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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

February 03, 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-RELATED CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
PITCHESS DETENTION CENTER SOUTH RENOVATION PROJECT
AWARD CONSTRUCTION MANAGER AT RISK AGREEMENT
SPECS. 7973; CAPITAL PROJECT NO. 8A133
FISCAL YEAR 2025-26
(SUPERVISORIAL DISTRICT 5)
(3-VOTES)**

SUBJECT

Public Works is seeking Board approval to award a Construction Manager at Risk Pre-Construction and Construction Services Agreement for the proposed Pitchess Detention Center South Renovation Project and proceed with the preconstruction phase services only; authorize Public Works to exercise control of the Construction Manager at Risk Allowance; and deliver the related preconstruction field investigations and testing using Board-approved Job Order Contracts.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed actions are not a project under the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.

2. Authorize the Director of Public Works or his designee to execute a Construction Manager at Risk Pre-Construction and Construction Services Agreement with Bernards Bros. Inc. for the proposed Pitchess Detention Center South Renovation Project for the preconstruction contract sum of \$362,440, plus Construction Manager at Risk Allowance of \$600,000 for additional field investigation and testing for a maximum contract sum of \$962,440. Authorize the issuance of a Notice to Proceed for the duration of the preconstruction phase only until the final determination of the Guaranteed Maximum Price.
3. Delegate authority to the Director of Public Works or his designee to supplement the preconstruction contract sum of \$362,440 for the Construction Manager at Risk Pre-Construction and Construction Services Agreement by up to 25 percent of the contract amount for the preconstruction phase services.
4. Authorize the Director of Public Works or his designee with concurrence from the Chief Executive Officer to exercise control of the Construction Manager at Risk Allowance of \$600,000, including authority to reallocate the allowance into the contract sum, as appropriate, in accordance with contract requirements.
5. Authorize the Director of Public Works or his designee to deliver preconstruction field investigations for the proposed Pitchess Detention Center South Renovation Project using Board-approved Job Order Contracts.
6. Authorize the Director of Public Works or his designee to proceed with the preconstruction phase of the project only, which includes design and planning efforts for the proposed Pitchess Detention Center South Renovation Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to find the actions herein related to the proposed Pitchess Detention Center (PDC) South Renovation Project are not a project under the California Environmental Quality Act (CEQA); award a Construction Manager at Risk (CMAR) Pre-Construction and Construction Services Agreement; authorize Public Works to exercise control of the CMAR Allowance; deliver related field investigations using Board-approved Job Order Contracts (JOCs); and proceed with design and planning efforts for the proposed project.

Project Description and Background

On October 21, 2025, the Board authorized Public Works to proceed with the design and planning efforts for the proposed PDC South Renovation Project and to award and execute a Consultant Services Agreement with Lionakis to provide architectural/engineering services for a not-to-exceed contract amount of \$5,000,000; established the capital project (CP) for the proposed PDC South Renovation Project, CP No. 8A133; and approved the preconstruction activities, budget, and appropriation adjustment of \$10,000,000.

The PDC Ranch is a 2,840-acre campus with multiple custody and noncustody facilities operated by the Los Angeles County Sheriff's Department, and PDC South is one of the custody facilities located within the PDC Ranch. The proposed project consists of the construction of a new detention-grade modular building, interior renovations to existing buildings, and site improvements within the PDC South facility located at 29340 The Old Road, Castaic, CA 91384.

The existing PDC South custody facility consists of an upper and lower compound. The upper compound was constructed in 1975, and the lower compound was constructed in 1984. The upper compound consists of 10 housing barracks with a total gross floor area of approximately 52,300 square feet, an approximately 26,600-square-foot administration/clinic building, 3 security staff stations, 1 classroom trailer, and 1 briefing room trailer. The lower compound includes 12 housing barracks with a total gross floor area of approximately 50,000 square feet, an approximately 6,000-square-foot visiting center, 3 security staff stations, 1 classroom trailer, 1 chapel trailer, and 1 administration trailer.

The primary objective is to add male Moderate Observation Housing (MOH), which is outpatient housing for individuals with a P2 level of mental health acuity, to the PDC South facility, while ensuring continued use of the facility for the general population.

The proposed renovation of the ten upper compound housing barracks would include, but not be limited to, the construction of new interior partitions to create a separate security station, a storage room, a video conferencing room, and an interview room; restroom and shower renovations to accommodate accessibility and comply with the Prison Rape Elimination Act requirements; security upgrades to the cameras and doors; and new MOH bunking with personal storage. One of the three existing upper compound security staff stations would be demolished to allow for a new modular building with drop-in cells for MOH individuals requiring short-term secure housing prior to their return to the population or transportation to a more secure environment or to a more treatment-intense environment. The detention-grade modular building would also include replacement space for the security staff station being demolished. The modular building would require new utility connections and possible utility upgrades. The existing medical clinic within the administration building would be expanded to accommodate both the general population and the MOH population. Additional renovations would be required to relocate displaced operations to other locations within the existing administration building footprint. Limited renovations to the PDC South visiting center and site circulation would be made to separate the general population and MOH population. A new storage container would be added to separate MOH laundry storage from general population laundry storage. Prison Rape Elimination Act compliant detention-grade permanent toilets would be added inside existing fenced holding/staging areas. Site improvements would include new shade structures to the upper and lower compounds, relocation of telephones, fencing repairs and modifications, and a combination of regrading and ramps to allow for accessible paths of travel to the renovated areas.

