



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

February 10, 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 CONTRACT CONSTRUCTION MANAGEMENT CORE SERVICES AREA ADOPT, ADVERTISE, AND AWARD BEST VALUE JOB ORDER CONTRACTS FOR REPAIR, REMODELING, OR OTHER REPETITIVE WORK OF VARIOUS COUNTY FACILITIES (ALL SUPERVISORIAL DISTRICTS) (3-VOTES)

SUBJECT

Public Works is seeking Board approval to procure ten separate Best Value Job Order Contracts 2601BV through 2610BV and authorize, among other things, the award of each contract to the responsive and responsible bidder offering the best value. Also authorize Public Works to issue work orders under these contracts for various County facilities.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the award of the Best Value Job Order Contracts 2601BV through 2610BV or Job Order Contracts 2601 through 2610, and the related actions recommended herein, are not projects under the California Environmental Quality Act for the reasons stated in this Board letter and in the records pertaining to the Job Order Contracts.
2. Find that the use of the Best Value Construction Contracting for Job Order Contracts 2601BV through 2610BV will result in reduced costs and expedited completion of projects performed under these contracts in accordance with the Policy for Best Value Construction Contracting adopted by the Board on August 14, 2018.

3. Approve the following ten prequalified contractors for the Best Value Job Order Contracts: Angeles Contractor, Inc.; Bitech Construction Co., Inc.; GMZ Engineering, Inc.; Harry H. Joh Construction, Inc.; MIK Construction, Inc.; MTM Construction, Inc.; New Creation Builders; R Brothers, Inc.; SJD & B, Inc.; and Vincor Construction, Inc.
4. Instruct the Executive Officer of the Board to advertise the Best Value Job Order Contracts 2601BV through 2610BV for bids to the prequalified contractors to be received and opened on March 11, 2026, in accordance with the Instruction Sheet for Publishing Legal Advertisement; and instruct the Executive Officer of the Board to separately advertise Job Order Contracts 2601 through 2610 for conventional low bids to be received and opened on March 11, 2026, in accordance with the Instruction Sheet for Publishing Legal Advertisement, only in the event that a statutorily insufficient number of best value bids are received.
5. Delegate authority to the Director of Public Works or his designee to make a determination that a statutorily insufficient number of best value bids were received, necessitating the opening and use of the alternate low bids; that a bid is nonresponsive and to reject a bid on that basis; to waive inconsequential and nonmaterial deficiencies in bids submitted; to evaluate and score bids in accordance with the requirements and evaluation criterial stated in the bid documents; and to determine whether the best value bidder or the lowest responsive responsible bidder for each of the Job Order Contracts has satisfied all conditions for contract award.
6. Delegate authority to the Director of Public Works or his designee to award and execute the Best Value Job Order Contracts 2601BV through 2610BV in the form previously approved by County Counsel to the responsive and responsible contractor determined to have submitted the best value bid for each Job Order Contract, for a fee not to exceed \$3,750,000 for the first year, and to establish the effective date of each Job Order Contract following receipt of acceptable Performance and Payment Bonds and evidence of required contractor insurance.
7. Delegate authority to the Director of Public Works or his designee to execute supplemental agreements with each contractor to extend the Best Value Job Order Contracts 2601BV through 2610BV for two additional 1-year terms, and to increase the not-to-exceed amount of each Job Order Contract by up to \$3,750,000 for each year (adjusted annually to reflect the percentage change in the California Consumer Price Index), with the option to carry over any unspent money from the first to second option term.
8. Delegate authority to the Director of Public Works or his designee to publicly announce the award of the Best Value Job Order Contracts 2601BV through 2610BV, along with a written decision supporting the award of the Best Value Job Order Contracts.
9. If the solicitation for the Best Value Job Order Contracts 2601BV through 2610BV results in the submission of fewer than three responsive bids to the County for evaluation, delegate authority to the Director of Public Works or his designee to award and execute Job Order Contracts 2601 through 2610 on the basis of lowest bid price in accordance with the Instruction Sheet for Publishing Legal Advertisement. In such instance, delegate authority to the Director of Public Works or his designee to make a 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, award and authorize the Director of Public Works or his designee to execute proposed Job Order Contracts 2601 through 2610 to the lowest

responsive and responsible bidder(s), each contract for a not-to-exceed amount of \$6,200,000 and 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.

