



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

DONALD L. WOLFE, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **AE-3**

August 3, 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:

**JOB ORDER CONTRACTS FOR REPAIR AND
REFURBISHMENT OF COUNTY FACILITIES
AWARD CONTRACTS
SPECS. VARIOUS
ALL SUPERVISORIAL DISTRICTS
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

1. Award a Job Order Contract (JOC) to New Creation Builders for a \$3.8 million maximum cost to be financed through the appropriate capital or refurbishment projects budget.
2. Award a JOC to Angeles Contractor, Inc., for a \$3.8 million maximum cost to be financed through the appropriate capital or refurbishment projects budget.
3. Award a JOC to Mackone Development, Inc., for a \$3.8 million maximum cost to be financed through the appropriate capital or refurbishment projects budget.
4. Award two JOCs to MTM Construction, Inc., for a \$3.8 million maximum cost each, for an aggregate total of \$7.6 million, to be financed through the appropriate capital or refurbishment projects budget.

5. Authorize the Director of Public Works to prepare and execute the JOCs in the form previously approved by County Counsel, and to establish the effective date following receipt of approved Faithful Performance and Labor and Materials Bonds filed by New Creation Builders; Angeles Contractor, Inc.; Mackone Development, Inc.; and MTM Construction, Inc.
6. Authorize the Director of Public Works to execute work orders not to exceed the maximum amount of each Contract upon authorization from the Chief Administrative Office.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

We are recommending that your Board award five separate JOCs to the apparent lowest responsible bidders for repair and refurbishment of County facilities for a \$3.8 million maximum not-to-exceed fee for each one-year Contract.

The JOC is a flexible, cost-effective unit price contracting technique to accomplish repair and refurbishment of County facilities without extensive plans and specifications. JOCs are annual Contracts that may be awarded for repair, remodeling, refurbishment, or other repetitive work but not for new construction. This relatively simple and straightforward process reduces administrative requirements and lowers direct construction costs while meeting all Federal, State, and County procurement requirements.

We are currently administering 21 active JOCs. The most recent JOCs for repair and refurbishment of County facilities were awarded by your Board on May 30, 2006. These JOCs will help expedite, as the need arises, capital improvement and earthquake repair of facilities in the courts, health, justice, and general project areas.

We will report activity on the JOCs to your Board quarterly along with our regular report on delegated contracting activity.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goals of Service Excellence and Organizational Effectiveness as these JOCs will improve public facilities and restore them fully into service sooner than with traditional construction contracting.

FISCAL IMPACT/FINANCING

The recommended five JOCs with the apparent lowest responsible bidders are for a maximum of \$3.8 million each. There is no anticipated fiscal impact to the County as a

result of this action. Repair or refurbishment work will be financed through the appropriate capital or refurbishment projects budget. No work will be assigned to these JOCs without the prior review and funding authorization from the Chief Administrative Office.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard Contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses for Contract terminations, renegotiations, and hiring qualified displaced County employees will be included.

The project specifications also contain provisions requiring the contractors to report solicitations of improper consideration by County employees and allowing the County to terminate the Contracts if it is found that the contractors offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for Contract award, New Creation Builders, Angeles Contractor, Mackone Development, and MTM Construction are willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

New Creation Builders, Angeles Contractor, Mackone Development, and MTM Construction, as required on all publicly funded projects in excess of \$1,000, will be required to pay prevailing State wage rates to all persons employed on these JOCs.

As required by your Board, language has been incorporated into the project specifications stating that the contractors shall notify their employees, and shall require each subcontractor to notify their employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

New Creation Builders, Angeles Contractor, Mackone Development, and MTM Construction are in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION

The implementation of each work order under these JOCs shall be subject to prior determination and documentation by Public Works that the work is categorically exempt

from the California Environmental Quality Act. In the event the work is not exempt, your Board will be requested to approve the appropriate environmental finding and documentation prior to implementation.

