligation to order a minimum amount of work. This contract will only be used where sufficient budgeted funds are available from departments requesting the work. ISD will incur A/E expenditures to the extent that they are offset through County department billings and within available appropriation.

The recommended amendment for construction project management and support services will increase the maximum allowable expenditure in fiscal year 2007-2008 and future fiscal years by $400,000. ISD will only incur construction project management expenditures to the extent that they are offset through County department billings and within available appropriation.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

Your Board has approved JOC agreements for ISD over the past several years. JOC Agreements are fixed fee, unit-price-based with indefinite quantities. The requested Agreements meet all Federal, State and County contracting requirements. The JOC Agreements are not Proposition "A" contracts and therefore are not subject to the County's Living Wage Program. JOC contractors are required to pay prevailing wages. The terms and conditions of the contracts have been approved as to form by County Counsel.

When A/E services under this agreement are required, ISD will request the services from one of the five A/E firms on a rotational basis. It is ISD's intent to equitably distribute design services among all of the contracted firms. Currently, ISD has four A/E Agreements that will expire on March 31, 2008. This fifth agreement will also expire on March 31, 2008.

All Agreements require firms to consider Greater Avenues for Independence Program and General Relief Opportunity for Work (GAIN/GROW) participants for future employment and will comply with the Jury Service Ordinance and the Safely Surrender Baby Law.

ENVIRONMENTAL DOCUMENTATION:

California Environmental Quality Act (CEQA) requires public agency decision makers to document and consider the environmental implications of their actions.

The JOC agreements provide for facilities repair, deferred maintenance and refurbishment services requested by County Departments, which are generally categorically exempt under CEQA.

Upon your Board authorizing the Director to execute JOC agreements, ISD will file all required Notices of Exemption for each categorically exempt project as provided for by CEQA. Your Board will be asked to make environmental determinations for any projects which are not categorically exempt.

CONTRACTING PROCESS:

On January 17, 2007, using the April 2006 Unit Price Books and the April 2006 Specifications adopted by your Board on May 16, 2006, an Invitation For Bids (IFB) was released to fourteen contractors shown in Attachment II. Notice of the IFB was also posted on the County's website (Attachment III) and in various trade publications. A pre-bid conference was held on January 31, 2007 to discuss bidding and project requirements. On February 13, 2007, bids were received for the ten JOC agreements.

Bidders were required to submit a set of cost adjustment factors that would be applied to the unit prices for work in the April 2006 Unit Price Books. Each bid was determined by calculating a composite factor using a predetermined and advertised formula. The lowest responsive and responsible contractors were selected without regard to race, creed, color or gender for each of the JOC Agreements.

Contractors associated with JOC agreements have historically subcontracted with Community Business Enterprise (CBE) firms, consistent with your Board's CBE participation goal. The Los Angeles County Community Business Enterprise program summary information on each firm is provided in Attachment IV. Of the ten agreements recommended for award, six are being awarded to certified CBEs. Furthermore, one of the agreements is being awarded to certified Local Small Business Enterprises (LSBE). This firm received the Local SBE preference applied to their individual bids.

ISD will initiate new JOC solicitations on an as-needed basis to support the needs of the County. As current agreements near expiration or reach their contract capacity, additional solicitations will be made and returned to your Board for approval.

A Request for Statement of Qualifications (RFSQ) for as-needed A/E services was issued to forty-three firms recommended by the Architectural Evaluation Board (AEB) with 11 firms responding. An Evaluation Committee consisting of representatives from the AEB, Public Works and ISD evaluated the responses. Your Board awarded agreements to the four highest qualified firms on February 15, 2005. Due to the increase in projects requiring design/engineering services, we are recommending the next most qualified firm to provide the necessary A/E services. The AEB and Public Works concur with this recommendation. API is a certified CBE firm. The Los Angeles County Community Business Enterprise program summary information on this firm is provided in Attachment V.

IMPACT ON CURRENT SERVICES (OR PROJECTS):

There is no employee impact. These agreements are intended to augment, but not replace, the County workforce and to ensure our ability to respond to emerging requirements.

CONCLUSION:

Your approval of the recommendations will provide the resources necessary to provide timely services to ISD's County customers. Please return one stamped copy of the approved Board letter to ISD.

