



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **BRC-2**

July 3, 2025

NOTICE TO BIDDERS A

JOB ORDER CONTRACT NOS. 2501FOS – 2521GG BRC0000606

This Notice to Bidders A provides information and clarifies certain portions of the Project Manual and provides responses to questions received, and forms a part of the Contract Documents.

PROJECT MANUAL

1. Refer to Forms of Bid. Delete forms in its entirety and replace with the attached revised, Forms of Bid, which includes receipt of Notice to Bidders A for Job Order Contract Nos. 2501FOS through 2521GG (Attachment 1).
2. Refer to the Project Manual, Instruction to Bidders, Article 31, County's Preference Programs: Local Small business Enterprise, Social Enterprise, and Disabled Veterans Business Enterprise. Delete and replace with the following language:

Article 31. COUNTY'S PREFERENCE PROGRAM: LOCAL SMALL BUSINESS ENTERPRISE

Overview of County's Preference Program

The County of Los Angeles has The Local Small Business Enterprise (LSBE) preference program. The Board of Supervisors encourages business participation in the County's contracting process by continually streamlining and simplifying our selection process and expanding opportunities for these businesses to compete for County opportunities.

The LSBE Preference Program requires that a business must complete County of Los Angeles certification prior to requesting a preference in a solicitation. This program and how to obtain certification are further explained in this solicitation.

The maximum percentage of an LSBE Preference Program preference shall be 7 percent of the lowest responsible bidder meeting specifications and the maximum financial value shall be one hundred fifty thousand dollars (\$150,000) for any bid.

Sanctions and financial penalties may apply to a business that knowingly, and with intent to defraud, seeks to obtain or maintain certification as a certified LSBE when not qualified.

Local Small Business Enterprise (LSBE) Preference Program

The County will give LSBE preference during the solicitation process to businesses that meet the definition of an LSBE consistent with Chapter 2.204.030C.1 of the Los Angeles County Code. An LSBE is defined as a business: 1) certified by the State of California as a small business and has had its principal place of business located in Los Angeles County for at least one year; or 2) certified as a small business enterprise with other certifying agencies pursuant to the Department of Consumer and Business Affairs (DCBA) inclusion policy that: a) has its principal place of business located in Los Angeles County, and b) has revenues and employee sizes that meet the State's Department of General Services requirements. **The business must be certified by the Department of Consumer and Business Affairs as meeting the requirements set forth above prior to requesting the LSBE Preference in a solicitation.**

To apply for certification as an LSBE, businesses should contact the County of Los Angeles Department of Consumer and Business Affairs at <http://dcba.lacounty.gov>.

Certified LSBEs may only request the preference if the certification process has been completed and certification is affirmed. Businesses must complete and submit Section 00 04 38 Request for Preference Consideration Form and submit a letter of certification from the County of Los Angeles Department of Consumer and Business Affairs (DCBA) with their proposal. As shown on the County DCBA letter, the certification must be valid as of the bid due date.

Information about the State's small business enterprise certification regulations is in the California Code of Regulations, Title 2, Subchapter 8, Section 1896 et seq., and is also available on the California Department of General Services Office of Small Business Certification and Resources Website at <http://www.pd.dgs.ca.gov/smbus/default>.

Should one or more of the bidders request and be granted the Local Small Business Enterprise (LSBE) Preference, the bid amount shall be adjusted as follows:

Local Small Business Enterprise (LSBE) Preference: Seven percent of the lowest bid amount will be calculated, which shall not exceed \$150,000, and that amount will be deducted from the bid amounts submitted by all LSBE bidders who requested and were granted the LSBE Preference.

The contract award will be the bidder's original bid price, not the price with preference(s) that is used for evaluation purposes.

Preference Program Enterprises (PPEs) - Prompt Payment Program

It is the intent of the County that Certified Preference Program Enterprises (PPEs) receive prompt payment for services they provide to County departments. Prompt payment is defined as fifteen (15) calendar days after receipt of an approved, undisputed invoice which has been properly matched against documents such as a receiving, shipping, or services delivered report, or any other validation of receipt document consistent with Board Policy 3.035 (Preference Program Payment Liaison and Prompt Payment Program).

PRE-BID INFORMATION

Attached are the documents for the Pre-Bid Meeting.

- Pre-Bid Presentation by BRCD (Attachment 2)
- Sign-In Sheet (Attachment 3)
- Presentation by Facility Optimization Solutions, LLC (Attachment 4)
- Presentation by The Gordian Group, Inc. (Attachment 5)

QUESTIONS AND ANSWERS

Question: In regards to the Workers Compensation Experience Modifier, can you please advise if LA County can accept EMRs for the most recent 3 years being 2025, 2024, and 2023?

Answer: We are unable to use the year 2025 because it is not a complete year. The years for EMR remain 2024, 2023, and 2022.

If you have any questions regarding this project, please contact Ms. Ivonne Pena at (626) 458-2585 or ipena@pw.lacounty.gov.

Very truly yours,

MARK PESTRELLA, PE
Director of Public Works

Brian Soria
for
SOO KIM
Division Chief
Business Relations and Contracts Division

SK:ip

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Attachments

ATTACHMENT 1

FORM OF BID TO BE USED BY BIDDERS**Job Order Contract****(To be Completed by JOC must have a value between 2501FOS to 2503FOS)**

The undersigned proposes to furnish all materials, labor and equipment required for the Job Order Contract for the Department of Public Works in accordance The SimpleBid® Job Order Contracting Unit Price Book prepared by Facility Optimization Solutions, LLC, dated June 2025, including addenda thereto, if any, adopted by the Board of Supervisors, as follows:

- I. **Adjustment Factors.** The Contractor bids four adjustment factors that will be applied against the prices set forth in the Unit Price Book. These adjustment factors will be used to price out fixed price work orders by multiplying the adjustment factor by the unit prices and quantities. **Factor A**, shall be multiplied by .25, **Factor B** shall be multiplied by .25, **Factor C**, shall be multiplied by .25, and **Factor D** shall be multiplied by .25. These four numbers will then be added together for a composite factor. The bidder's total composite factor will then be multiplied by the total contract value (\$6,200,000), minus the County Preference Program (if applicable), to determine low bid.
- II. **Base Period** (12 months from Notice of contract execution or expenditure of the \$6,200,000 maximum value of the contract, whichever occurs first)
- III. **Unit prices for Non Pre-Priced Tasks will be priced using the Normal Working Hours or Other Than Normal Working Hours Adjustment Factor as defined per Work Order. The unit price for a Non Pre-Priced Task shall be researched and generated by the JOC Consultant., in the same manner, and using the same methodologies as a Pre-Priced Task. The unit prices generated by the JOC Consultant, for Non Pre-Priced Tasks shall be binding on Contractor and County in the same manner as for Pre-Priced Tasks.**

OSHPD Projects

FACTOR A Unit work requirements to be performed on OSHPD Projects during Normal Working Hours as ordered by the County in individual work orders against the contract.

□ . □ □

Utilize two decimal places

Bid for OSHPD Projects/Normal Working Hours (in words)

FACTOR B Unit work requirements to be performed on OSHPD Projects during Other than Normal Working Hours as ordered by the County in individual work orders against the contract.

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Utilize two decimal places

Bid for OSHPD Projects/Other than Normal Working Hours (in words)

General Construction

FACTOR C Unit work requirements to be performed on General Projects during Normal Working Hours as ordered by the County in individual work orders against the contract.

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Utilize two decimal places

Bid for General Projects/Normal Working Hours (in words)

FACTOR D Unit work requirements to be performed on General Projects during Other than Normal Working Hours as ordered by the County in individual work orders against the contract.

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Utilize two decimal places

Bid for General Projects/Other than Normal Working Hours (in words)

IV. COUNTY PROGRAM PREFERENCE:

The Local Small Business Enterprise Program Preference, is provided by the County for purposes of bid evaluation only, as specified in Instruction to Bidders. If Bidder is a qualifying Local Small Business Enterprise check "yes" in the box below. If non-qualifying, check "no" in the appropriate box.

LSBE Yes ☐ No ☐

NOTE: Any alteration or addition to the Form of Bid may invalidate same. All blank spaces shall be filled out completely. Line out nonapplicable blanks. An incomplete form may invalidate bid. The County reserves the right to waive any informalities or to reject any or all bids or to accept any alternatives when called for.

V. RECEIPT OF NOTICE TO BIDDERS: (IF APPLICABLE)

I hereby certify and declare that I have received, reviewed and incorporated Notice to Bidders A dated July 3, 2025, into my Bid.

Executed this day of _____ (Month and Year)

By: _____
(Authorized Signature of a Principal Owner, Officer, or Manager)

Firm Ownership Information
Check where applicable:

1. ☐ Minority-Owned
- ☐ Woman-Owned
- ☐ Disadvantaged-Owned
- ☐ Disabled Veteran-Owned
- ☐ Other

2.

<ul style="list-style-type: none"><input type="checkbox"/><input type="checkbox"/>	<p>An individual</p> <p>A corporation. Name state or territory of Incorporation</p> <hr/> <p>A copartnership</p> <p>A joint venture</p>
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Respectfully submitted,

Firm Name (if applicable)

Number and Street

Signature and Print Name

City and State

Title and E-mail Address

Telephone _____

Signature and Print Name

Fax

Title and E-mail Address

FACTOR B Unit work requirements to be performed on Specialty Projects during Other than Normal Working Hours as ordered by the County in individual work orders against the contract.

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Utilize two decimal places

Bid for Specialty Projects/Other than Normal Working Hours (in words)

General Construction

FACTOR C Unit work requirements to be performed on General Projects during Normal Working Hours as ordered by the County in individual work orders against the contract.

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Utilize two decimal places

Bid for General Projects/Normal Working Hours (in words)

FACTOR D Unit work requirements to be performed on General Projects during Other than Normal Working Hours as ordered by the County in individual work orders against the contract.

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Utilize two decimal places

Bid for General Projects/Other than Normal Working Hours (in words)

IV. COUNTY PROGRAM PREFERENCE:

The Local Small Business Enterprise Program Preference is provided by the County for purposes of bid evaluation only, as specified in Article 1.31 of Instruction to Bidders. If Bidder is a qualifying Local Small Business Enterprise, check "yes" in the box below. If non-qualifying, check "no" in the appropriate box.

LSBE Yes ☐ No ☐

V. RECEIPT OF NOTICE TO BIDDERS: (IF APPLICABLE)

I hereby certify and declare that I have received, reviewed and incorporated Notice to Bidders A dated July 3, 2025, into my Bid.

