



MARK PESTRELLA, Director

**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
<http://dpw.lacounty.gov>

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

IN REPLY PLEASE
REFER TO FILE

May 07, 2024

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

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

56 MAY 7, 2024

JEFF LEVINSON
INTERIM EXECUTIVE OFFICER

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
JOB ORDER CONTRACTS
REPAIR, REMODEL, REFURBISHMENT, AND MAINTENANCE
OF COUNTY INFRASTRUCTURE AND FACILITIES
AWARD 18 JOB ORDER CONTRACTS
(ALL SUPERVISORIAL DISTRICTS)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval to award, to the lowest responsive and responsible bidders, 18 separate Job Order Contracts and authorize Public Works to issue Job Order Contract work orders for County facilities and infrastructure.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the award of the Job Order Contracts is 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 seven Job Order Contracts (2401CP, 2403CP, 2407GG, 2408GG, 2416GG, 2417GG, and 2419GG) to MTM Construction, Inc., the lowest responsive and responsible bidder, for a not-to-exceed amount of \$5,700,000 each, to be financed through the appropriate maintenance, repair, and refurbishment projects.

3. Award nine Job Order Contracts (2402CP, 2406CP, 2409GG, 2410GG, 2411GG, 2418GG, 2421GG, 2422GG, and 2423GG) to New Creation Engineering & Builders, Inc., the lowest responsive and responsible bidder for a not-to-exceed amount of \$5,700,000 each, to be financed through the appropriate maintenance, repair, and refurbishment projects.
4. Award two Job Order Contracts (2415GG and 2420GG) to Vincor Construction, Inc., the lowest responsive and responsible bidder, for a not-to-exceed amount of \$5,700,000 each, to be financed through the appropriate maintenance, repair, and refurbishment projects.
5. Delegate authority to the Director of Public Works or his designee to execute the 18 Job Order Contracts, each not to exceed \$5,700,000, in the form previously approved by County Counsel; establish the effective date of the contracts upon receipt by Public Works of acceptable performance and payment bonds and evidence of required contractor insurance; and to suspend and/or terminate any such contract for convenience, upon the Director's determination that it is necessary and appropriate to do so.
6. Authorize the Director of Public Works or his designee, subject to a finding of exemption under the California Environmental Quality Act, to issue work orders under the 18 Job Order Contracts for projects that are not subject to the State Public Contract Code, including maintenance work, as applicable, in an amount not to exceed \$5,700,000 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 \$5,700,000 maximum contract amount upon receipt of funding authorization from the Chief Executive Office or the appropriate funding source.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to award 18 Job Order Contracts (JOCs); find that the proposed awards are not projects under the California Environmental Quality Act (CEQA); and authorize Public Works to execute 18 separate JOCs and issue work orders for County facilities and infrastructure, subject to findings of exemption, under CEQA as appropriate at the time of issuance.

JOC is a competitive 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, alteration, maintenance for County 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 delegate authority to the Director of Public Works or his designee to issue work orders for projects, which are determined to be exempt from CEQA and that are not subject to the PCC, including maintenance, demolition, or procurement and installation of equipment, as applicable, in an amount not to exceed \$5,700,000 per work order, subject to the limitation that the aggregate amount of all work orders issued under a particular JOC does not exceed the \$5,700,000 maximum contract amount. In accordance with the October 31, 2017, Board Motion, Public Works will provide notification to the Board 1 week prior to issuance of work orders in excess of \$150,000 for projects not subject to 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.

Public Works is already authorized to issue JOC work orders for projects that are subject to PCC, including repair, remodeling, and refurbishment work in an amount not to exceed \$330,000 pursuant to PCC Sections 20128.5 and 20145 and delegated to the Director of Public Works or his designee under Los Angeles County Code, Section 2.18.042 (Ordinance), subject to the limitation that the aggregate amount of all work orders issued under a particular JOC does not exceed the \$5,700,000 maximum contract amount. For projects subject to PCC, Public Works will seek advance approval from the Board to issue JOC work orders for any such project that exceeds \$330,000.

