

(3)

BPW-2024-0446

## CONTRACT AWARD – CD 5 MIDVALE TINY HOME VILLAGE PROJECT

Recommending the Board:

1. DECLARE Ford E.C., Inc. (Ford) sole bidder, to be the lowest responsive, responsible bidder, and award Ford a contract for the CD 5 Midvale Tiny Home Village Project for \$2,773,881.00;
2. AUTHORIZE \$271,280.25 in contingency for the project;
3. AUTHORIZE the President or two members of the Board to execute the contract after approval as to form has been obtained from the City Attorney; and
4. RECOMMEND to the Board to instruct Ford to submit their Bonds and Insurance as soon as possible, but no later than 14 calendar days.

(W.O. E1909097)

Department of Public Works

Bureau of Engineering  
Bureau of Contract Administration  
Joint Report No. 1

July 31, 2024  
CD No. 5

**CONTRACT AWARD TO FORD E.C., INC. FOR THE CD 5 MIDVALE TINY HOME VILLAGE PROJECT (WORK ORDER NO. E1909097)**

**RECOMMENDING THE BOARD OF PUBLIC WORKS (BOARD):**

1. DECLARE Ford E.C., Inc. (Ford), sole bidder, to be the lowest responsive, responsible bidder, and AWARD Ford a contract for the CD 5 Midvale Tiny Home Village project (Project) for \$2,773,881.00.
2. AUTHORIZE \$271,280.25 in contingency for the Project.
3. AUTHORIZE the President or two members of the Board to execute the contract after approval as to form has been obtained from the City Attorney.
4. RECOMMEND to the Board to instruct Ford to submit their Bonds and Insurance as soon as possible, but no later than 14 calendar days.

**TRANSMITTALS**

1. Copy of Motion No. 3, BPW-2020-0464, adopted on July 31, 2020.
2. Copy of Motion No. 1, BPW-2021-0242, adopted on April 9, 2021.
3. Summary of Bids.
4. Copy of the Bureau of Engineering (BOE) Report No. 2, adopted on September 11, 2019, establishing the Authority to Expedite the Advertisement and Award of the Crisis and Bridge Housing (CBH) Projects to the contractors on the Municipal Facilities and Related Projects Pre-Qualified Contractors List.

**DISCUSSION**

***Background***

On July 31, 2020, the Board approved a Motion (Transmittal No. 1) to authorize the City Engineer to query the 17 contractors on the Prequalified Contractors Lists for Municipal Facilities and Related Projects to assess and rank the firms on design/build experience, construction on homeless shelters and the firms experience with subcontractors that are Minority Business Enterprise, Women Business Enterprise, Small Business Enterprise,

and Disabled Veteran Business Enterprise (MBE/WBE/SBE/DVBE). Questionnaires were distributed on July 24, 2020, with responses due on July 31, 2020.

Three contractors responded to the questionnaire and are listed below. Furthermore, subsequent Board Motions added Murray Company, Clark Construction, CS Legacy Construction, Inc. and Bernards Bros, Inc. to this list (Transmittal No. 2). The following seven pre-qualified contractors can bid on this Project:

1. Access Pacific, Inc.
2. Ford
3. PCL Construction Services, Inc.
4. Murray Company
5. Clark Construction
6. CS Legacy Construction, Inc.
7. Bernards Bros, Inc.

The Project will construct new emergency homeless housing project on an existing Los Angeles Department of Transportation parking lot 707 at 2377 S. Midvale Avenue (North lot) and 10909 W Pico Boulevard (South lot, Figure No. 1). The Project will provide modular units (Figure No. 2) and beds for up to 33 individuals (18 in the North lot and 15 in the South lot). Site amenities include modular units with restrooms, showers, and lavatories; laundry stations; administrative offices; community room; and pet relief area. This site is to have perimeter fencing. The contract duration is 120 calendar days.



Figure No. 1 - Aerial rendering of overall site along Pico Boulevard.



Figure No. 2 - Sample of LifeArk modular units.

The Project has been reviewed for environmental considerations.

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On November 1, 2023, the City Council determined the Project was exempt under the California Environmental Quality Act (CEQA) and approved the Project. This Project is statutorily exempt from CEQA under Public Resources Code, Section 21080(b)(4), as a specific action necessary to prevent or mitigate an emergency, and as reflected in CEQA Guideline, Section 15269(c); and Public Resources Code, Section 21080.27 (AB 1197), applicable to City of Los Angeles emergency homeless shelters.