Executed this day of _____ (Month and Year)

By: _____
(Authorized Signature of a Principal Owner, Officer, or Manager)

NOTE: Any alteration or addition to the Form of Bid may invalidate same. All blank spaces shall be filled out completely. Line out nonapplicable blanks. An incomplete form may invalidate bid. The County reserves the right to waive any informalities or to reject any or all bids or to accept any alternatives when called for.

Firm Ownership Information
Check where applicable:

1. ☐ Minority-Owned
- ☐ Woman-Owned
- ☐ Disadvantaged-Owned
- ☐ Disabled Veteran-Owned
- ☐ Other

2. () An individual
 () A corporation. Name
 state or territory of
 Incorporation

() A copartnership
() A joint venture

Place _____
City and State _____

Number and Street

City and State

Telephone _____

Fax _____

Form of Bid
00 03 00-4

Name of Bidder (Firm Name)

Vendor Identification Number

FORM OF BID TO BE USED BY BIDDERS

Job Order Contract

(To be Completed by JOC must have a value between 2511GG to 2518GG)

The undersigned proposes to furnish all materials, labor and equipment required for the Job Order Contract for the Department of Public Works in accordance with Construction Task Catalog and Specifications prepared by The Gordian Group, dated June 2025, including addenda thereto, if any, adopted by the Board of Supervisors, as follows:

- I. **Adjustment Factors.** The Contractor bids four adjustment factors that will be applied against the prices set forth in the Unit Price Book. These adjustment factors will be used to price out fixed price work orders by multiplying the adjustment factor by the unit prices and quantities. **Factor A**, shall be multiplied by .25, **Factor B** shall be multiplied by .25, **Factor C**, shall be multiplied by .25, and **Factor D** shall be multiplied by .25. These four numbers will then be added together for a composite factor. The bidder's total composite factor will then be multiplied by the total contract value (\$6,200,000), minus County Program Preference (if applicable), to determine low bid.
- II. **Base Period** (12 months from Notice of contract execution or expenditure of the \$6,200,000 maximum value of the contract, whichever occurs first)
- III. **Unit prices for Non Pre-Priced Tasks will be priced using the Normal Working Hours or Other Than Normal Working Hours Adjustment Factor as defined per Work Order. The unit price for a Non Pre-Priced Task shall be researched and generated by Job Order Contract Consultant in the same manner, and using the same methodologies as a Pre-Priced Task. The unit prices generated by the Job Order Contract Consultant for Non Pre-Priced Tasks shall be binding on Contractor and County in the same manner as for Pre-Priced Tasks.**

Specialty Projects

FACTOR A Unit work requirements to be performed on Specialty Projects during Normal Working Hours as ordered by the County in individual work orders against the contract.

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Utilize two decimal places

Bid for Specialty Projects/Normal Working Hours (in words)

FACTOR B Unit work requirements to be performed on Specialty Projects during Other than Normal Working Hours as ordered by the County in individual work orders against the contract.

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Utilize two decimal places

Bid for Specialty Projects/Other than Normal Working Hours (in words)

General Construction

FACTOR C Unit work requirements to be performed on General Projects during Normal Working Hours as ordered by the County in individual work orders against the contract.

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Utilize two decimal places

Bid for General Projects/Normal Working Hours (in words)

FACTOR D Unit work requirements to be performed on General Projects during Other than Normal Working Hours as ordered by the County in individual work orders against the contract.

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Utilize two decimal places

Bid for General Projects/Other than Normal Working Hours (in words)

IV. COUNTY PROGRAM PREFERENCE:

The Local Small Business Enterprise Program Preference is provided by the County for purposes of bid evaluation only, as specified in Article 1.31 of Instruction to Bidders. If Bidder is a qualifying Local Small Business Enterprise, check "yes" in the box below. If non-qualifying, check "no" in the appropriate box.

LSBE Yes ☐ No ☐
☐

V. RECEIPT OF NOTICE TO BIDDERS:

I hereby certify and declare that I have received, reviewed and incorporated Notice to Bidders A dated July 3, 2025, into my Bid.

Executed this day of _____ (Month and Year)

By: _____
(Authorized Signature of a Principal Owner, Officer, or Manager)

NOTE: Any alteration or addition to the Form of Bid may invalidate same. All blank spaces shall be filled out completely. Line out nonapplicable blanks. An incomplete form may invalidate bid. The County reserves the right to waive any informalities or to reject any or all bids or to accept any alternatives when called for.

Firm Ownership Information
Check where applicable:

1. ☐ Minority-Owned
- ☐ Woman-Owned
- ☐ Disadvantaged-Owned
- ☐ Disabled Veteran-Owned
- ☐ Other

2.

<ul style="list-style-type: none"><input type="checkbox"/><input type="checkbox"/><input type="checkbox"/><input type="checkbox"/>	<p>An individual</p> <p>A corporation. Name state or territory of Incorporation</p> <hr/> <p>A copartnership</p> <p>A joint venture</p>
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Date signed _____, 2025

Respectfully submitted,

Place _____
City and State _____

Firm Name (if applicable)

Bidder's address, E-mail address, and telephone:

Number and Street

Signature and Print Name

City and State

Title and E-mail Address

Telephone _____

Signature and Print Name

Fax

Title and E-mail Address

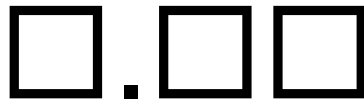
FORM OF BID TO BE USED BY BIDDERS**Job Order Contract _____****(To be Completed by JOC must have a value between 2519GG to 2521GG)**

The undersigned proposes to furnish all materials, labor and equipment required for the Job Order Contract for the Department of Public Works in accordance with The Construction Task Catalog and Specifications prepared by The Gordian Group, Inc., dated June 2025, including addenda thereto, if any, adopted by the Board of Supervisors, as follows:

- I. Adjustment Factors. The Contractor bids four adjustment factors that will be applied against the prices set forth in the Unit Price Book. These adjustment factors will be used to price out fixed price work orders by multiplying the adjustment factor by the unit prices and quantities. **Factor A**, shall be multiplied by .25, **Factor B** shall be multiplied by .25, **Factor C**, shall be multiplied by .25, and **Factor D** shall be multiplied by .25. These four numbers will then be added together for a composite factor. The bidder's total composite factor will then be multiplied by the total contract value (\$6,200,000), minus the County Preference Program (if applicable), to determine low bid.
- II. Base Period (12 months from Notice of contract execution or expenditure of the \$6,200,000 maximum value of the contract, whichever occurs first)
- III. **Unit prices for Non Pre-Priced Tasks will be priced using the Normal Working Hours or Other Than Normal Working Hours Adjustment Factor as defined per Work Order. The unit price for a Non Pre-Priced Task shall be researched and generated by the JOC Consultant, in the same manner, and using the same methodologies as a Pre-Priced Task. The unit prices generated by the JOC Consultant, for Non Pre-Priced Tasks shall be binding on Contractor and County in the same manner as for Pre-Priced Tasks.**

OSHPD Projects

FACTOR A Unit work requirements to be performed on OSHPD Projects during Normal Working Hours as ordered by the County in individual work orders against the contract.



Utilize two decimal places

 Bid for OSHPD Projects/Normal Working Hours (in words)

FACTOR B Unit work requirements to be performed on OSHPD Projects during Other than Normal Working Hours as ordered by the County in individual work orders against the contract.

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Utilize two decimal places

Bid for OSHPD Projects/Other than Normal Working Hours (in words)

General Construction

FACTOR C Unit work requirements to be performed on General Projects during Normal Working Hours as ordered by the County in individual work orders against the contract.

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Utilize two decimal places

Bid for General Projects/Normal Working Hours (in words)

FACTOR D Unit work requirements to be performed on General Projects during Other than Normal Working Hours as ordered by the County in individual work orders against the contract.

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Utilize two decimal places

Bid for General Projects/Other than Normal Working Hours (in words)

IV. COUNTY PROGRAM PREFERENCE:

The Local Small Business Enterprise Program Preference is provided by the County for purposes of bid evaluation only, as specified in Instruction to Bidders. If Bidder is a qualifying Local Small Business Enterprise check "yes" in the box below. If non-qualifying, check "no" in the appropriate box.

LSBE Yes

☐

No

☐

V. RECEIPT OF NOTICE TO BIDDERS: (IF APPLICABLE)

I hereby certify and declare that I have received, reviewed and incorporated Notice to Bidders A dated July 3, 2025, into my Bid.

Executed this day of _____ (Month and Year)

By: _____

(Authorized Signature of a Principal Owner, Officer, or Manager)

NOTE: Any alteration or addition to the Form of Bid may invalidate same. All blank spaces shall be filled out completely. Line out nonapplicable blanks. An incomplete form may invalidate bid. The County reserves the right to waive any informalities or to reject any or all bids or to accept any alternatives when called for.

Firm Ownership Information
Check where applicable:

1. ☐ Minority-Owned
- ☐ Woman-Owned
- ☐ Disadvantaged-Owned
- ☐ Disabled Veteran-Owned
- ☐ Other

2.

<ul style="list-style-type: none"><input type="checkbox"/><input type="checkbox"/>	<p>An individual</p> <p>A corporation. Name state or territory of Incorporation</p> <hr/> <p>A copartnership</p> <p>A joint venture</p>
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Respectfully submitted,

Firm Name (if applicable)

Number and Street

Signature and Print Name

City and State

Title and E-mail Address

Telephone _____

Signature and Print Name

Fax _____

Title and E-mail Address

ATTACHMENT 2



Public Works
LOS ANGELES COUNTY

**Job Order Contracts
2501FOS to 2521GG
(21 Low-Bid JOC Contracts)
Mandatory Pre-Bid Conference
No. BRC0000606**

**July 1, 2025, at 2 p.m.
via Microsoft Teams**

Electronic Sign-In Sheet

This is a Mandatory Pre-Bid Conference for JOCs 2501FOS – 2521GG. It is required that the Owner or President of the bidding firm attend this meeting. Please email me your company's Articles of Incorporation or Statement of Information naming the Owner or President of your firm by close of business tomorrow, **July 2, 2025**.

Ivonne Pena, Contract Administrator
ipena@dpw.lacounty.gov
(626) 458-2585

AGENDA

- Project Team
- Background
- Scope of Services
- Contract Information
- 2 JOC Consultants
 - Facility Optimization Solutions, LLC (SimpleBid)
 - The Gordian Group, Inc. (Gordian Cloud)

PROJECT TEAM - BUSINESS AND RELATIONS CONTRACT DIVISION (BRCD)

County Job Order Contracts (JOC) Team

Brian Soria, Contracting Unit Head

- Mark Martinez
- Ivonne Pena
- Michael Sanchez

JOC Consultants - The County will have representatives from each JOC System.

