



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
AGRICULTURAL COMMISSIONER/WEIGHTS AND MEASURES
SOUTH GATE METER PIT REPURPOSE PROJECT
APPROVE CAPITAL PROJECT AND BUDGET
ADOPT, ADVERTISE, AND AWARD
SPECS. 7940; CAPITAL PROJECT NO. 8A007
FISCAL YEAR 2026-27
(SUPERVISORIAL DISTRICT 4)
(3-VOTES)**

SUBJECT

Public Works is seeking Board approval of the proposed Agricultural Commissioner/Weights and Measures South Gate Meter Pit Repurpose project, and authorization to procure a construction contract through the County's competitive low-bid solicitation process.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed Agricultural Commissioner/Weights and Measures South Gate Meter Pit Repurpose 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 Agricultural Commissioner/Weights and Measures South Gate Meter Pit Repurpose project, Capital Project No. 8A007, with a total project budget of \$3,000,000.

3. Adopt plans and specifications that are on file with Public Works for construction of the Agricultural Commissioner/Weights and Measures South Gate Meter Pit Repurpose project, Capital Project No. 8A007.
4. Instruct the Executive Officer of the Board of Supervisors to advertise the Agricultural Commissioner/Weights and Measures South Gate Meter Pit Repurpose project for bids to be received and opened on November 24, 2026, in accordance with the Instruction Sheet for Publishing Legal Advertisements.
5. Authorize the Director of Public Works or his designee to execute a consultant services agreement with the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule for a \$5,000 not-to-exceed amount funded by the existing project funds.
6. Authorize the Director of Public Works or his designee 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.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find the proposed Agricultural Commissioner/Weights and Measures (ACWM) South Gate Meter Pit Repurpose project exempt from the California Environmental Quality Act (CEQA); approve the capital project and project budget; 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 for the proposed project.

The proposed project would be located at the ACWM South Gate Station at 11012 Garfield Avenue, Downey, CA 90280. The facility includes an approximately 170 square-foot, single-story metal office structure with an attached restroom and an adjacent approximately 290-square-foot, 16-foot-deep underground meter calibration testing pit, both originally constructed in 1964.

The meter pit and office structure previously served as a County site for inspecting and certifying commercial tankers using ACWM's volumetric standards. The meter pit was used to test and measure the accuracy of vehicle-mounted meters on tanker trucks transporting fuel, petroleum, milk, cooking oil, and other liquids sold by volume (i.e., gallons). The 16-foot-deep recessed concrete structure housed subterranean plumbing, valves, and large volumetric measuring provers used as certified "standards" to verify that commercial vehicle-mounted meters were accurate and within legal metrological tolerances.

In 1974, these calibration testing functions were relocated to an adjacent building, and the meter pit and the metal office structure have since been decommissioned. ACWM has identified the need to convert the area into a new office to facilitate the exchange of utility submeters, oversee scale processing for certified farmer's markets, and provide an all-gender restroom for clients and visitors.

The proposed project will consist of demolition of the existing meter pit and office structure with

attached restroom. The existing meter pit will be filled with concrete slurry and the associated fencing will be removed. The office structure with attached restroom will be replaced with an approximately 390-square-foot prefabricated office building and a 170 square-foot prefabricated Americans with Disabilities Act-compliant all-gender restroom building to serve clients visiting the adjacent Calibration and Administration buildings. The project will also include reconstruction of the surrounding asphalt and concrete pavement to improve site drainage and construction of a new concrete walkway to provide a dedicated accessible route of travel from the Administration building to the new prefabricated buildings in compliance with the Americans with Disabilities Act. The proposed improvements will enhance visitor amenities and provide operational support for staff at the ACWM facility.

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 required by 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 \$3,000,000.

The proposed consultant services agreement would require the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule that conforms to the County's schedule specification.

If approved, construction of the improvements would begin in March 2027 and be substantially completed by March 2028.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal F, Flexible and Efficient Infrastructure, Strategy ii, Modernize Infrastructure, by renovating and modernizing public infrastructure assets that will improve the operational effectiveness of existing County assets.

