

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY
AND RECORD OF ACTION**

August 5, 2025

FROM

DON DAY, Director, Project and Facilities Management Department

SUBJECT

Award Job Order Contracts for General Building, General Engineering, Mechanical, and Demolition and Abatement Services

RECOMMENDATION(S)

1. Approve the following Addenda to the Bid Documents:
 - a. Addendum No. 1 to the Bid Documents for General Building Job Order Contractor, dated May 16, 2025, which revised the bid documents and provided answers to bidder's questions.
 - b. Addendum No. 1 to the Bid Documents for General Engineering Job Order Contractor, dated May 16, 2025, which revised the bid documents and provided answers to bidder's questions.
 - c. Addendum No. 1 to the Bid Documents for General Mechanical Job Order Contractor, dated May 16, 2025, which revised the bid documents and provided answers to bidder's questions.
 - d. Addendum No. 1 to the Bid Documents for Demolition / Abatement Job Order Contractor, dated May 16, 2025, which revised the bid documents and provided answers to bidder's questions.
 - e. Addendum No. 1 to the Bid Documents for Healthcare General Building Job Order Contractor, dated May 16, 2025, which revised the bid documents and provided answers to bidder's questions.
 - f. Addendum No. 1 to the Bid Documents for Healthcare General Engineering Job Order Contractor, dated May 16, 2025, which revised the bid documents and provided answers to bidder's questions.
2. Find the bid proposal from PUB Construction, Inc., in the category of General Building to be nonresponsive for failing to properly follow the instructions for bid pricing (Zone 2, Adjustment Factor 5 must be 30% higher than Zone 1, Adjustment Factor 1) as required in the Bid Proposal.
3. Find the bid proposal from Elegant Construction Inc., in the category of General Engineering to be nonresponsive for failing to acknowledge any and all Addendums as required in the Bid Proposal and instructions.
4. Find the bid proposal from Horizons Construction Company International, Inc., in the category of Mechanical to be nonresponsive for failing to meet the C-4 License requirement in the Bid Proposal.
5. Reject all bids received for Healthcare General Building Job Order Contract services, finding the rejection of the bids in the best general interest of the County.
6. Reject all bids received for Healthcare General Engineering Job Order Contract services, finding the rejection of the bids in the best general interest of the County.
7. Approve Job Order Contracts to provide General Building Job Order Contract services throughout the county, in an amount not to exceed \$4,900,000, for the period of August 5, 2025, through August 4, 2026, with the following contractors:
 - a. ~~Horizons Construction Company International, Inc.~~

- ~~a.~~
~~a-b.~~ New Creation Engineering & Builders, Inc., dba New Creation Builders
~~b-c.~~ Optimus Construction & Painting, Inc.
~~c-d.~~ Exbon Development, Inc.
~~d-e.~~ SJD&B, Inc.
~~e-f.~~ Angeles Contractor, Inc.
~~f-g.~~ MIK Construction, Inc.
~~g-h.~~ Dalke & Sons Construction, Inc.
~~h-i.~~ Prime Painting Contractors, Inc.
~~i-j.~~ Harry H. Joh Construction, Inc.
~~j-k.~~ Elegant Construction, Inc.
~~k-l.~~ Blackstone Builders, Inc.
8. Approve Job Order Contracts to provide General Engineering Job Order Contract services throughout the county, in an amount not to exceed \$4,000,000, for the period of August 5, 2025, through August 4, 2026, with the following contractors:
- a. Horizons Construction Company International, Inc.
 - b. SJD&B, Inc.
 - c. PUB Construction, Inc.
 - d. New Creation Engineering & Builders, Inc., dba New Creation Builders
 - e. Angeles Contractor, Inc.
 - f. Exbon Development, Inc.
9. Approve Job Order Contracts to provide Mechanical Job Order Contract services throughout the county, in an amount not to exceed \$4,000,000, for the period of August 5, 2025, through August 4, 2026, with the following contractors:
- a. Athena Engineering, Inc.
 - b. ABM Building Solutions, LLC
 - c. D. Burke Mechanical Corp.
 - d. Los Angeles Air Conditioning, Inc.
10. Approve Job Order Contracts to provide Demolition and Abatement Job Order Contract services throughout the county, in an amount not to exceed \$4,000,000, for the period of August 5, 2025, through August 4, 2026, with the following contractors:
- a. ATI Restoration LLC, dba ATI
 - b. Integrated Demolition and Remediation, Incorporated
11. Grant discretionary authority to Project and Facilities Management Department, Chief of Project Management, Supervising Project Managers, and Project Managers to approve any and all plans, specifications, and project descriptions for projects performed by Job Order Contract contractors, including, but not limited to, building repairs/remodels, parking lot repair, roadway rehabilitation, Americans with Disabilities Act upgrades, utility improvements, landscape, signage, roof rehabilitations, and electrical system improvements, as these individuals shall determine in their discretion are necessary.
12. Authorize the Chief of Project Management, or the Supervising Project Manager, to issue individual job orders under the Job Order Contracts.
13. Authorize Project and Facilities Management Department to accept the work when 100% complete and execute and file the Notice of Completion for Projects and Job Orders.
- (Presenter: Don Day, Director, 387-5000)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Improve County Government Operations.

