


ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

1-D May 21, 2024


JEFF LEVINSON
INTERIM EXECUTIVE OFFICER



May 21, 2024

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

Dear Commissioners:

**CONTRACTS FOR PLUMBING SERVICES
(ALL DISTRICTS) (3 VOTE)**

SUBJECT

This letter recommends approval of two Contracts with Windol Orr dba No Worries Plumbing, and Pipe Pros Plumbing, Inc. to provide plumbing services to various public and affordable housing developments and administrative sites managed by the Los Angeles County Development Authority (LACDA).

IT IS RECOMMENDED THAT THE BOARD:

1. Authorize the Executive Director or designee to execute two one-year Contracts for plumbing services (Contracts) with Windol Orr dba No Worries Plumbing and Pipe Pros Plumbing, Inc., using a shared amount of up to \$2,200,000 in program funds included in the LACDA's approved Fiscal Year 2023-2024 budget and proposed Fiscal Year 2024-2025 budget, to be effective following approval as to form by County Counsel and execution by all parties.
2. Authorize the Executive Director or designee to execute amendments to the Contracts, following approval as to form by County Counsel, to extend the term for an additional four years, in one-year increments, with an annual shared compensation of \$2,200,000, using funds to be included in the LACDA's annual budget approval process.
3. Authorize the Executive Director or designee to amend the Contracts to modify the Statement of Work, add services, and increase the annual shared compensation by up to \$220,000 (10%) per year as needed for unforeseen costs.

4. Authorize the Executive Director or designee, upon his determination and as necessary and appropriate under the terms of the Contracts, to terminate either Contract for convenience.

5. Find that approval of Contracts to provide plumbing services is exempt from the California Environmental Quality Act (CEQA), as described herein, for the reasons stated in this Board letter and the record of the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to approve two Contracts for plumbing services for various public and affordable housing developments and administrative sites managed by the LACDA. These services will provide the LACDA with complete residential and commercial plumbing services on an as-needed basis for both residential public housing developments and administrative properties. Plumbing services will include emergency services to adequately address plumbing maintenance and compliance.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund.

The cost for the first year of service will be up to \$2,200,000 using funds included in the LACDA's approved Fiscal Year 2023-2024 budget and proposed Fiscal Year 2024-2025 budget.

If extended, the cost of the second through the fifth year of the Contracts will remain at the same annual amount of up to \$2,200,000 using program funds included in the LACDA's annual budget approval process.

A 10% contingency, in the amount of \$220,000 per year, is also being set for any additional needed plumbing services. If both Contracts are fully extended, the total Contract and contingency amount for all five years will be \$12,100,000.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

These Contracts will primarily be federally funded and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the Skills and Training to Achieve Readiness for Tomorrow (START) Program implemented by the County of Los Angeles. Instead, Windol Orr dba No Worries Plumbing and Pipe Pros Plumbing, Inc., will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain U.S. Department of Housing and Urban Development (HUD) assistance be directed to low and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

ENVIRONMENTAL DOCUMENTATION

The proposed action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.35 (b)(3) because it involves maintenance activities that will not have a physical impact on, or result in any physical changes to the environment. The action is exempt from the provisions of CEQA pursuant to section 15301 of the State CEQA Guidelines because it involves activities that do not have the potential for causing a

significant effect on the environment.

CONTRACTING PROCESS

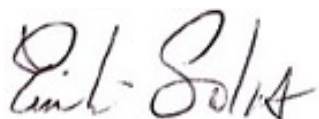
On December 29, 2023, an Invitation for Bids (IFB), Plumbing Services, Solicitation Number LACDA23-159, was conducted to identify contractors to provide plumbing services to the LACDA. The IFB solicitation was posted on both LACDA's solicitation portal as well as on the County's WebVen website.

On January 16, 2024, a pre-bid meeting was held with two participating contractors attending. On January 25, 2024, two bids were received by the submission deadline. Both bids were determined responsive and responsible bidders and are being recommended for the Contract Awards. The Summary of Outreach Activities is provided in Attachment A.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed Contracts will provide the LACDA with plumbing services necessary to maintain LACDA properties. These plumbing services will facilitate as needed and emergency plumbing maintenance throughout the properties to maintain safe conditions for residents and staff.

Respectfully submitted,



Emilio Salas

Executive Director

ES:KT:DT:BDS

Enclosures

ATTACHMENT A

Summary of Outreach Activities

Plumbing Services

On December 29, 2023, the following outreach was initiated to identify Plumbing Services Contractors for the LACDA.

A. Announcement

An announcement was posted on the County's WebVen and on the LACDA's websites.

B. Distribution of Notices

The LACDA's vendor list was used to e-mail notices to 246 plumbing services contractors to visit the LACDA's website and download the solicitation package. In addition, contractors on the County's Webven were directed to download the solicitation package from the LACDA website. As a result of the outreach, 45 IFB packages were downloaded from the LACDA website.

C. Bid Results

On January 25, 2024, two (2) bids were received. Bidders were required to provide bids based on providing complete residential and commercial plumbing services on an as needed basis for both public housing developments and administrative properties. Because the services are federally funded, price preferences were not applied for Local Small Business Enterprise (LSBE) status. Windol Orr dba No Worries Plumbing and Pipe Pros Plumbing, Inc. were determined to be the lowest responsive and responsible bidders and are being recommended for the Contract awards.

D. Minority/Women Participation – Selected Agency

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Windol Orr dba No Worries Plumbing	Minority	Total: 3
Pipe Pros Plumbing, Inc.	Non-Minority	Total: 14

E. Minority/Women Participation – Firms Not Selected

N/A

The recommended award of Contract is being made in accordance with the LACDA's policies and federal regulations, and without regard to race, creed, color, or gender.