



AGENDA

FOR THE REGULAR MEETING OF THE LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE WEDNESDAY, JUNE 18, 2025, 12:00 PM

Primary location:

LACDA Headquarters
700 West Main Street
Alhambra, California 91801

Alternate location (teleconference only):

West Hollywood Library
Study Room C
652 N San Vicente Blvd
West Hollywood, California 90069

To join via phone, dial **(747) 200-6781**, then enter **525 710 562#** when prompted.

[Click here to join the meeting](#)

1. Call to Order

2. Roll Call

Zella Knight, Chair
Ruthie Myers, Vice Chair
Tara Barauskas
James Brooks
Mary Canoy
Crystal Clark
Renee Contreras
Connor Lock
Takao Suzuki
Anna Swett
Pamela Williams



lacda.org

Administrative Office
700 West Main Street, Alhambra, CA 91801
Tel: (626) 262-4511 TDD: (626) 943-3898

Executive Director: Emilio Salas

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



3. **Reading and Approval of the Minutes of the Previous Meeting**

Regular Meeting of April 16, 2025

4. **Report of the Executive Director**

5. **Presentations**

Resident Councils

6. **Public Comments** (3 minutes each speaker)

Regular Agenda

7. **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)**

Recommend that the Board of Commissioners:

Find that the adoption of the Job Order Contract (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.

Adopt the JOC Construction Task Catalog and Technical Specifications prepared by The Gordian Group, Inc., dated May 2025.

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.

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.

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 subject to and 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.

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.

8. Commissioner Comments or Suggestions for Future Agenda Items

Access to the agenda and supporting documents are available on the LACDA website. Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Advisory Committee meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least four business days prior to the meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the LACDA by phone at (626) 586-1855 from 8:00 a.m. to 6:00 p.m., Monday through Thursday, or by e-mail at nick.teske@lacda.org.



June 18, 2025

TO: Housing Advisory Committee

FROM: Medina Johnson-Jennings, Director
Housing Assistance Division

SUBJECT: FSS PROGRAM UPDATE – MAY 1, 2025

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Housing Choice Voucher and Public Housing participants achieve economic independence and self-sufficiency.

ACTIVITIES

NUMBER CURRENTLY ENROLLED	327	As of June 1, 2025 , there were 295 Housing Choice Voucher (HCV) and 32 Public Housing (PH) FSS participants.
NEW ENROLLMENTS	4	(3) Housing Choice Voucher (HCV) and (1) for Public Housing (PH).
CONTRACTS EXPIRED	1	FSS contracts expired for Housing Choice Voucher (HCV) (1) and (0) for Public Housing (PH).
DIRECT ASSISTANCE REFERRALS	257 387 84 98 58 63 1,375 81 4 160 0 0	Job Referrals Work Source/Job Fairs Educational/Vocational/Job Training Financial Literacy Home Ownership Counseling Credit Repair Other/Utility/Legal Aid Covid-19/Childcare Services Computer Training Small Business Youth Services IDA Free Tax Prep Pop-up Sites
OUTREACH & COMMUNITY EVENT	1	5/13/2025: Emotional Wellbeing & Stress Workshop by LA County DMH
GRADUATIONS	3	(3) Request for Graduation for Housing Choice Voucher (HCV) and (0) for Public Housing (PH).

2024 Graduates	36	CY 2024 , there were (31) Housing Choice Voucher (HCV) and (5) Public Housing (PH) FSS graduates.
Transitioned out of Housing Subsidy	3	(3) Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
Homeownership	0	(0) Housing Choice Voucher (HCV) and (0) for Public Housing (PH)
Family Services/Goal Completion	2 0 6 9 24 17 0 1 34 29 0 1	GED High School Post Secondary Vocational/Job Training Job Search/Job Placement Job Retention Transportation Health Services Mentoring (Credit and Budget counseling) Homeownership Counseling Individual Development Account (IDA) Child Care
2025 YTD Graduates	17	CY 2025, there were (13) Housing Choice Voucher and (4) Public Housing (PH) FSS graduates
Transitioned out of Housing Subsidy	2	(2) Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
Homeownership	0	(0) Housing Choice Voucher (HCV) and (0) for Public Housing (PH)
Family Services/Goal Completion	1 0 1 2 13 7 0 0 14 16 0 0	GED High School Post Secondary Vocational/Job Training Job Search/Job Placement Job Retention Transportation Health Services Mentoring (Credit and Budget counseling) Homeownership Counseling Individual Development Account (IDA) Child Care

If you have any questions, please feel free to contact me at (626) 586-1670.

