File #: 2025-0840, **File Type:** Contract **Agenda Number:** 35.

OPERATIONS, SAFETY, AND CUSTOMER EXPERIENCE COMMITTEE
OCTOBER 16, 2025

SUBJECT: JOB ORDER CONTRACTING CONSTRUCTION SERVICES BENCH

ACTION: AWARD CONTRACTS

RECOMMENDATION

AUTHORIZE the Chief Executive Officer to award 25 Bench Contracts Nos. PS133177001 through PS133177025, under the Job Order Contracting Construction Services Bench, to provide construction services on a job order basis for various transit infrastructure projects for a one-year base period in the Not-To-Exceed (NTE) amount of $125,000,000, and two one-year options in the NTE amount of $125,000,000 for each year, for a total cumulative NTE amount of $375,000,000, subject to the resolution of any properly submitted protest(s), if any.

Discipline 1 - General Building
1.1 Mackone Development Inc.
1.2 So Cal Construction Inc.
1.3 Elegant Construction Inc.
1.4 SJD&B
1.5 Prime ENC Inc.
1.6 Coleman Construction Inc.
1.7 Axiom Group
1.8 Lucas Builders Inc.
1.9 Craft Construction & Development Inc.
1.10 Interior Plus Inc.

Discipline 2 - Fencing
2.1 Elegant Construction Inc.
2.2 Izurieta Fence Company

Discipline 3 - Electrical
3.1 Electrocomm Inc.
3.2 Energy Management Pros Inc.
3.3 Technion Contractors
3.4 Axiom Group
3.5 A-1 Electrical Service & Co Inc.

Discipline 4 - HVAC
4.1 Home Runners Heating & Air
4.2 Pan-Pacific Mechanical
4.3 Athena Engineering
4.4 Prime ENC Inc.

Discipline 5 - Plumbing
5.1 Pan-Pacific Mechanical
5.2 Elegant Construction Inc.
5.3 Axiom Group
5.4 Prime ENC Inc.

ISSUE

The Operations - Infrastructure Maintenance & Engineering (IM&E) Department is responsible for managing a wide range of projects, including maintenance, repairs, alterations, renovations, remediation, and construction across bus and rail infrastructure. These include office space, operating and maintenance buildings, parking structures, property grounds, as well as Metro rail stations and other infrastructures located both on and off the transit Right-of-Way (ROW).

This Job Order Contracting (JOC) Bench contract is intended to provide support for various transit infrastructure improvement initiatives across the Metro transit system.

BACKGROUND

JOC provides a streamlined and cost-effective method for delivering ad hoc repair, renovation, and minor construction projects. Unlike traditional procurement processes that require a full bid cycle for each project, the JOC Bench establishes a list of qualified contractors by work discipline who can respond quickly to job order requests. This approach saves significant time by eliminating lengthy procurement cycles and using a catalog of construction tasks with preset unit prices. . Thereafter, the SOW and implementation schedule are issued to qualified contractors on the JOC Bench. Contractors then submit pricing proposals by applying adjustment factors to unit prices, and the job order is awarded.

In California, Metro’s authority to use Job Order Contracting was established under Public Contract Code § 20385 (2024). This statute authorizes Metro to use JOC as an alternative contract delivery method for providing an “on-call” contracting vehicle to efficiently manage multiple small to mid-sized projects. In accordance with the statute, a JOC contract allows for an initial 12-month term, with the option to extend for up to two additional 12-month periods. Each qualified contractor on the JOC bench is limited to $5,000,000 in work per year, and individual job orders may not exceed $1,000,000. Further, all work under the JOC program will also be coordinated with the Amalgamated Transit Union. (ATU) leadership as part of the project development process prior to commencement of the work.

DISCUSSION

In July 2025, the JOC Bench was solicited under Invitation for Bid (IFB) No. PS133177. The Bench will provide indefinite delivery/indefinite quantity construction services, organized into five disciplines. Below are examples of tasks/work that may be requested under each discipline; however, this list should not be considered exhaustive or all-inclusive:

1.) Discipline 1 - General Building
- Removal and installation of concrete
- Concrete steel reinforcement services
- Concrete restoration services (removal, renewal, grout injection)
- Removal and installation of asphalt paving
- Providing concrete building foundations, retaining walls, and partition walls
- Flooring replacement
- Station platform improvements
- Signage replacements
- Parking lot improvements
- General facility improvements
- Roofing removal and installation
- Drywall and stucco installation, and finishing services
- ROW infrastructure