***Bid Review***

The sole bid received (Transmittal No. 3) compared with the City Engineer's estimate of \$1,790,300.00 is:

**Business Codes:**

MBE = Minority Business Enterprise	EBE = Emerging Business Enterprise
WBE = Women Business Enterprise	DVBE = Disabled Veteran Business Enterprise
SBE = Small Business Enterprise	OBE = Other Business Enterprise
LBE = Local Business Enterprise	LGBTBE = Lesbian, Gay, Bisexual, Transgender Business Enterprise

Bid Type	Contractor Name	Bid Amount	% High/Low
Original Bid	Ford	\$2,773,881.00	54.94% High

Staff believes that the size of this Project is the reason for the low bidder participation. After evaluating the bid, staff believes that the sole bid is reasonable and the unit prices submitted by the sole bidder are balanced. Staff also believes that re-advertising the Project will not likely attract additional or lower bidders. The contract may be awarded to Ford, sole bidder, subject to verification of all other bidding requirements.

***Local Business Preference (LBP) Program***

On September 11, 2019, the Board approved the non-application of the LBP Program for all CBH projects (Transmittal No. 4).

***Business Inclusion Program (BIP) and Mandatory Subcontracting Minimum (MSM)***

On September 11, 2019, the Board waived the BIP and MSM requirements for all CBH projects (Transmittal No. 4). However, Ford has pledged to utilize the following subcontractors on this contract:

Gender/Ethnicity Codes:

AA = African American  
APA = Asian Pacific American  
NA = Native American  
M = Male

HA = Hispanic American  
SAA = Subcontinent Asian American  
C = Caucasian  
F = Female

<b>Subcontractors</b>	<b>MBE/WBE/SBE/EBE/ OBE/LGBTBE</b>	<b>Gender/Ethnicity</b>
Western Paving Contractors, Inc.*	MBE, SBE	M/HA
CMGE Industries, Inc.	OBE	
Advanced Cable Solutions, Inc.*	OBE	
California Fire Protection Sprinkler Company, Inc.	OBE	
Cemas, Inc.	OBE	

\*Certified Local Business Enterprise

### ***Compliance with the City's Non-Discrimination Policies***

Ford shall comply with the Affirmative Action, Non-Discrimination, and Equal Employment Practices Provisions, Equal Benefits Ordinance, Contractor's Use of Criminal History for Consideration of Employment Applications Ordinance, Living Wage Ordinance, Worker Retention Ordinance, First Source Hiring Ordinance, Slavery Disclosure Ordinance, and Disclosure of Border Wall Contracting Ordinance requirements of the bid.

### ***Previous Work Record***

Ford has worked on numerous contracts issued by the Board. No significant or unresolved problems in inspection, contract compliance, or bidder responsibility have been experienced by the Bureau of Contract Administration (BCA).

### ***Contractor Performance Evaluation***

In accordance with Article 13, Chapter 1, Division 10, of the City of Los Angeles Administrative Code (L.A.A.C.), the Project Manager and the City Inspector for this construction contract shall submit Contractor Performance Evaluation Reports to the BCA (Department of Public Works) upon completion of this contract.

### ***Peak Hour Construction and Right-of-Way Obstruction Regulations***

All contractors must comply with the requirements specified in the Los Angeles Municipal Code Section 62.61 related to peak hour traffic restrictions unless an exemption from the Peak Traffic Hours Prohibition is approved.

Department of Public Works  
Bureau of Engineering  
Bureau of Contract Administration  
Joint Report No. 1

July 31, 2024  
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***Contractor Responsibility Ordinance***

All contractors participating in this program are subject to compliance with the requirements specified in the City of Los Angeles Contractor Responsibility Ordinance No. 173677 (Article 14, Chapter 1, Division 10, L.A.A.C.). Failure to comply with all the requirements specified in the ordinance may render this bidder's contract subject to termination pursuant to the conditions expressed therein.

***Bid Bond Extension***

Ford was requested to extend their bid bond which expired on June 4, 2024. Ford has agreed to extend their bid bond until August 2, 2024.

***Conclusion***

In view of the above findings, staff recommends that the Board declare Ford, sole bidder, to be the lowest responsive, responsible bidder, and award Ford the contract for this Project.

**STATUS OF FUNDING**

Funding for the Project comes from the BOE Special Fund, Fund No. 682, Department No. 50, Appropriation Unit No. 50YVLP and the General Fund, Fund No. 100, Department No. 54, Appropriation Unit No. 00Y990, as shown in the funding table below.

