



MARK PESTRELLA, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

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ADOPTED

IN REPLY PLEASE
REFER TO FILE

September 24, 2024

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

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

57 September 24, 2024

Dear Supervisors:

EDWARD YEN
EXECUTIVE OFFICER

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
FIRE CAMP 13 WOOLSEY FIRE RECONSTRUCTION PROJECT
REJECT ALL BIDS
APPROVE REVISED PROJECT BUDGET
APPROVE APPROPRIATION ADJUSTMENT AND
ADOPT, ADVERTISE, AND AWARD
SPECS. 7823R1; CAPITAL PROJECT NO. 88721
FISCAL YEAR 2024-25
(SUPERVISORIAL DISTRICT 3)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval to move forward with the proposed Fire Camp 13 Woolsey Fire Reconstruction Project, reject all bids, approve the revised project budget, approve an appropriation adjustment, readvertise for construction bids, and authorize the award of a construction contract for the proposed project.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY CONSOLIDATED FIRE PROTECTION DISTRICT:

1. Find that the recommended actions are within the scope of the previously approved exemption from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the previously approved project.
2. Reject all bids received by Public Works on July 26, 2023, for the construction of the Fire Camp 13 Woolsey Fire Reconstruction Project, Capital Project No. 88721.

BIDS: October 23, 2024 at 1:00 p.m.

3. Approve the revised project budget of \$3,000,000; an increase of \$923,000 from the previously Board-approved amount of \$2,077,000; for the Fire Camp 13 Woolsey Fire Reconstruction Project, Capital Project No. 88721.
4. Approve the appropriation adjustment to transfer \$923,000 from Fire District's Accumulated Capital Outlay Fund Services and Supplies to the Fire Camp 13 Woolsey Fire Reconstruction Project, Capital Project No. 88721, to fully fund the project.
5. Adopt revised plans and specifications that are on file with Public Works for construction of the Fire Camp 13 Woolsey Fire Reconstruction Project.
6. Instruct the Executive Officer of the Board to readvertise the Fire Camp 13 Woolsey Fire Reconstruction Project for bids to be received and opened on October 23, 2024, in accordance with the Instruction Sheet for Publishing Legal Advertisements.
7. Authorize the Director of Public Works or his designee to execute a consultant services agreement with the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule for a \$3,000 not to-exceed amount funded by the project.
8. Delegate authority to the Director of Public Works or his designee to make the determination that a bid is nonresponsive and to reject a bid on that basis; to award to the next lowest responsive and responsible bidder; to waive inconsequential and nonmaterial deficiencies in bids submitted; and to determine, in accordance with the applicable contract and bid documents, whether the apparent lowest responsive and responsible bidder has timely prepared a satisfactory baseline construction schedule and satisfied all conditions for contract award. Upon such determination, authorize the Director of Public Works or his designee to award and execute the construction contract, in the form previously approved by County Counsel, to the apparent lowest responsive and responsible bidder if the low bid can be awarded within the approved total budget, to establish the effective date of the contract upon receipt by Public Works of acceptable performance and payment bonds and evidence of required contractor insurance, and to take all other actions necessary and appropriate to deliver the project.
9. Delegate authority to the Director of Public Works or his designee to execute any easements, permits, and utility connection agreements necessary for the completion of the project, provided that the costs related to these easements, permits, and agreements do not cause the project to exceed the approved project budget.
10. Authorize the Director of Public Works or his designee to carry out, manage, and deliver the project on behalf of the Consolidated Fire Protection District of Los Angeles County; award and execute consultant agreements, amendments, and supplements within the same authority and limits delegated to the Director of Public Works or his designee by the Board for County Capital Improvement Projects; accept the project; and release retention upon acceptance.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find that they are within the scope of the Board's previous exemption finding under the California Environmental Quality Act; reject all construction bids received on July 26, 2023; approve the revised project budget; approve an appropriation adjustment; adopt revised plans and specifications; readvertise for construction bids; and authorize the Director

of Public Works to award and execute a construction contract for the Fire Camp 13 Woolsey Fire Reconstruction Project.

