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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

April 07, 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 SERVICE AREA  
PITCHESS DETENTION CENTER LAUNDRY REFURBISHMENT PROJECT  
ESTABLISH AND APPROVE PROJECT AND BUDGET  
AUTHORIZE USE OF JOB ORDER CONTRACT  
APPROVE AUTHORIZATION FOR EQUIPMENT PROCUREMENT  
SPECS. 7955; CAPITAL PROJECT NO. 8A086  
FISCAL YEAR 2025-26  
(SUPERVISORIAL DISTRICT 5)  
(3-VOTES)**

**SUBJECT**

Public Works is seeking Board approval for the proposed Pitchess Detention Center Laundry Refurbishment Project, scope, and budget; adopt plans and specifications; authorize Public Works to deliver the proposed project using a Board-approved Job Order Contract; and authorize Internal Services Department to procure laundry machinery, which consists of seven washer extractors, six dryers, one continuous batch washer system that includes three pass-through dryers, and one central lint vacuum system.

**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. Establish and approve the proposed Pitchess Detention Center Laundry Refurbishment Project, Capital Project No. 8A086, with a total project budget of \$10,500,000.

3. Adopt the plans and specifications that are on file with Public Works for the proposed Pitchess Detention Center Laundry Refurbishment Project, Capital Project No. 8A086.
4. Authorize the Director of Public Works or his designee to deliver the proposed project using a Board-approved Job Order Contract for an estimated cost of \$1,910,000.
5. Approve and authorize the Director of Internal Services Department or his designee as the County's purchasing agent to sole source the procurement of the laundry machinery for a not-to-exceed value of \$5,500,000.

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

The purpose of the recommended actions is to find that the laundry machinery purchase is not a project under the California Environmental Quality Act (CEQA) and that the proposed Pitchess Detention Center (PDC) Laundry Refurbishment Project is CEQA exempt; approve the capital project and budget; authorize Public Works to deliver the proposed project using a Board-approved Job Order Contract (JOC); and authorize Internal Services Department (ISD) to proceed with the sole source acquisition of the laundry machinery, which consists of seven washer extractors, six dryers, one continuous batch washer system that includes three pass-through dryers, and one central lint vacuum system.

PDC Laundry is located at 29350 The Old Road, Castaic, CA 91384. The PDC Laundry building was constructed in the early 1970s and had two phases of building extensions in the 1990s. The main laundry area is located on the west side of the building, and the proposed equipment replacement encompasses approximately 7,600 square feet. In 2016, a selection of washers and dryers was replaced; this project is the second and final phase (Phase 2) of a multiphase deferred maintenance plan for the modernization of the laundry machinery at the PDC Laundry facility, which serves the entire Sheriff's Department's jail system.

Public Works has utilized a Board-approved on-call Architectural/Engineering consultant to complete the design of the proposed project and is now seeking the Board's approval to construct the project using a Board-approved JOC and ISD's approved County procurement methods to purchase and install the associated laundry machinery. The scope of work for the project includes the replacement of the laundry machinery, which consists of seven washer extractors, six dryers, one continuous batch washer system that includes three pass-through dryers, and one central lint vacuum system; minor remodeling of electrical, mechanical, and plumbing lines to the replaced equipment; and seismic bracing of the new laundry machinery. The JOC's scope of work includes the demolition of the existing continuous batch washer and dryers; removal of the existing concrete slab and patchwork; removal of the existing washer extractors, dryers, and the third and final batch washer; and replacement of existing utility piping and electrical services to the laundry equipment.

#### Increased Authorization for Equipment Procurement

Approval of the recommended actions will authorize ISD to proceed with the procurement of the laundry machinery listed above at an estimated value of \$5,500,000.

It is recommended that the Board authorize ISD to sole source the procurement of the major laundry machinery. The major laundry machinery manufacturer brands that are being sole sourced were recommended by Sheriff for the PDC Laundry facility. The manufacturer, Milnor, is noted for durability, reliability, and compatibility with existing systems. The facility's current Milnor machines

have exceeded their useful lifecycle and have outlasted other brands of commercial-grade laundry machinery by decades, requiring fewer repairs and resulting in lower maintenance costs. Fifty percent of the existing laundry machinery is Milnor; therefore, continuing with the same brand ensures seamless integration. Milnor offers readily available, interchangeable components and United States-based technical support. Milnor also meets the facility's space, electrical, and operational demands, making it the most practical and cost-effective brand. Milnor is the only manufacturer capable of fully integrating with the existing computer system, enabling centralized monitoring of production, diagnostics, and mechanical performance across all three continuous batch washer lines. A consistent equipment platform will allow the PDC Laundry to maintain a single-brand parts inventory and avoid unnecessary complexity. Milnor washer extractors were also chosen for their unique drain positioning that aligns with the facility's existing wastewater infrastructure and eliminates the need for costly modifications to concrete structures to accommodate different drain positions. Additionally, high-capacity dryers by Consolidated Laundry Machinery were selected to replace the existing units branded by Lavatech Challenge. The Consolidated Laundry Machinery dryers offer matching footprints, utility alignment, and seamless integration with the existing overhead rail system.

