



COUNTY OF LOS ANGELES

Internal Services Department

1100 North Eastern Avenue
Los Angeles, California, 90063



United We Stand

DAVE LAMBERTSON
Interim Director

TO ENRICH LIVES THROUGH EFFECTIVE AND CARING SERVICE

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August 20, 2003

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 TWELVE JOB ORDER CONTRACT AGREEMENTS (ALL DISTRICTS - 3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

Authorize the Interim Director of Internal Services Department (ISD) or his designee to award and execute six general and six specialty (two electrical, two mechanical, one flooring, and one painting) Job Order Contract (JOC) Agreements in the form previously approved by County Counsel with the contractors listed on Attachment A to provide services to County facilities for as-needed repair, deferred maintenance, and refurbishments over a one-year term effective on execution. Ten of the Agreements are for a not-to-exceed amount of \$3.0 million per Agreement. The flooring and painting Agreements are for a not-to-exceed amount of \$500,000 per Agreement. The aggregate not-to-exceed amount for the twelve Agreements is \$31.0 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 twelve 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.

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.

Since its inception, JOC has become 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 construction type services, including the following:

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

The JOC program has proven to be a responsive and cost-effective resource to augment ISD's ability to satisfy County department demands for facilities repair, deferred maintenance and refurbishment services over the past several years. The twelve recommended JOC Agreements will provide the additional resources required for timely and effective completion of as-needed services.

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. More specifically, it aligns with these strategies 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 \$31.0 million to be exercised in increments on an as-needed basis. ISD's FY 2003/04 adopted budget includes \$15.0 million for JOC 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 \$3.0 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 and \$10,000 for the Flooring and Painting 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, due to their intermittent, as-needed structure 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 use by County Counsel.

Under the proposed contracts, the contractors will consider Greater Avenues for Independence Program (GAIN) and General Relief Opportunity for Work (GROW) participants for future employment and will comply with the Jury Service Ordinance, Safely Surrender Baby Law and the Child Support Compliance Program. The Child Support Services Department has confirmed that all contractors have complied with the requirement to file a Principal Owner Information Form with its office.

CONTRACTING PROCESS:

On June 17, 2003, an Invitation For Bids (IFB) was released to twenty-four contractors shown in Attachment C. Notice of the IFB was also posted on the County's website and in various trade publications. A pre-bid conference was held on July 1, 2003 to discuss bidding and project requirements. On July 21 and July 22, 2003, bid deadline, fifty-five bids were received for the twelve JOC contracts. The lowest responsive and responsible contractors were selected without regard to race, creed, color or gender for each of the JOC contracts.

Contractors associated with JOC Agreements have historically subcontracted with Community Business Enterprise (CBE) firms, consistent with your Board's CBE participation goal, as reflected in quarterly reports provided to your offices. As specific

work and associated subcontractors are identified, data concerning the use of CBE subcontractors will be collected, summarized and reported quarterly. The Los Angeles County Community Business Enterprises program summary information on each firm is provided in Attachment B. Of the twelve contracts recommended for award, eight are being awarded to certified CBEs.

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 Agreement approvals.

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.

ENVIRONMENTAL IMPACT REPORTS:

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

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

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

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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
Interim Director

DL:TT:rs (BoardLtrJOC8/03)

Attachments

c: Chief Administrative Officer
Executive Officer, Board of Supervisors

PROPOSED JOC CONTRACTORS

Ten of the following proposed JOC Agreements are for \$250,000 with options to increase to a not-to-exceed \$3.0 million within the same one-year term; flooring and painting are for a maximum of \$100,000 with options to increase to a maximum of \$500,000 within the same one-year term:

JOC #:	CONTRACTOR:	SERVICE:
JOC #45	MTM Construction, Inc.	General
JOC #46	MTM Construction, Inc.	General
JOC #47	Mackone Development, Inc.	General
JOC #48	Athena Engineering, Inc.	General
JOC #49	Athena Engineering, Inc.	General
JOC #50	New Creation Builders	General
EJOC #11	JAM Fire Protection	Electrical
EJOC #12	Comet Electric, Inc.	Electrical
FJOC #5	Reliable Floor Covering	Flooring
MJOC #8	Athena Engineering, Inc.	Mechanical
MJOC #9	Athena Engineering, Inc.	Mechanical
PJOC #6	Prime Painting Contractors, Inc.	Paint

**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 #45	MTM Construction, Inc. JOC #46	Mackone Development, Inc. JOC #47	Athena Engineering, Inc. JOC #48
Cultural/Ethnic Composition		% of Ownership	% of Ownership	% of Ownership	% of Ownership
OWNERS/PARTNERS	Black/African American	0	0	0	0
	Hispanic/Latin American	0	0	0	100
	Asian American	100	100	100	0
	American Indian/Alaskan	0	0	0	0
	All others	0	0	0	0
	Women (included above)	0	0	30	100
		Number	Number	Number	Number
MANAGER	Black/African American	0	0	0	0
	Hispanic/Latin American	0	0	0	2
	Asian American	7	7	3	0
	American Indian/Alaskan	0	0	0	0
	All others	1	1	1	2
	Women (included above)	1	1	1	0
STAFF	Black/African American	0	0	0	0
	Hispanic/Latin American	2	2	3	5
	Asian American	1	1	14	2
	American Indian/Alaskan	0	0	0	0
	All others	0	0	3	10
	Women (included above)	1	1	3	5
TOTAL # OF EMPLOYEES		11	11	24	21
BUSINESS STRUCTURE		Corporation	Corporation	Corporation	Corporation
Certified as Minority, Women, Disadvantaged or Disabled Veteran Business Enterprise?		- MBE, DBE	- MBE, DBE	CBE	- MBE, WMBE, DBE
CERTIFYING AGENCY		SBA	SBA	LA County	SBA, LA County