CONTRACTING PROCESS

On May 30, 2006, your Board adopted the JOC Unit Price Book and Specifications for repair and refurbishment of County facilities and instructed the Executive Officer of the Board to advertise for five separate bids. Competitive bids were received on July 11 and 12, 2006. The bid results are summarized in Enclosure A. Bidders were required to submit a set of cost adjustment factors that would be applied to the unit prices for work in the JOC Unit Price Book. Bids were determined by calculating a composite factor using a predetermined and advertised formula. New Creation Builders, Angeles Contractor, and Mackone Development were the apparent lowest responsible bidders meeting the criteria adopted by your Board for one Contract each, and MTM Construction was the apparent lowest responsible bidder for two separate Contracts. The JOC Unit Price Book and the contractors' adjustment factors will be incorporated in the awarded Contracts.

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. The information reported by New Creation Builders, Angeles Contractor, Mackone Development, and MTM Construction was considered before making this recommendation to award the Contracts.

As requested by your Board on February 3, 1998, these JOC opportunities were listed on the Doing Business with Us website. Copies of the website postings are included as Enclosure B for your reference.

New Creation Builders', Angeles Contractor's, Mackone Development's, and MTM Construction's 3-year contracting histories are on file with Public Works.

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

Participation by Community Business Enterprises (CBE) in the project is encouraged through Public Works' Capital Projects CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBEs.

The Honorable Board of Supervisors
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IMPACT ON CURRENT SERVICES (OR PROJECTS)

The use of these Contracts will expedite the completion of repair or refurbishment work managed by Public Works. Minor impacts to tenant departments may occur while repair or refurbishment work is underway.

CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

CN:rk

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Enc. 2

cc: County Counsel
Office of Affirmative Action Compliance
Department of Public Social Services (GAIN/GROW Program)

August 3, 2006

ENCLOSURE A

**JOB ORDER CONTRACTS FOR
REPAIR AND REFURBISHMENT OF COUNTY FACILITIES
AWARD CONTRACT
SPECS. VARIOUS**

Bid Opening Date: July 11, 2006

JOC No. 0615

Bid Summary:

| <u>Bidder</u> | <u>Total Composite Factor</u> |
|----------------------------------|-------------------------------|
| 1. New Creation Builders | 0.8700 |
| 2. Angeles Contractor | 0.9881 |
| 3. MTM Construction, Inc. | 1.0454 |
| 4. CAL-PAC Engineering Co., Inc. | 1.1365 |
| 5. Mackone Development, Inc. | 1.2566 |
| 6. Shefir Construction, Inc. | 1.7361 |

Bid Summary:

JOC No. 0616

| <u>Bidder</u> | <u>Total Composite Factor</u> |
|------------------------------------|-------------------------------|
| 1. Angeles Contractor | 0.9813 |
| 2. New Creation Builders | 0.9972 |
| 3. Mackone Development, Inc. | 1.0198 |
| 4. MTM Construction, Inc. | 1.0358 |
| 5. Torres Construction Corporation | 1.0424 |

| | |
|----------------------------------|---------|
| 6. SBS Corporation | 1.0624* |
| 7. 2H Construction | 1.0660 |
| 8. CAL-PAC Engineering Co., Inc. | 1.1040 |
| 9. Shefir Construction, Inc. | 1.7361 |

Bid Opening Date: July 12, 2006

Bid Summary:

JOC No. 0617

| <u>Bidder</u> | <u>Total Composite Factor</u> |
|------------------------------------|-------------------------------|
| 1. Mackone Development, Inc. | 0.9524 |
| 2. New Creation Builders | 0.9578 |
| 3. MTM Construction, Inc. | 0.9660 |
| 4. CAL-PAC Engineering Co., Inc. | 0.9924 |
| 5. SBS Corporation | 0.9906** |
| 6. Angeles Contractor | 0.9956 |
| 7. Torres Construction Corporation | 1.0494 |
| 8. 2H Construction | 1.0660 |

Bid Summary:

JOC No. 0618

| <u>Bidder</u> | <u>Total Composite Factor</u> |
|---------------------------|-------------------------------|
| 1. MTM Construction, Inc. | 0.9000 |
| 2. New Creation Builders | 0.9354 |
| 3. SBS Corporation | 0.9450*** |