Phase 2 of the project will complete the replacement of the outdated laundry machinery. In Phase 1, which was completed between 2018 and 2019, two Milnor continuous batch washer systems, including five Milnor pass-through dryers, were installed. The goal of Phase 2 is to finalize a streamlined, high-efficiency operation. To complete the project and ensure full system integration, it is recommended to select Western State Design (WSD) as the sole source vendor to supply, install, and service all the laundry machinery. As the exclusive supplier, installer, and service provider for Milnor and Consolidated Laundry Machinery in California, WSD offers expertise and a local presence. WSD's demonstrated ability to deliver results with minimal disruption makes them a good choice to execute Phase 2 and bring the project to completion.

### **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 creating construction worker jobs; North Star 3, Realize Tomorrow's Government Today, Focus Area Goal C, Equity-Centered Policies and Practices, Strategy i, Policies and Practices, by ensuring policies and practices that are equity-based, seek to eliminate barriers, and drive racial, social, and economic equity, and Strategy ii, Remediate Biased Policies and Practices, by identifying and remediating racist, gendered, ageist, and other biased policies that perpetuate inequity. The actions will invest in and improve the operational effectiveness of a County asset, the PDC Laundry building.

### **FISCAL IMPACT/FINANCING**

The total cost for the proposed project is estimated at \$10,500,000, which includes design, jurisdictional reviews, miscellaneous expenditures, construction, equipment, change order allowance, inspection/testing, and County services (Enclosure A). As part of the Fiscal Year 2024-25 Supplemental Changes Budget, the Board adopted the appropriation of \$10,500,000 in Assembly Bill 109 revenue for the proposed project. Therefore, there is sufficient funding in the PDC Laundry Refurbishment Project, Capital Project No. 8A086, to fully fund the proposed project. ISD's purchasing fee is \$80,000.

## Operating Budget Impact

Sheriff does not anticipate any one-time start-up or ongoing costs, as the proposed project replaces existing laundry machinery. The new machinery is energy-efficient, easily maintained with parts available under the existing service agreement, and requires no additional staffing. Maintenance will be handled by current staff using existing resources. Sheriff will be responsible for identifying any allocable savings within its operating budget that may be used to offset ongoing staffing and operational expenses for any potential additional costs. Should any funding gaps arise, requests may be made through the annual budget process and be evaluated based on available funding and numerous competing priorities.

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

The repair, remodeling, and refurbishment of the project would be done under a Best Value JOC approved by the Board. It contains a standard construction contract, which was reviewed and approved by County Counsel, and terms and conditions supporting the Board's ordinances, policies, and programs. These include, but are not limited to, the County's Greater Avenues for Independence and Skills and Training to Achieve Readiness for Tomorrow Program, Contract Language to Assist in Placement of Displaced County Workers, and Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015).

The California Public Contract Code Section 3400 allows a product to be designated by specific brand name for any of the following purposes: to determine the product's suitability for future use, to match other products in use on a completed public improvement, to obtain a necessary item that is only available from one source, or to respond to an emergency declared by the State or local agency. See Enclosure B for items designated by specific brand names referenced in the proposed project plans and specifications, as well as purposes in compliance with Section 3400 of the California Public Contract Code.

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, the proposed 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.

In accordance with the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 4, 2020, the project is exempt from the Civic Art Allocation as it involves replacement of laundry machinery and infrastructure improvements.

## **ENVIRONMENTAL DOCUMENTATION**

On April 8, 2014, the Board approved the Pitchess Laundry and Water Tanks Replacement Project, Capital Project No. 69718, and found that the Pitchess Laundry and Water Tanks Replacement Project is exempt from the provisions of CEQA, which the County now considers Phase 1. The Phase 1 scope included the demolition and replacement of two old water tanks, which are parts of the PDC utility systems, with two new water tanks at the same location serving the same purpose, and repairs to soil erosion damage in order to restore the ground surface area. The laundry refurbishment included restoration, upgrades, and replacement of equipment because of accumulated maintenance issues and age.

Procurement of laundry machinery is not a project pursuant to CEQA, since it is precluded from the definition of a project under Section 21065 of the CEQA Guidelines and is an administrative activity of government that will not result in direct or indirect physical changes in the environment pursuant to Section 15378(b)(4).