Operate in a Fiscally-Responsible and Business-Like Manner.

FINANCIAL IMPACT

This item will not result in the use of additional Discretionary General Funding (Net County Cost). These unencumbered contracts will be funded from projects approved as part of the Capital

Improvement Program (CIP) or reimbursed from the departments who initiate projects with their own or other funding.

BACKGROUND INFORMATION

Public Contract Code Section 20128.5 authorizes the County to use Job Order Contract (JOC) Services to rapidly engage contractors to perform the repair, renovation, remodeling, or other repetitive work at existing public facilities utilizing a unit price structure. Experience with this process has shown that the JOC procurement method offers several advantages over traditional procurement methods for construction services, which require the development of detailed bid documents, advertisement of the project, and procurement of individual project-related construction contracts and approvals. The JOC method results in both time and cost savings.

The recommended contracts will allow the Project and Facilities Management Department (PFMD) to continue the savings of time, effort, and cost through the JOC program, thereby achieving the County and Chief Executive Officer's goals and objectives to operate in a fiscally-responsible and business-like manner and improve County government operations.

PROCUREMENT

On April 8, 2025 (Item No. 34), the Board of Supervisors (Board) authorized PFMD to advertise for competitive bids for 12 General Building JOC contracts with a value of \$4,900,000 each, six General Engineering JOC Contracts with a value of \$4,000,000 each, four Mechanical JOC contracts with a value of \$4,000,000 each, two Demolition and Abatement JOC contracts with a value of \$4,000,000 each, five Healthcare General Building JOC contracts with a value of \$4,000,000 each, and five Healthcare General Engineering JOC contracts with a value of \$4,000,000 each. On April 11, 2025, PFMD advertised for bids in the Daily Press, six Plan Rooms, and on the County's Electronic Procurement Network (ePro) in accordance with the County's formal bidding procedures. On April 30, 2025, prospective bidders attended the mandatory pre-bid meeting.

Bids received are based on the bid adjustment factor provided by each contractor, which the contractor multiplies against "pre-priced" unit costs (compiled in a project task catalog), which is part of the contract. In addition, the lowest bid is determined by a formula applied to the eight bid factors submitted for the categories of General Building, General Engineering, Mechanical, and Demolition and Abatement or the two bid factors submitted for Healthcare General Building, and Healthcare General Engineering, which vary based on the location, time of day, and response time required for the project. The adjustment factor represents all of the contractor's costs (indirect and direct). Profit is not included in the pre-priced unit costs.