BACKGROUND

- Job Order Contract (JOC) is a competitively bid, firm-fixed-price indefinite-quantity contract where the Contractor may perform an ongoing series of individual Projects at different locations throughout the County.
- JOCs are used for the anticipated need for various projects, including repair, remodeling, refurbishment, and maintenance work for County general and special fund departments. It includes detailed repair and remodel tasks that have established unit prices.
- Each JOC can be used for various repair, remodel, refurbishment, and/or maintenance work.
- The Contractor, under the JOC contract, furnishes management, labor, materials, equipment needed to perform the work.
- The JOC contract includes a Unit Price Book (UPB) containing construction tasks with preset Unit Prices (referred to as "Prepriced Tasks").

SCOPE OF SERVICES

Job Order Contracting (JOC) is one of the Project Delivery Methods

Public Works uses JOCs to Support the following:

County Capital Improvement Program

- Repair, renovation, and/or expansion of building facilities

County Deferred Maintenance Program

- Maintenance and repair of existing building facilities

JOC CANNOT BE USED FOR NEW CONSTRUCTION!

Contract Requirements

- The bidder must have a B license for General Construction Work with the California State License Board.
- The Bidder must provide a bid bond for 10% of total contract value \$620,000.
- The Bidder must complete the Special Qualifications and Requirements Forms for Specialty Construction and/or OSHPD Construction.
- The Preference Program for Local Small Business Enterprise (LSBE) requires that a business must complete certification prior to requesting a preference in a solicitation.

CONTRACT INFORMATION

We will award 21 Low Bid Job Order Contracts using 2 Different Job Order Contract Systems:

- Facility Optimization Solutions, LLC (The SimpleBid JOC System)
JOCs 2501FOS through 2510FOS (10 Contracts)
- The Gordian Group, Inc. (Gordian Cloud System)
JOCs 2511GG through 2521GG (11 Contracts)
- The Unit Price Book and the Contractor's bid Adjustment Factors will be incorporated into the awarded contract.
- Each Contract not-to-exceed amount is \$6.2 million for a 1-Year Term
- All Unit Price Books are dated June 2025

BID CALCULATION AND ADJUSTMENT FACTORS

The Contractor bids four adjustment factors that will be applied against the prices set forth in the Unit Price Book.

These adjustment factors will be used to price out fixed price work orders by multiplying the adjustment factor by the unit prices and quantities.

Factor A, shall be multiplied by .25,

Factor B shall be multiplied by .25

Factor C, shall be multiplied by .25

Factor D shall be multiplied by .25.

These four numbers will then be added together for a composite factor. The bidder's total composite factor will then be multiplied by the total contract value (\$6,200,000), minus County Program Preference (if applicable), to determine low bid.

The bidder with the lowest composite factor is the apparent low bidder.

JOC CONSULTANT INFORMATION

- There will be an information guide from each JOC Consultant that has information on their JOC System and Unit Price Book which will be included in Notice to Bidders A and issued this week.
- Each Bidder is responsible for independently reviewing the information guide and reviewing the Unit Price Book associated with each JOC System prior to submitting bids.

CONTRACT INFORMATION

Contractors will be able to bid on two types of Contracts:

- Contract 1 (Specialty/General Construction) - Four Factors:
 - Specialty Construction projects to be performed during Normal Working Hours and Other Than Normal Working Hours
 - General Construction projects to be performed during Normal Working Hours and Other Than Normal Working Hours
- Contract 2 (OSHDPD/General Construction) - Four Factors:
 - OSHDPD Construction projects to be performed during Normal Working Hours and Other Than Normal Working Hours
 - General Construction projects to be performed during Normal Working Hours and Other Than Normal Working Hours

Refer to the Attachment in the solicitation for the breakdown of contracts.

CONTRACT INFORMATION

Contract Type Requirements:

- Contract 1 (Specialty/General Construction) – Complete Bid Submittal, Special Qualification and Requirements for Specialty Contracts
- Contract 2 (OSHPD/General Construction) -Complete Bid Submittal, Special Qualification and Requirements for OSHPD Contracts

SPECIAL QUALIFICATION AND REQUIREMENTS FORM OSHDP CONSTRUCTION

Requirements and Qualifications:

1. All bidders responding to this solicitation shall have completed within the last 10 years preceding the bid start date at least one new or renovated hospital project in the State of California, under the jurisdictional review of the Office of Statewide Health Planning and Development (OSHDP). The monetary value of the Project must have been at least \$2 million (hard construction costs);
2. Completed within the last 10 years preceding the bid start date at least one hospital project that involved the renovation or seismic retrofit in existing functioning facilities that have similar system requirements for environmental controls as those found in hospitals and knowledge of infection control procedures. Acceptable projects may include, but are not limited to, clinical and research laboratories, clean-rooms, pharmaceutical facilities, and surgery clinic projects; The monetary value of the Project must have been at least \$2 million (hard construction costs);
3. The General Contractor Firm must have been in the construction industry at least (10) years; and The General Contractor must have an experience modifier rate at or below 1.2 for the last three-years prior to the bid date.
4. Minimum of two key personnel (project manager and/or superintendents) who will be assigned to this contract and must have experience on California hospital building projects under the jurisdictional review of OSHDP within the last ten (10) years

SPECIAL QUALIFICATION AND REQUIREMENTS FORM SPECIALTY CONSTRUCTION

Requirements and Qualifications:

1. The General Contractor Firm must have been in the construction industry at least (10) years
2. The General Contractor must have an experience modifier rate at or below 1.2 for the last three-years prior to the bid date.

BID FORMS DUE AT BID OPENING

- Bid Form (Each Bid)
- Bid Bond (Each Bid)
- Request for County Program Preference Consideration
- Non-Collusion Affidavit
- GAIN/GROW Participation Affidavit
- False Claims
- Civil Litigation
- Criminal Convictions
- Debarment
- Labor Law/Payroll Violations
- Contractor Employee Jury Service Program
- Industrial Safety Record
- Injury and Illness Prevention Plan (IIPP) and Code of Safe Practices (CSP) Affidavit
- Affirmative Action Compliance
- Bidder's Qualifications and Business References
- Insurance Requirements
- Certification of Compliance with the County's Defaulted Property Tax Reduction Program
- Pre-Award Survey
- Zero Tolerance Human Trafficking Policy Certification
- Special Qualification and Requirements for OSHPD Contracts
- Special Qualification and Requirements for Specialty Contracts
- Compliance with Fair Employment Hiring Practices Certification
- Disallowed Cost Attestation
- Contract Electronic Signatures Certification
- Avoidance of Conflict of Interest
- Prospective Contractor List of Terminated Contracts
- AA. Contribution and Agent Declaration Form

ISSUING JOC WORK

- Contract is awarded
- Projects are assigned to the contract
- JOC Software Training will be provided by the JOC Consultant.
- County's Project Manager issues a Request for Proposal (RFP) for the project
- The Contractor, County's Project Manager and JOC Consultant Representative attend a joint scope meeting to review the scope of the project.
- Contractor receives the RFP and uses the JOC Consultant software to prepare a proposal for the project.
- County PM will review the proposal and request edits if needed. The County Project Manager will work with the Contractor until a proposal is approved.
- The County will issue a Notice to Proceed to the Contractor.

FREQUENTLY ASKED QUESTIONS

1. Do the JOC Contractors receive training to use the JOC Systems?

Yes, after award of contract training will be given to JOC Contractors in the respective JOC system. Training is available anytime for any project manager on your team.

2. What if an item is needed that is not currently in the unit price book?

- County PM will coordinate and work with JOC contractor and JOC Consultant representative to include any new task items into the “Live” book using Line-Item Addition Request Form (Form is accessible in each consultant's software).
- The item will be added no later than 5 working days into “Live” book after receiving complete and acceptable Line-Item Addition Request Form.
- Price factor applicable to JOC contract will be applied to new task items added to Live book.

3. How is an adjustment factor applied to a project?

Adjustment factors will be used to price out fixed price work orders by multiplying the adjustment factor by the unit prices and quantities. Consideration of when the work is to be performed will determine the factor of normal working hours and other than nonworking hours.

BID EXPRESS

You may submit your proposal electronically through Bid Express

This is a third-party website. The County is not associated with this site.

Refer to set up guide for instructions and customer support information

First time users:

Register your company as soon as possible.

www.bidexpress.com

Create a digital ID, notarize & send to Bid Express

Allow enough time for files to upload. It is recommended to start upload at least 2 hours prior to deadline. Late or incomplete files will not be accepted.

There is a nominal service fee to use Bid Express

Bid Express Bid Submission Layout

- Folders for JOC 2501FOS Through 2521GG
- Folder for OSHPD Forms
- Folder for Specialty Forms
- Misc. Folder

Questions?

Please type in your questions or feel free to turn on your Microphone and ask.

CLOSING

Thank you for attending today's Mandatory Pre-Bid Conference

Public Works Business Opportunities

<https://dpw.lacounty.gov/contracts/Opportunities.aspx>

Send in any questions no later than 5:00 p.m. on July 5, 2025.

Ivonne Pena

ipena@dpw.lacounty.gov

(626) 458-2585

Bids are due at 9:00 a.m. on July 15, 2025. The Bid opening will be held at 2:00 p.m. A link will be posted on the project website the day of the bid opening.