10. Delegate authority to the Director of Public Works or his designee to issue work orders under Best Value Job Order Contracts 2601BV through 2610BV, or Job Order Contracts 2601 through 2610, for projects that are not subject to the California Public Contract Code, including maintenance work, as applicable, in an amount not to exceed the maximum contract amount of the Job Order Contract, subject to the limitation that the aggregate amount of all work orders issued under a particular Job Order Contract does not exceed the maximum contract amount upon receipt of funding authorization from the Chief Executive Office or the appropriate funding source and subject to compliance with the California Environmental Quality Act.
11. Adopt the February 2026 Job Order Construction Task Catalog and Specifications prepared by The Gordian Group, Inc., to be used for Best Value Job Order Contracts 2601BV through 2605BV, Job Order Contracts 2601 through 2605, and future Job Order Contract solicitations.
12. Adopt The SimpleBid Book Job Order Contracting Unit Price Book dated February 2026, prepared by Facility Optimization Solutions, LLC, to be used for Best Value Job Order Contracts 2606BV through 2610BV, JOCs 2606 through 2610, and future Job Order Contract solicitations.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to award ten Best Value Job Order Contracts (JOCs) 2601BV through 2610BV; find that the recommended actions in this Board letter are not projects pursuant to the California Environmental Quality Act (CEQA); approve the prequalified contractors for the Best Value JOCs; find that Best Value Construction for each of Best Value JOCs 2601BV through 2610BV will result in reduced costs and expedited completion of work performed under these contracts; delegate authority to Public Works to make a determination that a bid is nonresponsive and to reject a bid on that basis, award and execute the Best Value JOCs 2601BV through 2610BV in the form previously approved by County Counsel, execute supplemental agreements with each contractor to extend each of the Best Value JOCs 2601BV through 2610BV, and issue work orders in an amount not to exceed the maximum contract amount of the JOC; award and execute low bid JOCs 2601 through 2610 on the basis of lowest bid price, if the solicitation for the Best Value JOCs results in the submission of fewer than three responsive bids to the County for evaluation; and adopt the February 2026 Job Order Construction Task Catalog and Specifications prepared by The Gordian Group, Inc., and the February 2026 SimpleBid Book Job Order Contracting Unit Price Book, prepared by Facility Optimization Solutions, LLC.

California Public Contract Code (PCC) Section 20155 et seq, authorizes the use of best value construction contracting method to award Best Value JOCs. Pursuant to PCC Section 20155 et. seq., the Best Value JOC provides the County the ability to procure individual annual contracts, which shall not exceed \$3,750,000 adjusted to reflect the percentage change in the California Consumer Price Index from 2020, for repair, remodeling, or other repetitive work to be done according to unit prices.

The use of Best Value JOCs will allow projects in specialized fields, such as historical buildings, hospital, heating ventilation and air conditioning, Americans with Disabilities Act access

improvements, abatement of hazardous material, deferred maintenance, and highly technical or specialized areas to be completed in a more expeditious and cost-effective manner. These highly specialized projects are best suited for Best Value contractors. Public Works has evaluated the qualifications of these contractors, specifically to ensure they have the knowledge of Best Value JOCs, government agency projects, and experience and knowledge of County facilities. The Best Value contractors are selected based on their skill and experience to perform complex construction projects.

The use of Best Value JOCs will allow projects to be completed in a more expeditious and cost-effective manner. The Best Value JOCs will require contractors to use a skilled and trained labor force, which the use of experienced skilled workers will allow work to be performed more efficiently and with a higher degree of quality than using an unskilled and untrained labor force. In addition, the executed Best Value JOCs will have the ability to be extended for two additional years at \$3,750,000 each year (plus Consumer Price Index adjustment). The unspent funds from the original contract year do not carry over. However, the unspent funds from the first option year term may be carried over to the second option year term. Also, the Best Value JOC contractors are being selected based on their qualifications and experience in performing work under similar Best Value JOCs.

All of these features combined, including the qualifications and capabilities of the Best Value JOC contractors, contribute to better performance and expedited completion of highly complex projects. These features also contribute to reduced project costs by potentially avoiding contractor errors, costly change orders, and redo of projects. These types of results are not as easily achieved when awarding the contract on the basis of just lowest bid price.

Public Works is recommending procurement of ten Best Value JOCs to ensure that adequate Best Value JOC capacity is available on a continuous basis to support delivery of projects at various locations throughout the County.

The February 2026 Construction Task Catalog and Specifications prepared by The Gordian Group, Inc., will be utilized to procure and deliver projects under the Best Value JOCs 2601BV through 2605BV or JOCs 2601 through 2605.

The February 2026 SimpleBid Book Job Order Contracting Unit Price Book, prepared by Facility Optimization Solutions, LLC, will be utilized to procure and deliver projects under the Best Value JOCs 2606BV through 2610BV or JOCs 2606 through 2610.

