



MARK PESTRELLA, Director

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

October 20, 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
FIRE STATION 163 BELL PRIVACY AND ACCESS REFURBISHMENT PROJECT
APPROVE CAPITAL PROJECT AND BUDGET
APPROVE APPROPRIATION ADJUSTMENT
ADOPT, ADVERTISE, AND AWARD
SPECS. 7734; CAPITAL PROJECT NO. 89144
FISCAL YEAR 2026-27
(SUPERVISORIAL DISTRICT 4)
(3-VOTES)**

SUBJECT

Public Works is seeking Board approval of the proposed Fire Station 163 Bell Privacy and Access Refurbishment project, and an associated appropriation adjustment to fully fund the project, and authorization to procure a construction contract through the County's competitive low-bid process.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY CONSOLIDATED FIRE PROTECTION DISTRICT.

1. Find the proposed Fire Station 163 Bell Privacy and Access Refurbishment project exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Approve the Fire Station 163 Bell Privacy and Access Refurbishment project, Capital Project No. 89144, with a total project budget of \$5,782,000.
3. Approve an appropriation adjustment transferring \$900,000 from the Fire District's Privacy and

Access Phase II, Capital Project No. 88946, and \$1,593,000 from the Fire Department's Accumulated Capital Outlay Fund to the Fire Station 163 Bell Privacy and Access Refurbishment project, Capital Project No. 89144, to fully fund the proposed project.

4. Adopt plans and specifications that are on file with Public Works for construction of the Fire Station 163 Bell Privacy and Access Refurbishment project, Capital Project No. 89144.

5. Instruct the Executive Officer of the Board of Supervisors to advertise the Fire Station 163 Bell Privacy and Access Refurbishment project for bids to be received and opened on November 19, 2026, in accordance with the Instruction Sheet for Publishing Legal Advertisements.

6. Authorize the Director of Public Works or his designee to extend the date and time for the receipt of bids consistent with the requirements of California Public Contract Code, Section 4104.5; to make a determination that a bid is nonresponsive and to reject a bid on that basis; to waive inconsequential and nonmaterial deficiencies in bids submitted; and to determine, in accordance with applicable contract and bid documents, whether the apparent lowest responsive and responsible bidder has satisfied all conditions in a timely manner for contract award. Upon such determination, authorize the Director of Public Works or his designee to award and execute the construction contract, in the form previously approved by County Counsel, to the apparent lowest responsive and responsible bidder if the low bid can be awarded within the approved total project budget, and to take all other actions necessary and appropriate to deliver the project.

7. Authorize the Director of Public Works or his designee to carry out, manage, and deliver the project on behalf of the Consolidated Fire Protection District of Los Angeles County; execute amendments, and supplements to the contract within the same authority and limits delegated to the Director of Public Works or his designee by the Board for County Capital Improvement Projects; accept the project; suspend or terminate the contract for convenience; and release retention upon acceptance.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find the proposed Fire Station 163 Bell Privacy and Access Refurbishment project exempt from the California Environmental Quality Act (CEQA); approve the capital project, project budget, and associated appropriation adjustment; adopt plans and specifications; instruct the Executive Officer of the Board to advertise for construction bids; and authorize Public Works to award and execute a construction contract and deliver the proposed project on behalf of the Consolidated Fire Protection District (Fire District) of Los Angeles County.

Fire Station 163, located at 6320 Pine Avenue in the City of Bell, provides fire protection services to the surrounding area. The facility was originally built in 1956 and comprises a 2-bay apparatus building, a dormitory quarters building, and a detached 2-story accessory building. The proposed project includes demolition of the existing accessory building and reconstruction of a new approximately 1,328-square-foot building with restrooms, a workshop, and storage. The project would also renovate the existing dormitory quarters building, including the reception area, office, and living quarters, and add an Americans with Disabilities Act compliant all-gender restroom.

The plans and specifications for the proposed project have been completed and approved by the jurisdictional agencies. It is recommended that the Board adopt and advertise the plans and specifications for construction bids as set forth in the California Public Contract Code, using the County's competitive low-bid process.

In order to expedite construction of the proposed project, Public Works is recommending that the Board authorize Public Works to award and execute a construction contract with the lowest responsive and responsible bidder if the low bid can be awarded within the approved total budget of \$5,782,000.

If approved, construction of the improvements would begin in January 2027 and be substantially completed by December 2027.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal B, Diverse and Inclusive Workforce, Strategy ii, Fairness and Equity, by promoting a fair and equitable workplace; and Focus Area Goal F, Flexible and Efficient Infrastructure, Strategy ii, Modernize Infrastructure, by renovating and modernizing public infrastructure assets that will improve the accessibility and delivery of public services for Los Angeles County residents.

FISCAL IMPACT/FINANCING

The total project budget is estimated at \$5,782,000, including plans and specifications, plan check, consultant services, construction, change order contingency, Civic Art fee, miscellaneous expenditures, and County services. The project schedule and budget are included in Enclosure A.

The proposed project was initially funded with \$3,289,000 of Accumulated Capital Outlay funds from the Fire District. Approval of the Fiscal Year 2026-27 appropriation adjustment (Enclosure B) will transfer an additional \$900,000 from the Fire District's Privacy and Access Phase II, Capital Project No. 88946, and \$1,593,000 from the Fire Department's Accumulated Capital Outlay Fund to the Fire Station 163 Bell Privacy and Access Refurbishment project, Capital Project No. 89144, to fully fund the proposed project.

