HOUSING COMMUNITY ECONOMIC
LACDA
Los Angeles County Development Authority

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

1-D September 15, 2026

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

Edward Yen
EDWARD YEN
EXECUTIVE OFFICER

Dear Commissioners:

APPROVE CONTRACTS FOR PUBLIC HOUSING UNIT CLEANING SERVICES (ALL DISTRICTS) (3 VOTE)

SUBJECT

This letter recommends approval of two Contracts with Lush Suds, LLC and Figueroa's Maintenance Services, to provide public housing unit cleaning services on an as-needed basis to 68 public and affordable housing developments managed by the Los Angeles County Development Authority (LACDA).

IT IS RECOMMENDED THAT THE BOARD:

1. Authorize the Executive Director or designee to execute two one-year Contracts for public housing unit cleaning services (Contracts) with Lush Suds, LLC and Figueroa's Maintenance Services, in the shared total amount of up to $250,000, using program funds included in the LACDA's approved Fiscal Year 2026-2027 budget and future budget years, to be effective following approval as to form by County Counsel and execution by all parties.

2. Authorize the Executive Director or designee to execute amendments to the Contracts, following approval as to form by County Counsel, to extend the term for an additional four years, in one-year increments, with a shared annual compensation of $250,000, using funds to be included in the LACDA's annual budget approval process.

3. Authorize the Executive Director or designee, to amend the Contracts to modify the Statement of Work, add services, and increase the annual shared compensation by up to $25,000 (10%) per year as needed for unforeseen costs.

4. Authorize the Executive Director or designee, upon his determination and as necessary and appropriate under the terms of the Contracts, to terminate any of the Contracts for convenience.

5. Find that approval of Contracts to provide public housing unit cleaning services is exempt from the California Environmental Quality Act (CEQA), as described herein, for the reasons stated in this Board letter and the record of the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to approve two Contracts for public housing unit cleaning services for the LACDA. These services will provide the LACDA with public housing unit cleaning on an as-needed basis for residential public housing developments.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund.

The cost for the first year of service will be up to $250,000 using funds included in the LACDA's approved Fiscal Year 2026-2027 budget and future budget years.

If extended, the cost of the second through the fifth year of the Contracts will remain at the same annual amount of up to $250,000, using program funds to be included in the LACDA's annual budget approval process.

A 10% contingency, in the amount of $25,000 per year, is also being set for any additional needed public housing unit cleaning services. If both Contracts are fully extended, the total Contract and contingency amount for all five years will be $1,375,000.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

These Contracts will primarily be federally funded and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the Skills and Training to Achieve Readiness for Tomorrow (START) Program implemented by the County of Los Angeles. Instead, Lush Suds, LLC and Figueroa's Maintenance Services will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain U.S. Department of Housing and Urban Development (HUD) assistance be directed to low and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

ENVIRONMENTAL DOCUMENTATION

The proposed action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.35 (b)(3) because it involves maintenance activities that will not have a physical impact on, or result in any physical changes to the environment. The action is exempt from the provisions of CEQA pursuant to section 15301 of the State CEQA Guidelines because it involves activities that do not have the potential for causing a significant effect on the environment.

CONTRACTING PROCESS

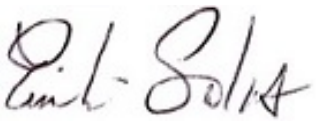
On April 29, 2026, an Invitation for Bids (IFB), Public Housing Unit Cleaning Services, Solicitation Number LACDA26-047, was conducted to identify contractors to provide public housing unit cleaning services to the LACDA. The IFB solicitation was posted on both LACDA's OpenGov portal as well as on the County's WebVen website.

On May 26, 2026, 25 bids were received by the submission deadline. The two lowest, most responsive and responsible bidders are being recommended for the Contract Awards. The Summary of Outreach Activities is provided in Attachment A.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed Contracts will provide the LACDA with public housing unit cleaning services necessary to maintain LACDA properties. These services will facilitate as needed professional, efficient, and cost-effective cleaning maintenance of LACDA properties.

Respectfully submitted,



Emilio Salas
Executive Director

ES:mn

Enclosures

ATTACHMENT A

Summary of Outreach Activities

Public Housing Unit Cleaning Services

On April 29, 2026, an Information for Bids (IFB) process was initiated to identify contractors to provide public housing unit cleaning services for the LACDA.

A. Announcement

An announcement was posted on the County's WebVen and LACDA's OpenGov website.

B. Distribution of Notices

The LACDA's OpenGov portal was used to notify 109 contractors to visit the LACDA's OpenGov portal and download the solicitation package. In addition, contractors on the County's Webven were directed to download the solicitation package from the LACDA's OpenGov portal.

C. Bid Results

On May 26, 2026, 25 bids were received. Bidders were required to provide bids based on providing complete public housing unit cleaning services on an as-needed basis. After review of the lowest bids, the second lowest bidder was determined non-responsive. Therefore, Lush Suds, LLC and Figueroa's Maintenance Services, as the lowest and third lowest most responsive and responsible bidders, are being recommended for the Contract awards. Because the services are federally funded, price preferences were not applied for Local Small Business Enterprise (LSBE) status.

Bid Amount

Lush Suds	$ 39,076.58
Best Kept Janitorial	$ 42,677.29
Figueroa's Maintenance Services	$ 46,332.38
Connected community partners	$ 52,760.15
Aujrel Pittman And Associates	$ 54,027.55
Marisol Lopez	$ 57,703.50
Vanessa's Cleaning Services	$ 61,243.54
PREMIER PROPERTY PRESERVATION, LLC	$ 62,227.70
Premium Personnel Services	$ 62,261.75
Perfect Touch Auto Detailing Inc.	$ 68,503.62
PICAVI, LLC dba Clean as a Whistle LA	$ 73,887.95

A and F Cleaning Services LLC	$ 84,395.45
CM Simple Janitorial LLC	$ 87,401.67
Coast 2 Coast Preservations, Inc.	$ 88,461.90
Profoundly Pristine, LLC	$ 89,034.10
Alan Wong	$ 90,147.35
RSB INNOVATIONS INC.	$ 90,831.78
Nava's Cleaning Service LLC	$ 95,434.50
City 2 city cleaning services	$105,631.00
The clean houz cleaning LLC	$106,055.95
ULTIMATE MAINTENANCE SERVICES	$106,831.10
All Bright Cleaning	$121,312.65
Mid-City Maintenance Services Inc	$131,288.90
Vested Solutions Janitorial, LLC	$136,521.75
One Silver Serve, LLC.	$372,763.80