Background

Fire Camp 13 is a fire suppression facility located at 1250 Encinal Canyon Road in the City of Malibu. Fire Camp 13 houses low security state inmates and is jointly operated by the Consolidated Fire Protection District of Los Angeles County and the California Department of Corrections and Rehabilitation. Under the supervision of the Fire District, inmates provide various fire prevention services, including the clearing of brush to create a defensible barrier around forest fires. The Fire Camp 13 Woolsey Fire Reconstruction Project consists of replacing the California Department of Corrections officers sleeping quarters building and the training area canopy that were destroyed by the 2018 Woolsey Fire with new structures of the same size; and refurbishing the existing classroom building that was damaged by the 2018 Woolsey Fire. The sizes of the structures are approximately 1,250 square feet; 1,400 square feet; and 1,000 square feet, respectively. On July 26, 2023, two bids were received (see Enclosure A). The lowest lump sum base bid price; totaling \$1,820,574; submitted by the apparent lowest responsive and responsible bidder MLC Constructors, Inc., far exceeded the estimated construction cost of \$1,350,000. The bid prices submitted by the bidders were high due mostly to the shortened duration of the construction schedule. We are recommending that the Board reject all bids received for this project.

The plans and specifications have been revised to increase the construction duration and the project budget has also been increased to meet the higher construction costs. Revised plans, specifications, and jurisdictional approvals have been completed, and it is recommended that the Board adopt and advertise the revised plans and specifications for construction bids as required under the Public Contract Code.

In order to accelerate the delivery of the project, it is recommended that the Board authorize the Director of Public Works to award and execute a construction contract with the lowest responsive and responsible bidder if the low bid can be awarded within the total project budget approved by the Board.

The proposed consultant services agreement requires the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule that conforms to the County of Los Angeles' schedule specification.

It is anticipated that construction of the project will begin in February 2025 and be substantially completed in November 2025.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 3, Realize tomorrow's government today, Focus Area Goal F, Flexible and Efficient Infrastructure, Strategy ii, Modernize Infrastructure, by evaluating our current Capital Projects and identifying the need to replace or modernize legacy/obsolete infrastructure. These recommended actions support the Strategic Plan by investing in public safety infrastructure improvements that will enhance the quality and delivery of Fire Department services to the residents of Los Angeles County.

FISCAL IMPACT/FINANCING

The total revised project budget is \$3,000,000, and includes plans and specifications, plan check,

consultant services, construction, change order contingency, Civic Arts fee, miscellaneous expenditures, and County services. The budget increase is due to the increase of the construction cost, change order contingency, and increased Civic Arts fee. The project schedule and budget are included in Enclosure B.

The Fire Camp 13 Woolsey Fire Reconstruction Project is funded with \$1,623,000 transferred from various completed Fire District's Accumulated Capital Outlay Fund (J13) Capital Projects and \$454,000 from the Fire District's – Accumulated Capital Outlay Fund Services and Supplies. Approval of the proposed appropriation adjustment (Enclosure C) will transfer \$923,000 from the Fire District's – Accumulated Capital Outlay Fund Services and Supplies to the Fire Camp 13 Woolsey Fire Reconstruction Project, Capital Project No. 88721 to fully fund the project.

Operational Budget Impact

The Fire District will be responsible for the operation and maintenance of the new buildings for the Fire Camp 13 Woolsey Fire Reconstruction Project. It will request ongoing funds to cover these costs as part of its Fiscal Year 2025-26 budget request.

There will be no impact to the current operating budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, the project will require that at least 30 percent of the California construction labor hours be performed by qualified Local Residents and at least 10 percent be performed by Targeted Workers facing employment barriers. The project will also include a jobs coordinator who will facilitate the implementation of the targeted hiring requirement of the policy.

In accordance with the Board's Civic Art Policy amended on August 4, 2020, this project includes a budget of \$22,000 to be allocated to the Civic Arts Special Fund that is 1 percent of the design and construction costs.

The proposed project is less than 10,000 square feet in size and, therefore, not required to meet the Board's policy for Leadership in Energy and Environmental Design Gold certification. However, the project will be designed to support the Board's policy for Green Building/Sustainable Design Program by incorporating water and energy conservation features, enhancing indoor environmental quality by using low gas emitting building materials, and providing daylight through much of the building.

