

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): <input checked="" type="checkbox"/> IFB <input type="checkbox"/> RFP <input type="checkbox"/> RFP-A&E <input type="checkbox"/> Non-Competitive <input type="checkbox"/> Modification <input type="checkbox"/> 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.