ATTACHMENT 'A'

Start time	Business Name	Your Name	Your Title	Company Address	Contractor Status	E-mail Address	Phone Number (###) ###
7/1/25 12:27:43	Pipe Tec, Inc.	Tom Vukojevic	General Manager	5103 Elton St. Baldwin Park, CA 91706	Prime	TomV@pipetec-inc.com	(213) 761-0031
7/1/25 13:11:52	New Creation Builders	Jimmy Chung	President	17809 Clark Avenue Bellflower CA. 90706	Prime	jc@newcreationbuilders	(562)804-0478
7/1/25 13:15:45	TIS, INC.	Nathanael Yun	President	1514 Descanso Drive, La Canada, CA 91011	Prime	tisinc01@gmail.com	(661)877-1771
7/1/25 13:18:04	New Creation Builders	Rod Cayabyab	Estimator	17809 Clark Ave., Bellflower CA 90706	Prime	rc@newceationbuilders.	5628040478
7/1/25 13:38:58	NEW CREATION BUILDERS	TONY PONCO	VICE PRESIDENT	17809 CLARK AVENUE BELLFLOWER CA 90706	Prime	TP@NEWCREATIONBUIL	(909)225-5851
7/1/25 13:39:45	Bosco Constructors, Inc.	Rafael Fonseca Jr	Bid Coordinator	21353 Mayall st Chatsworth, Ca 91311	Prime	rjr.bosco@gmail.com	8187000304
7/1/25 13:41:16	Exbon Development, Inc.	Curie Jeong	Estimator	13831 Newhope Street, Garden Grove, CA 92843	Prime	bid@exbon.com	(714)539-2222
7/1/25 13:46:54	TIS, INC.	Nathanael Yun	President	1514 Descanso Drive, La Canada, CA 91011	Prime	tisinc01@gmail.com	(661)877-1771
7/1/25 13:49:27	Vincor Construction, Inc.	Vincent Cortes	President	2651 Saturn Street, Brea, CA 92821	Prime	vincent@vincorinc.com	7145282900
7/1/25 13:50:54	MIK Construction, Inc.	Billy Kim	President	11727 Arkansas Street, Artesia, CA 90701	Prime	billykim@mikinc.us	213-393-3488
7/1/25 13:51:14	Harry H. Joh Construction Inc.	Harry Joh	President	7303 Somerset Blvd., Paramount, CA 90723	Prime	harry@hjconst.com	(562) 630 - 3348
7/1/25 13:52:08	SJD&B, Inc.	Sabrina Wan	Project Engineer	20451 Valley Blvd, Walnut, CA 91789	Prime	sabrina.w@sjdandb.com	(909) 481-0001
7/1/25 13:53:40	SJD&B, Inc.	Simon Jeon	President	20451 Valley Blvd, Walnut, CA 91789	Prime	simon.j@sjdandb.com	(909) 481-0001
7/1/25 13:52:50	Granite Construction Company	Robert Sainsbury	Senor Estimator	4820 McGrath ST. Suite 101 Ventura Ca 93003	Prime	Estimating.SCR@gcinc.cc	(805) 765-6855
7/1/25 13:53:19	MTM Construction, Inc.	Hac Song Lee	President	16035 Phoenix Drive City of Industry, CA 91745	Prime	michellelee@mtminc.us	6269341112
7/1/25 13:54:21	SJD&B, Inc.	Jake Choe	Vice President	20451 Valley Blvd, Walnut, CA 91789	Prime	jake.c@sjdandb.com	(562) 292-9981
7/1/25 13:53:15	Mike Prlich and Sons, Inc.	Michael Prlich	President	5103 Elton Street, Baldwin Park, CA 91706	Prime	bids@mikeprlichandsons	6268131700
7/1/25 13:55:09	Pipe Tec, Inc.	Michael Prlich	President	5103 Elton St. Baldwin Park, CA 91706	Prime	info@pipetec-inc.com	(626) 338-1434
7/1/25 11:28:00	Martinez Landscape Co., Inc	Diana Martinez	PM	12357 San Fernando Road, Sylmar, CA 91342	Prime	diana@martinezlandscap	8183649188
7/1/25 13:48:28	Angeles Contractor, Inc	Young Kang	President	783 Phillips Drive, City of Industry, CA 91748	Prime	ywkang@angelescontrac	(626) 923-3800
7/1/25 13:57:37	SJD&B, Inc.	Jake Choe	Vice President	20451 Valley Blvd., Walnut, CA 91789	Prime	jake.c@sjdandb.com	909-481-0001
7/1/25 14:02:53	New Creation Builders	Arthur Magtibay	Vice-President	17809 Clark Avenue Bellflower Ca	Prime	am@newcreationbuilder	5628040478
7/1/25 14:05:16	Bosco Constructors, Inc.	Patrick Robinson	President	21353 Mayall St. Chatsworth, Ca 91311	Prime	psr.bosco@gmail.com	8187000304
7/1/25 14:04:30	Green Building Corporation	Fred Heidarian	President	6913 Alcove Ave, North Hollywood, CA 91605	Prime	fred@gbcla.com	818-308-6435
7/1/25 14:05:47	New Creation Builders	Zuriel Crisostomo	Project Manager	17809 Clark Avenue, Bellflower, CA 90706	Prime	zc@newcreationbuilders	5625522587
7/1/25 14:10:03	cervus inc	michele bannister	owner	19425 Soledad Canyon Rd Suite 124 Canyon Country	Sub	michele@cervus-inc.com	6614946600
7/1/25 14:11:31	Cervus Inc	Barry Shipley	Consultant	19443 Soledad Canyon Rd Suite 105 Santa Clarita, CA 91351	Prime	barry@cervus-inc.com	2106673263

ATTACHMENT 4



Job Order Contract Pre-Bid Conference

County of Los Angeles Department of Public Works

Low Bid JOCs 2501FOS – 2510FOS (10 Contracts)

July 2025



Job Order Contracts

**2501FOS, 2502FOS, 2503FOS, 2504FOS, 2505FOS,
2506FOS, 2507FOS, 2508FOS, 2509FOS, 2510FOS**

**Max Contract \$6.2M
(1) year contracts**

Award / NTP Pending





Agenda

1. FOS Introduction
2. Job Order Contracting Overview
3. Simplebid® Unit Price Book (UPB)
4. Demonstration Simplebid® Software
5. Review Contract, Project, Work Order Entry





JOC Team



James Matz

Director Account Operations
(Simplebid)

FOS (Software)



Dennis Downs

Regional Account Manager

949-564-1487

ddomns@foscd.com



David McDonald

Senior Account Manager

213-944-5371

dmcdonald@foscd.com



Paul Pekinas

Account Manager

805-767-8780

ppekinas@foscd.com

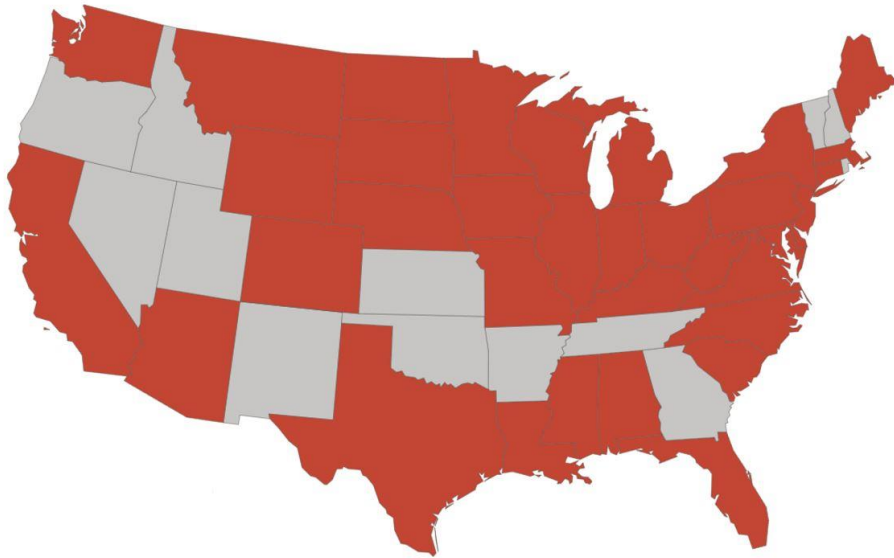




FOS
of CannonDesign

Professional Services & Software Consultancy Powered by a Global A/E Firm

National experience serving all public sectors



- Simplebid® JOC platform
- Cost estimating
- Facility condition assessments
- Physical asset management strategy
- FOScore® capital planning platform

#1 Worldwide

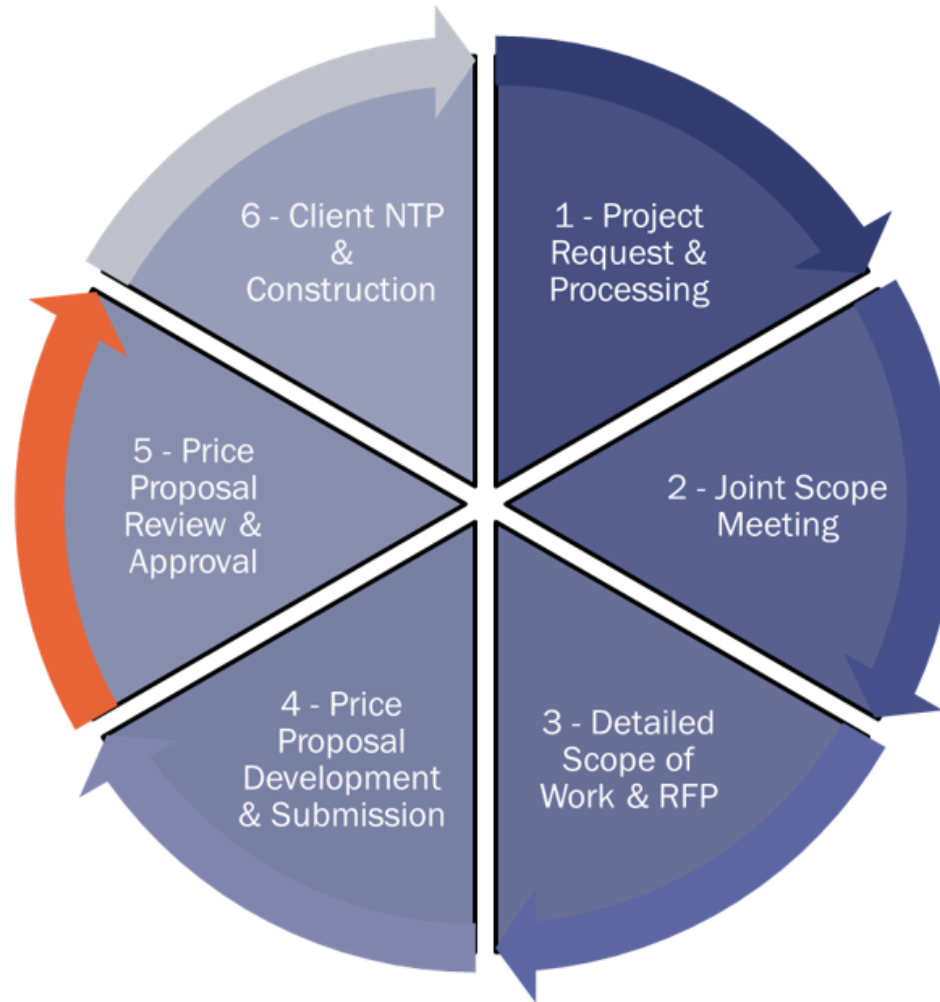
Existing Facilities Solutions

World Architecture 100, 2021, 2022, 2023 & 2024



Simplebid®

Job Order Contracting Overview





Job Order Contracting Overview

- JOC is an Indefinite-Delivery, Indefinite-Quantity (IDIQ) construction procurement method
- Job Ordering process based on a master contract and set unit prices for construction tasks
- Enables numerous projects to be awarded through a single competitive bid
- Creates a transparent & auditable procurement environment
- Supports the development of contractor/client relationships





