



MARK PESTRELLA, Director

**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

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**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

July 16, 2019

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

33 July 16, 2019

CELIA ZAVALA  
EXECUTIVE OFFICER

Dear Supervisors:

**CONSTRUCTION CONTRACT  
PUBLIC BUILDINGS CORE SERVICE AREA  
JOB ORDER CONTRACTS FOR  
REPAIR, REMODEL, REFURBISHMENT, AND MAINTENANCE  
OF COUNTY INFRASTRUCTURE AND FACILITIES  
AWARD JOB ORDER CONTRACTS  
1900, 1901, 1902, 1903, 1904, 1905, 1909, 1910, 1911, 1912, 1913, AND 1914  
(ALL SUPERVISORIAL DISTRICTS)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to execute 12 separate Job Order Contracts 1900, 1901, 1902, 1903, 1904, 1905, 1909, 1910, 1911, 1912, 1913, and 1914 to the apparent lowest responsive and responsible bidders and authorize Public Works to issue work orders for County facilities and infrastructure.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find the award of Job Order Contracts 1900, 1901, 1902, 1903, 1904, 1905, 1909, 1910, 1911, 1912, 1913, and 1914 are not a project under the California Environmental Quality Act for the reasons stated in this Board letter and in the records pertaining to the Job Order Contracts.
2. Award Job Order Contracts 1900, 1901, 1902, and 1903 to Angeles Contractor, Inc., the lowest responsive and responsible bidder, each for a not-to-exceed amount of \$5.1 million, and to be financed through the appropriate maintenance, repair, and refurbishment projects.

3. Award Job Order Contracts 1904, 1905, 1909, 1910, 1912, and 1913 to New Creation Builders, the lowest responsive and responsible bidder, each for a not-to-exceed amount of \$5.1 million, and to be financed through the appropriate maintenance, repair, and refurbishment projects.
4. Award Job Order Contract 1911 to MTM Construction, Inc., the lowest responsive and responsible bidder, for a not-to-exceed amount of \$5.1 million, and to be financed through the appropriate maintenance, repair, and refurbishment projects.
5. Award Job Order Contract 1914 to Access Pacific, Inc., the lowest responsive and responsible bidder, for a not-to-exceed amount of \$5.1 million, and to be financed through the appropriate maintenance, repair, and refurbishment projects.
6. Delegate authority to the Director of Public Works or his designee to execute Job Order Contracts 1900, 1901, 1902, 1903, 1904, 1905, 1909, 1910, 1911, 1912, 1913, and 1914 in the form previously approved as to form by County Counsel and to establish the effective date following receipt of approved Faithful Performance and Payment for Labor and Materials Bonds filed by Angeles Contractor, Inc., New Creation Builders, MTM Construction, Inc., and Access Pacific, Inc.
7. With respect to each of Job Order Contracts 1900, 1901, 1902, 1903, 1904, 1905, 1909, 1910, 1911, 1912, 1913, and 1914 authorize the Director of Public Works or his designee to issue work orders for projects that are not subject to the State Public Contract Code including maintenance work, as applicable, in an amount not to exceed \$5.1 million per work order, subject to the limitation that the aggregate amount of all work orders issued under a particular Job Order Contract does not exceed the \$5.1 million maximum contract amount of the Job Order Contract, upon receipt of funding authorization from the Chief Executive Office or the appropriate funding source.
8. With respect to each proposed Job Order Contracts 1900, 1901, 1902, 1903, 1904, 1905, 1909, 1910, 1911, 1912, 1913, and 1914 authorize the Director of Public Works or his designee to issue work orders for projects that constitute repair, remodeling, refurbishment, and alteration work, as applicable, in an amount not to exceed \$75,000 per work order pursuant to the authority granted under Public Contract Code Section 20145, subject to the limitation that the aggregate amount of all work orders issued under a particular Job Order Contract does not-to-exceed the amount of \$5.1 million maximum Job Order Contract amount, upon receipt of funding authorization from the Chief Executive Office of the appropriate funding source.