**MINUTES FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY DEVELOPMENT AUTHORITY
HOUSING ADVISORY COMMITTEE**

Wednesday, April 16, 2025

The meeting was convened at LACDA headquarters, located at 700 West Main Street in Alhambra, California.

Digest of the meeting. The Minutes are being reported seriatim.

The meeting was called to order by Commissioner Williams at 12:09 p.m.

<u>Roll Call</u>	<u>Present</u>	<u>Absent</u>
Zella Knight		X
Ruthie Myers	X	
Tara Barauskas	X	
James Brooks	X	
Mary Canoy	X	
Renee Contreras	X	
Connor Lock		X
Takao Suzuki	X	
Anna Swett	X	
Pamela Williams	X	

Agenda Item No. 3 – Reading and Approval of the Minutes of the Previous Meeting

On motion by Commissioner Brooks, seconded by Commissioner Canoy, with Commissioners Suzuki and Williams abstaining and Commissioner Myers not present, the minutes of the Regular Meeting of February 19, 2025, were approved as presented.

On motion by Commissioner Barauskas, seconded by Commissioner Canoy, with Commissioners Brooks and Suzuki abstaining and Commissioner Myers not present, the minutes of the Regular Meeting of March 19, 2025, were approved as presented.

Agenda Item No. 4 – Report of the Executive Director

Chief of Programs Tracie Mann announced that Tomasa Richmond was appointed as the new Director of the Housing Operations Division, effective Monday, April 7, 2025. Tomasa has over 26 years of housing experience and began her career with LACDA in 2010. She was the Acting Director since October 2024.

Tracie reported that she and Executive Director Emilio Salas continue to participate in weekly meetings of the Joint County-State Housing Task Force to address both short-term and long-term housing needs in the aftermath of the fires. A subcommittee was convened to focus on housing solutions specific to senior citizens, with reverse mortgages

as the first area of focus. Another subcommittee will be launched to focus on developing multifamily affordable housing.

Tracie reported that the LACDA opened its waiting list on Friday, April 4, 2025, to begin accepting applications for the 50 Housing Choice Vouchers (HCVs) available to wildfire victims. Given the limited number of vouchers being offered compared to the overall need, registration was capped at 300 applicants. The waiting list closed on Friday, April 11, 2025. LACDA staff began the process of pulling registrants from the waiting list this week, sending applications to the first batch and awaiting the return of all documents needed to verify eligibility before scheduling voucher issuances that will allow families to search for a rental unit.

Trace reported that on April 1, 2025, the Board voted to withdraw nearly \$350 million in funding from the Los Angeles Homeless Services Authority (LAHSA) and create a new consolidated County department, as the Blue-Ribbon Commission on Homelessness recommended in 2022. The recommendations included establishing a County entity dedicated to homeless service delivery and streamlining LAHSA. The County Chief Executive Office (CEO) is charged with undertaking and completing the process by July 1, 2026. The new entity will be directly responsible to the Board of Supervisors and held accountable to clearly defined performance-based outcomes, will both empower the County to act and hold the County directly accountable for the voter-approved funding from Measure A and unspent LAHSA funds. Approximately half of LAHSA's staff will transition to the new department, incorporating staff from CEO-Homeless Initiative and the Department of Health Services – Housing for Health.

The Board established an aggressive implementation timeline. The Phase One integration is proposed between July 1, 2025, and January 1, 2026. Phase Two is the integration of programs funded by the County and currently administered by LAHSA into the new County department within the following six months to be completed by June 30, 2026. Phase Three integrates all programs and services administered by other County departments beyond the CEO and DHS into the new County department. The proposed new County department would start with approximately 705 staff and an over \$1 billion budget. The City of Los Angeles is also considering pulling its funding from LAHSA and will need to determine what homeless services look like in its jurisdiction.

The LACDA currently has contracts with LAHSA to administer Emergency Solutions Grant funds, which will likely be reprogrammed to another community-based organization. These opportunities are currently under discussion.