2.) Discipline 2 - Fencing
- Fencing removal, fabrication, and installation

3.) Discipline 3 - Electrical
- Inspection, repair, and installation of switchgear, panels
- Installation of interior and exterior lighting fixtures

4.) Disciple 4 - HVAC
- HVAC upgrades for units ranging from 1-ton to 200-ton, generator services

5.) Discipline 5 - Plumbing
- Fire system upgrades

The JOC Bench will directly support Metro's bus and rail infrastructure improvement initiatives by providing a reliable contracting mechanism to ensure that vital state-of-good-repair (SGR) projects, infrastructure improvements, and emergency repairs that arise can be addressed in a timely manner. With the ability to issue job orders across multiple disciplines, IM&E can address critical needs such as mechanical, electrical, and structural repairs, station enhancements, building system replacements, and site improvements without delays. This flexibility is essential to maintaining safe and functional conditions across operating divisions, maintenance yards, passenger stations, and

other infrastructure, while also supporting ongoing modernization efforts. Attachment A provides a detailed list of the approved JOC Bench Contractors and their qualifications for IFB No. PS133177.

The IM&E staff in Operations have reviewed the active infrastructure improvements program and determined that a cumulative base contract value of $125,000,000 is needed to support a broad range of bus and rail infrastructure projects being implemented concurrently (Attachment C). Job orders may be awarded based on factors such as execution plan, schedule, and pricing.

DETERMINATION OF SAFETY IMPACT

The JOC Bench construction services will contribute to maintaining transit infrastructure assets in an SGR, as recommended by Metro's Transit Asset Management (TAM) Plan, which is essential to providing safe, reliable, and well-maintained facilities for both Metro riders and employees who utilize Metro transit infrastructure daily.

FINANCIAL IMPACT

As job orders become necessary, funding will be provided from the appropriate project requiring support. For Fiscal Year 2026 (FY26), $10,745,000 is included in the Infrastructure Renewal Program budget under capital project numbers 210131, 290010, 204805, 212133, 205121, 205694, 212134, 202338, 202814, 204142, and 204817.

Since this is a multi-year contract, the Project Manager will ensure that the balance of funds is budgeted in future Fiscal Years.

Impact to Budget

The current sources of funds for this action are State and Local sources. This funding is eligible for capital and operating projects.

EQUITY PLATFORM

The Diversity & Economic Opportunity Department (DEOD) did not recommend a Small Business Enterprise (SBE) or Disabled Veteran Business Enterprise (DVBE) participation goal for this JOC Construction Services Bench procurement. However, under California's statutory guidelines for the JOC program, individual job orders valued at $250,000 or less for repair or renovation work may be set aside-on a rotational basis-for award to certified SBE or DVBE contractors on the JOC Bench. Twelve of the eighteen prime contractors on the bench are SBE certified.

VEHICLE MILES TRAVELED OUTCOME

VMT and VMT per capita in Los Angeles County are lower than national averages, the lowest in the SCAG region, and on the lower end of VMT per capita statewide, with these declining VMT trends due in part to Metro's significant investment in rail and bus transit. * Metro's Board-adopted VMT reduction targets align with California's statewide climate goals, including achieving carbon neutrality by 2045. To ensure continued progress, all Board items are assessed for their potential impact on

VMT.

As part of these ongoing efforts, this item is expected to contribute to further reductions in VMT. This item supports Metro's systemwide strategy to reduce VMT through capital improvement investments to bus and rail transit infrastructure assets. These capital improvement investments further encourage transit ridership, ridesharing, and active transportation. Metro's Board-adopted VMT reduction targets were designed to build on the success of existing investments, and this item aligns with those objectives.

*Based on population estimates from the United States Census and VMT estimates from Caltrans' Highway Performance Monitoring System (HPMS) data between 2001-2019.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Approval of the recommendations aligns with Metro's Strategic Plan by advancing Goal No.2, which is to deliver outstanding trip experiences for all transportation system users, and Goal No. 3, which is to enhance communities and lives through mobility and access to opportunity.

ALTERNATIVES CONSIDERED

The alternative would be to solicit each project construction work through a full competitive bidding process. However, this approach is not recommended because it would require significantly more staff and time to process each solicitation, leading to project delays due to the extended lead time of each procurement cycle. In addition, procuring services on a per-assignment basis would place an extra burden on the Vendor/Contract Management (V/CM) Department, as staff are already fully committed to supporting ongoing full-cycle procurements.