Job Order Contracting Overview

- Tenant improvement projects, replacement, renovation
Various Projects - Maximum, not-to-exceed contract amount for each contract is \$6.2M.
- Typical Construction Projects: Repair, Maintenance, Replace for buildings, grounds, libraries, secure facilities, IT room upgrades, clinics, etc. NOT FOR NEW CONSTRUCTION





Job Order Contracting Overview

Four Key Components to the JOC Program

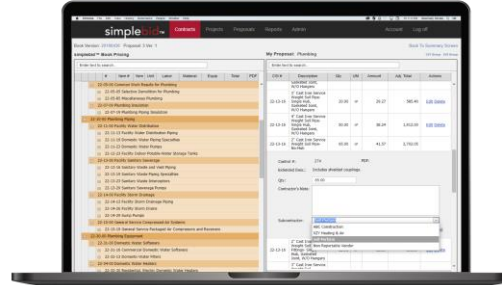
Job Order
Contract



Unit Price Book
(UPB)



Simplebid®
Platform



Team
Collaboration





Job Order Contracting Overview

Four Key Components to the JOC Program

Job Order Contract



- The job order contract is awarded through competitive solicitation
- Contains general conditions and other contractual requirements
- Defines awarded contractor adjustment factors and performance period
- Vehicle that allows owner to issue task orders





Job Order Contracting Overview

Four Key Components to the JOC Program

Unit Price Book (UPB)



The SimpleBid® Book
Job Order Contracting
Simplebid® Cost Book
For The County and Bidders
Client: The County of Los Angeles - Department of Public Works
Version: 2023-02-24
Publication Date: February 24, 2023



- The UPB is used to determine adjustment factors during bidding
- Used to build price proposals
- Includes direct costs for measurable units of work organized by CSI MasterFormat
- Each line item includes costs for labor, materials, and equipment to accomplish the described task
- All costs are subject to the local market, including prevailing wages

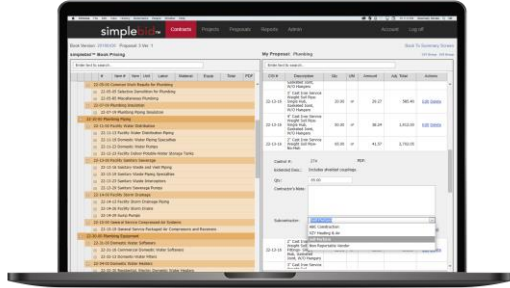




Job Order Contracting Overview

Four Key Components to the JOC Program

Simplebid®
Platform



- The Simplebid software is used by the agency and contractors to accomplish the task order procurement process
- Creates a consistent and intuitive environment for issuing projects, producing task order proposals, creating documents, and sharing information
- In-depth training will be provided to agency staff including awarded contractors





Job Order Contracting Overview

Four Key Components to the JOC Program

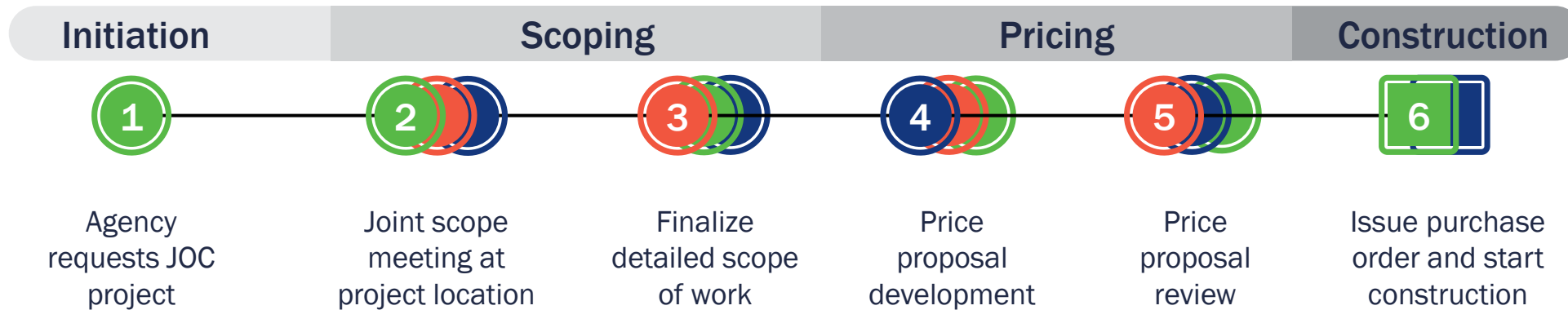
Collaboration



- A collaborative working relationship with shared goals is fundamental to the success of a JOC program
- Owner, Contractor, FOS Consultant working together to execute LADPW mission. Together we all succeed.
- Participating in the JOC program is a great way for contractors to receive consistent work and develop a strong relationship with agencies
- Responsiveness of staff and consultant keeps the program running smoothly.



Basic Workflow of JOC Ordering Process





Simplebid® Unit Price Book (UPB)

- Consists of the “Rulebook” and the unit price line items
- Predetermined database of measurable construction unit prices
- Used to develop price proposals for issued job orders
- Each line item includes a task description and applicable supplemental information defining what is included in the unit price
- Each line item includes labor, material, and equipment costs for a defined task
 - Direct costs only
 - Current local costs of material and equipment
 - Current local prevailing wage rates for labor



New Item Request

Simplebid®

ContractsProjectsWork OrdersProposalsReports⚙️📧

👤🕒🔗

Item RequestFOS InternalFOS Internal - Workflow

Request New Items - Please use the below form to request new items that are not in the cost book. Please allow up to 5 business days for your request to be reviewed, you will be notified by email when a decision has been made on your requested items. Please provide as much detail as possible so our estimating team can determine if your item is eligible for addition to the cost book.

[Back To Request List](#)

Book Version:
Requestor: Milosch, Andrew
System Work Order #
Client Work Order #
Work Order Name
Project Manager
CSI Number *
Unit Of Measure *
Expected Installed Qty *
Expected Material Price *
Expected Labor Price *
Expected Equipment Price *

Item Description/Notes *

Expected Make/Model:

Contact Person:
Contact Name: *
Contact Phone: *
Contact Email: *

Upload Documents
Please provide any necessary documents to ensure our estimating team can provide the best pricing. Example documents that would be helpful include cut sheets, specifications, vendor quotes, etc.

Select Document To Upload:

* Required Field



Preparing Adjustment Factors (A,B,C & D)

- Unit prices multiplied by the quantity and then multiplied by the applicable adjustment factors to determine final pricing for all proposals submitted by an awarded contractor.
- Adjustment factors include general conditions, overhead, profit, taxes, insurance, and other costs of doing business.
 - Refer to the Simplebid UPB Rulebook for cost inclusions and exclusion details
- Soliciting adjustment factors for Contract Types:

Contract 1

- **Factor A** will be for Specialty Construction projects to be performed during Normal Working Hours,
- **Factor B** for Specialty Construction projects to be performed during Other Than Normal Working Hours (overtime/non-standard shifts).
- **Factor C** will be for General Construction projects to be performed during Normal Working Hours,
- **Factor D** for General Construction projects to be performed during Other Than Normal Working Hours (overtime/non-standard shifts)

Contract 2

- **Factor A** will be for OSHPD projects to be performed during Normal Working Hours,
- **Factor B** for OSHPD projects to be performed during Other Than Normal Working Hours (overtime/non-standard shifts).
- **Factor C** will be for General Construction projects to be performed during Normal Working Hours,
- **Factor D** for General Construction projects to be performed during Other Than Normal Working Hours (overtime/non-standard shifts)

Adjustment Factors shall apply to every Task in the Unit Price Book.



Preparing Adjustment Factors

ADJUSTMENT FACTOR INCLUSIONS

Overhead	Profit	Safety Meetings
Bonds	Supervision	Proposal Development
Insurance	Training	Sub-Contractor Management
Scoping	Quality Control	Entry/Exit to job site
Proposal Review	Closeout	Redline drawings
Sketches	Invoicing	Warranty work
Mobilization	Mobilization	Mobilization





Preparing Adjustment Factors

104720	LVT - Luxury Vinyl Tile						SF
09-65-19	100% vinyl, enhanced wear surface, 1/8" thick						
Quantity		Book Price		Book Total		Factor	Bid Price
350.00	x	\$8.32	=	\$2,912.00	x	1.20	\$3,494.40
							Subcontractor 1

Contractor's Note:

Replaces sheet vinyl originally spec'd


$$(\text{Quantity} \times \text{Book Price} = \text{Book Total}) \times \text{Adjustment Factor} = \text{Bid Price}$$





Simplebid®

JOC Work Order Sample Documents


MARK PETERELLA, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
"To Enrich Lives Through Effective and Caring Service"

800 SOUTH PRIMAVERA AVENUE
ALHAMBRA, CALIFORNIA 91803-1311
Telephone: (626) 475-1310
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460
IN REPLY, PLEASE
REFER TO FILE

August 11, 2021

Mr. Test Contractor
CD Test Contractor
123 Main Street
Los Angeles, CA 90001

Dear Mr. Contractor:

**JOB ORDER CONTRACT
REQUEST FOR PROPOSAL**

WORK ORDER TITLE: Tenant Improvement Project
WORK ORDER NO.: 2001CP-001-01S1; C.P. 80001; Project P90001HR
FACILITY NAME: Main Street Center
LOCATION: 100 Maple Street
Los Angeles, CA 90002
LTWHP: Low Bid
CONTRACT REFERENCE: 2001CP/PW15000

The County of Los Angeles requests that you provide a complete work order proposal package in electronic format for the above-referenced work order. Your proposal package shall include a detailed cost proposal, subcontractor list and estimate, work schedule, and any other relevant documentation.

Enclosed is the Proposed Detailed Scope of Work that was discussed at the Joint Scope Meeting held on August 2, 2021.

Additional Work Order Requirements:

Proposed Due Date: On or before August 25, 2021
Proposed Work Duration: 212 Calendar Days

NOTE: Liquidated Damages WILL Apply.

