



## LACDA BOARD DEPUTIES MEETING AGENDA

**Date:** Thursday, June 5, 2025

**Time:** 2:00 p.m.

**Location:** Virtual only

**Virtual meeting information:** Microsoft Teams link: [Join Teams meeting](#)

**Dial-in by phone:** [+1 747-200-6781](#) - Phone conference ID: 965 534 737 #

1. CALL TO ORDER
2. PRESENTATION/DISCUSSION ITEMS
  - a. Fire Recovery Update
3. EXECUTIVE DIRECTOR'S REPORT
4. PUBLIC COMMENT (3 minutes each speaker)



[lacda.org](http://lacda.org)

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Executive Director: Emilio Salas

Commissioners: Hilda L. Solis, Holly J. Mitchell, Lindsey P. Horvath, Janice Hahn, Kathryn Barger



## **5. INFORMATIONAL ITEMS**

### **Board Letters for the July 8, 2025 Board agenda:**

ADOPT A UNIT PRICE CATALOG AND SPECIFICATIONS, ADVERTISE AND AWARD 18 JOB ORDER CONTRACTS FOR THE REPAIR, REMODEL, REFURBISHMENT, AND MAINTENANCE OF VARIOUS PROPERTIES

### **Board Letters for the July 15, 2025 Board agenda:**

CONTRACT FOR REMEDIATION AND RESTORATION SERVICES

**Please note: Draft Board Letter documents are attached for informational purposes. Documents are subject to change prior to placement on a Board agenda.**

July 8, 2025

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 A UNIT PRICE CATALOG AND SPECIFICATIONS, ADVERTISE AND  
AWARD 18 JOB ORDER CONTRACTS FOR THE REPAIR, REMODEL,  
REFURBISHMENT, AND MAINTENANCE OF VARIOUS PROPERTIES  
(ALL DISTRICTS) (3 VOTES)**

**SUBJECT**

This letter recommends adoption of the Job Order Contract (JOC) Unit Price Book from the Los Angeles County Development Authority's (LACDA) current JOC Consultant. The Gordian Group, Inc., dated May 2025; authority to award to the lowest responsive and responsible bidders for 18 separate Job Order Contracts 126 to 143, and authority to issue JOC work orders for County facilities, public housing, commercial buildings, and private residences.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the adoption of the JOC unit price book from The Gordian Group, dated May 2025, approval for advertisement for bids, and the proposed award of JOCs and related actions are not a project under the California Environmental Quality Act for the reasons stated in this Board letter and in the records pertaining to the JOCs.
2. Adopt the JOC Construction Task Catalog and Technical Specifications prepared by The Gordian Group, Inc., dated May 2025.

3. Direct the Executive Officer of the Board to advertise for bids to be received and opened on August 13, 2025, using The Gordian Group, Inc.'s JOC System for 18 separate JOCs (126-143) in accordance with the Notice For Bids.
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 18 JOCs, each not to exceed \$6,210,093.15, in the form previously approved by County Counsel; 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. With respect to JOCs 126 to 143, authorize the Executive Director or designee, subject to a finding of exemption under the California Environmental Quality Act (CEQA), to issue work orders for projects that are not subject to the State Public Contract Code including maintenance work, as applicable, not to exceed \$6,210,093.15 per work order; subject to the limitation that the aggregate amount of all work orders issued under a particular JOC does not exceed the \$6,210,093.15 maximum contract amount of the JOC.
6. Authorize the Executive Director, or designee, upon his determination and as necessary and appropriate under the terms of the JOCs, to amend the JOCs; to terminate any of the 18 JOCs for convenience; to terminate the contractor's right to proceed with the performance of the JOCs; to accept projects and file notices upon completion of the projects; to release retention money withheld pursuant to the applicable provisions of the Public Contract Code; to grant extensions of time on projects, as applicable, and 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 make necessary findings under CEQA; adopt the JOC Construction Task Catalog Unit Price Book from The Gordian Group, Inc., dated May 2025; advertise for bids to be received and opened for 18 JOCs; and authorize the LACDA to determine that a bid is nonresponsive to the mandatory requirements of the bid solicitation and to reject a bid on that basis, including the authority to waive inconsequential and nonmaterial deficiencies, award and execute 18 JOC agreements, and issue JOC work orders for County facilities, public housing, commercial buildings, and private residences subject to finding of exemption, if appropriate, findings for the work orders under CEQA at the time of issuance.