NEXT STEPS

Upon Board approval, staff will execute Bench Contract Nos. PS133177001 through PS133177025, under the Job Order Contracting Construction Services Bench, PS133177, to provide construction services on a job order basis for various transit facility projects.

ATTACHMENTS

Attachment A - Procurement Summary
Attachment B - DEOD Summary
Attachment C - Project Uses

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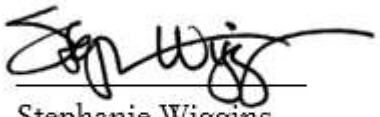

Stephanie Wiggins
Chief Executive Officer

PROCUREMENT SUMMARY

JOB ORDER CONTRACTING CONSTRUCTION SERVICES BENCH
PS133177001 - PS133177025

1.	**Contract Number**: **PS133177001 through PS133177025**	
2.	**Recommended Vendor**: Various	
3.	**Type of Procurement (check one):** ☒ **IFB** ☐ **RFP** ☐ **RFP–A&E** ☐ **Non-Competitive** ☐ **Modification** ☐ **Task Order**	
4.	**Procurement Dates**:	
	A. Issued: July 23, 2025	
	B. Advertised/Publicized: July 24-26, 2025	
	C. Pre-Bid Conference: July 30, 2025	
	D. Bids Due: August 22, 2025	
	E. Pre-Qualification Completed: September 16, 2025	
	F. Ethics Declaration Forms Submitted to Ethics: August 27, 2025	
	G. Protest Period End Date: October 21, 2025	
5.	**Solicitations Downloaded**: 88	**Bids Received**: 25
6.	**Contract Administrator**: Antranik Banalian	**Telephone Number**: (213) 922-5223
7.	**Project Manager**: Rudy Loera	**Telephone Number**: (213) 617-6225

A. Procurement Background

This Board Action is to approve Contract Nos. PS133177001 through PS133177025 issued in support of Los Angeles Metro's Infrastructure Maintenance & Engineering Department (IM&E) across five disciplines for a base term of one year and two, one-year options, for a cumulative funding amount Not-To-Exceed (NTE) $375,000,000 , inclusive of option years. Board approval of contract awards is subject to the resolution of any properly submitted protest(s), if any.

The Bench is intended to assist in the maintenance, repair, alteration, renovation, remediation, and construction projects for both above and below ground bus and rail facilities. These facilities encompass office and maintenance buildings, as well as light rail and heavy rail facilities located both on and off the transit Right-of-Way (ROW). The scope of work for this Bench contract is designed to support various improvement initiatives across the Los Angeles Metro footprint. The qualified contractors will provide professional and technical services in the following disciplines: (1) General Building, (2) Fencing, (3) Electrical, (4) HVAC, and (5) Plumbing.

Invitation for Bid (IFB) No. PS133177 was issued in accordance with Metro's Acquisition Policy and the contract types are Indefinite Quantity/Indefinite Delivery contracts (IDIQ). Individual Job Orders requested under the Bench Contract will be issued per the ordering procedures specified in the contract documents among the qualified Contractors within a specific discipline, and will be completed, and awarded based upon the specific scope of services.

The Diversity & Economic Opportunity Department (DEOD) did not recommend a Small Business Enterprise (SBE) and/or Disabled Veteran Business Enterprise (DVBE) Subcontracting goal for this JOC Construction Services Bench procurement. However, per the authority granted to LACMTA under California Public Contract Code § 20386 (2024), LACMTA has established that any Job Order with an estimated value equal to or less than $250,000 may be awarded on a rotational basis to SBE or DVBE firms, if any, that perform a part of the discipline under which the work is being issued.

Two amendments were issued during the solicitation phase of this IFB:

- Amendment No. 1, issued on August 7, 2025 revised the Insurance Requirements, added Metro's Technical Specifications as Exhibit 18, and revised the Contract Order of Precedence, and;
- Amendment No. 2, issued on August 19, 2025 added Metro's Technical Specifications as Exhibit L.

A virtual pre-bid conference was held on July 30, 2025 and was attended by 35 participants representing 31 firms. During the solicitation phase, 38 questions were asked, and responses were released prior to the proposal due date.

A total of 88 firms downloaded the IFB and were included in the planholder's list. A total of 25 proposals were received on August 22, 2025 across the 5 disciplines.

