LOS ANGELES COUNTY
DEPARTMENT OF
REGIONAL PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

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Deputy Director,
Current Planning

SHARON GUIDRY
Deputy Director,
Land Use Regulation

JOSEPH HORVATH
Administrative Deputy,
Administration

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

45 June 17, 2025

EDWARD YEN
EXECUTIVE OFFICER

June 17, 2025

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:

APPROVE AMENDMENT NO. 8 TO AGREEMENT NO. 78227 FOR THE ELECTRONIC PERMITTING AND INSPECTIONS COUNTY OF LOS ANGELES SYSTEM (ALL SUPERVISORIAL DISTRICTS) (3-VOTES)

CIO RECOMMENDATION: APPROVE [X]

SUBJECT

Joint recommendation by the Department of Regional Planning (DRP), Department of Public Works (DPW), the Consolidated Fire Protection District of Los Angeles County (Fire District), Department of Parks and Recreation (DPR), and Treasurer-Tax Collector (TTC), that the Board of Supervisors (Board) approve Amendment No. 8 (Amendment) to the Electronic Permitting and Inspections County of Los Angeles (EPIC-LA) System Agreement No. 78227 (Agreement) with Tyler Technologies, Inc. (Contractor), to extend the existing EPIC-LA system contract for one year to June 23, 2026.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the attached Amendment is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15378 (b) (4) of the CEQA Guidelines.

2. Approve and instruct the Chair to execute the attached Amendment to the Agreement to extend the current term of the Agreement by an additional one year to June 23, 2026.

3. Delegate authority to the Director of Regional Planning (Director), or her designee, to approve and execute Amendments or Change Notices to incorporate changes to the Agreement within the scope-of-work and the Maximum Contract Sum (MCS) of $18,660,172.

4. Delegate authority to the Director, or her designee, to terminate the Agreement if, in the opinion of the Director, it is in the best interest of the Los Angeles County (County).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

EPIC-LA is the single-most critical component of the County's rebuild strategy in response to the January 7, 2025, wildfires. All permits needed to rebuild homes and businesses lost due to the wildfires will utilize EPIC-LA. Aside from the wildfire response, applications for all land entitlements needed to satisfy various State and local regulations are administered by County departments, including DRP, DPW, DPR, Fire District, TTC and others.

The County's existing contract with Tyler Technologies, Inc. is set to expire on June 23, 2025. On December 17, 2024, the EPIC-LA departments named above notified your Board of our intent to enter negotiations with Contractor to establish a new contract that would include a number of critical enhancements to EPIC-LA, notably migration of the existing on-premise solution to Software as a service (SAAS). Due to the January 7 wildfires and each department's necessary response to this disaster, the contract negotiation process was temporarily paused. When negotiations commenced in earnest during the month of March 2025, inadequate time remained to fully integrate all the necessary components into new contract language. While this request would grant a one-year extension, it is the departments' intent to complete the negotiation process, draft the new contract and return to your Board by September 2025.

Contractor has agreed to extend the County's existing terms for the duration of this contract, with a 5% increase. As an incentive to complete the contract negotiations timely, the existing pricing offer for the County's SAAS migration will expire at the end of this calendar year.

In 2014, the Board approved the original Agreement to assist DRP in the implementation of its portion of the EPIC-LA system, which supports a comprehensive approach to the County's land entitlement, inspections, and code enforcement. In 2015, the County retained an independent third-party consultant, Gartner, Inc., to assess EPIC-LA and determine whether it was the appropriate technology to comprehensively support other County departments involved in the land entitlement process. The amendments to the Agreement to expand EPIC-LA for DPW in 2015, DPR in 2017, Fire District in 2018 and TTC in 2023 are supported by Gartner's report as they provide a seamless and cost-effective process for the benefit of our customers and communities.