<b>Fund No.</b>	<b>Appropriation Unit No.</b>	<b>Budget Fiscal Year</b>	<b>Contract</b>	<b>Contingencies</b>	<b>Total</b>
682	50YVLP	2024	\$ 708,719.75	\$271,280.25	<b>\$ 980,000.00</b>
100	00Y990	2024	\$2,065,161.25	\$ 0.00	<b>\$2,065,161.25</b>
<b>Total</b>			<b>\$2,773,881.00</b>	<b>\$271,280.25</b>	<b>\$3,045,161.25</b>

The contract contains a "Financial Liability Clause" which states that "the City's liability under this contract shall only be to the extent of the present City appropriation to fund the contract. However, if the City shall appropriate funds for any succeeding years, the City's liability shall be extended to the extent of such appropriation, subject to the terms and conditions of the contract."

Joint Report No. 1

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( SF AV RMK DW )

Report reviewed by:

BOE (ADM and ARC)

Report prepared by:

Project Award and Control Division

Arsen Voskerchyan, PE  
Division Engineer  
Phone No. (213) 485-4516

Compliance review performed  
and approved by:



Lynda McGlinchey (Jul 22, 2024 11:08 PDT)

Lynda McGlinchey, Program Manager II  
Office of Contract Compliance  
Bureau of Contract Administration

Statement as to funds approved by:



SM Miguel De La Peña, Director  
Office of Accounting  
Fund Ref. 682/50/50YVLP/\$980,000.00  
100/54/00Y990/\$2,065,161.25  
Date: 7/22/2024

AV/NH/07-2024-0101\_PAC.gva

Questions regarding this  
report may be referred to:  
Nathan Ho, Project Manager  
Phone No. (213) 485-4428  
E-mail: nathan.ho@lacity.org

Respectfully submitted,



For Ted Allen, PE  
City Engineer  
Bureau of Engineering



John L. Reamer, Jr.  
Inspector of Public Works  
Bureau of Contract Administration

Motion No. 3  
July 31, 2020

JUL 31 2020

## MOTION

  
Executive Officer  
Board of Public Works

On May 15, 2020, a preliminary injunction was issued by the U.S. District Judge David O. Carter, requiring the City of Los Angeles (City) and the County of Los Angeles (County) to provide housing for approximately 6,000 City residents living near the freeways, on an accelerated schedule. On July 1, 2020, the City Council (Council File No. 20-0841) approved a Motion that authorized up to \$100 million in COVID-19 Federal Relief Funds, and approved \$25 million of the \$100 million for the Bureau of Engineering's (BOE's) use, from which an initial \$2.5 million was to be transferred and appropriated to a BOE fund for technical support work for Homeless Housing Phase II.

Working closely with Council District No. 2 and the City Administrative Officer's staff, the BOE has produced design bridging documents for three sites in Council District No. 2, which are pilot projects for additional sites citywide. They are Saticoy & Whitsett, Alexandria Park, and Chandler Boulevard. All three sites will use pallet structures, and all three are ready for pricing as design/build projects. All three sites in Council District No. 2 will require review and approval by the Department of Recreation and Parks Board, and this is tentatively scheduled for August 6, 2020.

In order to expedite the initiation of construction for these first three pilot projects in response to the mandated aggressive schedule, the BOE has queried the 17 contractors on the Prequalified Contractors List for Municipal Facilities and Related Projects to assess their past experience with constructing temporary homeless housing. The goal is to identify the most qualified contractors for this type of project. The query asked for the following information:

Experience with completed Design-Build contracts in the last three years - please list the projects, the client and the date completed.

Experience with government agencies on completed public projects in the last three years, with priority given to experience with Housing Projects - please list the projects, the client and the date completed.

Experience with completed projects within the City in the last three years - please list the projects, the client and the date completed.

Experience with completed temporary homeless housing within the County in the last three years - please list the projects, the client and the date completed.

### **\*Experience with potential subcontractors partners that are M/W/S/DVBE?**

Based on the information received from the prequalified contractors, the BOE requests that the Board of Public Works (Board) authorize the BOE to create a qualifications-based list and then negotiate with the most qualified contractor for the three Council District No. 2 pilot projects. If the negotiation does not result in an acceptable proposal, then the BOE will negotiate with the next most qualified contractor, and the next in the listing.

**TRANSMITTAL NO. 1**



**I THEREFORE MOVE** that the Board authorize the BOE to negotiate a price for construction for up to three pilot Homeless Housing Phase II projects in Council District No. 2, based on a qualification-based priority listing of the contractors on the Prequalified Contractors List for Municipal Facilities and Related Projects.