Mr. Test Contractor
August 11, 2021
Page 2

If you have any questions or require additional information regarding this Request for Proposal, please contact me at (555) 300-1020.

Very truly yours,

John Smith
Director of Public Works

Jackie Jones
Project Manager

Mr. Test Contractor
August 11, 2021
Page 3

ENCLOSURE
DETAILED SCOPE OF WORK

WORK ORDER TITLE: Tenant Improvement Project
WORK ORDER NO.: 2001CP 001 01S1; C.P. 80001; Project P90001HR
DETAILED SCOPE OF ☐ Proposed ☐ Final

The scope of work for the project is to accomplish all work identified and be consistent with the requirements of the plans and specifications noted below for a complete project:

Plans:
Smith - West
Tenant Improvement Project
100 Maple St., Los Angeles, CA
OSHPD # S100003-19-00 & S100003-19-ABCD
Project # 12300.00.0 (Smith-West)
Dated: OSHPD approved sets dated 1/23/21 & 1/30/21

Specs:
As noted in Plans

Basic Scope Items:
Install/remove construction barriers and HVAC/Exhaust as required and satisfactory for all phases of the work.
Demolish the existing floor tile and portions of existing concrete slab/trench drains/drainage piping as required.
Prepare soil subgrade and formwork for new drain lines, concrete slab, and trench drains.
Construct new drain lines, concrete slab, trench drains, and electrical upgrades for the new stoves.
Prepare concrete slab and install epoxy flooring per plan.
Install flooring, ceilings, and walls where required.
Install and anchor equipment per plan.
Remove existing equipment per plan and reinstall them back at the same locations to allow new flooring to be installed.
Each phase of the work to be completed and signed off by building inspector within required construction durations.
Prior to inspections of completed phases, area within construction barrier to be cleaned per plan/requirements.
All the work and phases must be coordinated with daily business hours and with the facility manager prior to start of any construction activity.

Signature:
Jackie Jones, Project Manager

Date





Preparing Adjustment Factors

- Use information from previously completed projects, verify current market conditions and costs for labor, materials, and equipment
- Examples of relevant past projects:
 - Roofing repair and replacement
 - Interior tenant improvements
 - Mechanical equipment installation
 - Lighting fixtures
 - Sidewalk repair and replacement



Preparing Adjustment Factors

- ❖ Add overhead & profit costs from past projects to see total compensation

Unit Price Book Costs

Item	Unit Price
Demolition	\$15,000
Install Item 1	\$40,000
Install Item 2	\$55,000
Subtotal (Direct)	\$110,000

Past Project Costs

Item	Unit Price
Sub/Trade (Direct)	\$94,000
Meetings*	\$3,000*
Project Management*	\$6,000*
Office & Support*	\$4,000*
Profit*	\$9,000*
Total Project Costs	\$116,000

Soft costs and percentages for example only





Preparing Adjustment Factors

- ❖ Use the difference of the unit price book cost and past project cost to calculate adjustment factor

UPB Cost (Direct):	\$110,000
Past Project Cost (Total):	\$116,000

Adjustment Factor (AF) Calculation:	$AF = (\text{Past Project Total Cost} \div \text{Unit Price Book Cost})$
	$AF = (\$116,000 \div \$110,000)$

Adjustment Factor:	1.0545
--------------------	--------

Check Work $\$110,000 \times 1.0545 = \$116,000$





Preparing Adjustment Factors

- Low adjustment factors can be detrimental to your relationship with LADPW
 - Attempts to artificially inflate price proposals will not be tolerated
 - Line items and quantities must only reflect the detailed scope of work
 - JOC Consultants will reject proposals that do not reflect the detailed scope of work
- Awarded contractors will be held to the submitted factors for the duration of the contract term
- JOC Contracts are relationship-based. Your performance may dictate volume of job orders, contract option years, and future ability to participate in the JOC program.





Submitting Your Bid

- Use the provided Bid Form Package in the RFB to submit your adjustment factors.

A sample bid form titled "FORM OF BID TO BE USED BY BIDDERS" for a "Job Order Contract". It includes fields for the bidder's name and identification number, and detailed instructions for completing the bid, including a section for adjustment factors and a line for the bid amount in units.

- Bids may be submitted electronically using Bid Express.
(www.BidExpress.com)



ATTACHMENT)

JOB ORDER CONTRACTING

Mandatory Pre-bid Conference

For Contracts: JOC 2511GG – 2521GG

JULY 1, 2025



Common Challenges for Facilities and Procurement



Addressing critical backlog
in a timely manner amidst
cost controls and change
orders



Process delays and difficulty
getting “quality” contractors
to respond or engage



Rising costs have potentially
reduced spending power



Creating accurate
construction and
maintenance cost
estimates



Meeting project
timelines and
budgets



Staff issues due to
peak volume, too
many projects or
retirements



Lack of transparency
or auditability of
inclusion programs

The Process



Refer to LADPW General Conditions Section 10, Ordering Procedures

Job Order Contracting (JOC)

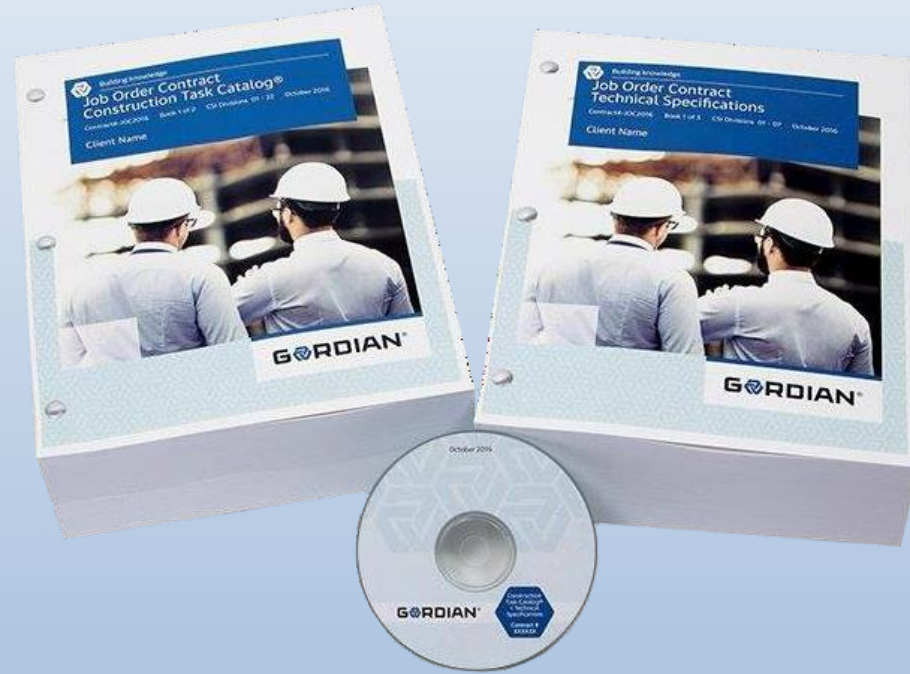
Definition

- Indefinite delivery/indefinite quantity process (IDIQ)
- Enables facility owners to complete a substantial number of individual projects with a **single, competitively-awarded bid**
- Construction Tasks are based on **preset costs in a Unit Price Book (UPB)**
- Contractors bid an Adjustment Factor to be applied to **UPB**, resulting in on-call, competitively bid and awarded contractors that are available to perform work at agreed upon prices

Value

- Saves time and administrative costs on construction procurement
- Provides transparent and auditable procurement process that ensures diversity/inclusion
- Fundamentally different construction procurement relationship
 - Contractors are subject to different motivators and behavior
 - Non-adversarial relationship between Owner and Contractor

Contract Documents



- Front End Documents
- Construction Task Catalog®
- Technical Specifications

THE BIG NOTE IS AFTER THE TABLE OF CONTENTS IN THE CTC CATALOG.

Understanding the Construction Task Catalog®



- Contractor must review and understand.
- “Using the Construction Task Catalog®”
- Rules of the game.
- Ensures you get paid for all appropriate tasks.
- Using the Construction Task Catalog are pages 00 – 1 to 00-8 of the CTC.

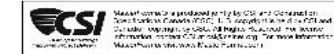


About the CTC:

- ☑ This Construction Task Catalog® (CTC) was developed and customized by The Gordian Group, Inc., specifically for County of Los Angeles, Department of Public Works, priced locally using current labor, material and equipment costs, and published in October 2021.
- ☑ The Gordian Group, Inc. licenses the use of this CTC and other proprietary information and software for the sole purpose of providing Job Order Contracting services to County of Los Angeles, Department of Public Works. Use of this CTC and other proprietary information and software for any other purpose, or for any other entity, is expressly prohibited without the express written consent of The Gordian Group, Inc.

MasterFormat™

- ☑ The tasks in this Construction Task Catalog are organized using CSI's MasterFormat.



The Unit Prices Include:

LABOR COSTS:

- ☑ Labor costs include direct labor through the working foreperson level at straight-time prevailing wage rates including fringe benefits and an allowance for Social Security, Medicare taxes, worker's compensation, payroll taxes, unemployment insurance, and employee benefits.
- ☑ Labor costs include unloading equipment, traffic control, materials, and tools, and transporting the same up or down 2 stories and 125' to reach the project site; layout; measuring and cutting to fit;

October 2021

Department of Public Works

Using The Construction Task Catalog®

performing the task; disposal of excess material; and time for lunch and breaks.

EQUIPMENT COSTS:

- ☑ Equipment costs include all equipment required to accomplish the task.
- ☑ Mobilization and Delivery are included for all equipment except large equipment (e.g. cranes, bulldozers, excavators, backhoes, bobcats etc.), which exclude mobilization.
- ☑ Equipment costs include all operating expenses such as fuel, electricity, lubricants, etc.

MATERIAL COSTS:

- ☑ Material costs include the cost of the material, delivery, traffic control personnel, and all incidentals and accessories integral to the installation.
- ☑ Material costs include manufacturer's and/or fabricator's shop drawings.
- ☑ Material costs for roofing, drywall, VCT, carpet, wall covering, ceiling tile, pipe, conduit, concrete, etc. include an allowance for waste. This list is not intended to be all inclusive, but descriptive of the types of construction materials that are typically sold in standard lengths, sizes and weights.
- ☑ Material costs for imported materials (e.g. aggregate, sand, soil, etc.) include delivery up to 15 miles from the closest approved source.

The Adjustment Factors Include:

The Adjustment Factors include the following costs, unless specifically excluded by the terms of the Contract Documents:

BUSINESS COSTS:

- ☑ Office overhead, including, but not limited to, office space, office equipment, office and management personnel, office supplies, and employee transportation.