The Agreement and its Amendments are summarized below:

Agreement	Dept. Added	MCS	Increased Amount
Original	DRP	$2,335,308	-
Amend. No.1	N/A	$2,335,308	$0
Amend. No.2	DPW	$11,268,109	$8,932,801
Amend. No.3	DPR	$11,559,509	$291,400
Amend. No.4	Fire District	$14,292,265	$2,732,756

Amend. No. 5	TTC	$17,857,627	$3,565,362
Amend. No. 6	Voluntary Reduction (COVID)	$17,711,412	($146,215)
Amend. No. 7	Reallocate Budget (TTC) Based on Project Needs		
Amend. No. 8	**Contract Extension**	**$18,660,172**	**$948,760**

The new pricing schedule is outlined in Exhibit C-5.

Implementation of Strategic Plan Goals

The recommended action aligns with the County's 2024-2030 Strategic Plan North Star 2 – Foster vibrant and resilient communities, Focus Area Goal – C. Public Safety, strategy ii Operational enhancement; and North Star 3 – Realize tomorrow's government today, Focus Area Goal – F. Flexible and Efficient Infrastructure, Strategy iii. Technological Advancement/Digital Divide.

FISCAL IMPACT/FINANCING

This Amendment will increase the MCS of the Agreement to $18,660,172. The costs of EPIC-LA for DRP and DPR are funded by Net County Cost, while DPW and the Fire District fully funded with building permit revenue and fire prevention fees respectively, and TTC is funded through its business license program fees.

Dept.	Total
DRP	$238,567
DPW	$533,973
DPR	$ 9,301
Fire Dist.	$102,148
TTC	$ 64,771
Total	$948,760

DRP will return to the Board with a proposed new contract with Contractor by 2nd quarter FY25-26.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Amendment is consistent with all applicable Board mandated provisions, including those pertaining to hiring qualified County employees targeted for layoffs, Contractor responsibility and debarment, Child Support program, GAIN/GROW participants, Safely Surrendered Baby Law, and the provisions of Paid Jury Service time for Contractor employees.

County Counsel has approved the proposed Amendment as to form.

In compliance with Board Policy 6.020, Chief Information Office (CIO) Board Letter Approval, the CIO has reviewed the information technology (IT) components of this request and recommends approval. The CIO determined this recommended action does not include any additional IT items or services that would necessitate a formal written CIO analysis.

ENVIRONMENTAL DOCUMENTATION

The services provided through this Agreement and its Amendments will not influence the environment and, therefore, this Amendment is exempt from CEQA, pursuant to Section 15378 (b) (4) of the CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed Amendment for EPIC-LA will enhance our customers' experience by providing a more streamlined and transparent land entitlement application process.

CONCLUSION

Upon approval of this Amendment, this will allow the County to continue to complete its contract negotiations with Contractor for implementation of new contract, which will greatly enhance the County's land entitlement process by providing an improved customer experience, reducing costs, and promoting greater government accountability and transparency.

Respectfully submitted,

Amy J. Bodek, AICP
Director of Regional Planning

Amy J. Bodek

Reviewed by:

Peter Loo
Chief Information Officer

AJB:JH:EY:ia

Attachments:
1. Amendment 8

c: Chief Executive Office
Chief Information Office
County Counsel
Executive Office, Board of Supervisors
Fire District

Parks and Recreation
Public Health
Public Works
Treasurer and Tax Collector

S_IFS_06_17_2025_BL_EPICLA NO8

AGREEMENT BY AND BETWEEN COUNTY OF LOS ANGELES AND TYLER TECHNOLOGIES, INC. FOR THE ELECTRONIC PERMITTING AND INSPECTION SYSTEM FOR THE COUNTY OF LOS ANGELES CONTRACT NO. 78227

AMENDMENT NO. 8

THIS AMENDMENT is made and entered into this 17th day of June 2025,

by and between COUNTY OF LOS ANGELES (hereafter "County").

and TYLER TECHNOLOGIES, INC. (hereafter "Contractor")

WHEREAS, reference is made to Contract No. 78227 entitled, "Agreement by and between County of Los Angeles and Tyler Technologies, Inc. for the Electronic Permitting and Inspection System for the County of Los Angeles" (hereinafter known as the "Agreement"), dated June 24, 2014; and