Project Delivery

If approved, Public Works is proposing that the construction of the project be completed utilizing the CMAR delivery method. In this delivery method, the CMAR contractor acts as a consultant to the County during the development and design phases (preconstruction) but assumes the risk for construction performance as the equivalent of a general contractor, holding all trade subcontracts during the construction phase. The CMAR contractor provides preconstruction services (design-assist) for a fixed fee. Once the design is complete or sufficiently defined, the CMAR contractor submits a guaranteed maximum price (GMP) for the construction of the project, or multiple GMPs for phased project delivery. The intent for this project would be to phase the project so that the general population can be consolidated to the lower compound, allowing the upper compound to be vacated for housing the MOH population. If the GMP is approved by the Board, the CMAR contractor will serve as the project's general contractor. The final construction cost would be based on actual direct construction costs (open-book accounting) plus a preestablished fee percentage submitted during

the Request for Proposals (RFP) process. Public Works will return to the Board for approval to proceed with the CMAR construction phase of the project, along with appropriate findings under CEQA for the project.

Upon approval of the recommendations of this Board letter, Public Works will deliver any additional field investigations or testing work using the CMAR contractor and/or Board-approved JOCs, whichever is more efficient and cost-effective.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 1, Make Investments that Transform Lives, Focus Area Goal B, Employment and Sustainable Wages, Strategy iii, Job Creation, by generating employment opportunities; and North Star 3, Realize Tomorrow's Government Today, Focus Area Goal D, Streamlined and Equitable Contracting and Procurement, Strategy i, Accountability and Equity, and Strategy ii, Modernize Contracting and Procurement, by modernizing the procurement process to decrease timelines, increase the efficiency of awarding contracts, and implementing equitable procurement systems. These actions will invest in and improve the operational effectiveness of a County asset.

FISCAL IMPACT/FINANCING

The CMAR agreement for preconstruction phase services with Bernards Bros. Inc. is for a maximum contract sum of \$362,440 and a total allowance of \$600,000 for additional field investigations and testing. The Board-approved JOCs to execute field investigations and testing is for a not-to-exceed amount of \$600,000.

The proposed PDC South Renovation Project is currently funded with \$10,000,000 in net County cost. Sufficient appropriation is available in CP No. 8A133 to fully fund the CMAR agreement for preconstruction phase services and associated County costs.

The preliminary total project cost estimate for the proposed project, including design and construction, has an estimated range between \$50,000,000 and \$54,000,000. If the Board ultimately approves the CMAR Pre-Construction Services, Lionakis will work with Bernards Bros. Inc. during the design phase to refine and validate the construction cost estimate. Public Works will then return to the Board for approval of the proposed project, total project budget, the GMPs, and a CMAR contract amendment to include construction; and for all other Board approvals, including Local Targeted Worker Hiring Program provisions and Civic Art Fund allocations.

Operating Budget Impact

Based on the project description, Sheriff and Health Services anticipate new and ongoing operational costs following completion of construction activities. Both departments will continue working to refine their operational plan and needs, and upon return to the Board for the approval of a contract amendment for construction of the proposed project, the anticipated staffing and estimated operational costs will be provided. Sheriff and Health Services will submit a net County cost request to the Chief Executive Office (CEO) during the Fiscal Year 2027-28 budget process for the ongoing operational costs, which may require additional departmental curtailments if there is insufficient ongoing locally generated revenue at that time.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A CMAR agreement, in a form previously approved by County Counsel, will be used. The CMAR agreement contains terms and conditions in compliance with the CEO's and the Board's requirements. The agreement also includes a provision requiring the consultant firms track subcontractors' utilization of Local Small Business Enterprise, Disabled Veterans Business Enterprise, and Social Enterprise businesses.

The term of the CMAR agreement shall commence on the date of full execution of the contract and will continue for the duration of the project. The initial Notice to Proceed will be for the preconstruction phase only from the date of full execution of the contract until final determination of the recommended GMP. Enclosure A reflects the Community Business Enterprises participation data, and Enclosure B reflects the consultants' minority participation data.

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.

Effective June 7, 2023, the Countywide Community Workforce Agreement (CWA) applies to projects with an estimated construction value of \$5,000,000 or greater. Therefore, CWA will apply to this project. The contractor and all subcontractors must comply with all terms and conditions of the CWA, which, among other things, increases work opportunities for those seeking to start a new career in the construction industry and promotes the hiring of underrepresented individuals on the project.