Tracie reported that the LACDA received notification from HUD Secretary Turner regarding actions in support of a recent executive order emphasizing that federal resources distributed by HUD shall primarily focus on benefiting American citizens and other qualified recipients, and no one undocumented. This order, based on an agreement between HUD and the Department of Homeland Security (DHS) to share HUD's housing database, aims to prevent undocumented individuals from receiving federally funded public benefits like HCV and public housing. This means that future grant agreements will

include language requiring compliance with the executive order to ensure that federal resources are not used to support sanctuary policies of state and local jurisdictions that actively prevent federal authorities from deporting undocumented residents.

Tracie reported that Department of Government Efficiency (DOGE) plans to collect HUD's data to remove immigrants from housing and jobs. To provide some context, for every household the LACDA assists through our housing programs, HUD requires that we report all household members and feed this information into their system. Personally identifiable information, such as name, date of birth, social security number, and citizenship status (U.S. citizen, eligible non-citizen, undocumented member), is recorded and reported to HUD. HUD is working on a rule that would ban mixed-status households from public housing, and DOGE is looking to kick out existing mixed-status households under the pretense that undocumented members are benefiting. The plan is first to target cities such as New York and Chicago. This move will impact 77 families residing in our public housing units.

Tracie reported that the LACDA received a notice from the US Attorney's Office regarding the formation of a Homelessness Fraud and Corruption Task Force, which will investigate fraud, waste, abuse, and corruption involving funds allocated toward the eradication of homelessness within the seven-county jurisdiction of the Central District of California. The Central District of California consists of approximately 20 million residents within the counties of Los Angeles, Orange, Riverside, San Bernardino, San Luis Obispo, Santa Barbara, and Ventura. This task force will comprise federal prosecutors from the Major Frauds Section, the Public Corruption and Civil Rights Section, and the Civil Division's Civil Fraud Section of the United States Attorney's Office for the Central District of California. Assisting the U.S. Attorney's Office will be the FBI, the United States Department of Housing and Urban Development Office of Inspector General (HUD-OIG), and the IRS Criminal Investigation.

Los Angeles County contains a homeless population of more than 75,000, of which more than 45,000 are within the city limits of Los Angeles. The total homeless population of the remaining six counties of the district exceeds 20,000. Despite voter-approved initiatives and billions of dollars spent on tackling this issue, homelessness remains a crisis, especially in Los Angeles County. Last month, a court-ordered audit found that homelessness services provided by the city and county of Los Angeles were "disjointed," contained "poor data quality and integration," and lacked financial controls to monitor contracts for compliance and performance.

Tracie reported on the proposed AB 282, which would amend SB 329, enacted in 2019. SB 329 was a significant step in combating housing discrimination by redefining "source of income" to include rental assistance payments. This change protected HCV participants from being denied housing solely because they utilized a voucher. However, the current language prohibits landlords from giving preference to voucher holders. The California Association of Housing Authorities (CAHA) believes this prohibition was unintentional and diluted the law's impact and its goal of eliminating barriers to housing

for voucher recipients. AB 282 was introduced to amend SB 329 to allow a preference for rental assistance recipients.

Tracie provided a correction to her statement at the March 2025 Housing Advisory Committee meeting regarding the projection for reaching the project-based voucher cap. The projection is for the LACDA to reach the cap in December 2026, not December 2025 as previously stated.

Tracie reported that the first round of National Standards for the Physical Inspection of Real Estate (NSPIRE) inspections took place at East County, West County II, Harbor Hills, North and South County, with inspections pending for Carmelitos, Nueva Maravilla, and West County I soon. Four of the five properties received scores over 90, and one received an 88. Tracie acknowledged the work the LACDA's maintenance teams have undertaken to ensure the properties are ready for the NSPIRE inspectors.

Tracie reported that the LACDA began issuing Notices to Pay Rent or Quit starting the week of April 14, 2025. All residents received written notification in December 2024 about the LACDA's plan to resume late payment notices, including assessment of late fees for late payments.

Finally, Tracie reported that she and Emilio would be attending virtual DC advocacy meetings with the offices of Senators Padilla and Schiff, the House Financial Services Committee, and the Senate Banking Committee, and would share the outcome of these meetings at the next Housing Advisory Committee meeting.

Agenda Item No. 5 - Presentations

Fiscal Year 2025-2026 Action Plan

Fiscal Year 2025-2026 Budget

Agenda Item No. 6 – Public Comments

None

Agenda Item No. 7 – Fiscal Year 2025-2026 Budget

On motion by Commissioner Canoy, seconded by Commissioner Brooks, the following was approved:

Recommend that the Board of Commissioners:

Find that the approval of the LACDA's Fiscal Year (FY) 2025-26 Budget is not subject to the California Environmental Quality Act (CEQA) because the activities are not defined as a project under CEQA.