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

Approval of the recommended actions will; find the award of Job Order Contracts (JOCs) 1900, 1901, 1902, 1903, 1904, 1905, 1909, 1910, 1911, 1912, 1913, and 1914 are not projects under the California Environmental Quality Act (CEQA); authorize the Director of Public Works or his designee to award and execute the 12 separate JOCs; and authorize issuance of work orders subject to appropriate findings for the work orders under CEQA at the time of issuance.

JOC is a competitively bid, flexible, and cost-effective unit price contracting method used by Public Works to efficiently deliver a wide variety of projects, including repair, remodeling, refurbishment, and maintenance of facilities and infrastructure without extensive plans and specifications. The State Public Contract Code (PCC) provides that JOCs are contracts of a single-year duration and cannot be used for new construction.

Approval of the recommended actions will allow Public Works to issue future JOC work orders for projects that are subject to the PCC, including repair, remodeling, and refurbishment work, in an amount not to exceed \$75,000 per work order, in accordance with PCC Sections 20128.5 and 20145, subject to the limitation that the aggregate amount of all work orders issued under a particular JOC does not exceed the \$5.1 million maximum contract amount of the JOC. For projects subject to the PCC, Public Works will seek advance approval from the Board to issue JOC work orders for any such project that exceeds \$75,000.

Approval of the recommended actions will also delegate authority to Public Works to issue work orders for projects that are not subject to the PCC (including maintenance, demolition, or procurement and installation of equipment, as applicable), in an amount not to exceed \$5.1 million per work order, subject to the limitation that the aggregate amount of all work orders issued under a particular JOC does not exceed the \$5.1 million maximum contract amount of the JOC. In accordance with the October 31, 2017, Board Motion, Public Works will provide notification to the Board one week prior to issuance of work orders in excess of \$150,000 for projects not subject to the PCC. In the case of emergency or critically-needed deferred maintenance projects, Public Works will provide notification to the Board no later than 24 hours after the issuance of such work orders.

In order to have adequate JOC capacity available on a continuous basis, the aggregate requested amount of JOC authority is \$61.2 million (12 JOCs), which includes JOCs to be used for Harbor-UCLA Master Plan Demolition, Martin Luther King Behavioral Health Demolition, Restorative Care Village at LAC+USC, Rancho Los Amigos-North Campus Recuperative Care/Residential Treatment Make-Ready, and various other JOC-eligible projects. This capacity is based on the anticipated need for various projects to be performed under the JOCs, including repair, remodeling, refurbishment, and maintenance work for County general and special fund departments.

Public Works increased the maximum value of JOCs 1900 through 1914 from the previous level of \$4.9 million to \$5.1 million to reflect the annualized increase based on the California Consumer Price Index as authorized by PCC Section 20128.5. Increasing the annual limit will enable the County to keep up with the rising cost of construction and maintain JOCs viability as an alternative contracting method.

Public Works received four bids each for JOCs 1900, 1901, 1902, 1903, 1904, 1905, 1909, 1910, 1911, and 1912 and five bids for JOCs 1913 and 1914. The lowest responsive and responsible bids are recommended for award (see the Contracting Process section and Enclosure A for details).

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

The Countywide Strategic Plan directs the provisions of Strategy II.1, Drive Economic and Workforce Development in the County and Objective II.1.2, Support Small Business and Social Enterprises; and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability and Objective III.3.2, Manage and Maximize County Assets. The recommended actions improve the economic and social well-being of our communities while maximizing and leveraging resources.

### **FISCAL IMPACT/FINANCING**

The projects anticipated to be performed under the JOCs, including repair, remodeling, refurbishment, and maintenance work will be financed through the appropriate capital, refurbishment, and infrastructure or various operating and special fund(s). For capital projects and refurbishments, no work will be assigned to these JOCs without the prior review and funding verification from the Chief Executive Office and the approval of the project scope and budget by the

Board. For Public Works' infrastructure and maintenance projects, no work will be assigned to these JOCs without the appropriate funding authorization.

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

The JOC contracts will be in the form previously reviewed and approved by County Counsel.

Each JOC contract will contain terms and conditions in compliance with the Board's ordinances, policies, and programs.

Data regarding the bidders' minority participation may be found in Enclosure A. The contractors have been selected upon final analysis and consideration without regard to race, creed, color, or gender.