In accordance with the Board's Civic Art Policy adopted on December 7, 2004, and last amended on August 4, 2020, the total project budget that will be submitted to the Board for approval after completion of the CMAR preconstruction phase will include 1 percent of the eligible design and construction costs for the Civic Art Allocation.

ENVIRONMENTAL DOCUMENTATION

The recommended actions are not subject to CEQA because they are excluded from the definition of a project by Section 21065 of the California Public Resources Code and Section 15378 (b) of the CEQA Guidelines. The proposed actions are organizational or administrative activity of government, which will not result in direct or indirect physical changes to the environment.

Approval of the currently recommended actions would not constitute approval of the proposed PDC South Renovation Project. Public Works will return to the Board with appropriate recommendations under CEQA prior to implementing any activities that would be considered a project as defined by CEQA.

Upon the Board's approval, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk and the Governor's Office of Land Use and Climate Innovation in accordance with Section 21152 of the California Public Resources Code and will post the Notice of Exemption on the County's website pursuant to Section 21092.2.

CONTRACTING PROCESS

Construction Manager at Risk Services

On July 24, 2025, a notice of the RFP for CMAR Services was placed on the County's "Doing Business with Los Angeles County" and Public Works' "Business Opportunities" websites, and the advertisements were placed in the Los Angeles Daily Journal, Los Angeles Sentinel, La Opinión, Press Telegram, Santa Monica Daily Press, Daily Breeze, The Signal, San Gabriel Valley Tribune, World Journal, and Pasadena Star News newspapers. In addition, Public Works informed 1,705 Local Small Business Enterprises, 145 Social Enterprises, and 186 Disabled Veteran Business Enterprises about this business opportunity. Thirteen individuals attended the preproposal conference, and eleven individuals downloaded the RFP. Eleven firms registered on the Public Works' website for the RFP.

One firm submitted a proposal on September 25, 2025. An evaluation committee consisting of CEO, Sheriff, and Public Works staff, evaluated the proposal based on criteria described in the RFP, including technical response, experience, personnel, qualifications, demonstrated competence, understanding of the work requirements, and price. Based on the evaluation of the only submitted proposal, Bernards Bros. Inc. was selected without regard to race, creed, color, or gender. Bernards Bros. Inc. represents the qualified firm to provide the required services. Public Works has determined that the firm's proposed rates for performing the services are reasonable. A 3-year contracting history for the selected firm 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 agreement. The agreement is exempt from the requirements of Proposition A because the services are required on a part-time and intermittent basis.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be little or no impact on current services at PDC South. Public Works will coordinate any disruptions with the Sheriff's Department.

CONCLUSION

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

Respectfully submitted,



MARK PESTRELLA, PE
Director

MP:HA:mm

Enclosures

c: Arts and Culture (Civic Art)
Chief Executive Office (Capital Programs
Division, Department of Justice
Compliance Office Division)
County Counsel
Executive Office, Board of Supervisors
Health Services (Correctional Health Services
Division)
Sheriff

**PROPOSERS' UTILIZATION PARTICIPATION AND COMMUNITY BUSINESS ENTERPRISE PROGRAM INFORMATION FOR
CONSTRUCTION MANAGER AT RISK PRECONSTRUCTION AND CONSTRUCTION SERVICES
FOR THE PITCHESS DETENTION CENTER SOUTH RENOVATION PROJECT**

SELECTED

Proposer Name	Local Small Business Enterprise	Small Business Enterprise	Minority	Women	Disadvantaged	Disabled Vet	Social Enterprise	Lesbian, Gay, Bisexual, Transgender, Queer, and Question-owned
Bernards Bros. Inc.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Taft Electric	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northstar Contracting Group, Inc.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Pro-Craft Constuction, Inc.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CML Security, LLC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

ENCLOSURE B
February 3, 2026

**PROPOSERS' UTILIZATION PARTICIPATION AND
COMMUNITY BUSINESS ENTERPRISE PROGRAM INFORMATION FOR
CONSTRUCTION MANAGER AT RISK PRECONSTRUCTION AND CONSTRUCTION SERVICES FOR THE
PITCHESS DETENTION CENTER SOUTH RENOVATION PROJECT**

FIRM INFORMATION*		Bernards Bros. Inc.	
BUSINESS STRUCTURE		CORPORATION	
CULTURAL/ETHNIC COMPOSITION		Number of Employees	% of Ownership
OWNERS, PARTNERS, AND ASSOCIATE PARTNERS	Black/African American	11	3%
	Hispanic/Latino	109	34%
	Asian or Pacific Islander	52	16%
	Native Americans	1	0%
	Subcontinent Asian	0	0%
	White	131	41%
	<i>Female (included above)</i>	82	25%
Total No. of Employees		386	
COUNTY CERTIFICATION			
	Community Business Enterprise	N/A	
	Local Small Business Enterprise	N/A	
OTHER CERTIFYING AGENCY		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.