B. Evaluation of Bids

The bids were evaluated based on the following Pass/Fail minimum qualifications and lowest Total Bid Adjustment Factor. Bidders must pass all minimum qualifications in order to be considered responsive:

1. Firm's Prior Experience	Pass/Fail
2. Valid State of California License(s)	Pass/Fail
3. Project Manager Resume and Qualifications	Pass/Fail
4. Firm's Safety Records	Pass/Fail

Firms were allowed to submit a bid for one or more disciplines. Of the 25 bids received, all 25 bids were determined to meet the minimum qualifications. These firms were evaluated and are determined to be responsive and responsible to perform work on Metro assignments on an as-needed, job order basis. Of the 18 recommended firms, 12 firms are Metro certified Small Business Enterprises (SBE). Local businesses located within Los Angeles County were given a 5% preferential discount in its Bid Adjustment Factor for scoring purposes only.

The Adjustment Factor is defined as a competitively bid price adjustment, applied as either an increase or decrease to the preset unit prices listed in the Construction

Task Catalog. It reflects the contractor's complete cost of performing Job Orders, including overhead, subcontractor management, insurance, bonding, supervision, mobilization, project office support, profit, taxes, labor costs exceeding allowances, financing, business risks, and compliance with applicable legal and regulatory requirements.

C. Price Analysis

The recommended bid price from the firms listed below has been determined to be fair and reasonable based upon established catalog pricing and adequate price competition. Listed in order of lowest adjustment factor w/local preference discount.

Bidder Name	Adjustment Factor	Local Business Preference	Adjustment Factor w/ Local Preference Discount
DISCIPLINE #1 – GENERAL BUILDING			
Mackone Development Inc.	1.1020	Applicable	1.0520
So Cal Construction Inc.	1.2116	Applicable	1.1616
Elegant Construction Inc.	1.2830	Not Applicable	1.2830
SJD&B	1.3000	Applicable	1.2500
Prime ENC Inc.	1.3900	Not Applicable	1.3900
Coleman Construction Inc.	1.3978	Applicable	1.378
Axiom Group	1.4984	Applicable	1.4484
Lucas Builders Inc.	1.5180	Not Applicable	1.5180
Craft Construction & Development Inc.	1.9950	Applicable	1.9450
Interior Plus Inc.	1.9950	Applicable	1.9450
DISCIPLINE #2 – FENCING			
Elegant Construction Inc.	1.2830	Not Applicable	1.2830
Izurieta Fence Company	1.6590	Applicable	1.6090
DISCIPLINE #3 – ELECTRICAL			
Electrocomm Inc.	0.8970	Applicable	0.8470
Energy Management Pros Inc.	1.1500	Applicable	1.1000
Technion Contractors	1.1664	Applicable	1.1164
Axiom Group	1.6132	Applicable	1.5632
A-1 Electrical Service & Co Inc.	1.7740	Applicable	1.7240
DISCIPLINE #4 – HVAC			
Home Runners Heating & Air	1.0300	Applicable	0.9800
Pan-Pacific Mechanical	1.2720	Not Applicable	1.2720
Athena Engineering	1.3795	Applicable	1.3295
Prime ENC Inc.	1.5400	Not Applicable	1.5400
DISCIPLINE #5 – PLUMBING			
Pan-Pacific Mechanical	1.2720	Not Applicable	1.2720
Elegant Construction Inc.	1.2830	Not Applicable	1.2830

Axiom Group	1.6104	Applicable	1.5604
Prime ENC Inc.	1.6300	Not Applicable	1.6300

D. Background on Recommended Contractors

A-1 Electrical Service Company Inc.

The recommended firm, A-1 Electrical Service Company Inc., located in Los Angeles County, has been in business for 27 years, and is a leader in the field of electrical construction, maintenance, testing, and repair services. A-1 Electrical Service construction division provides professional and technical services in power, lighting, computer and monitor control. Alex Torres, the company's Project Manager, brings over 10 years of experience as an Electrical Journeyman and Electrical Foreman, having worked on a wide range of public and private projects.

Athena Engineering

The recommended firm, Athena Engineering, Inc. (AEI), headquartered in Los Angeles County, has been providing comprehensive mechanical, electrical, and controls solutions since 1984. AEI is recognized as a leader in designing, constructing, and maintaining high-performance building systems, with expertise in HVAC, automation, energy management, and integrated technology. Chris Movsesian, the company's Project Manager, brings over six years of experience with Athena Engineering, having managed more than 50 HVAC replacement projects, including large-scale efforts at secure facilities and the Disneyland Resort.

