



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

June 17, 2025

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

41 June 17, 2025

EDWARD YEN
EXECUTIVE OFFICER

Dear Supervisors:

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
JOB ORDER CONTRACTS
REPAIR, REMODEL, REFURBISHMENT, AND MAINTENANCE
OF COUNTY INFRASTRUCTURE AND FACILITIES
ADOPT UNIT PRICE CATALOGS AND SPECIFICATIONS
ADVERTISE AND AWARD 14 JOB ORDER CONTRACTS
(ALL SUPERVISORIAL DISTRICTS)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval to adopt two Job Order Contract Unit Price Books from Facility Optimization Solutions, LLC, and The Gordian Group, Inc., and to award 14 separate Job Order Contracts.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the adoption of two Job Order Contract Unit Price Books from Facility Optimization Solutions, LLC, and The Gordian Group, Inc., and actions to adopt, advertise, and award 14 separate Job Order Contracts are not a project under the California Environmental Quality Act for the reasons stated in this Board letter.
2. Adopt The SimpleBid® Job Order Contracting Unit Price Book prepared by Facility Optimization Solutions, LLC, dated June 2025.
3. Adopt the Job Order Contracting Construction Task Catalog and Specifications prepared by The Gordian Group, Inc., dated June 2025.

4. Direct the Executive Officer of the Board to advertise for bids to be received and opened on July 15, 2025, using the Facility Optimization Solutions, LLC., SimpleBid® Job Order Contract System for 10 separate Job Order Contracts (2501FOS to 2510FOS) in accordance with the Notice Inviting Bids.
5. Direct the Executive Officer of the Board to advertise for bids to be received and opened on July 15, 2025, using The Gordian Group, Inc.'s, Job Order Contract System for 11 separate Job Order Contracts (2511GG to 2521GG) in accordance with the Notice Inviting Bids.
6. 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 satisfied all conditions for contract award. Upon such determination delegate authority to the Director of Public Works or his designee to award and execute 14 Job Order Contracts, each not to exceed the \$6,200,000 in the form previously approved by County Counsel, and to establish the effective date of the contracts upon receipt by Public Works of acceptable performance and payment bonds and evidence of required contractor insurance. The Department of Parks and Recreation will return to the Board to award the remaining seven contracts.
7. Delegate authority to the Director of Public Works or his designee to issue work orders for Job Order Contracts 2501FOS to 2507FOS and 2515GG to 2521GG, for a not-to-exceed amount of \$6,200,000 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 \$6,200,000 maximum contract amount.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to adopt two Job Order Contract (JOC) Unit Price Books from Facility Optimization Solutions, LLC, and The Gordian Group, Inc., each dated June 2025; advertise for bids to be received and opened for 21 JOCs to be used by Public Works and the Department of Parks and Recreation; and authorize Public Works to award and execute 14 JOCs to be used for the delivery of JOC-eligible County refurbishment projects. Parks and Recreation will return to the Board to award the remaining seven contracts.

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, and 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. These JOCs are subject to the Board-required Countywide Local and Targeted Worker Hiring Policy.

The recommended actions will allow Public Works to issue work orders for projects that are subject to PCC, including repair, remodeling, and refurbishment work, in an amount not to exceed the monetary limits set forth in PCC, Section 20145, in accordance with PCC, Sections 20128.5 and 20145, subject to the limitation that the aggregate amount of all work orders issued under a particular JOC does not exceed the \$6,200,000 maximum contract amount of the JOC. For projects subject to PCC, Public Works will seek Board approval prior to issuing JOC work orders for any project that exceeds Public Works' delegated monetary limit.

The recommended actions will also delegate authority to Public Works to issue work orders, subject to a prior finding of exemption under CEQA, if determined appropriate, for projects that are not subject to PCC, including maintenance, demolition, or procurement and installation of equipment, as applicable, not to exceed \$6,200,000 per work order, subject to the limitation that the aggregate amount of all work orders issued under a particular JOC does not exceed the \$6,200,000 maximum contract amount of the JOC. 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 more than \$150,000 for projects not subject to PCC. In the case of emergency or critically needed deferred maintenance projects not subject to PCC, Public Works will provide notification to the Board no later than 24 hours after the issuance of such work orders.

In order to have adequate JOC capacity available on a continuous basis, the aggregate requested amount of JOC authority for Public Works is \$86,800,000 (14 JOCs) to be used for various JOC-eligible capital, infrastructure, and maintenance projects, including Facility Reinvestment Program projects and various capital improvement projects at the County Healthcare campuses (Olive View–UCLA, Harbor-UCLA, Martin Luther King Jr., and Los Angeles General). This capacity is based on the anticipated need for various projects to be performed under JOC, 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. Therefore, Public Works has made the determination that the use of a JOC is the most appropriate contracting method to deliver these projects.