In order to have adequate JOC capacity available on a continuous basis, the aggregate requested amount of JOC authority is \$102,600,000 (18 JOCs), to be used for the proposed Facility Reinvestment Program projects, various capital improvement projects at the County Healthcare campuses (Olive View-UCLA, Rancho Los Amigos National Rehabilitation Center, Harbor-UCLA, Los Angeles General Medical Center, and Martin Luther King Jr.), and various other JOC-eligible capital, infrastructure, and maintenance projects. This capacity is based on the anticipated need for various projects, including repair, remodeling, refurbishment, and maintenance work for County general and special fund departments. These proposed projects will primarily address sustainability, improve Americans with Disabilities Act accessibility, and provide upgrades that conform to current building code requirements.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: Strategy II.1, Drive Economic and Workforce Development in the County, Objective II.1.2, Support Small Businesses and Social Enterprises; and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, Objective III.3.2, Manage and Maximize County Assets, by investing in public infrastructure that will improve the economic and social wellbeing of our communities while maximizing and leveraging resources.

FISCAL IMPACT/FINANCING

The projects anticipated to be performed under these JOCs, including repair, remodeling, refurbishment, alteration, 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.

Expenditures for the subject services incurred by Public Works' Internal Service Fund-Capital Project Management Program will be reimbursed through approved individual project budgets.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

These JOCs will be in the forms previously reviewed and approved by County Counsel.

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

Data regarding the bidders' minority participation will be on file with Public Works. The contractors were selected upon final analysis and consideration without regard to race, creed, color, or gender.

The JOCs are subject to Board Policy No. 5.270, Countywide Local and Targeted Worker Hiring Policy.

ENVIRONMENTAL DOCUMENTATION

Award of the JOCs and delegation of authority to execute 18 JOCs do 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 for which work orders are issued under the recommended contracts include repair, remodeling, refurbishment, and maintenance of existing structures and facilities as requested by County departments and are, therefore, likely categorically exempt from CEQA. Approval of the recommended actions, including the Board's award of the JOCs, 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 the Director of Public Works or his designee that the work is exempt from CEQA, if determined appropriate. In the event that the 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 December 14, 2023, Public Works issued and advertised a Notice of Invitation for Bids for 23 JOCs using the February 2023 JOC Construction Task Catalog and Specifications prepared by The Gordian Group, Inc., and The SimpleBid Book JOC Unit Price Catalog prepared by Cannon/Parkin, Inc., dated February 2023, both books were adopted by the Board on May 16, 2023. Eighteen JOCs are recommended for award and will be utilized by Public Works. Five JOCs will be utilized by the Department of Parks and Recreation and a separate Board letter to award the five JOCs will be filed by the Department of Parks and Recreation.

On December 14, 2023, Invitation for Bids were placed on the County's "Doing Business with Los Angeles County" website (Enclosure), Public Works' "Do Business with Public Works" website, and X (formerly Twitter); and advertised in Daily News Los Angeles, La Opinion, Los Angeles Sentinel, The Daily Breeze, The Signal, World Journal, Press-Telegram, Daily Commerce, The Malibu Times, and Pasadena Star News. Also, Public Works informed 2,535 Local Small Business Enterprises and Community Business Enterprises.

On January 16, 2024, Public Works held a mandatory prebid conference for JOCs 2401CP, 2402CP, 2403CP, 2404CP, 2405CP, 2406CP, 2407GG, 2408GG, 2409GG, 2410GG, 2411GG, 2412GG, 2413GG, 2414GG, 2415GG, 2416GG, 2417GG, 2418GG, 2419GG, 2420GG, 2421GG, 2422GG, and 2423GG to explain the JOC concept, discuss JOC from the contractors' perspective, and answer questions.

On January 30, 2024, six bids were received for each JOC (2401CP, 2402CP, 2403CP, 2404CP, 2405CP, 2406CP, 2407GG, 2408GG, 2409GG, 2410GG, 2411GG, 2412GG, 2413GG, 2414GG, 2415GG, 2416GG, 2417GG, 2418GG, 2419GG, 2420GG, 2421GG, 2422GG, and 2423GG) and publicly opened.

MTM Construction, Inc., was deemed the lowest responsive and responsible bidder meeting the criteria adopted by the Board with regard to JOCs 2401CP, 2403CP, 2407GG, 2408GG, 2416GG, 2417GG, and 2419GG identified herein and is, therefore, recommended for the award of the subject JOCs.

New Creation Engineering & Builders, Inc., was deemed the lowest responsive and responsible bidder meeting the criteria adopted by the Board with regard to JOCs 2402CP, 2406CP, 2409GG, 2410GG, 2411GG, 2418GG, 2421GG, 2422GG, and 2423GG identified herein and is, therefore, recommended for the award of the subject JOCs.