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Page 00 - 1

Custom Construction Task Catalog®

CSI MasterFormat

Full task description

Cost includes labor, material and equipment for your location

09 22 16

Non-Structural Metal Framing (09 22)

Note: Includes all necessary framing studs, bridging, fasteners necessary to attach to floors, walls, ceilings and a metal stiffener at half height. Per SF of wall area measures one side. Do not deduct for openings of less than 25 SF when calculating total wall square footage.

09 22 16 00-0004	SF	3-5/8" Width, 25 Gauge, Non Load Bearing, Non Structural Metal Framing Stud With Tracks And Runners, 16" On Center.....	1.67	0.34
		For Walls > 10' High, Add	0.33	
		For Soffit, Columns Or Beams Up To 10' High, Add	0.86	
		For Soffit, Columns Or Beams > 10' High, Add	1.11	
		For Horizontal Installation Up To 10' High, Add	0.30	
		For Horizontal Installation > 10' High, Add	0.38	
		For Curved Wall, Add	0.26	
		For 12" On Center, Add	0.29	
		For 24" On Center, Deduct	-0.29	
		For Up To 200, Add	0.51	
		For > 200 To 500, Add	0.25	

Modifiers for variations
or quantity discounts

Demolition cost
(if applicable)

Custom Construction Task Catalog®

09 Finishes | 0920 Plaster And Gypsum Board | 092200 Supports For Plaster And Gypsum Board | 09221600 Non-Structural Metal Framing | Non-Structural Metal Stud Framing | Non Load Bearing Wall Framing, 25 Gauge

Read-only Line Item View
CSI #: 092216130004
3-5/8" Width, 16" On Center, 25 Gauge, Non Load Bearing, Non Structural, Galvanized Steel Stud Framing With Tracks And Runners

Includes studs, bridging, fasteners, and metal stiffener at half height. Do not deduct for openings of less than 25 SF.

Install Unit Price: \$2.31 / SF
Labor: \$1.52
Material: \$0.78
Equipment: \$0.01

Full task description

Cost includes labor, material and equipment for your location

Demo Unit Price: \$0.60 / SF

Demolition cost (if applicable)

Modifiers

	Description	Amount
0001	For Powder-Actuated Fasteners Every 2', Add	\$0.04
0002	For Walls >10' High, Add	\$0.46
0003	For Soffit, Columns Or Beams Up To 10' High, Add	\$1.46
0004	For Soffit, Columns Or Beams >10' High, Add	\$1.91
0005	For Horizontal Installation Up To 10' High, Add	\$0.46
0006	For Horizontal Installation >10' High, Add	\$0.61
0007	For Curved Wall, Add	\$0.46
0008	For 12" On Center, Add	\$0.39
0009	For 24" On Center, Deduct	-\$0.39
0010	For Up To 100, Add	\$0.77
0011	For >100 To 300, Add	\$0.38
0012	For >1,000, Deduct	-\$0.20

Modifiers for variations or quantity discounts

PROGRAM DESIGN

GORDIAN®

Technical Specifications

- Specifies Quality of Materials and Workmanship
- Corresponds with Tasks in the Construction Task Catalog®



Technical Specifications

Note: Customizing these documents is the responsibility of the Gordian team

Conversions

Tech Specs

Big Note

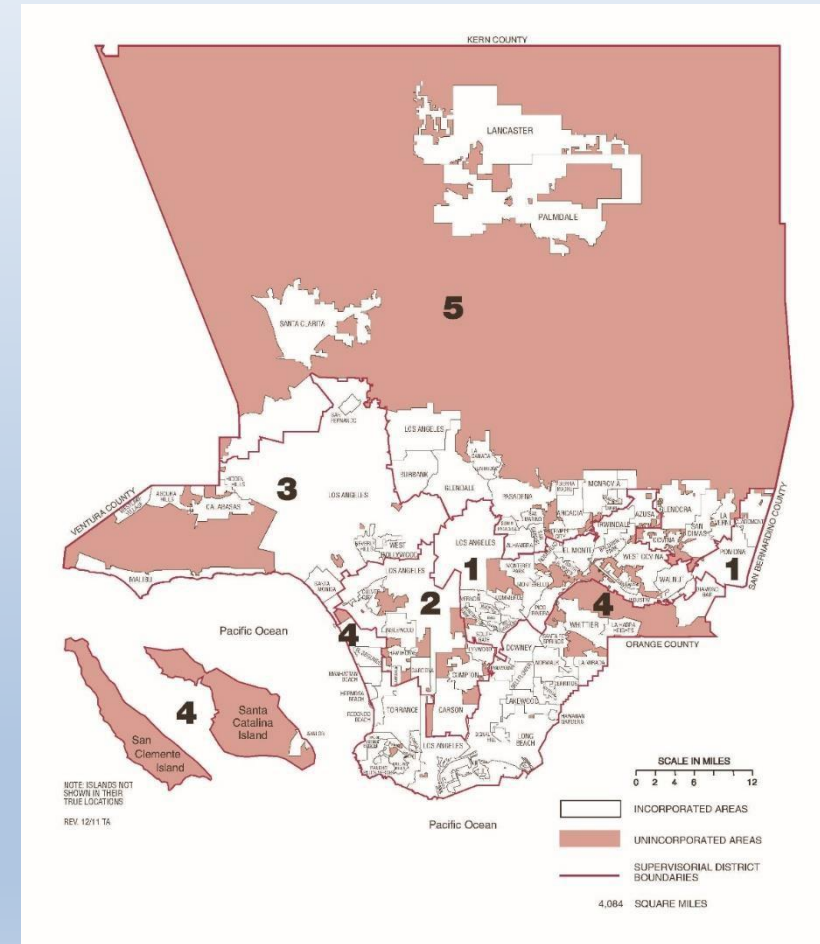
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02958 Concrete Tank Lining <small>(02950)</small>	
02958-0001	SF Concrete Tank Lining101.55
	Note: Price includes pressure washing inside of tank and surrounding areas as necessary, building of barrier to prevent debris from escaping out of tank with plastic. Set-up and take down of scaffolding. Two visual inspections, once when tank is emptied to assess cracks, and once after the hydro-blasting. DWM will fill and drain any and all adjacent tanks. Removal and disposal of any and all debris in DWM containers. Sandblasting, injection repair of cracks up to 100' and 10' of epoxy coated rebar, prime coat all exposed steel with specified prime coat, filling of corners, removal and disposal of debris by bags or buckets, disposal of debris in Department of Water Management waste containers. Repair of drain box and pipe penetrations, application of specified cement based leveling compound where required. Installation of initial primer and conductive primer, installation of the matt resin system per specifications, installation of two scratch coats and specified primer. Mat and resin corner coving, application of base coat, troweling on of fiberglass mat system and rib roll, and application of clear grout coat. Spark test and pull test of tank with applicable testing equipment. Cost for lining material representative to be present during the spark and pull test with applicable equipment. Install 2 layers of top coat on all walls floor and ceiling. Final visual inspection of tank. Price includes working in a confined space including setting up of equipment and material in the combined space. Price includes air monitoring, air monitoring equipment and the set-up and take down of that equipment. Price also includes all equipment, tools, materials and signage necessary to complete the work described above. Price excludes emptying contents out of tank and filling and draining of adjacent tanks.
	02MOD-1223 For Quantities >9000 To 18000, Deduct -2.72
	02MOD-1224 For Quantities >18000, Deduct -4.54

Solicitation Details

Projects may be at any location within the entire County



Solicitation Details

Orders						
Search...						
	Job Order Name	Contract Name	Status	Price Proposal Total	Last Updated	Last Updated By
ctionTest001	ReportActionTes...	ReportActions001	Project Initiation		03/14/2019	r.yenugu@thegordiangroup.com
	job2n	Release Demo Contract	Proposal Due		03/14/2019	procontractor@gmail.com
	job1	ecc9a903-67a4-45a4-86e8-6d100d6682d7	Project Initiation		03/14/2019	procontractor@gmail.com
oProject	NewNPpProject	Release Demo Contract	Proposal Due		03/14/2019	k.krishnamurthy@thegordiangro
KT	AdarshKT	AdarashKTJOC	Proposal Due		03/14/2019	k.krishnamurthy@thegordiangro
issue2	modifierissue2	2A520BA9-0157-47BB-9D7D-6D307A022A95	Proposal Approved		03/14/2019	k.krishnamurthy@thegordiangro
ction_Test111	ReportAction_Te...	Release Demo Contract	Project Initiation		03/13/2019	r.yenugu@thegordiangroup.com
	jotoapprove	Release Demo Contract	Proposal Approved		03/13/2019	k.krishnamurthy@thegordiangro
CheckVersionTotalls...	NewJOCheckVer...	Release Demo Contract	Proposal Approved		03/12/2019	k.krishnamurthy@thegordiangro
1 2 3 4 ▶ 1 - 50 of 17						

Internet Based Software Provided with Contract

- JOC Gordian Cloud Software Expedites the Job Order Process
 - Price Proposals
 - Subcontractor Lists
 - Tracking Dates
 - Required Job Order Forms
- Training provided

