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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

March 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
MEDICAL EXAMINER SERVICE BUILDING AND
ADMINISTRATION/INVESTIGATIONS BUILDING SEISMIC RETROFIT PROJECTS
AWARD CONSTRUCTION MANAGER AT RISK AGREEMENT
SPECS. 7854 AND 7862; CAPITAL PROJECT NOS. 87924 AND 87925
FISCAL YEAR 2025-26
(SUPERVISORIAL DISTRICT 1)
(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 Medical Examiner Administration/Investigations Building and Service Building Seismic Retrofit Projects; proceed with the preconstruction phase services only; authorize Public Works to exercise control of the Construction Manager at Risk Allowance; and authorize Public Works to 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 projects.
2. Authorize the Director of Public Works or his designee to execute a Construction Manager at Risk Pre-Construction and Construction Services Agreement with Suffolk Construction Company, Inc., for the proposed Medical Examiner Service Building and Administration/Investigations Building Seismic Retrofit Projects for the preconstruction contract sum of \$50,000 plus Construction Manager at Risk

Allowance of \$900,000 for additional field investigations and testing, for a maximum contract sum of \$950,000; and 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 \$50,000 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 \$900,000, 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 and testing for both projects using Board-approved Job Order Contracts.
6. Authorize Public Works to proceed with the preconstruction phase of the project only, which includes design and planning efforts for the seismic retrofit improvements of both projects.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the actions herein, related to the proposed Medical Examiner Service Building Seismic Retrofit Project and the proposed Medical Examiner Administration/Investigations Building Seismic Retrofit Project, are not a project under the California Environmental Quality Act (CEQA); award a Construction Manager at Risk (CMAR) Pre-Construction and Construction Agreement; authorize Public Works to exercise control of the CMAR Allowance; authorize Public Works to deliver field investigations and testing using Board-approved Job Order Contracts (JOCs); and proceed with design and planning efforts for the seismic retrofit improvements to the Medical Examiner Service and Administration/Investigations Buildings.

Project Description and Background

Medical Examiner Service Building Seismic Retrofit Project

The proposed project consists of seismic retrofit of the Medical Examiner Service Building, located at 1104A North Mission Road, Los Angeles, CA 90033. The building was designed and constructed in 1972. The facility is a 3-story concrete structure totaling approximately 45,000 square feet. The structure also includes a partial basement of approximately 7,800 square feet.

The retrofit work would be completed utilizing conventional seismic strengthening methods to improve the building's seismic performance and support continual services of the Medical Examiner within the facility after a major seismic event. The proposed seismic strengthening includes, but is not limited to, adding shotcrete to existing shear wall piers, installing new fiber-reinforced polymer on existing shear wall piers, adding new steel angles and patching roofing materials at the roof slab-to-wall connection, replacing the building's shared breezeway with a new entry canopy, and any related improvements triggered by the seismic retrofit work.

Medical Examiner Administration/Investigations Building Seismic Retrofit Project

The proposed project consists of the seismic retrofit of the Medical Examiner Administration/Investigations Building, located at 1102 North Mission Road, Los Angeles, CA 90033. The building was designed and constructed in 1969. The facility is a 2-story concrete structure totaling approximately 22,500 square feet. The structure also includes a full basement of approximately 7,300 square feet.

The retrofit work would be completed utilizing conventional seismic strengthening methods to improve the building's seismic performance and support continual services of the Medical Examiner within the facility after a major seismic event. The proposed seismic strengthening includes, but is not limited to, adding a new concrete wall below grade with micropile foundation, installing new fiber-reinforced polymer to existing shear wall piers, adding new steel angles and the patching of roofing materials at the roof slab-to-wall connection, replacing the building's shared breezeway with a new entry canopy, and any related improvements triggered by the seismic retrofit work.

Project Delivery

If approved, Public Works is proposing that the projects be delivered together by utilizing the CMAR delivery method, in which 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 a general contractor during the construction phase. The CMAR contractor provides preconstruction services (design-assist) at a fixed fee, which is particularly suitable for complex projects requiring intense contractor participation throughout preconstruction, such as the Medical Examiner Service Building Seismic Retrofit Project and the Medical Examiner Administration/Investigations Building Seismic Retrofit Project.

During the preconstruction phase, the CMAR contractor would provide cost estimating, scheduling, construction logistics and phasing, value engineering, and design-assist activities for the project's Architectural/Engineering team, as well as support field investigations including, but not limited to, destructive testing, potholing, and underground utilities testing/verification.