ENVIRONMENTAL DOCUMENTATION

On June 27, 2023, the Board approved the project and found the project categorically exempt from the provisions of the California Environmental Quality Act pursuant to Sections 15301 (a) and (d); 15302 (a); and Classes 1 (c) and (d); and Class 2 (a) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. There have been no changes in the project scope, and the recommended actions are within the scope of the project previously determined to be exempt.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk and with the State Office of Planning and Research in accordance with Section 21152 of the Public Resources Code and will post the notice to the

County's website in accordance with Section 21092.2.

CONTRACTING PROCESS

Advertising for construction bids will be in accordance with the County's standard Instruction Sheet for Publishing Legal Advertisements (Enclosure D).

This contract opportunity will be listed on the Doing Business with Us and Do Business with Public Works websites. Public Works will also inform the local small business enterprises about this business opportunity for those certified by the County of Los Angeles Department of Consumers and Business Affairs.

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

Standard contracts, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees are included in the contract.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects.

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Project Management Division I.

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:HA:cg

Enclosures

- c: Arts and Culture (Civic Art Division)
- Chief Executive Office (Capital Programs Division)
- County Counsel
- Executive Office
- Fire Department
- Department of Public Social Services (GAIN/GROW Program)

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(3 VOTES)**

BID SUMMARY

Project Description:

The scope includes the replacement of the California Department of Corrections officers sleeping quarters building and the training area canopy, and the refurbishment of the existing classroom building.

Financial Information:

Public Works' fair construction cost estimate was \$1,350,000.

Bid Opening Date: July 26, 2023

Bid Summary:

<u>Bidder</u>	<u>Lump Sum Base Bid</u>	<u>Extended Daily Overhead Rate</u>	<u>Total Evaluated Bid Price⁽¹⁾</u>
MLC Constructors, Inc	\$1,779,474	\$1,370	\$1,820,574
Waisman Construction, Inc.	\$2,248,000	\$1,500	\$2,293,000

(1) For purposes of bid evaluation only, the Total Evaluated Bid Price was determined by adding the lump sum base bid, extended overhead daily rate multiplied by 30 calendar days, and \$150,000 bid price reduction for certified Local Small Business Enterprise, if applicable.

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BID INFORMATION

Bid Number: BRC0000457

Bid Title: Fire Camp 13 Woolsey Fire Reconstruction Project

Bid Type: Construction

Department: Public Works

Commodity: Buildings

Open Date: June 27, 2023

Closing Date: July 26, 2023, 1 p.m.

Notice of Intent to Award: [View Detail](#)

Bid Amount: \$1,350,000

Bid Download: Not Available

The Los Angeles County Public Works is requesting bid submissions for the Fire Camp 13 Reconstruction Project.

ENCLOSURE A
September 24, 2024

The work includes but is not limited to the following: Reconstruction of a one-story approximately 1,248-square-foot building to be used as sleeping quarters for the California Department of Corrections officers. Reconstruction of an approximately 1,403-square-foot shade structure outdoor exercise area. Remodel of an existing one-story, approximately 992-square-foot classroom building.

Amendment Date: Notice to Bidders A was released on July 20, 2023.

Contact Name: Rori Rubio

Contact Phone No.: (626) 458-2584

Contact E-mail: rrubio@pw.lacounty.gov



(/LACoBids/)

Home (/LACoBids/) / Admin (/LACoBids/Admin) / Open Solicitations (/LACoBids/Admin/BidList) / Detail

Solicitation Detail

Solicitation Number:	BRC000457		
Title:	Fire Camp 13 Woolsey Fire Reconstruction Project		
Department:	Public Works		
Bid Type:	Construction	Bid Amount:	\$1,350,000.00
Commodity:	BUILDING CONSTRUCTION SERVICE, INDUSTRIAL (WAREHOUSE, ETC.)		
Description:	The 2018 Wolsey Fire destroyed and damaged structures at Fire Camp 13 in Malibu. The proposed project will replace the California Department of Corrections officers sleeping quarters building and the training area canopy, and refurbish the existing classroom building. <p style="text-align: right;">Less</p>		
Open Day:	6/27/2023	Close Date:	7/26/2023 1:00:00 PM
Contact Name:	Rori Rubio	Contact Phone:	(626) 458-2584
Contact Email:	rrubio@dpw.lacounty.gov		
Last Changed On:	6/28/2023 7:35:28 AM		
Attachment File (0):	+ Click here to download attachment files.		