On May 28, 2025, the following fifteen (15) bids were received for the General Building JOC:

Contractor	Location	Bid Factor
Horizons Construction Company International, Inc.	Orange, CA	0.7995
New Creation Engineering & Builders, Inc., dba New Creation Builders	Bellflower, CA	0.9775
Optimus Construction & Painting, Inc.	Lancaster, CA	1.0051
PUB Construction, Inc.	Diamond Bar, CA	1.0191
Exbon Development, Inc.	Garden Grove, CA	1.0276
SJD&B, Inc.	Walnut, CA	1.0575
Angeles Contractor, Inc.	City of Industry	1.0600
MIK Construction, Inc.	Artesia, CA	1.0748
Dalke & Sons Construction, Inc.	Riverside, CA	1.0795
Prime Painting Contractors, Inc.	Northridge, CA	1.1558
Harry H. Joh Construction, Inc.	Paramount, CA	1.1823

Contractor	Location	Bid Factor
Elegant Construction, Inc.	Irvine, CA	1.2725
Blackstone Builder, Inc.	Corona, CA	1.2761
Vincor Construction, Inc.	Brea, CA	1.2765
Dewberry Design-Builders, Inc.	Cerritos, CA	1.4486

PFMD recommends that the Board find the bid proposal of PUB Construction, Inc. to be nonresponsive for failing to properly follow the instructions for bid pricing (Zone 2, Adjustment Factor 5 must be 30% higher than Zone 1, Adjustment Factor 1) as required in the Bid Documents. On June 30, 2025, PFMD sent notification of disqualification to PUB Construction, Inc. via electronic mail and the United States Postal Service Certified Mail and no response was received.

PFMD recommends that the Board award a General Building JOC to Horizons Construction Company International, Inc., New Creation Engineering & Builders, dba New Creation Builders, Optimus Construction & Painting, Inc., Exbon Development, Inc., SJD&B, Inc., Angeles Contractor, Inc., MIK Construction, Inc., Dalke & Sons Construction, Inc., Prime Painting Contractors, Inc., Harry H. Joh Construction, Inc., Elegant Construction, Inc., and Blackstone Builders, Inc., the lowest responsive and responsible bidders, in an amount not to exceed \$4,900,000.

On May 28, 2025, the following nine (9) bids were received for the General Engineering JOC:

Contractor	Location	Bid Factor
Horizons Construction Company International, Inc.	Orange, CA	0.7995
SJD&B, Inc.	Walnut, CA	0.8000
PUB Construction, Inc.	Diamond Bar, CA	0.8000
Elegant Construction, Inc.	Irvine, CA	0.8633
New Creation Engineering & Builders, Inc., dba New Creation Builders	Bellflower, CA	0.8990
Angeles Contractor, Inc.	City of Industry, CA	0.8996
Exbon Development, Inc.	Garden Grove, CA	1.0251
Matcon General Engineering, Inc.	Corona, CA	1.0665
Bitech Construction, Inc.	Buena Park, CA	1.1750

PFMD recommends that the Board find the bid proposal of Elegant Construction, Inc. to be nonresponsive for failing to acknowledge any and all addendums as required in the Bid Documents and instructions. Notice of PFMD's recommendation was sent on June 30, 2025, PFMD sent notification of disqualification to PUB and CSI via electronic mail and the United States Postal Service Certified Mail and no response was received.

PFMD recommends that the Board award a General Engineering JOC to Horizons Construction Company International, Inc., SJD&B, Inc., PUB Construction, Inc., New Creation Engineering & Builders, dba New Creation Builders, Angeles Contractor, Inc., and Exbon Development, Inc., the lowest responsive and responsible bidders, in an amount not to exceed \$4,000,000.

On May 28, 2025, the following six (6) bids were received for the Mechanical JOC:

Contractor	Location	Bid Factor
Horizons Construction Company International, Inc.	Orange, CA	0.9561
Athena Engineering, Inc.	San Dimas	0.9779
ABM Building Solutions	Tustin, CA	0.9820
D. Burke Mechanical Corp.	Norco, CA	1.2369
Los Angeles Air Conditioning, Inc.	La Verne, CA	1.2398
Mesa Energy Systems, dba Emcor Services Mesa Energy	Irvine, CA	1.4612

PFMD received a bid protest on May 29, 2025, challenging the intent to award a Mechanical JOC contract to Horizons Construction Company International, Inc., as the C-4 license requirement was not met by the vendor. After an investigation, Horizons Construction Company International, Inc. was found to not possess the required licensing requirement for the Mechanical JOC category and was deemed non-responsive. As Horizons Construction Company International, Inc. was found nonresponsive, D. Burke Mechanical Corp. was then notified as to the intent to award a Mechanical JOC contract. PFMD has not received any other protests.