The currently proposed project is categorically exempt from CEQA. The scope of work includes the replacement of laundry machinery; modification of electrical, mechanical, and plumbing infrastructure to accommodate the replacement machinery; and seismic bracing of the replacement machinery. The laundry refurbishment includes replacement of equipment because of accumulated maintenance issues and age. Therefore, the work is within certain classes of projects that have been determined not to have a significant effect on the environment, in that it will meet the criteria set forth in Sections 15301(a), (d), and (f); 15302(c); and 15303 of the CEQA Guidelines; and Classes 1(c), (d), (i), (n), and (x) (2); 2(e); and 3 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because it includes repairs and minor alterations to existing public facilities with negligible or no expansion of use; replacement of features with the same purpose and capacity; placement of small equipment and accessory structures; and installation of equipment at existing facilities.

Additionally, based on the records of the proposed project, it will comply with all applicable regulations and is not in a sensitive environment. There are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on a hazardous waste site compiled pursuant to Government Code Section 65962.5, or indications that the project may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

Upon the Board's approval, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk and the State Clearinghouse in the 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**

Public Works utilized a Board-approved, on-call consultant to prepare the design, is requesting Board authorization to carry out the construction using a Board-approved JOC, and requests authorization for ISD to procure the associated laundry machinery.

The project scope includes alteration and refurbishment work, and Public Works has determined that the use of a JOC is the most appropriate contracting method to deliver the project.

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

Approval of the recommended actions will have no impact on current County services. The laundry machinery will be installed incrementally and during nonpeak periods or after hours to minimize disruption to operations.

**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: Chief Executive Office (Capital Programs Division)
- County Counsel
- Executive Office, Board of Supervisors
- Internal Services
- Sheriff

**CONSTRUCTION CONTRACT  
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**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Completion Date</b>
Design	Q3 2025*
Jurisdictional Approval	Q1 2026*
Construction Start	Q3 2026
Substantial Completion	Q1 2028
Project Acceptance	Q3 2028

\*Indicates a completed activity.

**II. PROJECT BUDGET**

<b>Budget Category</b>	<b>Budget</b>
Construction	
Best Value Job Order Contract Construction Work	\$ 1,910,000
Internal Services Equipment Procurement	\$ 5,500,000
Internal Services Procurement Fee 1.4 percent	\$ 80,000
Low Voltage Procurement	\$ 85,000
Change Orders 15 percent	\$ 335,000
Phasing Premium	\$ 75,000
Escalation	\$ 335,000
Job Order Contract Fees	\$ 65,000
<b>Subtotal</b>	<b>\$ 8,385,000</b>
Plans and Specifications	\$ 390,000
Consultant Services	\$ 250,000
Miscellaneous Expenditures	\$ 30,000
Jurisdictional Reviews	\$ 100,000
County Services	\$ 1,345,000
<b>Total</b>	<b>\$10,500,000</b>

**ENCLOSURE B**

**CONSTRUCTION CONTRACT  
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**LIST OF SPECIFIC BRAND NAMES IN ACCORDANCE WITH  
 CALIFORNIA PUBLIC CONTRACT CODE SECTION 3400**

	<b>Item/Category</b>	<b>Manufacturer</b>	<b>Model</b>	<b>Purpose</b>
1.	L-1 8-MODULE PBW™ PULSEFLOW CONTINUOUS BATCH WASHER 110lb Load Size with 74 Cu Ft Cylinder Volume Per Module. Double-Use Drum Module with “True Top Transfer.” 480/60/3.	Milnor	76028-08	It is the only manufacturer capable of fully integrating with the existing computer system, enabling centralized monitoring of production, diagnostics, and mechanical performance across all three continuous batch washer (CBW) lines. This consistent equipment platform allows the facility to maintain a single parts inventory and avoid unnecessary complexity. This solution aligns with the facility’s existing wastewater infrastructure, ensures electrical code compliance, and eliminates the need for costly concrete modifications.
2.	L-2 SINGLE STAGE, 40 BAR PRESS WITH IN-LINE DISCHARGE, Option Required: Right controls, Large Left Tank. 480/60/3.	Milnor	MP1540CR	It is the only manufacturer capable of fully integrating with the existing computer system, enabling centralized monitoring of production, diagnostics, and mechanical performance across all three CBW lines. This consistent equipment platform allows the facility to maintain a single parts inventory and avoid unnecessary complexity. This solution aligns with the facility’s existing wastewater infrastructure, ensures electrical code compliance, and eliminates the need for costly concrete modifications.
3.	L-3 SINGLE-CAKE STORAGE CONVEYOR, Option Required: 17” load and discharge height. 480/60/3.	Milnor	COINC111	It is the only manufacturer capable of fully integrating with the existing computer system, enabling centralized monitoring of production, diagnostics, and mechanical performance across all three CBW lines. This consistent equipment platform allows the facility to maintain a single parts inventory and avoid unnecessary complexity. This solution aligns with the facility’s existing wastewater infrastructure, ensures electrical code compliance, and eliminates the need for costly concrete modifications.