Axiom Group

The recommended firm, Axiom Group, located in Los Angeles County, has been in business for over 9 years, providing general contracting expertise in public works, infrastructure, and facility upgrade projects. Esteban Torres, the company's Project Executive and President, brings over 30 years of experience managing multimillion-dollar projects for agencies such as the City of Los Angeles and LACCD, ensuring quality, compliance, and timely delivery.

Coleman Construction Inc.

The recommended firm, Coleman Construction, Inc., is a Los Angeles–based general building and engineering contractor with nearly three decades of experience delivering governmental, commercial, and industrial projects. Sharon Coleman brings over 28 years of leadership and project management expertise, having overseen complex assignments such as the $30 million Baldwin Hills Crenshaw Plaza renovation and multiple government facility upgrades

Craft Construction & Development Inc.

The recommended firm, Craft Construction, is a Los Angeles-based general contractor specializing in public works, commercial, and institutional projects. The firm has over 7 years of experience delivering construction services, including

renovations, tenant improvements, and infrastructure upgrades, with an emphasis on safety and timely completion. Craft Construction is led by Owner and Project Manager Ken Fujii and Raymond Clantz, each having over 20 years of experience in construction management and construction estimating.

Electrocomm Inc.
The recommended firm, Electrocomm Inc., is a Los Angeles–based, full service commercial and industrial electrical firm, with over 10 years of experience in specializing in electrical service, repair, installation, and power upgrades for new construction, underground work, and renovation projects. Electrocomm is led by Owner and Commercial Project Manager, Edward Abedi, who has over 25 years of experience in overseeing and managing electrical projects.

Elegant Construction Inc.
The recommended firm, Elegant Construction, Inc., is an Orange County-based general contractor specializing in public works, commercial, and educational facility projects. The firm has over 6 years of experience delivering renovations, site improvements, and infrastructure upgrades for cities, school districts, and public agencies across Southern California. Elegant Construction is led by President and Project Manager Samer Al Hakim, who brings more than 18 years of construction management experience, including leadership roles on multimillion-dollar projects in both the United States and the Middle East

Energy Management Pros Inc.
The recommended firm, Energy Management Pros, Inc., is a full-service electrical contractor based in Los Angeles, specializing in electrical, renewable energy, and technology systems. With over nine years of industry experience, the firm provides a wide range of services including design-build electrical installations, power distribution, and advanced technology integrations. Project Manager Jason Washington, contributes more than 15 years of expertise as both a Journeyman Electrician and Project Manager, having successfully delivered numerous public works electrical projects, including JOC contracts for LACCD, LADWP, LAUSD, and Caltrans.

Home Runners Heating & Air
The recommended firm, Home Runners Heating & Air, is a licensed HVAC contractor specializing in air conditioning system installation and replacement, heat pump service and repair, and heating system installation. Based in Los Angeles, the company has over 10 years of experience serving both residential and commercial clients. Owner and Project Manager Michael Chavez has more than 16 years of expertise as an HVAC Technician, ensuring projects are completed with technical precision and reliable service.

Interior Plus Inc.
The recommended firm, Interior Plus, Inc., is a family-owned general contractor based in Los Angeles County with over 30 years of experience specializing in

interior construction, tenant improvements, and building restorations. The company has successfully delivered multimillion-dollar projects for public and private clients, including the Los Angeles Air Force Base, City of Carson, and LA Metro, with scopes ranging from complete renovations to critical MEP upgrades. Interior Plus is led by President Stephen Muñoz, along with Project Managers Brian Lee and Natanael Valdez, who together bring over 30 years of combined experience in general services administration, project supervision, and electrical construction.

Izurieta Fence Company

The recommended firm, Izurieta Fence Company, located in Los Angeles, has been in business for over 17 years and is a leader in the field of commercial and industrial fencing. Izurieta Fence specializes in the installation of chain link, wrought iron, wood fencing, and custom gate systems, including automated and galvanized steel designs. The company's Owner and Project Manager, Pedro Jr. Izurieta, brings over 15 years of experience managing fencing projects across Southern California, including public works for Caltrans, LADBS, Glendale Unified School District, and the City of South Pasadena.

Lucas Builders Inc.

The recommended firm, Lucas Builders, Inc., an Orange County based contractor, has been in business for over 20 years, providing services in underground utilities, structural and miscellaneous steel, concrete work, sound walls, trenchless rehabilitation, and electrical conduit and vault installations. General Superintendents Brady Bouwhuis and Jason Scott each bring 20 years of experience managing multi-trade projects in the greater Los Angeles area, ranging from major infrastructure projects for LAX and LA Metro to large-scale public works for the City of Los Angeles.