JOC is a competitive bid, flexible, and cost-effective unit price contracting method used by the LACDA to efficiently deliver a wide variety of projects, including repair, remodeling, refurbishment, alteration, and maintenance for public facilities, public housing, commercial buildings, and private residences participating in LACDA programs without extensive plans and specifications. The State Public Contract Code (PCC) provides that JOCs are contracts of a single- year duration and cannot be used for new construction.

Approval of the recommended actions will allow the LACDA to issue work orders for projects that are subject to PCC, including repair, remodeling, and refurbishment work, in an amount not to exceed the monetary limits set forth in PCC Section 20145, and authorized to the LACDA by ordinance in accordance with PCC Sections 20128.5 and 20145, subject to the limitation that the aggregate amount of all work orders issued under a particular JOC does not exceed the \$6,210,093.15 maximum contract amount of the JOC. For projects subject to PCC, the LACDA will seek Board approval prior to issuing JOC work orders for any project that exceeds the LACDA's delegated monetary limit authorized by ordinance.

Approval of the recommended actions will also delegate authority to the LACDA to issue work orders for projects that are not subject to PCC, including maintenance, demolition, or procurement and installation of equipment, as applicable, not to exceed \$6,210,093.15 per work order, subject to the limitation that the aggregate amount of all work orders issued under a particular JOC does not exceed \$6,210,093.15 maximum contract amount of the JOC. In accordance with the October 31, 2017, Board Motion, the LACDA will provide notification to the Board a 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 not subject to PCC, LACDA will provide notification to the Board no later than 24 hours after the issuance of such work orders.

In order to have adequate JOC capacity available on a continuous basis, the aggregate requested amount of JOC authority is \$111,781,677 (18 JOCs). Six (6) JOCs will be used for public housing refurbishment projects, six (6) will be used for the Community Care Expansion and Preservation Program, and six (6) will be used for County facilities, Lead Based Paint Hazard Mitigation, and the Renovate Commercial Façade Revitalization program.

This capacity is based on the anticipated need for various projects to be performed under JOC, including repair, remodeling, refurbishment, and maintenance work for LACDA projects. These proposed projects will primarily address sustainability, improve Americans with Disabilities Act accessibility, and provide upgrades that conform to current Building Code requirements. Therefore, the LACDA has made the determination that the use of a JOC is the most appropriate contracting method to deliver these projects.

### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund. The projects anticipated to be performed under the JOCs, including repair, remodeling, refurbishment, alteration, and maintenance work will be financed with approved budgets of programs for which these services will be provided and are included in the LACDA's approved Fiscal Year 2025-2026 budget. Funds for future years will be included in the LACDA's annual budget approval process. The total not-to-exceed program amount to be expended per Contract is \$6,210,093.15 per year. The potential aggregate, not-to-exceed amount across the 18 Contracts is \$111,781,677.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The 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 the LACDA. The contractors will be selected upon final analysis and consideration without regard to race, creed, color, or gender.

The JOCs are subject to the Board-adopted Countywide Local and Targeted Worker Hire Policy.

### **ENVIRONMENTAL DOCUMENTATION**

Pursuant to Title 24 of the Code of Federal Regulations, Section 58.34 (a)(3), these actions are exempt from the National Environmental Policy Act (NEPA) because they involve administrative actions of government. JOC construction activities are generally categorically excluded from NEPA pursuant to 24 CFR 58.35 (a)(3)(i), (ii) and (iii). NEPA review and clearance will be completed for each JOC project prior to approval of specific work orders.

