LOS ANGELES COUNTY
ISD
INTERNAL SERVICES

Dave Lambertson
Director

COUNTY OF LOS ANGELES
Internal Services Department
1100 North Eastern Avenue
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To enrich lives through effective and caring service.

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July 6, 2006

Agenda Date: July 18, 2006

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
(ALL DISTRICTS - 3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

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.

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. These projects exceed the capability of ISD's in-house staff. 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 one-year term limit.

Since its inception, JOC has been a proven method for ISD to meet County department service level demands beyond what ISD's in-house staff can provide. In the aggregate, the recommended JOC agreements will provide the County with a full range of refurbishment-type construction services, including the following:

- General construction services including roofing, plumbing, masonry, ceiling repairs and other renovations
- Electrical
- Mechanical (Heating/Ventilation/Air Conditioning)

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. The ten recommended JOC agreements will provide the additional resources required for timely and effective completion of as-needed services.

Public Contract Code Section 20128.5 allows individual JOCs to have a one-year term and a maximum value of $3.0 million. A 1997 amendment to Section 20128.5 allows annualized adjustments to the $3.0 million maximum contract value, based on percentage increases in the California Consumer Price Index (CPI). County staff have determined that by applying the authorized annual adjustments, the maximum annual value of JOC agreements has now been increased to $3.8 million, and we request that these agreements be approved in the not-to-exceed amount of those adjusted figures.

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 FY 2006/07 CAO final changes budget includes $38.0 million for JOC agreement expenditures. 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.

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.

Under the proposed contracts, the contractors will 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.

These 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 May 22, 2006, using the April 2006 Price Books and the April 2006 Specifications adopted by your Board on May 16, 2006, an Invitation For Bids (IFB) was released to nine 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 June 7, 2006 to discuss bidding and project requirements. On June 20, 2006, fifty 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 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, three of the agreements are being awarded to certified Local Small Business Enterprises (LSBE). These firms 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, additional solicitations will be made and returned to your Board for approval.

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 emergency 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 Award Board Letter 06-20-06)
Attachments
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 # 63	Athena Engineering, Inc.	General
JOC # 64	Mackone Development, Inc.	General
JOC # 65	H. C. Olsen Construction Co., Inc.	General
JOC # 66	Mackone Development, Inc.	General
JOC # 67	Mackone Development, Inc.	General
JOC # 68	MTM Construction, Inc.	General
EJOC # 17	Comet Electric, Inc.	Electrical
EJOC # 18	Comet Electric, Inc.	Electrical
MJOC # 14	Harry H. Joh Construction, Inc.	Mechanical
MJOC # 15	Athena Engineering, Inc.	Mechanical

Attachment II

BIDDERS LIST

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

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

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

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

Award information has not been added at this time.

Attachment III

Bid Information

Bid Number : 07/06-JOC
Bid Title : Job Order Contract for General AI142, AI143, AI144, AI145, AI146, AI147, AI148, AI149, AI150, AI151
Bid Type : Construction
Department : Internal Services Department
Commodity : CONSTRUCTION SERVICE, GENERAL (DIGGING, DITCHING, ROAD GRADING, ROCK STABILIZATION, ETC.)
Open Date : 5/22/2006
Closing Date : 6/20/2006 10:00 AM
Notice of Intent to Award : View Detail
Bid Amount : N/A
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 June 7, 2006, ISD/FOS A&I 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 further directions, please contact Ms. Shirley Chang at (323) 267-2619 or Ms. Sue Chang at (323) 267-3129.
Contact Name : Shirley Chang
Contact Phone# : (323) 267-2619
Contact Email : schang@isd.co.la.ca.us
Last Changed On : 5/22/2006 11:33:17 AM

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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 # 63	Mackone Development, Inc. JOC # 64	H. C. Olsen Construction Co., Inc. JOC # 65	Mackone Development, Inc. JOC # 66	Mackone Development, Inc. JOC # 67
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	61	0	0
	Asian American	0	100	0	100	100
	American Indian/Alaskan	0	0	0	0	0
	All Others	0	0	39	0	0
	Women (included above)	100	30	61	30	30
		Number	Number	Number	Number	Number
MANAGER	Black/African American	0	0	1	0	0
	Hispanic/Latin American	0	1	0	1	1
	Asian American	0	2	0	2	2
	American Indian/Alaskan	0	0	0	0	0
	All Others	3	12	7	12	12
	Women (included above)	0	0	3	0	0
STAFF	Black/African American	2	0	3	0	0
	Hispanic/Latin American	12	2	38	2	2
	Asian American	2	0	0	0	0
	American Indian/Alaskan	0	0	5	0	0
	All Others	19	8	24	8	8
	Women (included above)	8	5	10	5	5
TOTAL # OF EMPLOYEES		38	25	78	25	25
BUSINESS STRUCTURE		Corporation	Corporation	Corporation	Corporation	Corporation
Certified as CBE OR LSBE?		CBE, LSBE	CBE	None	CBE	CBE
CERTIFYING AGENCY		LA County, SBA	LA County	N/A	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		MTM Construction, Inc. JOC # 68	Comet Electric, Inc. EJOC # 17	Comet Electric, Inc. EJOC # 18	Harry H. Joh Construction, Inc. MJOC # 14	Athena Engineering, Inc. MJOC # 15
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	100
	Asian American	100	0	0	100	0
	American Indian/Alaskan	0	0	0	0	0
	All Others	0	100	100	0	0
	Women (included above)	0	0	0	0	100
		Number	Number	Number	Number	Number
MANAGER	Black/African American	0	0	0	0	0
	Hispanic/Latin American	0	8	8	0	0
	Asian American	4	1	1	4	0
	American Indian/Alaskan	0	0	0	0	0
	All Others	0	0	0	0	3
	Women (included above)	1	0	0	1	0
STAFF	Black/African American	2	8	8	0	2
	Hispanic/Latin American	0	60	60	0	12
	Asian American	19	6	6	3	2
	American Indian/Alaskan	0	1	1	0	0
	All Others	6	0	0	0	19
	Women (included above)	5	0	0	3	8
TOTAL # OF EMPLOYEES		31	84	84	7	38
BUSINESS STRUCTURE		Corporation	Corporation	Corporation	Corporation	Corporation
Certified as CBE or LSBE?		None	None	None	CBE, LSBE	CBE, LSBE
CERTIFYING AGENCY		N/A	N/A	N/A	LA County, SBA	LA County, SBA