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 Best Value 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 Best Value 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 Best Value JOCs without the appropriate funding authorization. Expenditures for the subject services incurred by Public Works' Internal Service Fund-Capital Project Management Program will be reimbursed through approved individual project budgets.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Bid documents will contain terms and conditions in compliance with the Board's ordinances, policies, and programs.

Contractors will be selected upon final analysis and consideration without regard to race, creed, color, or gender.

The Best Value JOCs and JOCs are subject to the Board Policy 5.270, Countywide Local and Targeted Worker Hiring.

ENVIRONMENTAL DOCUMENTATION

The approval of the Best Value JOCs 2601BV through 2610BV or JOCs 2601 through 2610 and the other recommended actions are not projects under CEQA because they are excluded from the definition of a project under Section 21065 of the California Public Resources Code and Section 15378(b)(5) of the CEQA Guidelines because the actions are administrative actions of governments that will not result in direct or indirect physical changes to the environment. Public Works anticipates that some of the proposed work under the JOCs will meet the requirements for exemption from CEQA because the work is anticipated to consist of general refurbishment, replacement/upgrade of amenities, and deferred maintenance at existing facilities. However, as each project under the JOCs is proposed, in the event that the proposed work is not determined to be exempt under CEQA or is not consistent with the authority delegated through this action, Public Works will ensure that project approval recommendations, as well as any necessary CEQA documentation and findings, are recommended to the Board prior to issuance of the work orders.

CONTRACTING PROCESS

In accordance with the Board's best value policy, on April 28, 2021, Public Works issued a Request for Statement of Qualifications (RFSQ) for contractors to submit a Statement of Qualifications demonstrating their experience, licensing, payment and performance capacity, liability insurance, safety record, and commitment to use a skilled and trained workforce in order to be placed on a list of contractors qualified to submit bids for future Best Value JOCs. The RFSQ was listed on the County's "Doing Business with the County" website (Enclosure B) and the "Do Business with Public Works" website; and X (formerlyTwitter), and advertised in Los Angeles Daily Journal, Los Angeles Sentinel, La Opinión, Daily Breeze, and Antelope Valley Journal. Also, Public Works informed 1,751 Local Small Business Enterprises; 195 Disabled Veteran Business Enterprises; 128 Social Enterprises; 1,264 Community Business Enterprises; and 1,385 Community-Based Organizations. Public Works advertised this RFSQ in a weekly e-mail newsletter with over 32,000 subscribers. Twenty-one firms registered on the Public Works website for the RFSQ.

A total of 11 Statement of Qualifications were received on September 25, 2025. The evaluation committee found that 10 out of the 11 general contractors met the established prequalification criteria. One general contractor did not meet the required prequalification threshold score necessary to be placed on the list of prequalified bidders. The official list was posted publicly, and no protest was received from the nonqualifying contractor.

The following prequalified contractors are recommended to be invited to submit Best Value JOCs bid proposals: Angeles Contractor, Inc.; Bitech Construction Co., Inc.; GMZ Engineering, Inc.; Harry H. Joh Construction, Inc.; MIK Construction, Inc.; MTM Construction, Inc.; New Creation Builders; R Brothers, Inc.; SJD & B, Inc.; and Vincor Construction, Inc.

As set forth in the policy, the solicitation for the Best Value JOCs shall be advertised per the Instruction Sheet for Publishing Legal Advertisement (Enclosure A) in accordance with PCC, Section 20125, and only the prequalified contractors may submit bid proposals to the County for evaluation.

The Best Value JOC bids will be evaluated in accordance with the advertised selection criteria published in the Request for Bids (RFB). Bidders will be required to submit cost adjustment factors that will be applied to the unit prices as published in Gordian's February 2026 JOC Unit Price Book and Specifications for Best Value JOCs 2601BV through 2605BV or JOCs 2601 through 2605 and the February 2026 SimpleBid Book Job Order Contracting Unit Price Book, prepared by Facility Optimization Solutions, LLC for JOCs 2606BV through 2610BV or JOCs 2606 through 2610, respectively. These documents will be made available to bidders and are on file in the Business Relations and Contracts Division of Public Works.

The request for Best Value JOCs bids contains the required criteria to ensure the selections are conducted in a fair and impartial manner as required by PCC, Section 20155 et seq. The County has formed a committee to evaluate the bid proposals submitted and scoring shall be given for meeting the specificities in the published RFB.