Respectfully submitted,

Dave Lambertson
Director

DL:TT:sc (JOC_AE_CM Board Lttr r03-20-07)
Attachments (5)

c: Chief Administrative Officer
Executive Officer, Board of Supervisors

Attachment I

PROPOSED JOC CONTRACTORS

The following proposed JOC agreements are for a not-to-exceed $3.8 million within the same one-year term:

JOC #	CONTRACTOR	SERVICE
JOC # 69	MTM Construction	General
JOC # 70	MTM Construction	General
JOC # 71	Mackone Development	General
JOC # 72	Mackone Development	General
JOC # 73	Mackone Development	General
JOC # 74	Athena Engineering	General
EJOC # 19	MTM Construction	Electrical
EJOC # 20	Comet Electric, Inc.	Electrical
MJOC # 16	Athena Engineering	Mechanical
MJOC # 17	Harry Joh Construction	Mechanical

Attachment II

BIDDERS LIST

ACE Engineering, Inc.
1880 Wright Avenue
La Verne, CA 91750

Athena Engineering, Inc.
446 Borrego Ct.
San Dimas, CA 91773

Comet Electric, Inc.
7760 Deering Avenue
Canoga Park, CA 91304

H. C. Olsen Construction Co., Inc.
710 East Los Angeles Avenue
Monrovia, CA 91016

Mackone Development, Inc.
2244 Beverly Blvd.
Los Angeles, Ca 90057

New Creation Builders
17809 Clark Avenue
Bellflower, CA 90706

T&M Paint & Construction, Inc.
1835 N. Orangethorpe Park unit B
Anaheim, CA 92801

Angeles Contractors, Inc.
8461 Commonwealth Avenue
Buena Park, CA 91710

Cal-Pac Engineering Co., Inc.
811 Wilshire Blvd., #1003
Los Angeles, CA 90017

Harry H. Joh Construction, Inc.
8205 Somerset Blvd.
Paramount, CA 90723

JAM Corporation
1930 South Myrtle Avenue
Monrovia, CA 91016

MTM Construction, Inc.
2211 Hacienda Blvd., # 116
Hacienda Heights, CA 91745

SBS Corporation
31416 Agoura Road, Suite 135
Westlake Village, CA 91361

Torres Construction Corporation
930 Colorado Blvd., #3
Los Angeles, CA 90041

Attachment III

Bid Detail Information

Bid Number : JOC-2007-01

Bid Title : Job Order Contract for General AI153, AI154, AI155, AI156, AI157, AI158, AI159, AI160, AI161, AI162

Bid Type : Construction

Department : Internal Services Department

Commodity : CONSTRUCTION SERVICE, GENERAL (DIGGING, DITCHING, ROAD GRADING, ROCK STABILIZATION, ETC.)

Open Date : 1/17/2007

Closing Date : 2/13/2007 2:00 PM

Bid Amount : $ 3,800,000

Bid Download : Available

Bid Description : ISD uses JOC to repair, maintenance, and refurbish County facilities. A pre-bid conference will be held for all JOC bids at 10:00 a.m. on January 31, 2007, ISD/FOS Large Conference Room at 1100 N. Eastern Avenue, Los Angeles, CA 90063 to provide information on the project, bidding process, and answer any questions that potential bidders may have. It is strongly recommended that a principal of the company or a person authorized to make decisions for the company to attend the pre-bid conference. For futher directions, please contact Ms. Sue Chang at (323) 267-3129 or Ms. Emily Chan at (323) 267-2619.

Contact Name : Sue Chang

Contact Phone# : (323) 267-3129

Contact Email : sue.chang@isd.lacounty.gov

Last Changed On : 1/11/2007 9:27:01 AM

FIRM/ORGANIZATION INFORMATION AS PROVIDED BY CONTRACTORS FOR EACH JOB ORDER CONTRACT

This information was gathered for statistical purposes only. On final analysis and consideration of award, selection was made without regard to gender, race, creed or color.