Vincor Construction, Inc., was deemed the lowest responsive and responsible bidder meeting the criteria adopted by the Board with regard to JOCs 2415GG and 2420GG identified herein and is, therefore, recommended for the award of the subject JOCs.

To ensure the JOCs 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 each contractor was considered before making the recommendation to award the JOCs.

A copy of the Job Order Contracting Construction Task Catalog and Specifications prepared by The Gordian Group, Inc., dated February 2023, and The SimpleBid Book Job Order Contracting Unit Price Catalog prepared by Cannon/Parkin, Inc., dated February 2023, are on file at Public Works, Business Relations and Contracts Division.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The use of these JOCs will expedite the completion of repair, remodeling, refurbishment, alteration, and maintenance of County facilities and infrastructure work managed by Public Works. Minor impacts to tenant departments may occur while work on such facilities and infrastructure is underway. Public Works will coordinate with each of the affected departments and the JOC contractors to phase and schedule the work to minimize disruption to facility operations and to maintain public access.

The Honorable Board of Supervisors

5/7/2024

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CONCLUSION

Please return one adopted copy of this Board letter to 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" and last name "Pestrella" clearly distinguishable.

MARK PESTRELLA, PE

Director

MP:SK:ao

Enclosures

c: Chief Executive Office (Chia-Ann Yen)
County Counsel
Executive Office



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lacounty.gov

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+ Solicitation Detail

Solicitation Number:	BRC0000515		
Title:	Various Job Order Contracts (23 Low Bid JOC Contracts)		
Department:	Public Works		
Bid Type:	Construction	Bid Amount:	\$5,700,000.00
Commodity:	SITE WORK CONSTRUCTION SERVICES		

Description:	<p>Public Works is requesting bids for furnishing all materials, labor, and equipment required to complete construction for Job Order Contracts (23 JOC Contracts). Bidders will offer four pricing Adjustment Factors to be applied to the Prepriced Tasks in the Unit Price Books. Two types of Contracts will be awarded. Contract 1-Factor A will be for Specialty Construction projects to be performed during Normal Working Hours, Factor B for Specialty Construction projects to be performed during Other Than Normal Working Hours (overtime/non-standard shifts). Factor C will be for General Construction projects to be performed during Normal Working Hours, Factor D for General Construction projects to be performed during Other Than Normal Working Hours (overtime/non-standard shifts) Adjustment Factors shall apply to every Task in the Unit Price Book. Contract 2-Factor A will be for OSHPD projects to be performed during Normal Working Hours, Factor B for OSHPD projects to be performed during Other Than Normal Working Hours (overtime/non-standard shifts). Factor C will be for General Construction projects to be performed during Normal Working Hours, Factor D for General Construction projects to be performed during Other Than Normal Working Hours (overtime/non-standard shifts) Adjustment Factors shall apply to every Task in the Unit Price Book.</p> <p>The County will be using three different Job Order Contracting Systems to award these 23 Low Bid Job Order Contracts). The JOC Systems that will used will be Cannon/ Parkin, Inc. (6 contracts), The Gordian Group, Inc. (15 contracts) and JAMB Services, Inc. (2 contracts). The Bidder is responsible for viewing the JOC System information that coordinates with each JOC Contract they are submitting bids for. See the associated JOC Contract numbers and JOC System below:</p> <p>Cannon Parkin, Inc. (SimpleBid) JOCs 2401CP to 2406CP The Gordian Group, Inc. JOCs 2407GG to 2421GG JAMB Services, Inc. JOCs 2422JS and 2423JS</p> <p>Each unit price book contains different prices and methods for price calculation.</p> <p>All Bidders are required to attend a Mandatory Pre-Bid Conference via Microsoft Teams Meeting Online Events (or County accepted platform), on January 16, at 2:00 p.m. There will be a link posted the same day of the meeting and it will require that each attendee complete sign-in information. You will then be redirected to the meeting. The purpose of the pre-bid meeting is to explain the JOC concept, provide an overview of JOC, and to answer any questions. It is required that the pre-bid conference be attended by the President or Owner of each Company.</p> <p>To view, print or download documents, visit the website below. https://dpw.lacounty.gov/contracts/Opportunities.aspx</p>		
Open Day:	12/14/2023	Close Date:	1/30/2024 9:00:00 AM
Contact Name:	Ivonne Pena	Contact Phone:	(626) 458-2585
Contact Email:	ipena@dpw.lacounty.gov		
Last Changed On:	12/14/2023 4:05:21 PM		

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