WHEREAS, the Agreement was amended on November 24, 2014, to clarify and update provisions allowing for the scope of the Agreement to be extended to other County Departments ("Amendment No. 1"); and

WHEREAS, the Agreement was amended on August 4, 2015, to expand the County's license of the Application Software to new Users from the County's Department of Public Works ("DPW"), and to purchase Services for the benefit of DPW ("Amendment No. 2"); and

WHEREAS, the Agreement was amended on November 22, 2016, to expand the County's license of the Application Software to new Users from the County's Department of Parks and Recreation ("DPR"), and to purchase Services for the benefit of DPR ("Amendment No. 3"); and

WHEREAS, the Agreement was amended on June 19, 2018, to expand the County's license of the Application Software to new Users from the County's Consolidated Fire Protection District ("District"), and to purchase Services for the benefit of the District ("Amendment No. 4"); and

WHEREAS, the Agreement was amended on February 11, 2020, to expand the County's license of the Application Software to new Users from the Department of

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Treasurer & Tax Collector ("TTC") and to purchase Services for the benefit of the TTC ("Amendment No. 5"); and

WHEREAS, the Agreement was amended on October 22, 2020 that Contractor voluntary to reduce the rates for DRP, DPW, DPR, FIRE & TTC due to the economic crisis brought on by the 2019 novel coronavirus (COVID-19)("Amendment No. 6"); and

WHEREAS, the Agreement was amended on August 31, 2023 to adjust TTC budget allocation in response to project needs (Amendment No. 7"); and

WHEREAS, the County and the Contractor mutually agree to extend the EPIC-LA system contract for one (1) year to ensure continued system application software maintenance and support.

WHEREAS, it is also the intent of the parties hereto to amend the Agreement to add and amend other definitions and provisions to the Agreement, and

WHEREAS, the Agreement provides a process for Amendments.

NOW, THEREFORE, the parties agree as follows:

1. This Amendment No. 8 shall become effective upon date of execution by all parties ("Amendment No. 8 Effective Date").

2. All defined terms set forth herein shall have the meaning set forth in the Agreement, unless specifically defined otherwise.

3. Exhibit C-4, Pricing and Payment Schedule shall be replaced in its entirety by Exhibit C-5, Pricing and Payment Schedule, attached hereto and incorporated herein by reference. All references to Exhibit C-4 shall hereafter be replaced by Exhibit C-5.

4. The Maximum Contract Sum shall increase by $948,760 to $18,660,172 from $17,711,412 to support the one-year period extension fees outlined in Exhibit C-5.

5. The term of this Contract shall commence by the date of execution of COUNTY and shall expire on June 23, 2026, unless sooner terminated or extended, in whole or in part, as provided is this Contract.

6. Except for the changes set forth herein above, Agreement shall not be

changed in any respect by this Amendment No. 8.

IN WITNESS WHEREOF, the Board of Supervisors of the County of Los Angeles has caused this Amendment to be subscribed by the Director for the Department of Regional Planning, and Contractor has caused this Amendment to be subscribed in its behalf by its duly authorized officer, the day, month and year first above written.

COUNTY OF LOS ANGELES

By_____
Director of Regional Planning

TYLER TECHNOLOGIES, INC.
Contractor

Erik Graney
_____ 6/3/2025
Signature

By Erik Graney
Printed Name

Title Senior Corporate Attorney

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APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By_____ Michael S. Buennagel, for:
Michael Owens
Senior Deputy County Counsel

COUNTY OF LOS ANGELES

By: _____
Kathryn Barger
Chair of the Board of Supervisors

I hereby certify that pursuant to
Section 25103 of the Government Code,
Delivery of this document has been made.