Mackone Development Inc.

The recommended firm, Mackone Development, Inc., is a Los Angeles–based construction company with over 30 years of experience delivering facility upgrades and public works projects. The firm has successfully completed a wide range of assignments, including entry renovations, medical facility equipment installations, signage enhancements at historic courthouses, advanced imaging infrastructure, fire station repairs, structural improvements, and facility restroom remodels. Project Manager Daniel J. Ayala and Project Superintendent Joshua M. Brady bring a combined 15 years of experience in estimating, construction management, civil engineering, and project scheduling for both public and private sector projects.

Pan-Pacific Mechanical

The recommended firm, Pan-Pacific Mechanical, is an Orange County based contractor with over 70 years of experience specializing in plumbing, HVAC, and mechanical systems. Pan-Pacific Mechanical has delivered large-scale projects across healthcare, education, aviation, and commercial facilities, with notable work at LAX, Disney, Los Robles Medical Center, and Kaiser West Los Angeles. Project Executive Steve Valot leads the Special Projects group, bringing 25 years of

experience as a Journeyman Plumber and Project Executive overseeing seismic upgrades, medical facility improvements, and high-profile tenant renovations.

Prime ENC, Inc.
The recommended firm, Prime ENC, is an Orange County–based general contractor with over 10 years of experience delivering public works, healthcare, and institutional projects throughout Southern California. The firm provides a full range of services including design-build, preconstruction, BIM/VDC, sustainable construction, and integrated project delivery. Project Manager Jay Lee brings more than seven years of experience managing multimillion-dollar contracts, specializing in scheduling, subcontractor coordination, and construction management for both new construction and complex renovations. Prime ENC has successfully overseen Job Order Contracts for major agencies such as UCLA, the County of Orange, the Los Angeles Department of Public Works, and the Orange County Sheriff's Department.

SJD&B
The recommended firm, SJD&B, Inc., based in Los Angeles , has been in business for over 10 years and is licensed as both a General Engineering (A) and General Building (B) contractor. The company specializes in public works, infrastructure, and facility renovations, with experience in transportation, utilities, and commercial/industrial projects. Vice President and Project Manager Jake Choe brings 27 years of experience managing multimillion-dollar contracts, including Job Order Contracts and IDIQ programs for Los Angeles County, San Bernardino County, the City of Long Beach, and California State University. His expertise spans new construction, modernization, OSHPD projects, and building retrofits, ensuring projects are completed safely, on time, and within budget.

So Cal Construction Inc.
The recommended firm, So Cal Construction, Inc., a Los Angeles County based contractor, has been in business for over 10 years and is licensed as a general contractor specializing in painting, remodeling, and public works construction. The company has successfully completed multimillion-dollar contracts for agencies such as LAUSD and the City of Inglewood, including campus-wide exterior painting, lead and asbestos abatement, ADA upgrades, and residential sound insulation programs. Project Managers Jose Manzo and Omar Rodriguez bring a combined 40 years of experience overseeing public works projects, with expertise in painting, retrofits, and construction management for school districts and municipal facilities.

Technion Contractors
The recommended firm, Technion Contractors, Inc., is a Los Angeles-based general and electrical contractor providing public works, modernization, and facility upgrade services. With over 25 years of experience, Technion has completed contracts in the Greater Los Angeles area, offering services including new construction, ADA compliance, underground utilities and infrastructure, electrical wiring (high & low voltage), safety/technology systems, and project management. Senior Project Manager Sharon Hillel contributes more than 30 years of experience, bringing

extensive expertise in managing complex public works and private sector projects from design through closeout.

DEOD SUMMARY

JOB ORDER CONTRACTING CONSTRUCTION SERVICES BENCH
PS133177001 – PS133177025

A. Small Business Participation

The Diversity and Economic Opportunity Department (DEOD) did not establish an overall Small Business Enterprise (SBE)/Disabled Veteran Business Enterprise (DVBE) goal on this bench contract. Although an SBE/DVBE goal has not been established for this contract, in accordance with the statutory authority of Assembly Bill AB-499 and the guidelines of the JOC Program, individual job orders for repair or renovation work valued at $250,000 or less will be set aside for award—on a rotational basis—to certified SBEs or DVBEs.

