



July 07, 2026

The Honorable Board of Commissioners
Los Angeles County
Development Authority
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**ADOPT, ADVERTISE, AND AWARD CONSTRUCTION CONTRACT FOR THE ANTELOPE
VALLEY OFFICE REHABILITATION PROJECT
(DISTRICT 5) (3 VOTES)**

SUBJECT

Approval of the recommendations will find the Antelope Valley Office Rehabilitation Project (Project) exempt from the California Environmental Quality Act, adopt the plans and specifications, advertise for bids, and authorize the Executive Director of the Los Angeles County Development Authority (LACDA), or designee, to execute a construction contract for the Project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the Project is exempt from the California Environmental Quality Act (CEQA) for the reasons stated in this Board letter and in the records pertaining to the Project.
2. Adopt the plans and specifications that are on file with the LACDA's Construction and Asset Management Division for the Project with a construction cost not-to-exceed \$12,250,000.
3. Instruct the Executive Officer of the Board to advertise for bids in accordance with the Instruction Sheet for Publishing Legal Advertisement that are to be received and opened on August 18, 2026.
4. Delegate authority to the Executive Director or designee to make the 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, delegate authority to the Executive Director or designee to award and execute a construction contract, in the form previously approved by County Counsel, with the responsible contractor with the lowest responsive bid not-to-exceed \$12,250,000 or exceeding the estimated cost by no more than 15 percent if additional funds have been identified; and to establish the effective date of the contracts upon receipt by the LACDA of acceptable performance and payment bonds and evidence of required contractor insurance.

5. Authorize the Executive Director or designee, upon his determination and as necessary and appropriate under the terms of the contract: (a) to extend the date and time for the receipt of bids consistent with the requirements of California Public Contract code, Section 4104.5; (b) to allow for substitutions of subcontractors and relief of bidders upon determination of the grounds set forth in California Public Contract Code, Sections 4100 et seq. and 5100 et seq., respectively; (c) to approve and execute change orders within the same monetary limits delegated to the LACDA's Executive Director; (d) to amend the contract; to terminate the contract for convenience; to terminate the contractor's right to proceed with the performance of the contract; (e) to accept projects and file notices upon completion of the projects; (f) to release retention money withheld pursuant to the applicable provisions of the Public Contract Code; (g) to accept the Project upon its final completion; (h) to grant extensions of time on the Project, as applicable, and (j) to assess and collect liquidated damages as authorized under Government Code Section 53069.85 and the contract specifications.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the Project exempt from CEQA, adopt the Project plans and specifications, allow for the advertisement for bids, and authorize the Executive Director or designee to execute a construction contract to the lowest, responsive bidder.

Since 2007, the LACDA has leased an administrative office in the City of Palmdale to support low and moderate-income families with housing and public services. On May 7, 2024, the Board approved a 25-year lease of County-owned property located at 1110 W. Avenue J. Lancaster to the LACDA. This new administrative office will allow the LACDA to assist the growing number of clients served in the Antelope Valley.

The proposed scope of work consists of the rehabilitation of all interior spaces including the lobby area, meeting room, offices, staff lounge, and restrooms. In addition, energy efficient fixtures will be updated. The restroom remodels will include accessibility compliance. Exterior improvements will include the installation of solar panels, signage and landscaping.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The total Project cost is estimated to be \$13,500,000. The LACDA will utilize \$10,000,000 of the Single-Family Bond revenues and \$3,500,000 of program funds for the rehabilitation. In addition to the construction contract cost not-to-exceed \$12,250,000, the total project cost of \$13,500,000 includes the preparation of plans and specifications, inspections, project administration, change order contingency, environmental compliance, procurement of equipment and furniture, and other county services. All funds will be included in the LACDA's proposed Fiscal Year 2026-2027 budget for this purpose.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The construction contract award will comply with applicable Federal and State requirements as well

as Board policies and mandates. The contract documents will require the contractor to comply with these same requirements, policies, and mandates. The contract will be in the form previously reviewed and approved by County Counsel.

In accordance with the Board's Civic Art Policy amended on August 4, 2020, the Project will allocate 1% of eligible design and construction costs for the civic art allocation.

ENVIRONMENTAL DOCUMENTATION

The Project is categorically exempt from CEQA. The scope of work, as described above, consists of the remodeling and Rehabilitation of existing interior spaces and restrooms, including repairs and minor alterations 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. 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, 15302, 15303, and 15311 of the State CEQA Guidelines and Classes 1, 2, 3, and 11 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, the Project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records. The Project will not adversely affect natural watercourses, wetlands, environmentally sensitive areas, remove scenic resources, remove rare plants or mature trees. Upon your Board's approval of the proposed Project, the LACDA will file a Notice of Exemption with the County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

CONTRACTING PROCESS

An advertisement for construction bids will be issued for the Project, in accordance with the County's standard Instruction Sheet for Publishing Legal Advertisements.

To increase contractor awareness of LACDA's program to contract work out to the private sector, this project will be listed on both the County's "Doing Business with Los Angeles County" and the LACDA's OpenGov portal websites for open bids:

<https://doingbusiness.lacounty.gov/>

<https://solicitation.lacda.org/Solicitations.aspx>

The contract will contain the Board's required provisions including those pertaining to consideration of qualified County employees targeted for layoffs, as well as qualified GAIN/GROW participants for employment openings, compliance with the Jury Service Ordinance, Safely Surrendered Baby Law, and the Child Support program.

In order to increase opportunities for small business, the LACDA will offer preference to Local Small Business enterprises in compliance with Los Angeles County Code, Chapter 2.204.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

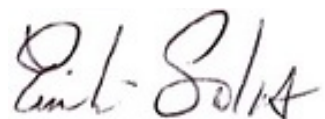
The proposed Project will increase the LACDA's capacity to serve low and moderate-income residents of the Antelope Valley with housing and public services.

The Honorable Board of Commissioners

7/7/2026

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Emilio Salas". The signature is written in a cursive, flowing style.

Emilio Salas

Executive Director

ES:CR:KL

Enclosures

ADOPT PLANS AND SPECIFICATIONS, ADVERTISE AND AWARD A
CONSTRUCTION CONTRACT FOR THE ANTELOPE VALLEY OFFICE
REHABILITATION PROJECT
(DISTRICT 5) (3 VOTES)

PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for 2 weeks in a weekly newspaper or four times in a daily newspaper. Forward a reprint of this advertisement to the Los Angeles County Development Authority, Construction and Asset Management Division, 700 W. Main Street, Alhambra, CA 91801.

OFFICIAL NOTICE
INVITING BIDS

Notice is hereby given that the Executive Director of the Los Angeles County Development Authority will accept sealed bids for furnishing all materials, labor, and equipment required to complete the Antelope Valley Office Rehabilitation Project.

A bid package containing all submission requirements may be downloaded from the LACDA Procurement System website at www.opengov.com. For assistance with downloading bid documents, please contact Susana Oliveros at (626) 586-1782.

A pre-bid meeting for this project will be held at 10:00 a.m. on July 23, 2026, at the Project site located at 1110 W. Avenue J. Lancaster, CA 93534. Attendance at this meeting is mandatory for award of the Contract.

The prime contractor shall possess a valid California Class B contractor's license.

Bids must be submitted electronically on the LACDA's website. Bid submission instructions can be found in the bid package. Bids must be uploaded to the LACDA website before 2 p.m. on August 18, 2026, and no bids may be submitted after that date and time. Bids will be opened and publicly declared on August 18, 2026, at 3 p.m., via online meeting.