The JOCs are subject to the Board-adopted Countywide Local and Targeted Worker Hire Policy.

### **ENVIRONMENTAL DOCUMENTATION**

Award of the JOC contracts does not constitute a project under CEQA because the activity is excluded from the definition of a project under Section 21065 of the Public Resources Code and Section 15378(b)(4) and (5) of the State CEQA Guidelines. These activities are administrative actions of government and involve the creation of government funding mechanisms or other government fiscal activities that do not involve any commitment to any specific project that may result in a potentially significant environmental impact or direct or indirect changes to the environment. JOC projects under the recommended contracts include repair, remodeling, refurbishment, and maintenance of existing structures and facilities as requested by County departments. The Board's award of the JOC contracts does not include approval of any work under the contracts. The future implementation of each work order proposed under the JOCs will be subject to prior determination and documentation by Public Works that the work is exempt from CEQA. In the event that proposed work is not determined to be exempt, Public Works will ensure that any necessary CEQA documentation is prepared and any necessary CEQA findings by the Board are recommended prior to issuance of the work orders.

### **CONTRACTING PROCESS**

On March 11, 2019, Public Works issued and advertised a Notice Inviting Bids for 20 JOCs (1900 through 1919) using the JOC Unit Price Book and Specifications dated February 2018, which incorporated the JOC Unit Price Book and Specifications adopted by the Board on May 1, 2018, along with the procedure to add unit pricing for Non Pre-Priced tasks not previously priced in the JOC Unit Price Book and Specifications adopted by the Board on April 12, 2016. This Board letter is recommending award of JOCs 1900, 1901, 1902, 1903, 1904, 1905, 1909, 1910, 1911, 1912, 1913, and 1914. JOCs 1906, 1907, and 1908 are under review pending Public Works recommendation to the Board for approval. The five remaining JOCs 1915 through 1919 were procured by Public Works for the Department of Parks and Recreation. The Department of Parks and Recreation will file a separate Board letter recommending award.

On March 11, 2019, the Invitation for Bids was placed on the County's "Doing Business with Us" website (Enclosure B); Public Works' "Business Opportunities" website; Twitter; and advertised in the Los Angeles Daily Journal, Los Angeles Sentinel, La Opinión, and The Daily Breeze. Also, Public

Works informed 2,392 Local Small Business Enterprises (LSBE) and Community Business Enterprises (CBE).

On March 21, 2019, Public Works held a mandatory prebid conference to explain the JOC concept, discuss JOC from the contractors' perspective, and answer questions. Also, present was a representative of the Department of Consumer and Business Affairs who provided a presentation on the County's LSBE Preference Program.

On April 15, 2019, 57 bids were received and publicly opened. None of the 57 bidders were LSBE or CBE certified.

On April 16, 2019, Public Works received a request from New Creation Builders, the lowest bidder on JOC Nos. 1900, 1901, 1902, 1903, 1911, and 1914 to be relieved from their bids due to clerical error. Public Works reviewed the facts and consented to relieve New Creation Builders of their bids in accordance with Section 5101 of the PCC of the State of California. The second lowest responsive and responsible bidders for JOC Nos. 1900, 1901, 1902, 1903, 1911, and 1914 is recommended for award.

The lowest responsive and responsible bidders listed in Enclosure A were deemed the apparent lowest responsive and responsible bidders meeting the criteria adopted by the Board with regard to the respective JOC contracts identified herein.

To ensure the contracts are awarded to responsible contractors with a satisfactory performance history, bidders were required to report violations of the False Claims Act, their civil litigation history, and information regarding prior criminal convictions.

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

The CBE participation data and 3-year contracting history for the selected firms are on file with Public Works.

In addition, the contracts require contractors to report Small Business Enterprises/LSBE and CBE utilization for all subcontractors used.

A copy of the February 2018 JOC Unit Price Book and Specifications are on file in Business Relations and Contracts Division of Public Works.

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

The use of these JOCs will expedite the completion of repair, remodeling, refurbishment, and maintenance of County facilities and infrastructure work managed by Public Works. Minor impacts to tenant departments may occur while maintenance, repair, remodeling, and refurbishment work on such facilities and infrastructure is underway.