Eighteen (18) firms were selected as prime contractors across the five (5) disciplines. Twelve (12) of the eighteen (18) Primes are SBE certified: A-1 Electric Service Co., Axiom Group, Coleman Construction Inc., Craft Construction, Electrocomm, Inc., Energy Management Pros, Inc., Interior Plus, Inc., Inzurieta Fence Company Inc., Prime ENC., SJD&B, Inc., So Cal Construction Inc., and Technion Contractors.

In response to a specific Job Order request with a defined scope of work, prime contractors will be required to identify SBE/DVBE subcontractor activity and actual dollar value commitments for that Job Order. Overall SBE/DVBE participation will be determined based on cumulative participation of all Job Orders awarded to each prime contractor.

DISCIPLINE #1 – GENERAL BUILDING

Bidder Name	SBE Prime	DVBE Prime	SBE Subcontractor	DVBE Subcontractor
Mackone Development Inc.	-	-	0	0
So Cal Construction Inc.	X	-	0	0
Elegant Construction Inc.	-	-	0	0
SJD&B, Inc.	X	-	5	2
Prime ENC Inc.	X	-	0	0
Coleman Construction Inc.	X	-	2	0
Axiom Group	X	-	0	0
Lucas Builders Inc.	-	-	1	0
Craft Construction.	X	-	0	0
Interior Plus, Inc.	X	-	0	0

DISCIPLINE #2 – FENCING

Bidder Name	SBE Prime	DVBE Prime	SBE Subcontractor	DVBE Subcontractor
Elegant Construction Inc.	-	-	0	0
Izurieta Fence Company	X	-	0	0

DISCIPLINE #3 – ELECTRICAL

Bidder Name	SBE Prime	DVBE Prime	SBE Subcontractor	DVBE Subcontractor
Electrocomm, Inc.	X	-	0	0
Energy Management Pros, Inc.	X	-	0	0
Technion Contractors	X	-	0	0
Axiom Group	X	-	0	0
A-1 Electric Service Co.	X	-	0	0

DISCIPLINE #4 – HVAC

Bidder Name	SBE Prime	DVBE Prime	SBE Subcontractor	DVBE Subcontractor
Home Runners Heating & Air	-	-	0	0
Pan-Pacific Mechanical	-	-	0	0
Athena Engineering	-	-	0	0
Prime ENC Inc.	X	-	0	0

DISCIPLINE #5 – PLUMBING

Bidder Name	SBE Prime	DVBE Prime	SBE Subcontractor	DVBE Subcontractor
Pan-Pacific Mechanical	-	-	0	0
Elegant Construction Inc.	-	-	0	0
Axiom Group	X	-	0	0
Prime ENC Inc.	X	-	0	0

B. Living Wage and Service Contract Worker Retention Policy Applicability

The Living Wage and Service Contract Worker Retention Policy is not applicable to this contract.

C. Prevailing Wage Applicability

Prevailing Wage requirements are applicable to this project. DEOD will continue to monitor contractors' compliance with the State of California Department of Industrial Relations (DIR), California Labor Code, and, if federally funded, the U S Department of Labor (DOL) Davis Bacon and Related Acts (DBRA).

D. Project Labor Agreement/Construction Careers Policy (PLA/CCP)

Project Labor Agreement/Construction Careers Policy is applicable to this Contract. PLA/CCP is applicable only to construction contracts that have a construction related value in excess of $2.5 million.

The PLA/CCP requires that the Prime Contractor commit to meet the applicable Targeted Hiring Requirements.

Community / Local Area Worker Goal	Apprentice Worker Goal	Disadvantaged Worker Goal
40%	20%	10%

E. Manufacturing Careers Policy

The Manufacturing Careers Policy (MCP) does **not apply** to this contract. The MCP is required on Metro's Rolling Stock RFPs, with an Independent Cost Estimate of at least $50 million.

ATTACHMENT C

LIST OF EXAMPLE PROJECT USES
(This list should not be considered exhaustive or all-inclusive)

Station Infrastructure Beautification
A Line: Downtown Long Beach, Florence, Chinatown, Lincoln/Cypress, Sierre Madre Villa, APU/Citrus, Pomona
B & D Lines: Union Station, 7th/Metro, North Hollywood, Pershing Square, Westlake/MacArthur Park, Wilshire/Vermont
D Line: Wilshire/Fairfax (PLE-1), Wilshire/La Cienega (PLE-1), Wilshire/LaBrea (PLE-1), Wilshire/Normandie, Wilshire/Western
E Line: Atlantic, Downtown Santa Monica, Expo Park/USC, Expo/Bergamot, Expo/Bundy, Expo/Vermont
K Line: Aviation/Century, LAX/MTC, Redondo Beach
A & C Line: Willowbrook/Rosa Parks
C Line: Norwalk, Avalon, Lynwood, Vermont/Athens, Crenshaw, Hawthorne/Lennox, Aviation/Imperial, LAX/MTC, Aviation/Century, Harbor Freeway
C & J Line: Harbor Fwy
G Line: Chatsworth, Pierce College, North Hollywood
J Line: 37th St, Harbor Gateway Transit Center, Terminal 19 / El Monte