Award of the JOCs, adoption of the JOC unit price and technical specifications books from The Gordian Group, Inc., each dated May 2025, delegation of authority to take actions related to award and execution of JOC agreements do not constitute a project under CEQA because the activity is excluded from the definition of a project under Section 21065 of the Public Resources Code and Section 15378(b)(4) and (5) of the State 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 the LACDA and are, therefore, likely categorically exempt from CEQA. The Board's award of the JOCs does not include approval of any work under the contracts. The future implementation of each work order proposed under the JOCs will be subject to prior determination and documentation by the Executive Director of the LACDA or his designee that the work is exempt from CEQA, if appropriate. In the event that the proposed work is not determined to be exempt, the LACDA 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**

Advertising for bids for 18 separate JOCs 126 to 143 will be in accordance with the County's standard Instruction Sheet for Publishing Legal Advertisements (Enclosure A). As requested by the Board on February 3, 1998, the Invitation for Bids will be listed on the County's "Doing Business with the County" website, and the LACDA's website. The proposed JOCs will be solicited on an open-competitive basis and in accordance with applicable Federal, State, and County requirements.

Bidders will be required to submit a set of cost adjustment factors that would be applied to the unit prices for work using The Gordian Group, Inc.'s JOC System for the 18 separate JOCs 126 to 143 with the book dated May 2025. The unit price book from The Gordian Group, Inc. will be made available to bidders and be on file with the LACDA's Construction Management Unit.

Bids will be determined by calculating a composite factor using a predetermined advertised formula. The lowest responsive and responsible bidder for each JOC will be awarded that JOC. The JOC consultant and their corresponding unit price book dated May 2025 and each of the lowest responsive and responsible bidder's adjustment factors will be incorporated in the awarded JOCs. Contracts will be in the form previously reviewed and approved as to form by County Counsel and in compliance with the Board's requirements.

To ensure the JOCs are awarded to responsible contractors with a satisfactory performance history, bidders will be required to report violations of the False Claims Act, their civil litigation history, and information regarding prior criminal convictions. The information reported by the lowest responsive and responsible bidders will be considered before awarding the JOCs.

The LACDA has evaluated and determined that the Living Wage Program (County Code, Chapter 2.201) does not apply as these contracts are for non-Proposition A services.

Participation by Community Business Enterprises for these contracts will be encouraged through LACDA's Business Outreach Program and by reporting the good faith efforts of contractors to utilize Community Business Enterprises.

The Honorable Board of Commissioners

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In addition, the contracts require contractors to report Small Business Enterprises/Local Small Business Enterprises and Community Business Enterprises utilization for all subcontractors used.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The use of these JOCs will expedite the completion of repair, remodeling, refurbishment, alteration, maintenance, and other repetitive-type work for various LACDA projects.

Respectfully submitted,

EMILIO SALAS  
Executive Director

ES:CR:kl

Enclosure

ADOPT UNIT PRICE CATALOGS AND SPECIFICATIONS ADVERTISE AND AWARD  
18 JOB ORDER CONTRACTS FOR  
REPAIR, REMODEL, REFURBISHMENT, AND MAINTENANCE OF VARIOUS  
PROPERTIES  
(ALL DISTRICTS)  
(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 Management Unit, 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 construction for 18 separate Job Order Contracts (126 to 143).

A bid package containing all submission requirements may be downloaded from the LACDA website at [www.lacda.org](http://www.lacda.org), scroll to and click on "Vendors," click on "View Open Solicitations," and under the "Title" column, select the solicitation of interest, then click on "Download Documents Below," and follow the instructions. 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 2:00 p.m. on July 23, 2025, via an online meeting. Attendance at this meeting is mandatory for award of the Contract. Bidders who desire to attend the virtual meeting must RSVP by sending the name of their company, attendee names, and attendee email addresses to [susana.oliveros@lacda.org](mailto:susana.oliveros@lacda.org) by 5:00 p.m. on July 22, 2025. Bidders will receive an invitation to a Microsoft Teams meeting with link.

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 13, 2025, and no bids may be submitted after that date and time. Bids will be opened and publicly declared on August 13, 2025, at 3 p.m., via online meeting.

July 15, 2025

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:

**CONTRACT FOR REMEDIATION AND RESTORATION SERVICES  
(ALL DISTRICTS) (3 VOTE)**

**SUBJECT**

This letter recommends approval of a Contract with Precision Works, Inc., dba Precision Environmental to provide remediation and restoration services to various public and affordable housing developments and administrative sites managed by the Los Angeles County Development Authority (LACDA).