By: _____
Director of Regional Planning

EDWARD YEN
Executive Officer
Clerk of the Board of Supervisors

By _____
Deputy

EDWARD YEN
Executive Officer-Clerk of the Board of
Supervisors of the County of Los Angeles

By: _____
Deputy

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

45 June 17, 2025

EDWARD YEN
EXECUTIVE OFFICER

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Electronic Permitting and Inspections County of Los Angeles
Contract 78227
Amendment No. 8 - One Year Extension 06/24/25 to 06/23/26
Exhibit C-5 Pricing Schedule

Consolidated Fee Schedule for DRP, DPW, DPR, Fire, and TTC

			Base Term Year									Optional Year		Amendment - Extension	
DRP:	Fee Component	One Time Fee	Year 1 6/24/14 to 6/23/15	Year 2 6/24/15 to 6/23/16	Year 3 6/24/16 to 6/23/17	Year 4 6/24/17 to 6/23/18	Year 5 6/24/18 to 6/23/19	Year 6 6/24/19 to 6/23/20	Year 7 6/24/20 to 6/23/21	Year 8 6/24/21 to 6/23/22	Year 9 6/24/22 to 6/23/23	Year 10 6/24/23 to 6/23/24	Year 11 6/24/24 to 6/23/25	Year 12 6/24/25 to 6/23/26	Total
	License	$ 709,999	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 709,999
	Implementation Services	$ 656,472	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 656,472
	Training Certifications	$ 3,998	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,998
	Maintenance & Support Services	$ -	$ -	$ 132,000	$ 135,960	$ 140,039	$ 145,641	$ 151,467	$ 159,040	$ 163,811	$ 168,726	$ 173,787	$ 179,001	$ 188,567	$ 1,738,039
	Annual Subscriptions	$ -	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 600,000
	Estimated Travel Expense	$ 78,540	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 78,540
	Pool Dollars/Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 212,300
DRP Contract Total		$ 1,449,009	$ 50,000	$ 182,000	$ 185,960	$ 190,039	$ 195,641	$ 201,467	$ 209,040	$ 213,811	$ 218,726	$ 223,787	$ 229,001	$ 238,567	$ 3,999,347

			Year 1 6/24/14 to 6/23/15	Year 2 6/24/15 to 6/23/16	Year 3 6/24/16 to 6/23/17	Year 4 6/24/17 to 6/23/18	Year 5 6/24/18 to 6/23/19	Year 6 6/24/19 to 6/23/20	Year 7 6/24/20 to 6/23/21	Year 8 6/24/21 to 6/23/22	Year 9 6/24/22 to 6/23/23	Year 10 6/24/23 to 6/23/24	Year 11 6/24/24 to 6/23/25	Year 12 6/24/25 to 6/23/26	
DPW:	Fee Component	One Time Fee													Total
	License	$ 1,944,991	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,944,991
	Implementation Services	$ 3,755,280	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,755,280
	Training Certifications	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Maintenance & Support Services	$ -	$ -	$ -	$ 350,098	$ 360,601	$ 375,025	$ 390,026	$ 409,527	$ 421,813	$ 434,468	$ 447,502	$ 460,927	$ 483,973	$ 4,133,960
	Annual Subscriptions	$ -	$ -	$ -	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 500,000
	Estimated Travel Expense	$ 443,700	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 443,700
	Pool Dollars/Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 781,972
DPW Contract Total		$ 6,143,971	$ -	$ -	$ 400,098	$ 410,601	$ 425,025	$ 440,026	$ 459,527	$ 471,813	$ 484,468	$ 497,502	$ 510,927	$ 533,973	$ 11,559,902

			Year 1 6/24/14 to 6/23/15	Year 2 6/24/15 to 6/23/16	Year 3 6/24/16 to 6/23/17	Year 4 6/24/17 to 6/23/18	Year 5 6/24/18 to 6/23/19	Year 6 6/24/19 to 6/23/20	Year 7 6/24/20 to 6/23/21	Year 8 6/24/21 to 6/23/22	Year 9 6/24/22 to 6/23/23	Year 10 6/24/23 to 6/23/24	Year 11 6/24/24 to 6/23/25	Year 12 6/24/25 to 6/23/26	
DPR:	Fee Component	One Time Fee													Total
	License	$ 30,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,000
	Implementation Services	$ 175,876	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175,876
	Training Certifications	$ 20,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,400
	Maintenance & Support Services	$ -	$ -	$ -	$ -	$ 6,930	$ 7,207	$ 7,495	$ 7,870	$ 8,106	$ 8,350	$ 8,600	$ 8,858	$ 9,301	$ 72,718
	Annual Subscriptions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Estimated Travel Expense	$ 17,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 17,000
	Pool Dollars/Contingency		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 26,491
DPR Contract Total		$ 243,276	$ -	$ -	$ -	$ 6,930	$ 7,207	$ 7,495	$ 7,870	$ 8,106	$ 8,350	$ 8,600	$ 8,858	$ 9,301	$ 342,484