Bus and Rail Transit Infrastructure Improvements
Blue Line Duct Bank
Division 22 Car Wash
Division 22 Blow Down Ventilation System
Division 24 HVAC
Union Station Gateway Building ADA
Pavements
Cable Protection
Back Up Generators
Division Back Up Power
Division 4 LASD/ TCPSD Modular Facility
Roofing and HVAC Repairs
Gold Line Break Room Sewer Connection
Fencing for Signals and Traction Power Substations (TPSS)
State of Good Repair: concrete and steel repairs as required
Vertical Transportation: elevators and escalators, home landing, monitoring

Job Order Contracting Construction Service Bench

October 16, 2025

Metro

Operations, Safety, & Customer Experience Committee Meeting

RECOMMENDATION

AWARD 25 Bench Contracts Nos. PS133177001 through PS133177025, under the Job Order Contracting Construction Services Bench, to provide construction services on a job order basis for various transit infrastructure projects for a one-year base period in the Not-To-Exceed (NTE) amount of $125,000,000, and two one-year options in the NTE amount of $125,000,000 for each year, for a total cumulative NTE amount of $375,000,000, subject to the resolution of any properly submitted protest(s), if any

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AWARDEES

There are 25 contract awards under the JOC Construction Services Bench, PS133177.

Awardee Names by Discipline	
DISCIPLINE #1 – GENERAL BUILDING	**DISCIPLINE #3 – ELECTRICAL**
Mackone Development Inc.	Electrocomm Inc.
So Cal Construction Inc.	Energy Management Pros Inc.
Elegant Construction Inc.	Technion Contractors
SJD&B	Axiom Group
Prime ENC Inc.	A-1 Electrical Service & Co Inc.
Coleman Construction Inc.	**DISCIPLINE #4 – HVAC**
Axiom Group	Home Runners Heating & Air
Lucas Builders Inc.	Pan-Pacific Mechanical
Craft Construction & Development Inc.	Athena Engineering
Interior Plus Inc.	Prime ENC Inc.
DISCIPLINE #2 – FENCING	**DISCIPLINE #5 – PLUMBING**
Elegant Construction Inc.	Pan-Pacific Mechanical
Izurieta Fence Company	Elegant Construction Inc.
	Axiom Group
	Prime ENC Inc.

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PROPOSALS & PARTICPATION GOAL

NUMBER OF BIDS/PROPOSALS

A total of 88 firms downloaded the Invitation for Bid (IFB). A total of 25 proposals were received across the 5 disciplines. The 25 bids were determined to meet the qualifications and determined to be responsive and responsible to perform work on Metro assignments on an as-needed, task order basis.

DEOD COMMITMENT

The Diversity & Economic Opportunity Department (DEOD) did not recommend a Small Business Enterprise (SBE) or Disabled Veteran Business Enterprise (DVBE) participation goal for this procurement. However, under California's statutory guidelines for the JOC program, individual task orders valued at $250,000 or less for repair or renovation work must be set aside—on a rotational basis—for award to certified SBE or DVBE contractors on the JOC bench.

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ISSUE & DISCUSSION

ISSUE

The Operations - Infrastructure Maintenance & Engineering (IM&E) Department is responsible for maintenance, repairs, alterations, and remediation across bus and rail infrastructure. This JOC contract will support transit infrastructure improvement initiatives across the Metro transit system.

DISCUSSION

Traditional procurement processes require a full bid cycle for each project, whereas the JOC establishes qualified bench contractors who can respond quickly to work requests. This flexibility is essential to maintaining safe and functional conditions across operating divisions, maintenance yards, passenger stations, and other infrastructure, while also supporting ongoing modernization efforts. In accordance with Public Contract Code § 20385 (2024), a JOC contract allows for a 12-month base term, with an option for two 12-month extensions. Each bench contract is limited to $5,000,000 in work per year, while individual job orders are limited to $1,000,000 each.

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