**CONCLUSION**

Please return one adopted copy of this Board letter to the Department of Public Works, Business Relations and Contracts Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" written in a larger, more prominent script than the last name "Pestrella".

MARK PESTRELLA

Director

MP:JQ:ss

Enclosures

c: Chief Executive Office  
County Counsel  
Executive Office

**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS**      **ENCLOSURE A**  
**BIDDERS' UTILIZATION PARTICIPATION AND COMMUNITY BUSINESS ENTERPRISE PROGRAM INFORMATION**  
**FOR**  
**JOB ORDER CONTRACTS 1900 - 1914**

**SELECTED FIRMS**

JOC	Contractor Name	Local SBE	SBE	Minority
1900, 1901, 1902, and 1903	Angeles Contractor, Inc.	N/A	N/A	N/A
1904, 1905, 1909, 1910, 1912, and 1913	New Creation Builders, Inc.	N/A	N/A	N/A
1911	MTM Construction, Inc.	N/A	N/A	X
1914	Access Pacific, Inc.	N/A	N/A	X

**NON-SELECTED FIRMS**

JOC	Contractor Name	Local SBE	SBE	Minority
1900, 1901, 1902, and 1903	New Creation Builders	N/A	N/A	N/A
	Mackone Development, Inc.	N/A	N/A	X
	MTM Construction, Inc.	N/A	N/A	X
1904, 1905, 1909, 1910, and 1912	Angeles Contractor, Inc.	N/A	N/A	N/A
	Mackone Development, Inc.	N/A	N/A	X
	MTM Construction, Inc.	N/A	N/A	X
1911	Angeles Contractor, Inc.	N/A	N/A	N/A
	Mackone Development, Inc.	N/A	N/A	X
	New Creation Builders	N/A	N/A	N/A
1913	Access Pacific, Inc.	N/A	N/A	X
	Angeles Contractor, Inc.	N/A	N/A	N/A
	MTM Construction, Inc.	N/A	N/A	X
	SJD&B, Inc.	N/A	N/A	N/A
1914	Angeles Contractor, Inc.	N/A	N/A	N/A
	MTM Construction, Inc.	N/A	N/A	X
	New Creation Builders, Inc.	N/A	N/A	N/A
	SJD&B, Inc.	N/A	N/A	N/A

**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS**  
**BIDDERS' UTILIZATION PARTICIPATION AND COMMUNITY BUSINESS ENTERPRISE PROGRAM INFORMATION FOR**  
**JOB ORDER CONTRACTS 1900 - 1914**

ENCLOSURE A

FIRM INFORMATION		*MTM Construction, Inc.	Angeles Contractor, Inc.	Access Pacific, Inc.	Mackone Development, Inc.	New Creation Builders, Inc.	SJD&B, Inc.
BUSINESS STRUCTURE		Corporation	Corporation	Corporation	Corporation	Corporation	Corporation
CULTURAL / ETHNIC COMPOSITION		NUMBER / % OF OWNERSHIP					
OWNERS/PARTNERS	Black/African American						
	Hispanic/Latino			1			
	Asian or Pacific Islander	1	1		1	1	1
	American Indian						
	Filipino						
	White						
	<i>Female (included above)</i>						
MANAGER	Black/African American						
	Hispanic/Latino			5			
	Asian or Pacific Islander	5	4		1	3	
	American Indian						
	Filipino		1			4	
	White		5		1		
	Other				1		
<i>Female (included above)</i>	1	1	2		1		
STAFF	Black/African American		1				
	Hispanic/Latino	7	20	14	4	3	1
	Asian or Pacific Islander	29	30		1	4	4
	American Indian						
	Filipino	2	5		4	2	1
	White	1	27		1		1
	Other				3		
<i>Female (included above)</i>	7	9	11	5	2	2	
<b>Total # of Employees</b>		<b>45</b>	<b>94</b>	<b>20</b>	<b>17</b>	<b>17</b>	<b>8</b>
COUNTY CERTIFICATION							
	CBE	X		X	X		
	LSBE						
OTHER CERTIFYING AGENCY		DCBA		Metro	DCBA		



## View and Search Class

Award information has not been added at this time.