Update (/LACoBids/Admin/UpdateBid/ODAwNzQ5NjI4MjMy)



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I. PROJECT SCHEDULE SUMMARY

Project Activity	Scheduled Completion Date	Revised Scheduled Completion Date
Construction Documents	12/2022*	12/2022*
Jurisdictional Approvals	04/2023*	04/2023*
Construction Award	07/2023*	02/2025
Substantial Completion	12/2023*	11/2025
Project Acceptance	12/2023*	12/2025

*Completed Activity

II. PROJECT BUDGET SUMMARY

Project Activity	Board-Approved Budget	Impact of this Action	Proposed Project Budget
Hard Costs			
Construction	\$1,350,000	\$650,000	\$2,000,000
Change Orders	\$ 135,000	\$165,000	\$ 300,000
Civic Arts	\$ 15,000	\$ 7,000	\$ 22,000
Hard Costs Subtotal	\$1,500,000	\$822,000	\$2,322,000
Soft Costs			
Plans and Specifications	\$ 155,000	\$ 15,000	\$ 170,000
Consultant Services	\$ 95,000	\$ 11,000	\$ 106,000
Miscellaneous Expenditures	\$ 30,000	\$ 0	\$ 30,000
Jurisdictional Review	\$ 22,000	\$ 0	\$ 22,000
County Services	\$ 275,000	\$ 75,000	\$ 350,000
Soft Costs Subtotal	\$ 577,000	\$101,000	\$ 678,000
TOTAL	\$2,077,000	\$23,000	\$3,000,000

PINK

BA FORM 11162021

BOARD OF SUPERVISORS
OFFICIAL COPY

September 24, 2024

COUNTY OF LOS ANGELES
REQUEST FOR APPROPRIATION ADJUSTMENT
FIRE DEPARTMENT

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE
FY 2024-25
3 - VOTES

SOURCES		USES	
FIRE DEPARTMENT A.C.O. FUND		FIRE DEPARTMENT	
J13-FR-2000-50099		FIRE CAMP 13 WOOLSEY FIRE RECONSTRUCTION	
SERVICES & SUPPLIES		J13-CP-6014-65033-88721	
DECREASE APPROPRIATION	923,000	CAPITAL ASSETS - B & I	
		INCREASE APPROPRIATION	923,000
SOURCES TOTAL	\$ 923,000	USES TOTAL	\$ 923,000

JUSTIFICATION

The adjustment recognizes the transfer of \$923,000 from the Fire Department Accumulated Capital Outlay Fund - Services and Supplies to the Fire Camp 13 Woolsey Fire Reconstruction Project, Capital Project No. 88721, to fully fund the project.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

57 September 24, 2024

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

Edward Yen
EDWARD YEN
EXECUTIVE OFFICER

Jessica Lindsey

Digitally signed by Jessica Lindsey
Date: 2024.08.27 14:55:44 -07'00'

AUTHORIZED SIGNATURE

JESSICA LINDSEY, BUDGET OFFICER, FMD

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

ACTION

APPROVED AS REQUESTED

ANDREA TURNER
BY

Digitally signed by
Andrea Turner
Date: 2024.09.11
14:50:13 -07'00'

APPROVED AS REVISED

AUDITOR-CONTROLLER

CHIEF EXECUTIVE OFFICER

BY

Amir Alam

Digitally signed by
Amir Alam
Date: 2024.09.11
15:07:53 -07'00'

B.A. NO. 029

DATE

9/11/24

DATE

9/11/24

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PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for two weeks in a weekly newspaper or ten times in a daily newspaper. Forward three reprints of this advertisement to Business Relations and Contracts Division, Public Works, 900 South Fremont Avenue, 8th Floor, Alhambra, CA 91803-1331.