FIRM INFORMATION		MTM Construction, Inc. JOC # 69	MTM Construction, Inc. JOC # 70	Mackone Development, Inc. JOC # 71	Mackone Development, Inc. JOC # 72	Mackone Development, Inc. JOC # 73
Cultural/Ethnic Composition		% of Ownership	% of Ownership	% of Ownership	% of Ownership	% of Ownership
OWNERS/PARTNERS	Black/African American	0	0	0	0	0
	Hispanic/Latin American	0	0	0	0	0
	Asian American	100	100	100	100	100
	American Indian/Alaskan	0	0	0	0	0
	All Others	0	0	0	0	0
	Women (included above)	0	0	30	30	30
		Number	Number	Number	Number	Number
MANAGER	Black/African American	0	0	0	0	0
	Hispanic/Latin American	0	0	1	1	1
	Asian American	4	4	2	2	2
	American Indian/Alaskan	0	0	0	0	0
	All Others	0	0	8	8	8
	Women (included above)	1	1	0	0	0
STAFF	Black/African American	1	1	0	0	0
	Hispanic/Latin American	0	0	2	2	2
	Asian American	18	18	0	0	0
	American Indian/Alaskan	0	0	0	0	0
	All Others	6	6	6	6	6
	Women (included above)	5	5	5	5	5
TOTAL # OF EMPLOYEES		29	29	19	19	19
BUSINESS STRUCTURE		Corporation	Corporation	Corporation	Corporation	Corporation
Certified as CBE OR LSBE?		None	None	CBE	CBE	CBE
CERTIFYING AGENCY		N/A	N/A	LA County	LA County	LA County

FIRM/ORGANIZATION INFORMATION AS PROVIDED BY CONTRACTORS FOR EACH JOB ORDER CONTRACT

This information was gathered for statistical purposes only. On final analysis and consideration of award, selection was made without regard to gender, race, creed or color.

FIRM INFORMATION		Athena Engineering, Inc. JOC # 74	MTM Construction, Inc. EJOC # 19	Comet Electric, Inc. EJOC # 20	Athena Engineering, Inc. MJOC # 16	Harry H. Joh Construction, Inc. MJOC # 17
Cultural/Ethnic Composition		% of Ownership	% of Ownership	% of Ownership	% of Ownership	% of Ownership
OWNERS/PARTNERS	Black/African American	0	0	0	0	0
	Hispanic/Latin American	100	0	0	100	0
	Asian American	0	100	0	0	100
	American Indian/Alaskan	0	0	100	0	0
	All Others	0	0	0	0	0
	Women (included above)	100	0	0	100	0
		Number	Number	Number	Number	Number
MANAGER	Black/African American	0	0	0	0	0
	Hispanic/Latin American	0	0	0	0	0
	Asian American	0	4	0	0	4
	American Indian/Alaskan	0	0	11	0	0
	All Others	3	0	0	3	0
	Women (included above)	0	1	1	0	1
STAFF	Black/African American	1	1	6	1	0
	Hispanic/Latin American	12	0	54	12	0
	Asian American	1	18	6	1	2
	American Indian/Alaskan	0	0	1	0	0
	All Others	19	6	55	19	0
	Women (included above)	8	5	9	8	2
TOTAL # OF EMPLOYEES		36	29	133	36	6
BUSINESS STRUCTURE		Corporation	Corporation	Corporation	Corporation	Corporation
Certified as CBE or LSBE?		CEB	None	None	CBE	CBE, LSBE
CERTIFYING AGENCY		LA County	N/A	N/A	LA County	LA County

Attachment V

FIRM/ORGANIZATION INFORMATION AS PROVIDED BY CONTRACTORS FOR EACH JOB ORDER CONTRACT

This information was gathered for statistical purposes only. On final analysis and consideration of award, selection was made without regard to gender, race, creed or color.

FIRM INFORMATION		API Consultants
Cultural/Ethnic Composition		% of Ownership
OWNERS/PARTNERS	Black/African American	0
	Hispanic/Latin American	0
	Asian American	0
	American Indian/Alaskan	0
	All Others	100
	Women (included above)	76
		Number
MANAGER	Black/African American	0
	Hispanic/Latin American	0
	Asian American	0
	American Indian/Alaskan	0
	All Others	0
	Women (included above)	0
STAFF	Black/African American	0
	Hispanic/Latin American	0
	Asian American	1
	American Indian/Alaskan	0
	All Others	4
	Women (included above)	3
TOTAL # OF EMPLOYEES		5
BUSINESS STRUCTURE		**Corporation**
Certified as CBE OR LSBE?		**CBE**
CERTIFYING AGENCY		**L A County**