



MARK PESTRELLA, Director

## COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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IN REPLY PLEASE  
REFER TO FILE

January 13, 2026

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:

### CONSTRUCTION MANAGEMENT CORE SERVICE AREA AWARD OF CONSULTANT SERVICES AGREEMENTS FOR ON-CALL DEPARTMENT OF HEALTH CARE ACCESS AND INFORMATION INSPECTOR OF RECORD SERVICES FOR VARIOUS COUNTY HEALTHCARE PROJECTS AND RELATED SERVICES (ALL SUPERVISORIAL DISTRICTS) (3-VOTES)

#### **SUBJECT**

Public Works is seeking Board approval to award consultant services agreements to provide On-Call Department of Health Care Access and Information Inspector of Record Services for various County healthcare projects.

#### **IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed action is not a project pursuant to the California Environmental Quality Act for the reasons stated in this Board letter.
2. Award and delegate authority to the Director of Public Works or his designee to execute five consultant services agreements with each of the following: two small-sized firms (Hallsta 360, Inc. and CA Compliant Construction Services, Inc.); one medium-sized firm (TYR, Inc.); and two large-sized firms (Smith Emery Laboratories, Inc. and Certerra RMA Group) to provide on-call Department of Health Care Access and Information Inspector of Record Services for various County healthcare projects. Each contract will be for an initial amount of \$5,000,000 and a 3-year term plus four 1-year extension options, subject to the additional extension provisions specified below.
3. Delegate authority to the Director of Public Works or his designee to authorize additional services

and extend the contract expiration date as necessary to complete those additional services when those additional services are: (1) previously unforeseen, (2) related to a previously assigned scope of work on a given project, and (3) are necessary to the completion of that given project.

4. Delegate authority to the Director of Public Works or his designee to supplement the initial \$5,000,000 contract amount by up to \$330,000 per amendment based on workload requirements. The aggregate amount of such amendments shall not exceed 25 percent of the initial contract amount or \$1,250,000, for a maximum not-to-exceed contract amount of \$6,250,000.
5. Delegate authority to the Director of Public Works or his designee to administer the agreements and at the discretion of the Director of Public Works or his designee to exercise the options to extend these agreements for four 1-year extension options based upon project demands and the level of satisfaction with the services provided with no change to the contract amounts, and to suspend/terminate these agreements for convenience if it is in the best interest of the County to do so.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to award five consultant services agreements for On-Call Department of Health Care Access and Information (HCAI) Inspector of Record (IOR) Services to support County healthcare projects.

Public Works currently manages multiple construction projects at the various medical campuses and clinics located throughout the County, including those at the Harbor-UCLA, Olive View-UCLA, Los Angeles General, and Martin Luther King, Jr. Medical Centers, as well as the Rancho Los Amigos National Rehabilitation Center and High Desert Regional Health Center. These healthcare projects must comply with HCAI Code requirements, which include construction inspection by an approved HCAI IOR.

The recommended on-call consultant services agreements with Hallsta 360, Inc.; CA Compliant Construction Services, Inc.; TYR, Inc.; Smith-Emery Laboratories; and Certerra RMA Group will give Public Works access to these specialized HCAI IOR Services, which are necessary to complete current and future healthcare projects.

The scope of work for the HCAI IOR consultant services consists of observation of construction to assure the work is performed in conformance with the construction documents, identification of field changes, preparation of inspection reports, and notices of noncompliance. The scope of work also includes participation in reviews with technical consultants and other government agency inspectors, coordination, management of job site meetings with the HCAI field staff, and preparation of reports. In addition, the scope of work includes oversight of special inspections such as welding, soils testing, concrete mixes, reinforcing steel, anchoring, and review of the contractor's progress payment requests.

### **Implementation of Strategic Plan Goals**

These recommendations support the County Strategic Plan: North Star 1, Make Investments that Transform Lives, Focus Area Goal A, Healthy Individuals and Families, Strategy ii, Improve Health Outcomes, by promoting comprehensive and inclusive care through investments in public healthcare infrastructure that enhance the quality and delivery of healthcare services to Los Angeles County residents; and North Star 3, Realize Tomorrow's Government Today, Focus Area Goal F, Flexible

and Efficient Infrastructure, Strategy ii, Modernize Infrastructure, by supporting the modernization of obsolete healthcare infrastructure.

### **FISCAL IMPACT/FINANCING**

The recommended five HCAI IOR consultant services agreements are for a \$5,000,000 not-to-exceed amount each and a combined total of \$25,000,000. The agreements may be supplemented by up to \$330,000 per amendment based on workload requirements. The aggregate amount for such amendments shall not exceed 25 percent (\$1,250,000) of the original contract amount based on the Public Works' needs. The agreements will be funded by current and future Board-approved capital project budgets.