**I FURTHER MOVE** that BOE return to the Board to award up to three pilot Homeless Housing Phase II projects in Council District No. 2.

( ATK RB RMK JF MK )

Motion reviewed by:

BOE (ADM) and (HFD)

Motion prepared by:

Executive Division

Mahmood Karimzadeh  
Deputy City Engineer  
Phone No. (213) 485-4282

MK/Motion No. 32-2020.EXE.dng

Questions regarding this motion  
may be referred to:  
Mahmood Karimzadeh, Deputy City Engineer  
Phone No. (213) 485-4282  
Email: Mahmood.Karimzadeh@lacity.org

Respectfully submitted,



Gary Lee Moore, PE, ENV SP  
City Engineer

BPW-2021-0242

ADOPTED BY THE BOARD  
PUBLIC WORKS OF THE CITY  
of Los Angeles California

APR 09 2021

Motion No. 1

April 9, 2021

CD No. Various

**MOTION**
  
 Executive Officer  
 Board of Public Works

On July 1, 2020, the Los Angeles City Council (Council File No. 20-0841) approved a Motion requesting all competitive bidding requirements for design, engineering and management support for construction contract awards be suspended given the urgency of providing homeless temporary trailer shelters during the COVID-19 pandemic. Such action would permit the Bureau of Engineering (BOE) to award construction contracts following a negotiation.

On July 31, 2020, the Board of Public Works (Board) approved a Motion authorizing the City Engineer to distribute a questionnaire to the 17 contractors on the Prequalified Contractors List for Municipal Facilities and Related Projects to assess their past experience with the construction of temporary homeless housing and create a qualification-based list of the most qualified contractors. On October 6, 2020, the BOE informed the Board that the following three firms responded to the questionnaire and were deemed qualified: Access Pacific, Ford EC, and PCL Contractors.

Murray Company was evaluated and added to the qualified-based list through a Motion on October 30, 2020. The Board also approved a Motion on February 2, 2021, to authorize the addition of Clark Construction and CS Legacy Construction, Inc. to the list as well.

Bernards, a construction firm that has worked on the Los Angeles County's Vignes Interim Housing Project in downtown Los Angeles, requested to be included in the construction of temporary homeless housing projects. The homeless housing evaluation questionnaire was distributed to the firm, and based on the questionnaire, it meets the qualifications. Bernards will be required to complete all the forms required in the Request for Qualifications that established the Prequalified Contractors List for Municipal Facilities and Related Projects.

**I THEREFORE MOVE** that the Board authorize the City Engineer to add **Bernards to the Short List of Qualified-based Temporary Homeless Housing Contractors.**

**I FURTHER MOVE** that depending on the project scope and construction complexity, the City Engineer either distribute the plans to one of the prequalified contractors on the Short List of Qualified-based Temporary Homeless Housing Contractors and negotiate a price or bid the project to the seven qualified-based firms on the list.

**TRANSMITTAL NO. 2**

- 2 -

( RMK MK )

Motion reviewed by:

BOE (ADM)

Motion prepared by:

Executive Division

Mahmood Karimzadeh, AIA  
Deputy City Engineer  
Phone (213) 485-4282

MK/Motion No.04-9-2021.EXE.gva

Questions regarding this  
Motion may be referred to:  
Mahmood Karimzadeh, AIA  
Phone No. (213) 485-4282  
E-mail: mahmood.karimzadeh@lacity.org

Respectfully submitted,

A handwritten signature in cursive script that reads "Gary Lee Moore". Below the signature, there is a small, faint electronic signature verification code.

Gary Lee Moore, PE, ENV SP  
City Engineer

# Bid Results

City of Los Angeles - Department of Public Works - Bureau of Engineering

## CD 5 Midvale Tiny Home Village

W.O. Number E1909097

Bid Date: March 6, 2024

Council District: 5

Bids Received: 1



SUMMARY			
<u>COMPANY</u>		<u>BID AMOUNT</u>	<u>PERCENTAGE</u>
CITY ENGINEER'S ESTIMATE			
1 FORD E.C., INC.	\$	1,790,300.00	
	\$	2,773,881.00	54.94%
AVERAGE (MEAN)	\$	2,773,881.00	54.94%
MEDIAN	\$	2,773,881.00	
			HIGH
			HIGH