			Year 1 6/24/14 to 6/23/15	Year 2 6/24/15 to 6/23/16	Year 3 6/24/16 to 6/23/17	Year 4 6/24/17 to 6/23/18	Year 5 6/24/18 to 6/23/19	Year 6 6/24/19 to 6/23/20	Year 7 6/24/20 to 6/23/21	Year 8 6/24/21 to 6/23/22	Year 9 6/24/22 to 6/23/23	Year 10 6/24/23 to 6/23/24	Year 11 6/24/24 to 6/23/25	Year 12 6/24/25 to 6/23/26	
Fire:	Fee Component	One Time Fee													Total
	License	$ 224,492	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 224,492
	Implementation Services	$ 550,150	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 550,150
	Training Certifications	$ 64,600	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 64,600
	Maintenance & Support Services	$ -	$ -	$ -	$ -	$ -	$ 40,409	$ 42,025	$ 44,127	$ 45,450	$ 46,814	$ 48,218	$ 49,665	$ 52,148	$ 368,856
	Annual Subscriptions	$ -	$ -	$ -	$ -	$ -	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 400,000
	Estimated Travel Expense	$ 50,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000
	Pool Dollars/Contingency		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 88,924
Fire Contract Total		$ 889,242	$ -	$ -	$ -	$ -	$ 90,409	$ 92,025	$ 94,127	$ 95,450	$ 96,814	$ 98,218	$ 99,665	$ 102,148	$ 1,747,023

Combined DRP, DPW,DPR and Fire Totals		$ 8,725,498	$ 50,000	$ 182,000	$ 586,058	$ 607,570	$ 718,282	$ 741,013	$ 770,564	$ 789,180	$ 808,358	$ 828,107	$ 848,451	$ 883,989	$ 17,648,756

			Year 1 6/24/14 to 6/23/15	Year 2 6/24/15 to 6/23/16	Year 3 6/24/16 to 6/23/17	Year 4 6/24/17 to 6/23/18	Year 5 6/24/18 to 6/23/19	Year 6 6/24/19 to 6/23/20	Year 7 6/24/20 to 6/23/21	Year 8 6/24/21 to 6/23/22	Year 9 6/24/22 to 6/23/23	Year 10 6/24/23 to 6/23/24	Year 11 6/24/24 to 6/23/25	Year 12 6/24/25 to 6/23/26	
TTC	Fee Component	One Time Fee													Total
	License	$ 254,990	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 254,990
	Implementation Services	$ 222,140	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 283,340
	Training Certifications	$ 61,200	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Maintenance & Support Services	$ -	$ -	$ -	$ -	$ -	$ -	$ 26,099	$ 54,808	$ 56,452	$ 58,146	$ 59,890	$ 61,687	$ 64,771	$ 381,853
	Annual Subscriptions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Estimated Travel Expense	$ 34,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 34,000
	Pool Dollars/Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 57,233
TTC Contract Total		$ 572,330	$ -	$ -	$ -	$ -	$ -	$ 26,099	$ 54,808	$ 56,452	$ 58,146	$ 59,890	$ 61,687	$ 64,771	$ 1,011,416

Combined DRP, DPW,DPR, Fire, and TTC Totals		$ 9,297,828	$ 50,000	$ 182,000	$ 586,058	$ 607,570	$ 718,282	$ 767,112	$ 825,372	$ 845,633	$ 866,502	$ 887,997	$ 910,137	$ 948,760	$ 18,660,172

3% increase 4% increase 5% increase

EPICLA_Amendment No.8 (002)

Final Audit Report 2025-06-03

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