4.	L-4 TWO-CAKE ELEVATING SHUTTLE. 480/60/3.	Milnor	COSHQ112	It is the only manufacturer capable of fully integrating with the existing computer system, enabling centralized monitoring of production, diagnostics, and mechanical performance across all three CBW lines. This consistent equipment platform allows the facility to maintain a single parts inventory and avoid unnecessary complexity. This solution aligns with the facility's existing wastewater infrastructure, ensuring electrical code compliance, and eliminates the need for costly concrete modifications.
5.	L-5 RAIL COMPONENTS FOR MILNOR CART-DRIVE SHUTTLE, Option Required: OK to Discharge Switch.	Milnor	RAILPLAN	It is the only manufacturer capable of fully integrating with the existing computer system, enabling centralized monitoring of production, diagnostics, and mechanical performance across all three CBW lines. This consistent equipment platform allows the facility to maintain a single parts inventory and avoid unnecessary complexity. This solution aligns with the facility's existing wastewater infrastructure, ensures electrical code compliance, and eliminates the need for costly concrete modifications.
6.	L-6 MULTITRAC CBW SYSTEM CONTROL CENTER. 120/60/1.	Milnor	DSPCCNTR	It is the only manufacturer capable of fully integrating with the existing computer system, enabling centralized monitoring of production, diagnostics, and mechanical performance across all three CBW lines. This consistent equipment platform allows the facility to maintain a single parts inventory and avoid unnecessary complexity. This solution aligns with the facility's existing wastewater infrastructure, ensures electrical code compliance, and eliminates the need for costly concrete modifications.
7.	L-7 LOW NOX GAS PASS-THROUGH DRYER Internal Lint. Screen for DryVac interface, Option Required: Low Nox, Gas Pass Through Dryer, Internal Lint Screen for DryVac interface. 480/60/3.	Milnor	64058TG1	It is the only manufacturer capable of fully integrating with the existing computer system, enabling centralized monitoring of production, diagnostics, and mechanical performance across all three CBW lines. This consistent equipment platform allows the facility to maintain a single parts inventory and avoid unnecessary complexity. This solution aligns with the facility's existing wastewater infrastructure, ensures electrical code compliance, and eliminates the need for costly concrete modifications.
8.	L-8 AUTOMATIC LINT VACUUM. 480/60/3.	Milnor	DRYVAC03	It is the only manufacturer capable of fully integrating with the existing computer system, enabling centralized monitoring of production, diagnostics, and mechanical performance across all three CBW lines. This consistent equipment platform allows the facility to maintain a single parts inventory and avoid unnecessary complexity. This solution aligns with the facility's existing wastewater infrastructure, ensures electrical code compliance, and eliminates the need for costly concrete modifications.

9.	L-9 275LB WASHER- EXTRACTOR WITH PRISON PACKAGE. With Option Required: Prison Package. Custom Modified Drain - Spec Reference # BDMWF125CYAB#2025155d. 480/60/3.	Milnor	MWF125Y7	It is the only manufacturer capable of fully integrating with the existing computer system, enabling centralized monitoring of production, diagnostics, and mechanical performance across all three CBW lines. This consistent equipment platform allows the facility to maintain a single parts inventory and avoid unnecessary complexity. This solution aligns with the facility's existing wastewater infrastructure, ensures electrical code compliance, and eliminates the need for costly concrete modifications.
10.	L-10 165G GAS HEATED DRYER with coated Removable Panels and Rotating Door, Option Required: Two-Way Tilt, Low NOx, Prison Package, 1 door - Non-Pass Through. 480/60/3.	CLM	165G	Consolidated Laundry Machinery (CLM) batch dryers were selected to replace the existing Challenge units. They offer matching footprints, utility alignment, and seamless integration with the existing overhead rail system.
11.	L-11 165GP GAS HEATED DRYER with coated Removable Panels and Rotating Door, Option Required: One-Way tilt, Low NOx, Prison Package, 2 door - Pass through. 480/60/3.	CLM	165G	CLM batch dryers were selected to replace the existing Challenge units. They offer matching footprints, utility alignment, and seamless integration with the existing overhead rail system.
12.	L-12 105G GAS HEATED DRYER with coated Removable Panels and Rotating Door, Option Required: Two-Way Tilt, Low NOx, Prison Package, 1 door - Non-Pass Through, with left front motor/controls. 480/60/3.	CLM	105G	CLM batch dryers were selected to replace the existing Challenge units. They offer matching footprints, utility alignment, and seamless integration with the existing overhead rail system.