PFMD recommends that the Board find the bid proposal of Horizons Construction Company International, Inc. to be nonresponsive for failing to meet the minimum requirement of holding a Class C-4 license as required in the Bid Documents. PFMD sent notification of disqualification to Horizons Construction Company International, Inc. via electronic mail and the United States Postal Service Certified Mail on July 1, 2025 and no response was received.

PFMD recommends that the Board award a Mechanical JOC to Athena Engineering, Inc., ABM Building Solutions, LLC, D. Burke Mechanical Corp., and Los Angeles Air Conditioning, Inc., the lowest responsive and responsible bidders, in an amount not to exceed \$4,000,000.

On May 28, 2025, the following two bids were received for the Demolition and Abatement JOC:

Contractor	Location	Bid Factor
ATI Restoration LLC, dba ATI	Anaheim, CA	1.3011
Integrated Demolition and Remediation, Inc.	Anaheim, CA	1.7163

PFMD recommends that the Board award a Demolition and Abatement JOC to ATI Restoration LLC, dba ATI and Integrated Demolition and Remediation, Incorporated, the lowest responsive and responsible bidders, in an amount not to exceed \$4,000,000.

On May 28, 2025, the following eleven (11) bids were received for the Healthcare General Building JOC:

Contractor	Location	Bid Factor
Horizons Construction Company International, Inc.	Orange, CA	1.0760
SJD&B, Inc.	Walnut, CA	1.1150
PUB Construction, Inc.	Diamond Bar, CA	1.1200
Exbon Development, Inc.	Garden Grove, CA	1.1320
MIK Construction, Inc.	Artesia, CA	1.1400
MTM Construction, Inc.	City of Industry, CA	1.1580
New Creation Engineering & Builders, Inc., dba New Creation Builders	Bellflower, CA	1.1700
Angeles Contractor, Inc.	City of Industry, CA	1.3640
Healthcare Design & Construction LLC	Tustin, CA	1.3660

Contractor	Location	Bid Factor
Harry H. Joh Construction, Inc.	Paramount, CA	1.4000
Vincor Construction, Inc.	Brea, CA	1.4540

PFMD recommends that the Board reject all bids received for Healthcare General Building. PFMD intends to rebid this category utilizing the Best Value procurement method that will more heavily examine a bidders qualifications, including their extensive clinical experience, hospital knowledge, and Department of Health Care Access and Information (HCAI) requirements, as opposed to looking solely at a bidders priced bid. PFMD believes rejection of the bids at this time is in the best general interest of the County.

On May 28, 2025, the following six (6) bids were received for the Healthcare General Engineering JOC:

Contractor	Location	Bid Factor
Horizons Construction Company International, Inc	Orange, CA	0.8980
PUB Construction, Inc.	Diamond Bar, CA	1.0200
New Creation Engineering & Builders, Inc., dba New Creation Builders	Bellflower, CA	1.0400
SJD&B, Inc.	Walnut, CA	1.0700
Exbon Development, Inc.	Garden Grove, CA	1.1320
Angeles Contractor, Inc.	City of Industry, CA	1.4580

PFMD recommends that the Board reject all bids received for Healthcare General Engineering. PFMD intends to rebid this category utilizing the Best Value procurement method that will more heavily examine a bidders qualifications, including their extensive clinical experience, hospital knowledge, and Department of Health Care Access and Information (HCAI) requirements, as opposed to looking solely at a bidders priced bid. PFMD believes rejection of the bids at this time is in the best general interest of the County.

On June 30, 2025, PFMD notified all successful and unsuccessful bidders of PFMD's intended recommendations. No appeals were received.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Daniel Pasek, Deputy County Counsel, 387-5455) on June 30, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on July 1, 2025; Project and Facilities Management (Don Day, Director, 387-5000) on July 14, 2025; County Finance and Administration (Eduardo Mora, Administrative Analyst II, 387-4376) on July 17, 2025.