Department of Public Works

Bureau of Engineering  
Report No. 2

September 11, 2019  
CD Nos. All

ADOPTED BY THE BOARD  
PUBLIC WORKS OF THE CITY  
of Los Angeles California

SEP 11 2019

  
Executive Officer  
Board of Public Works

**AUTHORITY TO EXPEDITE THE ADVERTISEMENT AND AWARD OF THE CRISIS AND BRIDGE HOUSING (CBH) PROJECTS TO THE CONTRACTORS ON THE MUNICIPAL FACILITIES AND RELATED PROJECTS PRE-QUALIFIED CONTRACTORS LIST (PQCL)**

**RECOMMENDING THE BOARD OF PUBLIC WORKS (BOARD):**

1. Authorize the City Engineer to advertise via the Los Angeles Business Assistance Virtual Network (LABAVN) the CBH projects to the Municipal Facilities PQCL without approval of administrative item on the Board agenda that releases the project advertisement, and then provide an oral update to the Board.
2. Waive the Business Inclusion Program (BIP) for all CBH projects.
3. Waive the Mandatory Subcontracting Minimum (MSM) for all CBH projects.
4. Not apply the Local Business Preference Program for all CBH projects.
5. Authorize the City Engineer to request, if necessary, a Special Meeting Agenda Item for the Board to award the contract.

**TRANSMITTALS**

1. Copy of the Bureau of Engineering (BOE) Report No. 1, adopted on August 14, 2015, establishing the Municipal Facilities and Related Projects PQCL.
2. Copy of Waiver for the BIP Outreach requirements dated August 27, 2019.

**DISCUSSION**

***Background***

During the 2018 State of the City of Los Angeles (City) Address, Mayor Garcetti announced "A Bridge Home" initiative to erect 15 new temporary emergency housing projects, one in each Council District that would create 1,500 new shelter/bridge housing beds located near people in heavily concentrated encampments. Mayor Garcetti's "A Bridge Home" plan provides a transitory safe refuge off the streets for individuals experiencing homelessness on the path to permanent supportive individuals.

The scope of work is to construct the CBH facilities, which offer services for shelter off the streets, hygiene services comprised of showers, toilets and laundry. The services include personal storage, food services and case management to homeless individuals. The project plans and specifications have been completed.

On May 30, 2018, Mayor Garcetti issued Executive Directive No. 24, Building "A Bridge Home" (ED 24), to enable the rapid construction of homeless shelters throughout the City. Among other things Executive Directive No. 24 directed General Managers of City Departments to streamline their application, entitlement, review, procurement, inspection, permitting, certification, and construction processes as applicable, for the establishment of temporary emergency homeless shelters, and to prioritize such shelter projects over other non-temporary emergency homeless shelter projects.

In response to the homeless crisis affecting all residents and stakeholders in the City, the BOE administers the design and construction of the City's CBH projects.

The BOE is seeking to expedite the bid and award process and start construction of the CBH projects as soon as possible. On August 14, 2015, the BOE established a Municipal Facilities PQCL with a total of eight pre-qualified contractors and with a term of five years for the construction of municipal facilities and related projects (Transmittal No. 1). During the prequalification process the BIP verification was completed for these contractors.

The BOE has identified four ways to reduce the time required for the bid and award process. 1) Advertise the CBH projects on LABAVN prior to approval of the administrative agenda item on the Board Agenda that releases the advertisement. On August 27, 2019 the Mayor's Office waived the BIP requirements for the CBH projects (Transmittal No. 2). 3) Waive the MSM requirements for all CBH projects. 4) Not apply the Local Business Preference Program for the CBH projects. All four of these items will shorten the bid preparation time by the contractor and the bid review time by City staff.

Upon receipt of the bids by the Board, the BOE and the Bureau of Contract Administration (BCA) will review the bids and recommend a contract be awarded to the lowest, responsive, responsible bidder. With this expedited process, we are targeting to be back at the Board within five working days of receipt of bids to award the contract. This may necessitate the Board Report to be added as a Special Meeting Agenda Item.

### ***City Attorney Review***

This report has been reviewed and approved by the City Attorney's Office.

Department of Public Works  
Bureau of Engineering  
Report No. 2

September 11, 2019

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( EBO RMK ATK KRR )

Report reviewed by:

BOE (ADM and HFD)

Report prepared by:

Project Award and Control Division

Edick Ohanian, PE  
Division Engineer  
Phone No. (213) 847-0577

EO/ATK/08-2019-0157.PAC.dng

Questions regarding this  
report may be referred to:  
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E-mail: Allan.Kawaguchi@lacity.org

Respectfully submitted,



Gary Lee Moore, PE, ENV SP  
City Engineer