The preconstruction services phase concludes with the CMAR contractor providing a Guaranteed Maximum Price (GMP) for carrying out the full scope of construction for the project. The GMP is based on actual direct construction costs (open book accounting) plus a pre-agreed fee percentage submitted during the Request for Proposals. In this phase, the CMAR contractor assumes the risk for construction performance as a general contractor holding all trade subcontracts.

Upon Board approval, Public Works would deliver the field investigations using the CMAR contractor and/or Board-approved JOCs, whichever is more efficient and cost effective.

After the preconstruction phase is completed, Public Works will return to the Board to recommend approval of the subsequent construction phase and project budget, including the GMP, and appropriate findings under CEQA for the project. At that time, Public Works will request the authority to issue a contract amendment to proceed with the construction phase of the project.

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 D, Streamlined and Equitable Contracting and Procurement, Strategy i, Accountability and Equity, by modernizing the procurement process to decrease timelines and increase the efficiency of awarding contracts, and Strategy ii, Modernize Contracting and Procurement, by implementing equitable procurement systems, and Focus Area F, Flexible and Efficient Infrastructure, Strategy ii, Modernize Infrastructure, by renovating and modernizing public infrastructure assets. The actions will invest in, and improve, the operational effectiveness of County assets.

FISCAL IMPACT/FINANCING

The CMAR agreement for preconstruction phase services with Suffolk Construction Company, Inc., is for a preconstruction contract sum of \$50,000 and total allowance of \$900,000 for additional field investigations. The Board-approved JOCs to execute field investigations work are for a not-to-exceed amount of \$900,000.

The projects are currently funded with a total of \$23,400,000 in net County cost. Sufficient appropriation is available in Capital Project Nos. 87924 and 87925, which are the Medical Examiner Service Building Seismic Retrofit Project and the Medical Examiner Administration/Investigations Building Seismic Retrofit Project, to fully fund the CMAR agreement and associated County costs.

If, after negotiations, Public Works is satisfied that the GMP is reasonable and technically and financially viable, Public Works will return to the Board to seek subsequent approval to proceed with the construction phase of the project and for all other Board approvals, including Local Targeted Worker Hiring Program provisions, Countywide Community Workforce Agreement (CWA) provisions, and Civic Art Fund allocations.

The preliminary total project cost estimate is \$15,000,000 for the proposed Medical Examiner Service Building Seismic Retrofit Project and \$10,000,000 for the proposed Medical Examiner Administration/Investigations Building Seismic Retrofit Project, including design, jurisdictional approvals, construction, escalation, change orders, consultant services, miscellaneous expenditures, and County services.

Operating Budget Impact

The scope of work consists of seismically retrofitting existing spaces. Therefore, following the completion of the proposed projects, Public Works does not anticipate any one-time start-up or additional ongoing operating costs resulting from the proposed projects.

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 Chief Executive Officer's and the Board's requirements. The agreement also includes a provision requiring consultant firms to track subcontractors' utilization of Local Small Business Enterprise, Disabled Veterans Business Enterprise, and Social Enterprise businesses.

If the Board approves, 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

Enterprise participation data, and Enclosure B reflects the consultants' minority participation data.

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, during construction, 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 CWA applies to projects with an estimated construction contract value of \$5,000,000 or greater. Therefore, the Countywide CWA will apply to this project. The contractor and all subcontractors must comply with all terms and conditions of the Countywide 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 activities of government that 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 Medical Examiner Service Building Seismic Retrofit Project and the proposed Medical Examiner Administration/Investigations Building Seismic Retrofit Project. Public Works will return to the Board with appropriate recommendations under CEQA before implementing any activities that would be considered a project as defined by CEQA.

Upon the Board's approval, Public Works will file separate Notices of Exemption with the Registrar-Recorder/County Clerk and with 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 Notices of Exemption to the County's website pursuant to Section 21092.2.