**IT IS RECOMMENDED THAT THE BOARD:**

1. Authorize the Executive Director, or designee, to execute a one-year Contract for remediation and restoration services with Precision Works, Inc., dba Precision Environmental in the amount of up to \$1,000,000 using program funds included in the LACDA's approved Fiscal Year 2025-2026 budget, 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 Contract, following approval as to form by County Counsel, to extend the term for an additional four years, in one-year increments, with an annual compensation of \$1,000,000 using funds to be included in the LACDA's annual budget approval process.
3. Authorize the Executive Director or designee to amend the Contract to modify the Statement of Work, add services, and increase the annual

compensation by up to \$100,000 (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 Contract, to terminate the Contract for convenience.
5. Find that approval of Contract to provide remediation and restoration 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 a Contract for remediation and restoration services for various public and affordable housing developments and administrative sites managed by the LACDA. These services will provide the LACDA with complete residential and commercial remediation and restoration services on emergency and as-needed basis for both residential public housing developments and administrative properties. Remediation and restoration services will facilitate the LACDA's ability to adequately address emergencies that cause damage to LACDA properties, to initiate timely remediation and subsequently restore properties for continued operations.

### **FISCAL IMPACT/FINANCING**

There is no impact on the County General Fund.

The cost for the first year of service will be up to \$1,000,000, using funds included in the LACDA's approved Fiscal Year 2025-2026 budget.

If extended, the cost of the second through the fifth year will remain at the same annual amount of up to \$1,000,000, using program funds included in the LACDA's annual budget approval process.

A 10% contingency, in the amount of \$100,000 per year, is also being set for any additional needed remediation and restoration services. If the Contract is fully extended, the total Contract and contingency amount for all five years will be \$5,500,000.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

This Contract 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, Precision Works, Inc., dba Precision Environmental 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 February 28, 2025, an Invitation for Bids (IFB), Remediation and Restoration Services, Solicitation Number LACDA25-031, was conducted to identify contractors to provide remediation and restoration services to the LACDA. The IFB solicitation was posted on both LACDA's solicitation portal as well as on the County's WebVen website.

On March 10, 2025, a pre-bid meeting was held with nine participating contractors attending. On March 26, 2025, two bids were received by the submission deadline. The lowest most responsive and responsible bidder is being recommended for the Contract award. The Summary of Outreach Activities is provided in Attachment A.

### **IMPACT ON CURRENT PROJECT SERVICES**

Approval of the proposed Contract will provide the LACDA with remediation and restoration services necessary to maintain LACDA properties. These services will facilitate immediate response to emergencies and facilitate ongoing maintenance of properties to ensure safe conditions for residents and staff.

Respectfully submitted,

EMILIO SALAS  
Executive Director

Enclosures

## ATTACHMENT A

### Summary of Outreach Activities

#### Remediation and Restoration Services

On February 28, 2025, the following outreach was initiated to identify Remediation and Restoration Services Contractors for the LACDA.

A. Announcement

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

B. Distribution of Notices

The LACDA's vendor list was used to e-mail notices to 1,455 flooring services contractors to visit the LACDA's website and download the solicitation package. In addition, contractors on the County's Webven were directed to download the solicitation package from the LACDA website. As a result of the outreach, 94 IFB packages were downloaded from the LACDA website.

C. Bid Results

On March 26, 2025, two (2) bids were received. Bidders were required to provide bids based on providing complete residential and commercial remediation and restoration services for residential units, communal lobbies, and administrative offices. Because the services are federally funded, price preferences were not applied for Local Small Business Enterprise (LSBE) status. Precision Works, Inc. dba Precision Environmental was determined to be the lowest responsive and responsible bidder and is being recommended for the Contract award.

D. Minority/Women Participation – Selected Agency

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Precision Works, Inc., dba Precision Environmental	Minority/Women	Total: 95

E. Minority/Women Participation – Firms Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Scope Environmental	Minority/Women	Total: 29

The LACDA conducts ongoing outreach to encourage participation by minorities and women in the contract award process, including: providing information at local and national conferences, expos and vendor fairs, and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the LACDA.

The recommended award of Contract is being made in accordance with the LACDA's policies and federal regulations, and without regard to race, creed, color, or gender.