* 1.0756 was the total composite factor before application of the Local SBE Preference

** 1.0038 was the total composite factor before application of the Local SBE Preference

*** 0.9582 was the total composite factor before application of the Local SBE Preference

| | |
|------------------------------------|--------|
| 4. CAL-PAC Engineering Co., Inc. | 0.9456 |
| 5. 2H Construction | 0.9520 |
| 6. Angeles Contractor | 0.9592 |
| 7. Mackone Development, Inc. | 1.0334 |
| 8. Torres Construction Corporation | 1.0494 |

Bid Summary:

JOC No. 0619

| <u>Bidder</u> | <u>Total Composite Factor</u> |
|------------------------------------|-------------------------------|
| 1. MTM Construction, Inc. | 0.9000 |
| 2. New Creation Builders | 0.9320 |
| 3. SBS Corporation | 0.9426**** |
| 4. 2H Construction | 0.9520 |
| 5. Angeles Contractor | 0.9524 |
| 6. CAL-PAC Engineering Co., Inc. | 0.9650 |
| 7. Mackone Development, Inc. | 1.0334 |
| 8. Torres Construction Corporation | 1.0494 |

**** 0.9558 was the total composite factor before application of the Local SBE Preference

Bid Detail Information

Bid Number : JOC0615
Bid Title : Job Order Contract No. 0615
Bid Type : Construction
Department : Public Works
Commodity : BUILDING CONSTRUCTION SERVICE, NON- RESIDENTIAL (OFFICE BLDG., ETC.)
Open Date : 5/30/2006
Closing Date : 7/11/2006 10:45 AM
Bid Amount : N/A
Bid Download : Not Available
Bid Description : The work consists of a broad array of County repair and refurbishment projects under the direction of Public Works. Public Works will hold a mandatory pre-bid conference for all JOC bids at 1:00 p.m. on June 22, 2006, at 900 South Fremont Avenue, Conference Room B, Alhambra, California 91803, to provide information on the JOC, bidding process and answer any questions that potential bidders may have. To be considered responsive to this invitation for bid, bidders must attend the mandatory pre-bid conference. Bids from bidders who do not attend the pre-bid conference will be rejected as nonresponsive. It is strongly recommended that the pre-bid conference be attended by a principal of the company or a person authorized to make decisions for the company. The maximum dollar value of this contract is \$3,800,000. For further directions, please contact Mr. Brian Soria with Architectural Engineering Division at (626) 458-2588.
Contact Name : Brian Soria
Contact Phone# : (626) 458-2588
Contact Email : bsoria@ladpw.org
Last Changed On : 6/8/2006 2:38:25 PM

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Bid Detail Information

Bid Number : JOC0616
Bid Title : Job Order Contract No. 0616
Bid Type : Construction
Department : Public Works
Commodity : BUILDING CONSTRUCTION SERVICE, NON- RESIDENTIAL (OFFICE BLDG., ETC.)
Open Date : 5/30/2006
Closing Date : 7/11/2006 1:45 PM
Bid Amount : N/A
Bid Download : Not Available
Bid Description : The work consists of a broad array of County repair and refurbishment projects under the direction of Public Works. Public Works will hold a mandatory pre-bid conference for all JOC bids at 1:00 p.m. on June 22, 2006, at 900 South Fremont Avenue, Conference Room B, Alhambra, California 91803, to provide information on the JOC, bidding process and answer any questions that potential bidders may have. To be considered responsive to this invitation for bid, bidders must attend the mandatory pre-bid conference. Bids from bidders who do not attend the pre-bid conference will be rejected as nonresponsive. It is strongly recommended that the pre-bid conference be attended by a principal of the company or a person authorized to make decisions for the company. The maximum dollar value of this contract is \$3,800,000. For further directions, please contact Mr. Brian Soria with Architectural Engineering Division at (626) 458-2588.
Contact Name : Brian Soria
Contact Phone# : (626) 458-2588
Contact Email : bsoria@ladpw.org
Last Changed On : 6/8/2006 2:39:56 PM