Sufficient funding to finance work orders for these agreements will be financed through each individual project's fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Standard consultant service agreements, in the form previously approved by County Counsel, will be used. The consultant service agreements contain terms and conditions in compliance with the Chief Executive Officer's and the Board's requirements.

The term of the consultant services agreements shall commence on the date of the full execution of the contract and shall extend for a period of 3 years from such commencement date, plus four 1-year extension options for each firm for a maximum contract duration of 7 years. The expiration of the agreement is also subject to the following condition: Where services for a given project have been authorized by the County but are not completed by the consultant prior to the stated expiration date, the expiration date will be automatically extended solely to allow for the completion of such services.

Enclosure A reflects the consultant's minority participation and the Community Business Enterprises participation data.

### **ENVIRONMENTAL DOCUMENTATION**

The recommended actions are not a project under the California Environmental Quality Act because they are excluded from the definition of a project by the California Public Resources Code Section 21065 and Section 15378(b) of the California Environmental Quality Act Guidelines. The proposed activities involve administrative activity of government that will not result in direct or indirect physical changes to the environment and are excluded from the definition of a project. Additionally, the proposed actions are a government funding mechanism that does not involve any commitment to a specific project that may result in a potentially significant physical impact on the environment.

### **CONTRACTING PROCESS**

On May 27, 2025, Public Works released a Request for Proposals (RFP) for the On-Call HCAI IOR Services for Various County Healthcare Projects. The RFP was advertised on the County's "Doing Business with Los Angeles County" (Enclosure B) and "Do Business with Public Works" websites. The RFP was published in the following journals: Daily Breeze, Los Angeles Daily Journal, Los Angeles Sentinel, La Opinion, Pasadena Star News, San Gabriel Valley Tribune, Santa Monica Daily Press, The Signal Press Telegram, and World Journal. Also, Public Works informed 1,706 Local

Small Business Enterprises, 345 Social Enterprises, 185 Disabled Veteran Business Enterprises, 1,210 Community Business Enterprises, and 1,385 Community-Based Organizations about this business opportunity. The Department of Economic Opportunity informed 227 clients with the North American Industry Classification System code. Public Works advertised this RFP in a weekly e-mail newsletter with over 32,634 subscribers. Eleven firms registered on Public Works' website.

The RFP allowed firms to compete as primes in one of three categories: small, medium, or large-sized firms. Each firm was requested to certify its own size based on the number of personnel for competition with other firms in the same size category. The RFP stated that a total of five firms would be awarded contracts as follows: two small-sized firms (with 25 or fewer personnel), two medium-sized firms (with 26 to 75 personnel), and one large-sized firm (with over 75 personnel). The County reserves the right to increase or decrease the number of selected firms in any category or the total number of contracts. Additionally, the RFP included a minimum threshold score of 50 percent to be eligible for award of contract. Any firms receiving less than 50 percent of the total score may be disqualified from consideration for contract award.

On June 25, 2025, a total of seven proposals were received (four small-sized firms, one medium-sized firm, and two large-sized firms). One small-size firm's proposal was not reviewed because the proposal was nonresponsive to the minimum requirements of the RFP.

An evaluation committee, consisting of Public Works' staff, evaluated the proposals based on the criteria described in the RFP, including technical expertise, experience, personnel, qualifications, understanding of the work requirements, and price. During evaluation of the proposals, another small-sized firm was disqualified due to scoring below the threshold. Since only one medium-sized firm proposal was received, Public Works is recommending one additional contract to a large-sized firm, for a total of five contracts. Based on the evaluation of the proposals, the following firms were selected without regard to race, creed, color, or gender: two small-sized firms (Hallsta 360, Inc. and CA Compliant Construction Services, Inc.), one medium-sized firm (TYR, Inc.), and two large-sized firms (Smith Emery Laboratories, Inc. and Certerra RMA Group). RMA Group is registered to do business as "Certerra RMA Group" in San Bernardino County. The selected firms represent the highest-ranked firms best qualified to provide the required services. Public Works has determined that the firms' proposed rates for performing the services are reasonable. A 3 year contracting history for the selected firms is on file with Public Works. Public Works has evaluated and determined that the Los Angeles County Code Chapter 2.201 (Living Wage Program) does not apply to the recommended agreements. These agreements are exempt from the requirements of Proposition A because the services are required on a part-time and intermittent basis. Public Works notified the applicable labor union, California Association of Professional Employees, of this solicitation.