CONTRACTING PROCESS

Construction Manager at Risk Services

On January 13, 2025, Public Works issued a Request for Proposals (RFP). The RFP was advertised on the County's "Doing Business with Los Angeles County" and Public Works' "Business Opportunities" websites, X (formerly Twitter), and in the Los Angeles Daily Journal, Los Angeles Sentinel, La Opinión, San Gabriel Valley Tribune, Pasadena Star News, Daily Commerce, Daily News, Whittier Daily News, The Signal, and World Journal newspapers. In addition, Public Works informed 1,638 Local Small Business Enterprises, 157 Social Enterprises, 181 Disabled Veteran Business Enterprises, 1,003 Community Business Enterprises, and 1,438 community-based

organizations about this business opportunity. The Department of Economic Opportunity also notified 310 clients with the North American Industry Classification System code. Twenty-five individuals attended the preproposal conference, and twenty-two individuals downloaded the RFP. Sixteen primary firms registered on Public Works' website for this RFP. Four proposals were received on April 14, 2025.

The evaluation committee, composed of staff from the Chief Executive Office and Public Works' Project Management Divisions II and III, evaluated the proposals 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 proposals, Suffolk Construction Company, Inc., was selected without regard to race, creed, color, or gender. Public Works has determined that Suffolk Construction Company, Inc., represents the best value firm to provide the required services and that the firm's proposed rates for performing the services are reasonable. The 3-year contracting history for the selected firm is on file with Public Works.

Public Works has evaluated and determined that 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 the Medical Examiner Service and Medical Examiner Administration/Investigations Buildings. Public Works will coordinate any disruptions with the Medical Examiner.

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:bh

Enclosures

- c: Arts and Culture (Civic Art Division)
- Chief Executive Office (Capital Programs Division)
- County Counsel
- Executive Office, Board of Supervisors
- Medical Examiner

**PROPOSERS' UTILIZATION PARTICIPATION AND COMMUNITY BUSINESS ENTERPRISE PROGRAM
 INFORMATION FOR CONSTRUCTION MANAGER AT RISK PRE-CONSTRUCTION AND CONSTRUCTION
 SERVICES FOR THE MEDICAL EXAMINER SERVICE BUILDING SEISMIC RETROFIT AND
 ADMINISTRATION/INVESTIGATIONS BUILDING SEISMIC RETROFIT PROJECTS
 RFP NUMBER: BRC0000537**

SELECTED FIRM

	Proposer Name (Prime with subcontractors* listed below) *only subcontractors with Utilization Participation are listed.	Local Small Business Enterprise	Small Business Enterprise	Minority	Women-Owned	Disadvantaged Business	Disabled Veteran Business Enterprise	Social Enterprise	Lesbian, Gay, Bisexual, Transgender, Queer, and Questioning-Owned Business Enterprise
1	Suffolk Construction Company, Inc.								

NON-SELECTED FIRMS

	Proposer Name	Local Small Business Enterprise	Small Business Enterprise	Minority	Women-Owned	Disadvantaged Business	Disabled Veteran Business Enterprise	Social Enterprise	Lesbian, Gay, Bisexual, Transgender, Queer, and Questioning-Owned Business Enterprise
1	Bernards Bros. Inc.								
2	Swinerton Builders								
3	The PENTA Building Group, LLC.								

*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.

**PROPOSERS' UTILIZATION PARTICIPATION AND COMMUNITY BUSINESS ENTERPRISE PROGRAM
INFORMATION FOR CONSTRUCTION MANAGER AT RISK PRE-CONSTRUCTION AND CONSTRUCTION
SERVICES FOR THE MEDICAL EXAMINER SERVICE BUILDING SEISMIC RETROFIT AND
ADMINISTRATION/INVESTIGATIONS BUILDING SEISMIC RETROFIT PROJECTS
RFP NUMBER: BRC0000537**

FIRM INFORMATION*		Suffolk Construction Company, Inc.
BUSINESS STRUCTURE		Corporation
CULTURAL/ETHNIC COMPOSITION		NUMBER / % OF OWNERSHIP
OWNERS/PARTNERS	Black/African American	0
	Hispanic/Latino	0
	Asian or Pacific Islander	0
	American Indian	0
	Filipino	0
	White	1
	<i>Female (included above)</i>	0
		NUMBER
MANAGERS	Black/African American	NA
	Hispanic/Latino	NA
	Asian or Pacific Islander	NA
	American Indian	NA
	Filipino	NA
	White	NA
	<i>Female (included above)</i>	NA
		NUMBER
STAFF	Black/African American	NA
	Hispanic/Latino	NA
	Asian or Pacific Islander	NA
	American Indian	NA
	Filipino	NA
	White	NA
	<i>Female (included above)</i>	NA
		NUMBER
Total No. of Employees*		2,600

*Managers and Staff numbers are the breakdown of the
Owners/Partners/Associate Partners numbers

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.