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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

June 09, 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
AWARD JOB ORDER CONTRACTS FOR
REPAIR, REMODELING, REFURBISHMENT, AND MAINTENANCE
OF COUNTY INFRASTRUCTURE AND FACILITIES
(ALL SUPERVISORIAL DISTRICTS)
(3-VOTES)**

SUBJECT

Public Works is seeking Board approval to award ten separate Job Order Contracts to the lowest responsive and responsible bidders and authorize Public Works to issue work orders under the Job Order Contracts for County facilities and infrastructure.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the award of the Job Order Contracts is not a project 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. Award four Job Order Contracts (2619GG, 2620FOS, 2623FOS, and 2624FOS) to MTM Construction, Inc., the lowest responsive and responsible bidder, for a not-to-exceed amount of \$6,200,000 each, to be financed through the appropriate maintenance, repair, and refurbishment projects.
3. Award two Job Order Contracts (2615GG and 2618GG) to New Creation Engineering & Builders, Inc., dba New Creation Builders, the lowest responsive and responsible bidder, for a not-to-exceed amount of \$6,200,000 each, to be financed through the appropriate maintenance, repair, and

refurbishment projects.

4. Award two Job Order Contracts (2616GG and 2617GG) to SJD&B, Inc., the lowest responsive and responsible bidder, for a not-to-exceed amount of \$6,200,000 each, to be financed through the appropriate maintenance, repair, and refurbishment projects.

5. Award two Job Order Contracts (2613GG and 2614GG) to Vincor Construction, Inc., the lowest responsive and responsible bidder, for a not-to-exceed amount of \$6,200,000 each, to be financed through the appropriate maintenance, repair, and refurbishment projects.

6. Delegate authority to the Director of Public Works or his designee to execute ten Job Order Contracts, each not-to-exceed \$6,200,000, in the form previously approved by County Counsel; establish the effective date of the contracts upon receipt by Public Works of acceptable Performance and Payment Bonds and evidence of required contractor insurance; and to suspend and/or terminate any such contract for convenience, upon the Director's determination that it is necessary and appropriate to do so.

7. Delegate authority to the Director of Public Works or his designee, subject to a finding of exemption under the California Environmental Quality Act, to issue work orders under the ten Job Order Contracts for projects subject to the California Public Contract Code, including repair, remodeling, and refurbishment work, in amounts not to exceed \$330,000 per work order. Such authority shall be consistent with Los Angeles County Code Section 2.18.042 and subject to the limitation that the aggregate amount of all work orders does not exceed the \$6,200,000 maximum contract amount. For projects subject to the California Public Contract Code that exceed \$330,000, Public Works will seek advance approval from the Board of Supervisors before issuing any Job Order Contract work orders.

8. Delegate authority to the Director of Public Works or his designee, subject to a finding of exemption under the California Environmental Quality Act, to issue work orders under the ten Job Order Contracts for projects not subject to the California Public Contract Code, including maintenance work, as applicable, in amounts not to exceed \$6,200,000 per work order, provided that the total amount of all work orders issued under any individual Job Order Contract does not exceed the \$6,200,000 maximum contract amount.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to award ten Job Order Contracts (JOCs); find that the proposed awards are not projects under the California Environmental Quality Act (CEQA); and authorize the Director of Public Works or his designee to execute ten separate JOCs and issue work orders for County facilities and infrastructure, subject to findings or exemption, under CEQA as appropriate at the time of issuance.

JOC is a competitive bid, flexible, and cost-effective unit price contracting method used by Public Works to efficiently deliver a wide variety of projects, including repair, remodeling, refurbishment, alteration, and maintenance for County facilities and infrastructure without extensive plans and specifications. The California Public Contract Code (PCC) provides that the JOCs are contracts of a single-year duration and cannot be used for new construction.

Approval of the recommended actions will delegate authority to the Director of Public Works or his designee to issue work orders for projects, which are determined to be exempt from CEQA and that are not subject to the PCC, including maintenance, demolition, or procurement and installation of equipment, as applicable, in amounts not to exceed \$6,200,000 per work order, provided that the total amount of all work orders issued under any individual JOC does not exceed the \$6,200,000 maximum contract amount. In accordance with the October 31, 2017, Board Motion, Public Works will provide notification to the Board 1 week prior to issuance of work orders in excess of \$150,000 for projects not subject to PCC. In the case of emergency or critically needed deferred maintenance projects, Public Works will provide notification to the Board no later than 24 hours after the issuance of such work orders.

Public Works is already authorized to issue JOC work orders for projects subject to the PCC, including repair, remodeling, and refurbishment work in amounts not to exceed \$330,000, pursuant to PCC Sections 20128.5 and 20145 and the authority delegated to the Director of Public Works or his designee under Los Angeles County Code, Section 2.18.042 (Ordinance). The authority is subject to the limitation that the aggregate amount of all work orders issued under any individual JOC does not exceed the \$6,200,000 maximum contract amount. For projects subject to PCC, Public Works will seek advance approval from the Board to issue JOC work orders for any such project that exceeds \$330,000.

In order to have adequate JOC capacity available on a continuous basis, the aggregate requested amount of JOC authority is \$62,000,000 (ten JOCs), to be used for various capital improvement projects at the County Healthcare campuses (Harbor-UCLA, Los Angeles General Medical Center, and Olive View Medical Center), and various other JOC-eligible capital, infrastructure, and maintenance projects. This capacity is based on the anticipated need for various projects, including repair, remodeling, refurbishment, and maintenance work for County general and special fund departments. These proposed projects will primarily address sustainability, improve Americans with Disabilities Act accessibility, and provide upgrades that conform to current building code requirements.

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 these 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 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 JOCs without the appropriate funding and authorization.