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**Bid Information**

**Bid Number :** BRC0000085  
**Bid Title :** JOC 1900 - 1912  
**Bid Type :** Construction  
**Department :** Public Works  
**Commodity :** SITE WORK CONSTRUCTION SERVICES  
**Open Date :** 3/11/2019  
**Closing Date :** 4/15/2019 1:30 PM  
**Notice of Intent to Award :** [View Detail](#)  
**Bid Amount :** \$ 66,300,000.00  
**Bid Download :** Not Available  
**Bid Description :** The work consists of a broad array of maintenance, repair, and refurbishment of County infrastructure and facilities projects under the direction of Public Works. Public Works will hold a mandatory prebid conference for all JOC bids at 1:30 p.m., on March 21, 2019, at 1000 South Fremont Avenue, Building A-9, Ground Floor Conference Room #G101, Alhambra, California 91803, to provide information on the JOC bidding process and answer any questions that potential bidders may have. You may park at 1000 South Fremont Avenue, for a \$5 dollar fee, or park at DPW visitor parking lot free of charge located at 900 South Fremont Avenue, Alhambra, CA 91803. It is required that the pre-bid conference be attended by the President or Owner of each Bidder only. The Bidder must submit to the County the Articles of Incorporation or a notarized document identifying the attendee within 24 hours after the conference. In County's sole discretion, failure to comply with this requirement may be a basis to reject the bid as non-responsive. For further directions, please contact Ms. Nayeli L. Alcazar of Business Relations and Contracts Division at (626) 458-2549.

**Amendment Date :** 3/27/2019 Notice to Bidders A  
**Amendment Date :** 4/3/2019 Notice to Bidders B  
**Amendment Date :** 4/4/2019 Notice to Bidders C  
**Contact Name :** Ms. Nayeli L. Alcazar  
**Contact Phone# :** (626) 458-2549  
**Contact Email :** [Nalcazar@dpw.lacounty.gov](mailto:Nalcazar@dpw.lacounty.gov)  
**Last Changed On :** 5/6/2019 10:05:49 AM

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Award information has not been added at this time.

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### Bid Information

**Bid Number :** BRC0000088

**Bid Title :** JOC 1913 - 1919

**Bid Type :** Construction

**Department :** Public Works

**Commodity :** SITE WORK CONSTRUCTION SERVICES

**Open Date :** 3/11/2019

**Closing Date :** 4/15/2019 1:30 PM

**Notice of Intent to Award :** [View Detail](#)

**Bid Amount :** \$ 35,700,000.00

**Bid Download :** Not Available

**Bid Description :** The work consists of a broad array of maintenance, repair, and refurbishment of County infrastructure and facilities projects under the direction of Public Works. Public Works will hold a mandatory prebid conference for all JOC bids at 1:30 p.m., on March 21, 2019, at 1000 South Fremont Avenue, Building A-9, Ground Floor Conference Room #G101, Alhambra, California 91803, to provide information on the JOC bidding process and answer any questions that potential bidders may have. You may park at 1000 South Fremont Avenue, for a \$5 dollar fee, or park at DPW visitor parking lot free of charge located at 900 South Fremont Avenue, Alhambra, CA 91803. It is required that the pre-bid conference be attended by the President or Owner of each Bidder only. The Bidder must submit to the County the Articles of Incorporation or a notarized document identifying the attendee within 24 hours after the conference. In County's sole discretion, failure to comply with this requirement may be a basis to reject the bid as non-responsive. For further directions, please contact Ms. Nayeli L. Alcazar of Business Relations and Contracts Division at (626) 458-2549.

**Amendment Date :** 3/27/2019 Notice to Bidders A

**Amendment Date :** 4/3/2019 Notice to Bidders B

**Amendment Date :** 4/4/2019 Notice to Bidders C

**Contact Name :** Ms. Nayeli L. Alcazar

**Contact Phone# :** (626) 458-2549

**Contact Email :** [Nalcazar@dpw.lacounty.gov](mailto:Nalcazar@dpw.lacounty.gov)

**Last Changed On :** 4/8/2019 8:31:45 AM

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