Attachment B

**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 #49	New Creation Builders JOC #50	JAM Fire Protection EJOC #11	Comet Electric, Inc. EJOC #12
Cultural/Ethnic Composition		% of Ownership	% of Ownership	% of Ownership	% of Ownership
OWNERS/PARTNERS	Black/African American	0	0	0	0
	Hispanic/Latin American	100	0	0	0
	Asian American	0	100	0	0
	American Indian/Alaskan	0	0	0	0
	All others	0	0	100	100
	Women (included above)	100	0	0	0
		Number	Number	Number	Number
MANAGER	Black/African American	0	0	0	1
	Hispanic/Latin American	2	0	5	0
	Asian American	0	6	0	1
	American Indian/Alaskan	0	0	0	0
	All others	2	0	6	6
	Women (included above)	0	1	2	2
STAFF	Black/African American	0	0	1	1
	Hispanic/Latin American	5	4	17	35
	Asian American	2	1	1	4
	American Indian/Alaskan	0	0	0	0
	All others	10	0	15	59
	Women (included above)	5	0	2	5
TOTAL # OF EMPLOYEES		21	11	45	107
BUSINESS STRUCTURE		Corporation	Corporation	Corporation	Corporation
Certified as Minority, Women, Disadvantaged or Disabled Veteran Business Enterprise?		- MBE, WMBE, DBE	- MBE, DBE	NO	- NO
CERTIFYING AGENCY		SBA, LA County	SBA, 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		Reliable Floor Covering FJOC #5	Athena Engineering, Inc. MJOC #8	Athena Engineering, Inc. MJOC #9	Prime Painting Contractors, Inc. PJOC #6
Cultural/Ethnic Composition		% of Ownership	% of Ownership	% of Ownership	% of Ownership
OWNERS/PARTNERS	Black/African American	0	0	0	0
	Hispanic/Latin American	0	100	100	0
	Asian American	0	0	0	0
	American Indian/Alaskan	0	0	0	0
	All others	100	0	0	100
	Women (included above)	0	100	100	50
		Number	Number	Number	Number
MANAGER	Black/African American	0	0	0	0
	Hispanic/Latin American	0	2	2	0
	Asian American	0	0	0	0
	American Indian/Alaskan	0	0	0	0
	All others	5	2	2	6
	Women (included above)	2	0	0	0
STAFF	Black/African American	0	0	0	0
	Hispanic/Latin American	0	5	5	0
	Asian American	0	2	2	0
	American Indian/Alaskan	0	0	0	0
	All others	25	10	10	21
	Women (included above)	0	5	5	2
TOTAL # OF EMPLOYEES		30	21	21	27
BUSINESS STRUCTURE		Sole Proprietorship	Corporation	Corporation	Corporation
Certified as Minority, Women, Disadvantaged or Disabled Veteran Business Enterprise?		- NO	- MBE, WMBE, DBE	MBE, WMBE, DBE	- NO
CERTIFYING AGENCY			SBA, LA County	SBA, LA County	

BIDDERS LIST

Airgas
1342 E. Mission Blvd.
Pomona, CA 91766

Angeles Contractor
12692 Hoover St.
Garden Grove, CA 92841

C.T. Georgiou Painting Co.
433 Lecouvreur Ave.
Wilmington, CA 90744

Capri Construction, Inc.
7760 Deering Ave.
Canoga Park, CA 91304

Cogley and Son
580 E. Arrow Highway Ste. B
San Dimas, CA 91773

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

DAW Incorporated
12552 South 125 West
Draper, UT 84020

DeMac
26893 Bouquet Canyon Rd. Ste. C
Santa Clarita, CA 91350

Diversified Industrial Electric Inc.
P.O. Box 975
South Pasadena, CA 91031

First Enterprise
15525 S. Broadway Center St.
Gardena, CA 90248

Harry H. Joh Construction, Inc.
685 N. Lancer Dr.
Anaheim, CA 92801

Inner Space Constructors
2250 S. Central Ave.
Rancho Dominguez, CA 90220

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

Minco Construction
1350 W. 228th St. Ste. 3
Torrance, CA 90501

MTM Construction Co.
15902 Halliburton Rd.
Hacienda Heights, CA 91745

National Construction Rentals
15319 Chatsworth St.
Mission Hills, CA 91345

New Creation Builders
410 N. Euclid St.
Fullerton, CA 92832

PW Construction
1905 E. Route 66 Ste. 200
Glendora, CA 91740

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BIDDERS LIST

Pasadena Construction & Interiors
595 E. Walnut St.
Pasadena, CA 91101

Prime Painting Contractors, Inc.
17033 Gledhill St.
Northridge, CA 91325

Sam-Boo Construction Co.
3670 Wilshire Blvd. #515
Los Angeles, CA 90010

Sturgeon General
5140 E. La Palma Ave. Ste. 107
Anaheim, CA 92807

The Blakely Co., Inc.
5533 Alhambra Ave.
Los Angeles, CA 90032

York International
11165 Knott Ave. Ste. D
Cypress, CA 90630