**OFFICIAL NOTICE
INVITING BIDS**

Notice is hereby given that the Director of Public Works will receive sealed bids for materials, labor, and equipment required to complete construction for the following project:

<u>SD</u>	<u>SPECS</u>	<u>PROJECT</u>	<u>DATE OF BID OPENING</u>
3	7823R1	Fire Camp 13 Woolsey Fire Reconstruction Project	October 23, 2024

Copies of the project manual and drawings for the project may be downloaded for free from the Public Works website <https://pw.lacounty.gov/contracts/opportunities.aspx>. For bid information, please call Ms. Rori Rubio of Business Relations and Contracts Division at (626) 458-2584. Bids will only be accepted electronically through BidExpress, a secure bidding service website, at www.bidexpress.com. To submit the bid electronically, register with BidExpress at least one week prior to the bid opening date. Once the bidder is registered, an invitation will be sent to the bidder to allow access to the Public Contracting and Asset Management bid opening. There is a nominal service fee to use BidExpress. Each bid shall be submitted no later than 1 p.m. on October 23, 2024. Bids will be opened, examined, and declared by Public Works on Microsoft Teams Conference Meeting at 2 p.m. on this date.

This information and link to access the bid opening will be posted on Public Works website, on the project information link.

Bids must conform to the drawings and project manual and all bidding requirements. This project requires the prime contractor to possess a valid California General Building (B) license classification at the time of bid submittal. The contractor should verify to his/her satisfaction that he/she holds the correct license for the project. The contractor and all of its subcontractors of any tier shall be required to pay prevailing wages to all workers employed in the execution of the work of improvement in accordance with the Labor Code Section 1770 et seq. Copies of prevailing rate of per diem wages are on file at the Public Works' Business Relations and Contracts Division, which shall be made available to any interested party upon request.

PRE-BID CONFERENCE

Public Works, Project Management Division I, will hold a prebid conference/site visit on Thursday, October 3, 2024, at 10 a.m., at the project site, 1250 Encinal Canyon Road, Malibu, CA 90265, to provide information on the project, bidding process, and answer any questions that the potential bidders may have. Attendance is strongly recommended.

For further directions, please contact Ms. Rori Rubio with Public Works, Business Relations and Contracts Division, at (626) 458-2584 or rrubio@pw.lacounty.gov.

OTHER INSTRUCTIONS

The County supports and encourages equal opportunity contracting. The contractor shall make good faith efforts, as defined in Section 2000 of the Public Contract Code, to contract with Community Business Enterprises.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical or inconsequential errors and discrepancies in bids submitted in the public's interest.

Americans with Disabilities Act Information



Individuals requiring reasonable accessibility accommodations may request written materials in alternate formats, physical accessibility accommodations, sign language interpreters or other reasonable accommodations by contacting our departmental Americans with Disabilities Act Coordinator at (626) 458-4081, from 7:30 a.m. to 5 p.m., Monday through Thursday (excluding holidays). Persons who are deaf or hard of hearing may make contact by first dialing the California Relay Service at 7-1-1. Requests should be made at least one week in advance to ensure availability. When making a reasonable accommodation request, please reference PMI-3.

Información sobre la Ley de Estadounidenses con Discapacidades



Individuos que requieran acomodamiento razonable pueden solicitar materiales escritos en formatos alternativos, acomodamiento físico, intérpretes en lenguaje de señas Americano ú otros acomodamientos razonables comunicándose con nuestro Coordinador Departamental de la Ley de Estadounidenses con Discapacidades al (626) 458-4081, de 7:30 a.m. a 5 p.m., lunes a jueves (excluyendo días festivos). Personas con problemas auditivos pueden comunicarse primer marcando al Servicio de Difusión de California al 7-1-1. Solicitudes pueden hacerse por lo menos una semana antes para asegurar disponibilidad. Cuándo se haga una petición razonable para acomodo, por favor mencione PMI-3.

By order of the Board of Supervisors of the County of Los Angeles, State of California, dated September 24, 2024.

Specs. 7823R1

**EDWARD YEN, EXECUTIVE OFFICER
OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF LOS ANGELES**