Public Works increased the maximum value of JOCs from the previous level of \$5,700,000 to \$6,200,000 to reflect the annualized increase based on the California Consumer Price Index as authorized by PCC, Section 20128.5. Increasing the annual limit will enable the County to keep up with the rising cost of construction and maintain JOCs viability as an alternative contracting method.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal D, Streamlined and Equitable Contracting and Procurement, Strategy ii, Modernize Contracting and Procurement, and Focus Area Goal F, Flexible and Efficient Infrastructure, Strategy ii, Modernize Infrastructure, by using JOC for faster completion of projects and by remodeling and modernizing public infrastructure assets that will improve the workforce environment for County staff and the delivery of public services to Los Angeles County residents.

FISCAL IMPACT/FINANCING

The projects anticipated to be performed under the 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.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The JOCs will be in the form 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 will be selected upon final analysis and consideration without regard to race, creed, color, or gender.

The JOCs are subject to the Board-adopted Countywide Local and Targeted Worker Hiring Policy.

ENVIRONMENTAL DOCUMENTATION

Adoption of the two JOC Unit Price Books, award of the JOCs, and delegation of authority to take actions related to award, execution, and use of the JOCs do not constitute a project under CEQA because the activities are excluded from the definition of a project under Section 21065 of the California 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 Public Works that the work is exempt from CEQA, if determined appropriate. If 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.

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 Clearinghouse in the Office of Land Use and Climate Innovation pursuant to Section 21152 of the California Public Resources Code and will post the notice to the County's website, in accordance with Section 21092.2.

CONTRACTING PROCESS

Advertising for bids for proposed JOCs 2501FOS to 2510FOS and 2511GG to 2521GG will be in accordance with the County's standard enclosed Instruction Sheet for Publishing Legal Advertisements.

Public Works is procuring a total of 21 JOCs, including 14 JOCs for Public Works and 7 JOCs for Parks and Recreation. Parks and Recreation will return to the Board to award its seven JOCs.

As requested by the Board on February 3, 1998, the Invitation for Bids will be listed on the County's "Doing Business with Los Angeles County" website, Public Works' "Do Business with Public Works" website; and X (formerly Twitter). The proposed JOCs will be solicited on an open-competitive basis and in accordance with applicable Federal, State, and County requirements. In addition, in order to increase opportunities for small and historically underutilized businesses, Public Works will be

coordinating with the Department of Economic Opportunities to maximize focused outreach. Also, JOC bids include preferences to Local Small Business Enterprises, Social Enterprises, and Disabled Veteran Business Enterprises in compliance with Los Angeles County Code, Chapters 2.204, 2.205, and 2.211.

Bidders will be required to submit a set of cost adjustment factors for each JOC that would be applied to one of the two JOC consultant's June 2025 Unit Price Books. The June 2025 JOC Unit Price Books will be made available to bidders and will be on file in the Business Relations and Contracts Division of Public Works.

Bids will be determined by calculating a composite factor using a predetermined advertised formula. The lowest responsive and responsible bidder for each JOC will be awarded that JOC. One of the two JOC consultant's June 2025 JOC Unit Price Books and each of the lowest responsive and responsible bidder's adjustment factors will be incorporated in the awarded JOCs. Contracts will be in the form previously reviewed and approved as to form by County Counsel and in compliance with the Chief Executive Office's and the Board's requirements.

To ensure the JOCs are awarded to responsible contractors with a satisfactory performance history, bidders will be required to report violations of the False Claims Act, their civil litigation history, and information regarding prior criminal convictions. The information reported by the lowest responsive and responsible bidders will be considered before awarding the JOCs.

Contract provisions require the JOC contractors to comply with Board Policy No. 5.270, Countywide Local and Targeted Worker Hiring Policy.

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.

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Business Relations and Contracts Division.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Mark Pestrella".

MARK PESTRELLA, PE

Director

MP:sk:ao

Enclosures

c: Chief Executive Office (Chia-Ann Yen)
County Counsel
Executive Office, Board of Supervisors
Parks and Recreation

ENCLOSURE

June 17, 2025

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
JOB ORDER CONTRACTS FOR
REPAIR, REMODEL, REFURBISHMENT, AND MAINTENANCE
OF COUNTY INFRASTRUCTURE AND FACILITIES
ADOPT UNIT PRICE CATALOGS AND SPECIFICATIONS
ADVERTISE AND AWARD 14 JOB ORDER CONTRACTS
(ALL SUPERVISORIAL DISTRICTS)**

PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for 2 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 accept sealed bids for furnishing all materials, labor, and equipment required to complete construction for 21 separate Job Order Contracts 2501FOS to 2510FOS and 2511GG to 2521GG.

The contract documents for this project may be downloaded free of charge by visiting the following website:

<http://pw.lacounty.gov/general/contracts/opportunities>

The prime contractor shall possess a valid California Class B contractor's license.

The bids must be submitted electronically using Bid Express, **www.BidExpress.com**, before 9 a.m. on July 15, 2025, and no bids may be submitted after that date and time. Bids will be opened and publicly declared on July 15, 2025, at 2 p.m., via online webcast.

A Pre-Bid meeting for this project will be held at 2 p.m. on July 1, 2025, via online webcast. Attendance at this meeting is mandatory for award of the contract.