FISCAL IMPACT/FINANCING

The total project cost is estimated at \$3,000,000, including plans and specifications, plan check, consultant services, construction, change order contingency, miscellaneous expenditures, and County services. The project schedule and budget are included in Enclosure A.

Sufficient appropriation is available in the Fiscal Year 2026-27 Capital Projects/Refurbishment Budget, under Capital Project No. 8A007, to fully fund the proposed project. The proposed project is funded with \$2,000,000 of prior year net County cost derived from prior years' departmental cost savings and \$1,000,000 of net County cost from Provisional Financing Uses.

Operating Budget Impact

If approved, following completion of the proposed project, ACWM will fund the additional associated maintenance and operational costs for the new facilities with existing budgetary resources from its operating budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Civic Arts Policy amended on August 4, 2020, the proposed project is exempt from the Civic Art Allocation as the project involves the installation of prefabricated building structures, underground foundation and utility work, and concrete pavement work.

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, the proposed project will include a best effort goal that at least 30 percent of California construction labor hours be performed by qualified Local Residents. The "Targeted Worker" component will not be included as part of the proposed project.

The project would support the Board's Green Building/Sustainable Design Program by incorporating sustainable building materials and energy-efficient security lighting and water-efficient plumbing fixtures as part of the prefabricated building structures.

A standard construction contract will 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 reconstruction and replacement of new, small facilities and structures, including associated foundations and on-site utilities, within the existing developed ACWM facility, 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), (l); 15302 (b) and (c); 15303 (c) and (e); and 15304 (a) and (f) of the State CEQA Guidelines and Classes 1 (d), (h), and (i); 2 (a) and (e); 3 (b) and (d); and 4 (a) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project provides for repair and minor alterations of existing facilities with negligible or no expansion of an existing use, replacement or reconstruction of existing facilities, and construction of new small structures and facilities, none of which would have a significant effect on the environment.

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 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 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 B).

As requested by the Board on February 3, 1998, this contract opportunity will be listed on the "Doing Business with LA County" and "Do Business with Public Works" websites.

Participation by Community Business Enterprises (CBE) for the project is encouraged through Public Works' CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBE.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects. The AWCM facility will remain open during construction, and the contractor will be required to coordinate construction activities with the County to minimize disruption of public access and operations at the facility.

CONCLUSION

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella".

MARK PESTRELLA, PE
Director

MP:GT:sl

Enclosures

c: Agricultural Commissioner/Weights and
Measures
Arts and Culture (Civic Art Division)
Chief Executive Office (Capital Programs
Division)
County Counsel
Executive Office, Board of Supervisors

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I. PROJECT SCHEDULE SUMMARY

Project Activity	Scheduled Completion Date
Construction Documents	02/23/2026*
Jurisdictional Approvals	07/30/2026*
Construction Award	02/11/2027
Construction Start	03/15/2027
Substantial Completion	03/31/2028
Project Acceptance	06/29/2028

*Completed Activity

II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Project Budget
Construction	\$1,800,000
Change Order Contingency	\$ 260,000
Plans and Specifications	\$ 200,000
Consultant Services	\$ 80,000
Miscellaneous Expenditures	\$ 40,000
Jurisdictional Review/Plan Check/Permits	\$ 120,000
County Services	\$ 500,000
TOTAL	\$3,000,000

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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 Agricultural Commissioner/Weights and Measures South Gate Meter Pit Repurpose Project, Specs. 7940, located at 11012 Garfield Avenue, Downey, CA 90280.

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 \$1,625,000 and the construction duration shall be 365 calendar days from the Notice to Proceed date. The prime contractor shall possess valid California Class A contractor license at the time of bid.

Bids must be submitted electronically using Bid Express, www.BidExpress.com, before 10 a.m. on Tuesday, November 24, 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 November 3, 2026, at the project site.

For more information, please contact Geoffrey Mariano at (626) 458-7816 or gmariano@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.