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Bid Detail Information

Bid Number : JOC0617
Bid Title : Job Order Contract No. 0617
Bid Type : Construction
Department : Public Works
Commodity : BUILDING CONSTRUCTION SERVICE, NON- RESIDENTIAL (OFFICE BLDG., ETC.)
Open Date : 5/30/2006
Closing Date : 7/12/2006 10:45 AM
Bid Amount : N/A
Bid Download : Not Available
Bid Description : The work consists of a broad array of County repair and refurbishment projects under the direction of Public Works. Public Works will hold a mandatory pre-bid conference for all JOC bids at 1:00 p.m. on June 22, 2006, at 900 South Fremont Avenue, Conference Room B, Alhambra, California 91803, to provide information on the JOC, bidding process and answer any questions that potential bidders may have. To be considered responsive to this invitation for bid, bidders must attend the mandatory pre-bid conference. Bids from bidders who do not attend the pre-bid conference will be rejected as nonresponsive. It is strongly recommended that the pre-bid conference be attended by a principal of the company or a person authorized to make decisions for the company. The maximum dollar value of this contract is \$3,800,000. For further directions, please contact Mr. Brian Soria with Architectural Engineering Division at (626) 458-2588.
Contact Name : Brian Soria
Contact Phone# : (626) 458-2588
Contact Email : bsoria@ladpw.org
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Bid Detail Information

Bid Number : JOC0618
Bid Title : Job Order Contract No. 0618
Bid Type : Construction
Department : Public Works
Commodity : BUILDING CONSTRUCTION SERVICE, NON- RESIDENTIAL (OFFICE BLDG., ETC.)
Open Date : 5/30/2006
Closing Date : 7/12/2006 1:45 PM
Bid Amount : N/A
Bid Download : Not Available
Bid Description : The work consists of a broad array of County repair and refurbishment projects under the direction of Public Works. Public Works will hold a mandatory pre-bid conference for all JOC bids at 1:00 p.m. on June 22, 2006, at 900 South Fremont Avenue, Conference Room B, Alhambra, California 91803, to provide information on the JOC, bidding process and answer any questions that potential bidders may have. To be considered responsive to this invitation for bid, bidders must attend the mandatory pre-bid conference. Bids from bidders who do not attend the pre-bid conference will be rejected as nonresponsive. It is strongly recommended that the pre-bid conference be attended by a principal of the company or a person authorized to make decisions for the company. The maximum dollar value of this contract is \$3,800,000. For further directions, please contact Mr. Brian Soria with Architectural Engineering Division at (626) 458-2588.
Contact Name : Brian Soria
Contact Phone# : (626) 458-2588
Contact Email : bsoria@ladpw.org
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Bid Detail Information

Bid Number : JOC0619
Bid Title : Job Order Contract No. 0619
Bid Type : Construction
Department : Public Works
Commodity : BUILDING CONSTRUCTION SERVICE, NON- RESIDENTIAL (OFFICE BLDG., ETC.)
Open Date : 5/30/2006
Closing Date : 7/12/2006 1:45 PM
Bid Amount : N/A
Bid Download : Not Available
Bid Description : The work consists of a broad array of County repair and refurbishment projects under the direction of Public Works. Public Works will hold a mandatory pre-bid conference for all JOC bids at 1:00 p.m. on June 22, 2006, at 900 South Fremont Avenue, Conference Room B, Alhambra, California 91803, to provide information on the JOC, bidding process and answer any questions that potential bidders may have. To be considered responsive to this invitation for bid, bidders must attend the mandatory pre-bid conference. Bids from bidders who do not attend the pre-bid conference will be rejected as nonresponsive. It is strongly recommended that the pre-bid conference be attended by a principal of the company or a person authorized to make decisions for the company. The maximum dollar value of this contract is \$3,800,000. For further directions, please contact Mr. Brian Soria with Architectural Engineering Division at (626) 458-2588.
Contact Name : Brian Soria
Contact Phone# : (626) 458-2588
Contact Email : bsoria@ladpw.org
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