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ITEM ID: 2026-266-0

TRANSMITTAL DATE: September 18, 2026

MEETING DATE: September 25, 2026

TO: Board of Directors

FROM: Justin Fornelli, Chief, Program Delivery

SUBJECT: Contract No. C3172-27 - CMF Restroom Refurbishment Project
- Recommendation to Award - Blackpointe Group
Construction and Management

Issue

The Authority requires the refurbishment of the restrooms at the Central Maintenance Facility (CMF), located at 1555 N. San Fernando Road, Los Angeles, CA 90065. The existing restrooms have reached the end of their useful service life, require frequent repairs, and no longer adequately support daily operations. Refurbishment is necessary to restore the facilities to a state of good repair, improve reliability, and provide functional restroom facilities for employees.

Recommendation

It is recommended the Board authorize the Chief Executive Officer to negotiate and award Contract No. C3172-27 Central Maintenance Facility Restroom Refurbishment Project to the responsive and responsible bidder, Blackpointe Group Construction and Management, in the amount of \$695,303.48 plus 15% contingency of \$104,295.52, for a total not-to-exceed amount of \$799,599.

Strategic Commitment

This report aligns with the Strategic Business Plan commitment of:

- **Modernizing Business Practices:** We will improve our operational efficiency through transparency, objective metrics and streamlined governance, reducing over-reliance on subsidy while bringing our system into a state of good repair and investing in the development of our employees. This project advances state of good repair goals by

replacing obsolete systems with modern, maintainable equipment, increasing operational efficiency and reducing unplanned outages.

Background

This project addresses the critical need to refurbish and upgrade the deteriorated restrooms at the CMF, a key operational site. These improvements are essential to maintain the facility in a state of good repair.

The subject restrooms were out of service for several months in 2026 due to major water leak repairs, requiring the use of temporary mobile restroom facilities to support ongoing operations.

In addition, the proposed upgrades will enhance working conditions at CMF by providing employees with modern, reliable restroom facilities updated to meet contemporary requirements for new construction and promote employee health, comfort, and well-being.

Discussion

On April 10, 2026, Staff issued an Invitation for Bids (IFB) for a contract term of 19 months. The solicitation was posted on the Authority's e-procurement system, advertised across the five member counties, and sent to vendors registered in the Authority's database. Representatives from six firms attended the pre-bid meeting and job walk on April 22, 2026. Ten (10) bids were received by the June 18, 2026 deadline. Staff reviewed all bids for responsiveness, responsibility, mathematical accuracy, and compliance with procurement and regulatory requirements. Blackpointe Group Construction and Management is deemed the lowest, responsive, and responsible bidder.

Bid Summary

No.	Contractor	Bid Amount	Notes
1	Blackpointe Group Construction and Management	\$695,303.28	Lowest, Responsive and Responsible Bidder
2	R.dependable Construction Inc.	\$885,000.00	
3	Global Builders, Inc.	\$942,239.00	
4	US Builders and Consultants Inc.	\$989,400.00	
5	M. Brey, Inc.	\$1,173,302.98	
6	Aguilar & Calderon Corporation	\$1,325,000.00	
7	LuMar Corporation	\$1,452,000.00	
8	MLC Constructors Inc.	\$1,698,942.00	
9	G2K Construction, Inc.	\$1,756,000.00	

10 Simgel Co., Inc.

\$2,926,000.00

The lowest bid received was **\$695,303.28**, compared with an ICE of **\$1,346,309.00**. This represents a difference of **\$651,005.72**, with the lowest bid being approximately **48.4% below the ICE**. This difference was investigated through a unit cost analysis by the engineering consultant who issued the ICE, followed by Requests for Clarification to the bidder, who responded in detail to our assessment requests. We found that the bidder is utilizing a significant portion of the work through its in-house workforce, with limited reliance on subcontractors, reducing overhead and subcontractor markups. We also found that the bidder conducted its due diligence, including market research and outreach, to obtain current budgetary pricing for project elements. Finally, through its response to the Requests for Clarification, the bidder assured and reconfirmed its ability to complete the project in accordance with the contract documents within the bid price.

Budget Impact

The amounts for which contract authority is requested are included in the adopted Capital Budget for FY 2024 & FY 2023 (\$799,599.00), consisting of the bid amount of \$695,303.48 plus a 15% contingency of \$104,295.52.

Next Steps

Upon Board approval, Staff will execute the contract and issue the Notice to Proceed. Staff will then coordinate with the Contractor and CMF stakeholders to initiate kickoff and mobilization activities, followed by submittal processing, construction phasing, testing, and final acceptance.

Prepared by: Sharon Williams, Senior Contract & Compliance Administrator
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Approved by: Justin Fornelli, Chief, Program Delivery

Attachment(s)

[Presentation - C3172-27 CMF Restroom Refurbishment](#)