The consultant services agreements include a cost-of-living adjustment provision in accordance with Board Policy No. 5.070 - Multi-Year Services Contract Cost-of-Living Adjustments.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current County services or projects as a result of the award of the recommended on-call HCAI IOR consultant services agreements. Approval of the recommended agreements will allow Public Works to facilitate delivery of the construction of current and future County healthcare 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:GT:cg

Enclosures

c: Chief Executive Office (Christine Frias)  
County Counsel  
Executive Office, Board of Supervisors

PROPOSERS' UTILIZATION PARTICIPATION AND COMMUNITY BUSINESS ENTERPRISE PROGRAM INFORMATION FOR  
ON-CALL HEALTH CARE ACCESS AND INFORMATION INSPECTOR OF RECORD SERVICES FOR  
VARIOUS COUNTY HEALTHCARE PROJECTS

SELECTED FIRMS

|                                       | Proposer Name (Prime with subcontractors* listed below)<br>*only subcontractors with Utilization Participation are listed. | Local Small Business Enterprise (LSBE) | Small Business Enterprise (SBE) | Minority | Women-Owned | Disadvantaged Business | Disabled Veteran Business Enterprise | Social Enterprise | Lesbian, Gay, Bisexual, Transgender, Queer, and Questioning-Owned Business |
|---------------------------------------|--|--|---------------------------------|----------|-------------|------------------------|--------------------------------------|-------------------|--|
| <b>Small-Sized Business Category</b>  |  |  |                                 |          |             |                        |                                      |                   |  |
| 1                                     | Hallsta 360, Inc.  | n/a                                    | n/a                             | n/a      | n/a         | n/a                    | n/a                                  | n/a               | n/a  |
| 2                                     | CA Compliant Construction Services, Inc.   | n/a                                    | n/a                             | n/a      | n/a         | n/a                    | n/a                                  | n/a               | n/a  |
|                                       | Proposer Name (Prime with subcontractors* listed below)<br>*only subcontractors with Utilization Participation are listed. | Local Small Business Enterprise (LSBE) | Small Business Enterprise (SBE) | Minority | Women-Owned | Disadvantaged Business | Disabled Veteran Business Enterprise | Social Enterprise | Lesbian, Gay, Bisexual, Transgender, Queer, and Questioning-               |
| <b>Medium-Sized Business Category</b> |  |  |                                 |          |             |                        |                                      |                   |  |
| 3                                     | T.Y.R., Inc.   | n/a                                    | x                               | n/a      | n/a         | n/a                    | n/a                                  | n/a               | n/a  |
|                                       | Proposer Name (Prime with subcontractors* listed below)<br>*only subcontractors with Utilization Participation are listed. | Local Small Business Enterprise (LSBE) | Small Business Enterprise (SBE) | Minority | Women-Owned | Disadvantaged Business | Disabled Veteran Business Enterprise | Social Enterprise | Lesbian, Gay, Bisexual, Transgender, Queer, and Questioning-               |
| <b>Large-Sized Business Category</b>  |  |  |                                 |          |             |                        |                                      |                   |  |
| 4                                     | Smith Emery Laboratories, Inc.   | n/a                                    | n/a                             | n/a      | n/a         | n/a                    | n/a                                  | n/a               | n/a  |
|                                       | Knowland Construction Services   | n/a                                    | x                               | n/a      | x           | n/a                    | n/a                                  | n/a               | n/a  |
| 5                                     | Certerra RMA Group   | n/a                                    | n/a                             | n/a      | n/a         | n/a                    | n/a                                  | n/a               | n/a  |
|                                       | Grace Inspection and Testing   | n/a                                    | x                               | n/a      | n/a         | n/a                    | n/a                                  | n/a               | n/a  |

NON-SELECTED FIRMS

|                                | Proposer Name (Prime with subcontractors* listed below)<br>*only subcontractors with Utilization Participation are listed. | Local Small Business Enterprise (LSBE) | Small Business Enterprise (SBE) | Minority | Women-Owned | Disadvantaged Business | Disabled Veteran Business Enterprise | Social Enterprise | Lesbian, Gay, Bisexual, Transgender, Queer, and Questioning- |
|--------------------------------|--|--|---------------------------------|----------|-------------|------------------------|--------------------------------------|-------------------|--|
| <b>Small Business Category</b> |  |  |                                 |          |             |                        |                                      |                   |  |
| 1                              | RF10 Inspection, Inc.  | x                                      | x                               | n/a      | n/a         | n/a                    | n/a                                  | n/a               | n/a  |
| 2                              | Manii Management LLC   | n/a                                    | n/a                             | n/a      | n/a         | n/a                    | n/a                                  | n/a               | n/a  |