Expenditures for the subject services incurred by Public Works' Internal Service Fund-Capital Project Management Program will be reimbursed through the approved individual project budgets.

The ten JOCs are for a not-to-exceed amount of \$6,200,000 each, with an aggregate amount of \$62,000,000.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

These JOCs will be in the form previously reviewed and approved by County Counsel.

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

Data regarding the bidders' minority participation will be on file with Public Works. The contractors were selected upon final analysis and consideration without regard to race, creed, color, or gender.

The JOCs are subject to Board Policy No. 5.270, Countywide Local and Targeted Worker Hiring Policy.

ENVIRONMENTAL DOCUMENTATION

Award of the JOCs and delegation of authority to execute ten JOCs do not constitute a project under CEQA because the activity is excluded from the definition of a project under Section 21065 of the California Public Resources Code and Section 15378(b)(4) and (5) of the CEQA Guidelines. These activities are administrative actions of government and involve the creation of government funding mechanisms or other government fiscal activities that do not involve any commitment to any specific project that may result in a potentially significant environmental impact or direct or indirect changes to the environment. JOC projects for which work orders are issued under the recommended contracts include repair, remodeling, refurbishment, and maintenance of existing structures and facilities as requested by County departments and are, therefore, likely categorically exempt from CEQA. Approval of the recommended actions, including the Board's award of the JOCs, does not include approval of any work or issuance of specific work orders under the contracts. The future implementation of each work order proposed under the JOCs will be subject to prior determination and documentation by the Director of Public Works or his designee that the work is exempt from CEQA, if determined appropriate, or that the proposed work subject to the work order was included in a previous finding under CEQA by the Board. In the event that the proposed work is not determined to be exempt, Public Works will ensure that any necessary CEQA documentation is prepared and any necessary CEQA findings by the Board are recommended prior to issuance of the work orders.

CONTRACTING PROCESS

On December 18, 2025, Public Works issued and advertised a Notice of Invitation for Bids for 14 JOCs using the June 2025 JOC Construction Task Catalog and Specifications prepared by The Gordian Group, Inc., and the June 2025 SimpleBid Book JOC Unit Price Catalog prepared by Facility Optimization Solutions, LLC, that were both adopted by the Board on June 17, 2025. Ten JOCs are recommended for award and will be utilized by Public Works. Four JOCs will be utilized by the Department of Parks and Recreation, and a separate Board letter to award the four JOCs will be filed by Parks and Recreation.

On December 18, 2025, Invitation for Bids were placed on the County's "Doing Business with Los Angeles County" website, Public Works' "Do Business with Public Works" website, and X (formerly Twitter); and advertised in the Los Angeles Daily Journal, La Opinion, Los Angeles Sentinel, San Gabriel Valley Tribune, The Daily Breeze, The Signal (Santa Clarita), World Journal (Chinese Daily News), Press Telegram, and Santa Monica Daily Press. Also, Public Works informed 1,786 Local Small Business Enterprises, 214 Disabled Veteran Business Enterprises, and 143 Social Enterprises.

On January 8, 2026, Public Works held a mandatory prebid conference for JOCs 2611GG, 2612GG, 2613GG, 2614GG, 2615GG, 2616GG, 2617GG, 2618GG, 2619GG, 2620FOS, 2621FOS, 2622FOS, 2623FOS, and 2624FOS to explain the JOC concept, discuss JOC from the contractors' perspective, and answer questions.

On January 22, 2026, six bids were received for each JOC (2611GG, 2612GG, 2613GG, 2614GG, 2615GG, 2616GG, 2621FOS, 2622FOS, 2623FOS, and 2624FOS) and seven bids were received for each JOC (2617GG, 2618GG, 2619GG, and 2620GG) and publicly opened.

MTM Construction, Inc., was deemed the lowest responsive and responsible bidder meeting the criteria adopted by the Board with regard to JOCs 2619GG, 2620FOS, 2623FOS, and 2624FOS identified herein and is, therefore, recommended for the award of the subject JOCs.

New Creation Engineering & Builders, Inc., dba New Creation Builders, was deemed the lowest responsive and responsible bidder meeting the criteria adopted by the Board with regard to JOCs 2615GG and 2618GG identified herein and is, therefore, recommended for the award of the subject JOCs.

SJD&B, Inc., was deemed the lowest responsive and responsible bidder meeting the criteria adopted by the Board with regard to JOCs 2616GG and 2617GG identified herein and is, therefore, recommended for the award of the subject JOCs.

Vincor Construction, Inc., was deemed the lowest responsive and responsible bidder meeting the criteria adopted by the Board with regard to JOCs 2613GG and 2614GG identified herein and is, therefore, recommended for the award of the subject JOCs.

To ensure the JOCs are awarded to responsible contractors with a satisfactory performance history, bidders were required to report violations of the False Claims Act, their civil litigation history, and information regarding prior criminal convictions. The information reported by each contractor was considered before making the recommendation to award the JOCs.

A copy of the JOC Construction Task Catalog and Specifications prepared by The Gordian Group, Inc., dated June 2025, and the SimpleBid Book JOC Unit Price Catalog prepared by Facility Optimization Solutions, LLC, dated June 2025, are on file at Public Works, Business Relations and Contracts Division.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The use of these JOCs will expedite the completion of repair, remodeling, refurbishment, alteration, and maintenance of County facilities and infrastructure work managed by Public Works. Minor impacts to tenant departments may occur while work on such facilities and infrastructure is underway. Public Works will coordinate with each of the affected departments and the JOC

contractors to phase and schedule the work to minimize disruption to facility operations and to maintain public access.

CONCLUSION

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

MARK PESTRELLA, PE

Director

MP:SK:ao

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