Operating Budget Impact

If approved, following completion of the project, the Fire District would fund the associated maintenance and operations costs with existing resources from its operating budget. There is no net County cost impact associated with the recommended actions.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Civic Arts Policy amended on August 4, 2020, the project includes 1 percent of the eligible design and construction costs in the amount of \$37,000 to be allocated towards the Civic Art Fund.

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 would also include a jobs coordinator who will facilitate the implementation of the targeted hiring requirement of the policy.

The proposed project would support the Board's Green Building/Sustainable Design Program by incorporating sustainable building materials, energy-efficient lighting and mechanical equipment, and

water-efficient plumbing fixtures as part of the building renovation and new building construction.

A standard construction contract would be used for the project that contains terms and conditions supporting the Board's ordinances and policies including, but not limited to, the County's contract language to Assist in Placement of Displaced County Workers and Notice of Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015).

The plans and specifications, including the contractual provisions and material requirements necessary for the project, are available on Public Works' "Do Business with Public Works" website.

To ensure that the contract is awarded to a responsive and responsible contractor with a satisfactory performance history, the bidder will be required to report violations of the False Claims Act, their civil litigation history, and information regarding prior criminal convictions.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from CEQA. The project consists of remodeling an existing building and replacing another existing building with a more efficient structure within the developed area of the property, and is within certain classes of projects that have been determined not to have a significant effect on the environment. The project meets the criteria set forth in Sections 15301 (a), (d), and (l); 15302 (b) and (c); and 15303 (c) and (e) of the CEQA Guidelines and Classes 1 (c), (d), (h), and (i); 2 (a) and (e); and 3 (b) and (d) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. Due to the fire station facility being over 50 years old, Public Works retained a qualified architectural historian, Historical Resources Group LLC, who reviewed the design documents and prepared a Historical Resources Memo that determined the proposed project would not result in impacts to a historical resource. The project provides for repair, restoration, and minor alteration of existing public structures with negligible or no expansion of use; replacement of structures at the same site with substantially the same size, purpose, and capacity; and installation of small equipment.

Additionally, the proposed project will comply with all applicable regulations, is not located in a sensitive environment, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste sites compiled pursuant to California 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 exemptions inapplicable based on the record of the proposed project.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk and with 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 to its website in accordance with Section 21092.2.

CONTRACTING PROCESS

Public Works completed the plans and specifications for the proposed project using a Board approved, on-call consultant and recommends that the Board adopt and advertise these documents for construction bids as required under the Public Contract Code using the County's competitive low-bid process. Advertising for construction bids will be in accordance with the County's standard

Instruction Sheet for Publishing Legal Advertisements (Enclosure C).

This contract opportunity will be listed on the "Doing Business with LA County" and "Do Business with Public Works" websites.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on other current County services or projects. Fire Station 163 will remain operational during construction and the contractor will be required to phase and coordinate construction activities with the County to minimize disruption of public access and services at the facilities. Public Works, in conjunction with the Fire District, will take appropriate measures to minimize impacts on the Fire District operations and facilities during construction of the project.

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Project Management Division I.

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:GT:sl

Enclosures

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

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I. PROJECT SCHEDULE SUMMARY

Project Activity	Scheduled Completion Date
Construction Documents	10/27/2022*
Jurisdictional Approvals	12/31/2025*
Construction Award	12/31/2026
Construction Start	01/11/2027
Substantial Completion	12/31/2027
Final Acceptance	03/30/2028

*Completed Activity

II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Project Budget
Construction	\$3,350,000
Change Order Contingency	\$ 500,000
Civic Art	\$ 37,000
Plans and Specifications	\$ 400,000
Consultant Services	\$ 165,000
Miscellaneous Expenditures	\$ 36,000
Jurisdictional Review/Plan Check/Permits	\$ 55,000
County Services	\$1,239,000
TOTAL	\$5,782,000

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PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for two weeks in a weekly newspaper or ten times in a daily newspaper. Forward three reprints of this advertisement to Public Works Business Relations and Contracts Division, 900 South Fremont Avenue, 8th Floor, Alhambra, California 91803-1331.

**OFFICIAL NOTICE
INVITING BIDS**

Notice is hereby given that the Director of Public Works will accept sealed bids for construction of the Fire Station 163 Bell Privacy and Access Refurbishment Project, Specs. 7734, located at 6320 Pine Avenue, Bell, CA 90201.

The contract documents for this project may be downloaded free of charge by visiting the following website: <http://pw.lacounty.gov/general/contracts/opportunities>.

The estimated construction cost for the project is \$2,750,000 and the construction duration shall be 300 calendar days from the Notice to Proceed date. The prime contractor shall possess a valid California Class B contractor's license at the time of bid.

Bids must be submitted electronically using Bid Express, www.BidExpress.com, before 10 a.m. on Thursday, November 19, 2026, and no bids will be accepted after that date and time. An optional pre-bid meeting will be held at 10 a.m. on October 28, 2026, at the project site.

For more information, please contact Mr. Aram Hakobyan at (626) 458-2181 or ahakobyan@pw.lacounty.gov. For Americans with Disabilities Act information, please contact Public Works' departmental coordinator at (626) 458-4081 or Telecommunications Device for the Deaf at (626) 282-7829.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical or inconsequential errors and discrepancies in bids submitted in the public's interest.