PROPOSERS' UTILIZATION PARTICIPATION AND COMMUNITY BUSINESS ENTERPRISE PROGRAM INFORMATION FOR  
ON-CALL HEALTH CARE ACCESS AND INFORMATION INSPECTOR OF RECORD SERVICES FOR  
VARIOUS COUNTY HEALTHCARE PROJECTS

|                                    |                                |  |                   |                    |                                |              |     |     |
|------------------------------------|--------------------------------|--|-------------------|--------------------|--------------------------------|--------------|-----|-----|
| <b>FIRM INFORMATION*</b>           |                                | CA Compliant Construction Services, Inc. | Hallsta 360, Inc. | Certerra RMA Group | Smith Emery Laboratories, Inc. | T.Y.R., Inc. | n/a | n/a |
| <b>BUSINESS STRUCTURE</b>          |                                | Corporation                              | Corporation       | Corporation        | Corporation                    | Corporation  |     |     |
| <b>CULTURAL/ETHNIC COMPOSITION</b> |                                | <b>NUMBER/% OF OWNERSHIP</b>             |                   |                    |                                |              |     |     |
| <b>OWNERS/PARTNERS</b>             | Black/African American         | 0  | 0                 | 0                  | 0                              | 1            |     |     |
|                                    | Hispanic/Latino                | 0  | 7/50%             | 0                  | 0                              | 0            |     |     |
|                                    | Asian or Pacific Islander      | 0  | 1                 | 0                  | 0                              | 0            |     |     |
|                                    | Native American                | 0  | 0                 | 0                  | 0                              | 0            |     |     |
|                                    | Subcontinent Asian             | 0  | 0                 | 0                  | 0                              | 0            |     |     |
|                                    | White                          | 100%                                     | 7/50%             | 100%               | 100%                           | 1/50%        |     |     |
|                                    | <i>Female (included above)</i> | 0  | 7/50%             | 0                  | 0                              | 1/50%        |     |     |
| Total No. of Employees             |                                | 9  | 15                | 450                | 325                            | 7            |     |     |
| <b>COUNTY CERTIFICATION</b>        |                                |  |                   |                    |                                |              |     |     |
| CBE                                |                                | N  | N                 | N                  | N                              | N            |     |     |
| LSBE                               |                                | N  | N                 | N                  | N                              | N            |     |     |
| <b>OTHER CERTIFYING AGENCY</b>     |                                | N/A                                      | N/A               | N/A                | N/A                            | N/A          |     |     |

\*Information provided by proposers in response to the Request for Proposal. On final analysis and consideration of award, vendors were selected without regard to race, creed, gender, or color.



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### [Solicitation Information](#)

|                                 |  |                |                      |
|---------------------------------|--|----------------|----------------------|
| Solicitation Number:            | BRC0000577   |                |                      |
| Title:                          | On-Call OSHPD Inspector of Record Services for Various County Healthcare Projects  |                |                      |
| Department:                     | Public Works   |                |                      |
| Bid Type:                       | Commodity  | Bid Amount:    | \$5,000,000.00       |
| Commodity:                      | INSPECTION AND CERTIFICATION SERVICES  |                |                      |
| Description:                    | <p>Visit Public Works website at <a href="https://dpw.lacounty.gov/contracts/opportunities.aspx">https://dpw.lacounty.gov/contracts/opportunities.aspx</a>, to access RFP documents. Proposals received after the deadline will not be accepted.</p> <p>The County of Los Angeles Public Works is inviting proposals from qualified firms to provide as-needed Office of Statewide Health Planning and Development Inspector of record services to support various healthcare projects at the campuses of Harbor-UCLA Medical Center, Martin Luther King, Jr., Medical Center, LAC+USC Medical Center, Olive View-UCLA Medical Center, and Rancho Los Amigos National Rehabilitation Center.</p> <p>A pre-proposal virtual conference to answer questions concerning the project will be held on Tuesday, June 10, 2025, at 1:00 p.m., via Microsoft Teams. Those who wish to attend must click the link titled "Pre-Proposal Conference Meeting (Live)" on the project page located at the website below to join. <a href="https://dpw.lacounty.gov/contracts/opportunities.aspx">https://dpw.lacounty.gov/contracts/opportunities.aspx</a></p> <p>Submit questions relating to this solicitation to person listed below.</p> |                |                      |
|                                 | Less   |                |                      |
| Open Day:                       | 5/27/2025  | Closed Date:   | 6/25/2025 5:30:00 PM |
| Contact Name:                   | Loydi Nguyen   | Contact Phone: | (626) 458-2180       |
| Contact Email:                  | lnguyen@pw.lacounty.gov  |                |                      |
| Notice of Intent to Award (0) : | <a href="#">Click here to view notice intent to award list.</a>  |                |                      |
| Solicitation Award (0) :        | <a href="#">Click here to view award list.</a>   |                |                      |
| Last Changed On:                | 5/27/2025 8:28:36 PM   |                |                      |
| Attachment File (0) :           | <a href="#">Click here to download attachment files.</a>   |                |                      |



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