Adopt the Resolution approving the FY 2025-26 Budget totaling \$1,000,608,800.

Adopt the Public Housing Agency (PHA) Board Resolution approving the operating budget and certifying submission of the LACDA's FY 2025-26 Budget to the United States Department of Housing and Urban Development (HUD).

Instruct the Executive Director, or designee, to do the following:

- a. Implement the LACDA's FY 2025-26 Budget and take all related actions for this purpose, including execution of all required documents regarding the LACDA's FY 2025-26 Budget.
- b. Execute funding agreements with the County of Los Angeles (County) to accept funding for the following programs: \$475,000 for the Cooperative Extension Program, \$1,007,000 for the Community Policing Program (CPP), \$425,000 for South County Public Housing Scattered Sites, \$11,357,000 for Measure H (Homeless Prevention Initiative), and \$216,000 for the Homeless Coordinator and ancillary services, and execute, as necessary, all future amendments, modifications, extensions, and augmentations to such funding agreements.
- c. Execute a Memorandum of Understanding (MOU), and any necessary amendments to the MOU, with the County and all required documents necessary to accept \$668,947 for the Juvenile Justice Crime Prevention Act (JJCPA).
- d. Add positions during the fiscal year as needed to respond to unanticipated mid-year funding allocations or to expedite existing programs, subject to the availability of sufficient administrative funds to cover the associated expenses and alignment with program requirements.

Agenda Item No. 8 – Agency Plan

On motion by Commissioner Brooks, seconded by Commissioner Williams, the following was approved:

Recommend that the Board of Commissioners:

Find that approval of the Agency Plan is not subject to the provisions of the California Environmental Quality Act (CEQA), because it will not have the potential for causing a significant effect on the environment.

Approve the Agency Plan, as required by the U.S. Department of Housing and Urban Development (HUD), to update the Los Angeles County Development Authority's (LACDA) program goals, major policies, and financial resources, including the

Admissions and Continued Occupancy Policy for the Public Housing Program (ACOP), and the Housing Choice Voucher Program (HCV) Administrative Plan.

Adopt and instruct the Chair to sign a Resolution approving the Agency Plan for submission to HUD and authorize the Executive Director or designee to take all actions required for the implementation of the Agency Plan.

Authorize the Executive Director or designee to execute all documents required to receive HUD-allocated 2025 CFP grant funds.

Authorize the Executive Director or designee to incorporate into the Agency Plan all public comments received and approved for inclusion by the Board; and authorize the Executive Director or his designee to submit the Agency Plan to HUD by April 17, 2025.

Agenda Item No. 9 – Commissioner Comments or Suggestions for Future Agenda Items

Commissioner Barauskas requested ongoing updates on HUD's directive regarding undocumented residents and mixed status households. She also requested a future update on Measure A and landlord incentives.

Commissioner Swett also requested an update on implementation of Measure A funds.

Commissioner Brooks suggested a teambuilding retreat for Housing Advisory Committee members.

The meeting was adjourned at 1:43 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Emilio Salas", written over a horizontal line.

EMILIO SALAS
Executive Director
Secretary-Treasurer



June 18, 2025

Housing Advisory Committee
Los Angeles County Development Authority
700 West Main Street
Alhambra, California 91801

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)**

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 COMMITTEE:

1. Recommend that the Board of Commissioners 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. Recommend that the Board of Commissioners adopt the JOC Construction Task Catalog and Technical Specifications prepared by The Gordian Group, Inc., dated May 2025.
3. Recommend that the Board of Commissioners direct the Executive Officer of the Board to advertise for bids to be received and opened on August 13, 2025, using



Administrative Office
700 West Main Street, Alhambra, CA 91801
Tel: (626) 262-4511 TDD: (626) 943-3898



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

The Gordian Group, Inc.'s JOC System for 18 separate JOCs (126-143) in accordance with the Notice For Bids.

4. Recommend that the Board of Commissioners 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. Recommend that the Board of Commissioners, 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 subject to and 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. Recommend that the Board of Commissioners 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 competitively 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 and not subject to the 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.

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,

A handwritten signature in dark ink, appearing to read "Emilio Salas", with a stylized flourish at the end.

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, 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 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.