Pursuant to the PCC, the County is required to publicly announce its award identifying the best value contractor to which the award is made, the particular JOC, the JOC amount, and the selected and nonselected best value contractor's score based on the evaluation criteria listed in the RFB.

Upon notice of intent to award specifying the best value bidder for each the Best Value JOCs, the construction contracts will be awarded, in the form previously reviewed and approved by County Counsel.

It is recommended that the Board authorize Public Works to award and execute construction contracts upon determination of the best value bidder for each JOC.

It is further recommended that the Board authorize Public Works to publicly announce the award of the Best Value JOCs 2601BV through 2610BV along with a written decision supporting the award of the Best Value JOCs.

PCC, Section 20155.5, states that the County shall not award a best value contract if the solicitation for bids results in the submission of fewer than three responsive bids to the County for evaluation. Accordingly, it is recommended that the Board authorize Public Works to award JOCs 2601-2610 on the basis of lowest bid if the solicitation for the Best Value JOCs yields fewer than three responsive bids.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The use of the Best Value JOCs will expedite the completion of repair, remodeling, or other repetitive work at various facilities throughout Los Angeles County. Minor impacts to tenants may occur while repair, remodeling, or other repetitive work is underway.

CONCLUSION

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

Respectfully submitted,



MARK PESTRELLA, PE
Director

MP:SK:dr

Enclosures

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

February 10, 2026

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICES AREA
ADOPT, ADVERTISE, AND AWARD BEST VALUE JOB ORDER CONTRACTS
FOR REPAIR, REMODELING, OR OTHER REPETITIVE WORK OF
VARIOUS COUNTY FACILITIES
(ALL SUPERVISORIAL DISTRICTS)
(3-VOTES)**

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>
All	N/A	Best Value JOC 2601BV -2610BV JOC 2601 – 2610	March 11, 2026

Copies of bid documents may be downloaded for free from the Public Works website <http://pw.lacounty.gov/go/constructioncontracts>. For bid information, please call Ms. Ivonne Pena of Business Relations and Contracts Division at (626) 458-2585. **Bids will be accepted electronically through BidExpress.** Refer to the instructions in the Bid Documents. In the event that less than three bids are received for any of the JOC Best Value Contracts, the bid for such circumstance will be publicly opened, examined, and declared by Public Works at 2:00 p.m. Bidders may participate in the public bid opening by visiting the Los Angeles County PublicWorks Business Opportunities website, selecting the project, and clicking on the online bid opening webcast.

Proposals and Bids must conform to the d project manual and all bidding requirements. This project requires the prime contractor to possess a valid California General contractor's license and all licenses needed to complete the work (this may be possessed by a subcontractor to the general) 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 will hold a mandatory prebid conference with the ten prequalified Contractors on Tuesday, February 24, 2026, at 2:00 p.m., to provide information on the project, bidding process, and answer any questions that the potential bidders may have. For further directions, please contact Ms. Ivonne Pena with the Public Works, Business Relations and Contracts Division, at (626) 458-2585 or ipena@pw.lacounty.gov.

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 (ADA) 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 BRC-2.

Información sobre la Ley de Estadounidenses con Discapacidades (ADA)



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 BRC-2.

By order of the Board of Supervisors of the County of Los Angeles, State of California, dated February 10, 2026.

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

Enclosure B

 **Los Angeles County** lacounty.gov

ISD INTERNAL SERVICES
DEPARTMENT
COUNTY OF LOS ANGELES

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Solicitation Information

Solicitation Number:	BRC0000575			
Title:	RFQ- Best Value Job Order Contracting (2522BV through 2531BV)			
Department:	Public Works			
Bid Type:	Construction	Bid Amount:	\$3,750,000.00	
Commodity:	CONSTRUCTION SERVICE, GENERAL (DIGGING, DITCHING, ROAD GRADING)			
Description:	Los Angeles County Public Works is seeking to prequalify bidders for Best Value Job Order Contracting. Upon the adoption of the prequalified bidders list, County will use the list to seek Best Value Bids for JOC.			
Open Day:	8/6/2025	Closed Date:	9/25/2025 5:30:00 PM	
Contact Name:	Ivonne Pena	Contact Phone:	(626) 458-2585	
Contact Email:	ipena@dpw.lacounty.gov			
Notice of Intent to Award (0):	Click here to view notice intent to award list.			
Solicitation Award (0):	Click here to view award list.			
Last Changed On:	8/14/2025 3:10:59 PM			
Attachment File (0):	Click here to download attachment files.			
File Name	Description	Type	Size	Last Update On
https://camisvr.co.la.ca.us/LACoBids/				