JOC on Gordian Cloud

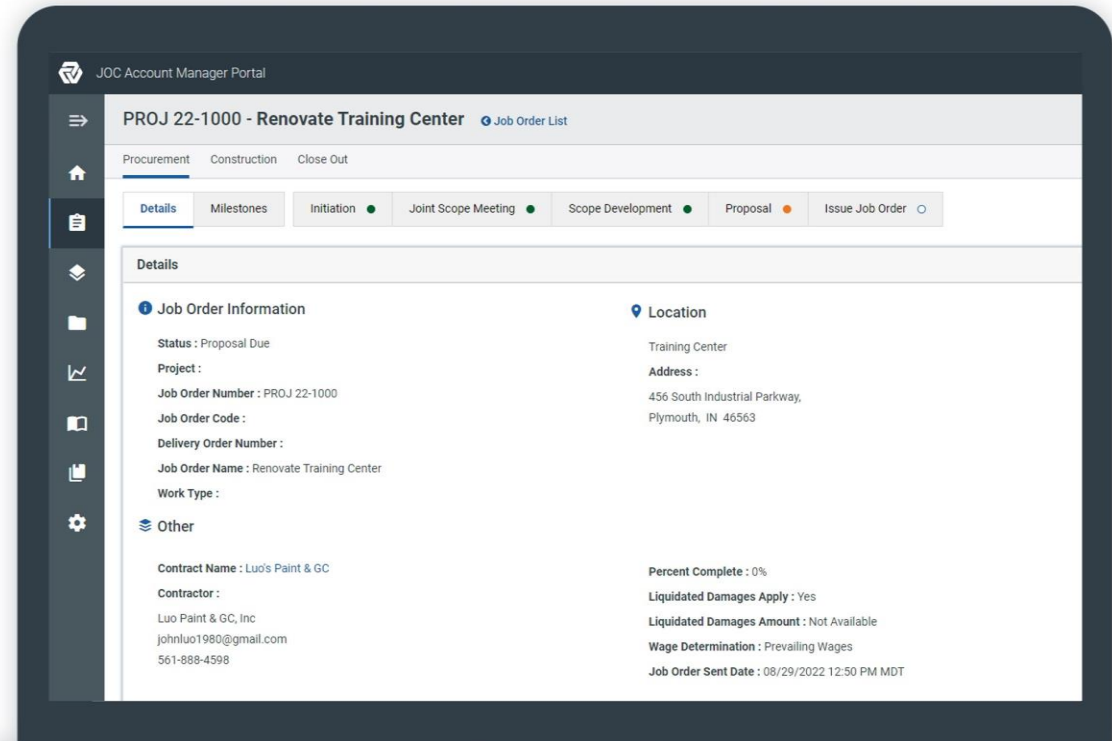
Instant access to your customized
CTC

Quality Control measures to
ensure contract compliance

Version histories of every Price
Proposal

Collaboration tools to
communicate with contractors
around line-item revisions and
project milestones
Milestone tracking

**Gordian JOC solutions include access
to our secure, cloud-based software,
Gordian Cloud.**



Sample Project: Detailed Scope of Work

- Interior Renovation

- Doors and Hardware
 - Replace 12 interior doors, hinges and hardware
 - Doors shall be 3x7, solid core wood doors
 - Grade 2 locksets with knobs
 - Replace 2 push bar exist devices and door closers on exit doors
- Interior Lighting
 - Replace all lay-in troffer fixtures on first and second floors. 48 in total
 - Replace 4 exit fixtures
 - Replace 12 industrial fixtures in shop area
- Plumbing Fixtures
 - Replace 8 bathroom sinks, 8 faucets, and 8 toilets in men's and women's bathroom in admin building and shop area
 - Replace 4 water fountains
- Replace Boiler
 - Demo existing boiler and as much piping and venting to accommodate new boiler. Install a new 1028 mbh oil fired cast iron boiler. No access for packaged boiler. Must field assemble sections. Provide new piping as required.
- Normal Working Hours Apply

Sample Project: Price Proposal

Search by Name, CSI #, Group, etc...

All ItemsFiltering & GroupingColumns

This is a read-only view.

		CSI Number	Description	User Notes	UOM	Install Quantity	Demo Quantity	Adjustment Factor	Line Total	Your Response	Their Suggestion	Reason Comment
<input type="checkbox"/>		015423000008	User Notes: Provide and install scaffolding for safety. Provide and install scaffolding for safety. Total length of the scaffolding roughly 1,005 lf x 5 lf width x 50 ft height = 251,250 cu.ft. = 2,512.50 CCF		CCF	2,512.50	0	0.8254	\$107,278.58	Accepted	Modified	Type note...
<input type="checkbox"/>		015629000003	Installation of Heavy Duty Steel Post And Beam Sidewalk Bridge Assembly User Notes: Provide and install scaffolding for safety.		LF	60.00	0	0.8254	\$6,557.97	Accepted	Accepted	Type note...
<input type="checkbox"/>		016619000010	Transfer Demolition Debris Distances Greater Than 125', Per CY Of Material Per 125' User Notes: Construction debris. Construction debris. Large sloped roof = 25' L x 35' H x 8' ea = 7,000 sf Narrow sloped roof = 15' L x 35' H x 7' ea = 3,675 sf All other high sloped roof = Total 580' L x 5' H = 2,900 sf Total = 13,575 sf roof to be demoed x roughlyly 2" thickness (including underlayment) = 84 CY		CY	84.00	0	0.8254	\$406.29	Accepted	Modified	Type note...
<input type="checkbox"/>		017419000004	30" Diameter, Steel Temporary Debris Chute User Notes: Construction debris.		LF	30.00	0	0.8254	\$976.61	Accepted	Accepted	Type note...
<input type="checkbox"/>		017419000016	40 CY Dumpster "Construction Debris" User Notes: Construction debris. Large sloped roof = 25' L x 35' H x 8' ea = 7,000 sf Narrow sloped roof = 15' L x 35' H x 7' ea = 3,675 sf All other high sloped roof = Total 580' L x 5' H = 2,900 sf Total = 13,575 sf roof to be demoed x roughlyly 2" thickness (including underlayment) = 84 CY = 3 Dumpsters		EA	3.00	0	0.8254	\$1,680.05	Accepted	Modified	Type note...
			07 Thermal And Moisture Protection									
<input type="checkbox"/>		073113130014	300 LB/SQ, 5' Exposure, Reflective Two Layer Laminated Fiberglass Reinforced, Asphalt Composition Shingle (Cer ... More User Notes: New Shingle Roofs Large sloped roof = 25' L x 35' H x 8' ea = 7,000 sf Narrow sloped roof = 15' L x 35' H x 7' ea = 3,675 sf All other high sloped roof = Total 580' L x 5' H = 2,900 sf Total = 13,575 sf = 135.75 SQ.		SQ	135.75	135.75	0.8254	\$68,413.17	Accepted	Modified	Type note...
		Modifier	0307 For Steep Roof, Over 7 To 12, Add			65.75			\$3,509.64			
<input type="checkbox"/>		073113130022	Architectural Hip And Ridge Shingles User Notes: Ridge shingles = 20ea ridges x 5ft = 100 lf		LF	100.00	100.00	0.8254	\$529.08	Accepted	Added	Type note...
<input type="checkbox"/>		073400000008	30 Mil, Fire Rated, High Temperature, Coated Woven Synthetic Roofing Underlayment, Mechanically Fastened (TITA ... More User Notes: This is acceptable alternate that matches the Roofers select high performance Underlayment. All excess quantities shall be returned to LACDA New Shingle Roofs Large sloped roof = 25' L x 35' H x 8' ea = 7,000 sf Narrow sloped roof = 15' L x 35' H x 7' ea = 3,675 sf All other high sloped roof = Total 580' L x 5' H = 2,900 sf Total = 13,575 sf = 135.75 SQ.		SQ	135.75	135.75	0.8254	\$7,325.70	Accepted	Modified	Type note...
		Modifier										

Method to Calculate

- **Use Historical Project Data**
- **Review Current Construction Market Data**
 - Select a Completed Project
 - You Know Scope and Direct Costs (Ensure current market pricing)
 - Price Project From CTC
 - Add on Overhead and Profit
 - Calculate the Adjustment Factor

Bid Tab (Sample) | Adjustment Factor Worksheet

Rank	Bidder	Normal Hours Adjustment Factor (Non- Acute)	Normal Hours Adjustment Factor (Acute)	Non Pre-Priced Adjustment Factor	Calculated Combined Adjustment Factor
	Contractor A	1.1500	1.1800	1.1500	1.1560
	Contractor B	1.1000	1.1500	1.1250	1.1125
	Contractor C	1.0900	1.1200	1.1000	1.0970
	Contractor D	1.1625	1.1725	1.1825	1.1665
	Contractor E	1.5000	2.2500	1.1500	1.6150

Sample Price: CTC vs. Quote

Direct Cost of Work from CTC

- Replace Boiler \$ 48,911.43
- Doors/Hardware \$ 9,748.46
- Lighting \$ 15,845.00
- Plumbing \$ 14,986.76

TOTAL = \$ 89,491.65

Direct Cost of Work from Quotes or Estimates

- Replace Boiler \$ 47,500.00
- Doors/Hardware \$ 9,250.00
- Lighting \$ 16,750.00
- Plumbing \$ 12,500.00

TOTAL = \$ 89,000.00

Sample Price: Putting it all together

• A.	Direct Cost of Work from Quotes	\$89,000.00
• B.	Overhead 10%*	<u>\$ 8,900.00</u>
• C.	Subtotal (Cost & O/H)	\$97,900.00
• D.	Profit 10%*	<u>\$ 9,790.00</u>
• E.	Subtotal (Cost & O/H & Profit)	\$107,690.00
• F.	Price From CTC	\$89,491.65
•	Adjustment Factor (= E / F) = 1.2034	

*Sample Only. Contractor to determine O/H & Profit.

Prepare this calculation for more than one sample project.

Bid Considerations

- Contractors Should Expect To
 - Prepare Incidental Drawings or Sketches for Some Projects
 - Justify Quantity Calculations
 - Explain Detail of Work
 - Prepare Proposals for Some Projects That Might be Canceled
 - Margins on CTC Tasks Vary
 - Some Projects are More Profitable than Others
 - Maintain a Fully Functioning Office
 - Maintain a Fully Functioning Staff
 - Pay for all security clearances for personnel
 - Maintain required insurance coverage until all projects are accepted
 - Hold Required Licenses
 - Meet Participation Goals

Risks of Low Adjustment Factor

- Your adjustment factor must consider current market inflation rate and current supply issues.
- Adjustment factor must consider materials, labor, and equipment costs have substantially increased.
- Leads to Arguments in Proposal Review
 - Unsupportable Tasks
 - Exaggerated Quantities
- Leads to Delays in Job Order Development
 - Takes Longer to Review Proposals
- Creates an Adversarial Relationship
 - Reduced Volume of Work
 - Lost Profitability
 - Contractor may be entered into the Contractor Alert Reporting Database (CARD) used to track/monitor poorly performing contractors
 - Future JOC awards will be based on CARD performance
- No Second Chance to Improve your Margin

JOC Value: Significant Cost Savings

Industry studies and project examples demonstrate costs savings with JOC compared to traditional delivery methods

Average **Construction** Cost Savings

Save **3-8%** with JOC

Average **Administrative** Cost Savings

Save **24%** with JOC

Review of Key Points

- Focus on Total Potential Value of Contract
 - \$5,700,000
- Evaluate Construction Task Catalog[®]
 - Analyze Unit Prices
 - Know the General Guidelines for Using the CTC
- Contractor Performance Drives Volume
 - Ability to Market Program and Services
 - Responsive Service
 - Accurate Proposals
 - Safe and Clean Project Sites
 - High Quality Construction
 - On-Time Completion
 - On Time Close Out