SUBJECT: SUBCONTRACTOR SUBSTITUTION REQUEST HEARING - GAFFEY STREET POOL - POOL & NEW BATHHOUSE RESTORATION (PRJ20726) (W.O. #E1907453) PROJECT

A. Conduct a hearing on the requested subcontractor substitution pursuant to Los Angeles Administrative Code Section 10.14.3, and:
   1. Reject the subcontractor substitution request letter dated September 28, 2016 submitted by A.W.L. Builders, Inc. (A.W.L.), requesting that Principles Contracting, Inc. (PCI), be substituted with Pub Construction, Inc. (Pub), as summarized in the Summary of this Report;
   2. Find that PCI's objection to the substitution is valid, and,
   3. Instruct A.W.L. to proceed with the project with the Bid Listed Subcontractor, PCI, as identified in the bid documents;

B. If the Board grants the request:
   1. Withdraw recommendations A.1 through A.3 above;
   2. Reject the subcontractor substitution objection response provided by PCI October 14, 2016;
   3. Grant the subcontractor substitution request letter dated September 28, 2016 submitted by A.W.L. requesting that PCI be substituted; and
   4. Authorize Bureau of Contract Administrator to review the requested subcontractor, Pub, and if all requirements are met, approve the substitution request.
SUMMARY:

On December 10, 2014, the Board awarded the Gaffey Street Pool – Pool and New Bathhouse Restoration Project (Project) to A.W.I. (Report No. 14-318). The project is located at 3351 South Gaffey Street, San Pedro, CA 90731, within Angel’s Gate Park.

The project scope of work includes the refurbishment of the existing historical swimming pool; construction of a new bathhouse and pool equipment room; and site improvements to provide disabled access compliant ramps and stairs, walkways, roads, parking areas, terraces, seating, landscape and irrigation.

On September 28, 2016, A.W.I. submitted a request for subcontractor substitution for the landscape subcontractor on the project. A.W.I. requested to substitute PCI with Pub and stated that they have received a letter from PCI “verifying that they are unable to perform their contractual obligations.” The request also stated that PCI is “unable to perform due to workload...” An unsigned letter from PCI dated September 12, 2016 was attached to the request. (Exhibit A)

On October 4, 2016, the Bureau of Contract Administration (Con Ad) notified PCI that a request for substitution has been received from A.W.I. to substitute them on the Project. On October 4, 2016, Con Ad also notified A.W.I. that PCI has been notified of the request for substitution. (Exhibit B)

On October 14, 2016, PCI sent a response objecting to the substitution. PCI stated that they “have been in communication with A.W.I. for the project” and several other projects and that they have not received a contract from A.W.I. for this project. (Exhibit C)

On October 14, 2016, A.W.I and PCI were notified by Con Ad that a hearing will be conducted by the Board to resolve the matter pursuant to Los Angeles Administrative Code Section 10.14, Provision Pertaining to Listing of Subcontractors, Subsection 3, Substitutions, "If written objections are filed, the awarding authority shall give five (5) days’ notice to the prime contractor and to the listed subcontractor of a hearing by the awarding authority on the prime contractor’s request for substitution. The determination of the awarding authority shall be final." (Exhibit D)

On November 7, 2016, A.W.I submitted additional information to support their request for substitution. Their letter states that PCI refused to sign the letter of intent, refused to perform the work, did not provide the necessary submittal, and several other reasons as shown on Exhibit E.

On November 16, 2016, PCI submitted a response stating A.W.I.’s statement that PCI have been non-responsive is not accurate, that PCI provided a quote on August 26, 2014 and to date, have not received a contract from A.W.I., and that A.W.I. have not met the requirements for substitution. (Exhibit F).

Staff recommends that a hearing be conducted for the Board’s determination.
This Report was prepared by Cathie Santo Domingo, Superintendent, Planning, Construction, and Maintenance Branch.

LIST OF ATTACHMENTS

1) Exhibit A – Substitution Request
2) Exhibit B – 5-Day Letter to Principles Contracting, Inc., and Notification to A.W.I. Builders, Inc.
3) Exhibit C – Principles Contracting, Inc., Email Contesting the Substitution
4) Exhibit D – Notification of Objection to Principles Contracting, Inc., and A.W.I. Builders, Inc.,
5) Exhibit E – A.W.I. Builders, Inc.’s Response Supporting Documentation
6) Exhibit F – Principle Contracting, Inc.’s Response with Supporting Documentation
7) Exhibit G – Awarding Board Report and Schedule A
GAFFEY STREET POOL –
(POOL & NEW
BATHHOUSE)
RESTORATION PROJECT
(PRJ20726)
(W.O. E1907453)
SUBSTITUTION
PROTEST
TABLE OF CONTENTS

1. EXHIBIT A - Substitution Request
2. EXHIBIT B - 5-Day Letter to Principles Contracting, Inc. & Notification to A.W.I. Builders, Inc.
3. EXHIBIT C - Principles Contracting, Inc. email contesting Substitution
4. EXHIBIT D - Notification of objection to Principles Contracting, Inc. & A.W.I. Builders, Inc.
5. EXHIBIT E - A.W.I.'S response with supporting documentation
6. EXHIBIT F - Principles response with supporting documentation
7. EXHIBIT G - Award Report and Schedule A
EXHIBIT A

SUBSTITUTION REQUEST
September 28, 2016

Sent via Electronic Mail: bea.subapproval@lacity.org & US Certified Mail
City of Los Angeles-Bureau of Contract Administration
1149 S. Broadway, 3rd Floor
Los Angeles, CA, 90015

Project: Gaffey Street Pool (Pool and New Bathhouse) Restoration
Work Order #E1907453

Re: Substitution Request: Bid Listed Landscape Subcontractor

Attn: Walter Bradley, Assistant Director
General Services Division

This letter serves to notify you that AWI Builders, Inc. is submitting a proposed substitution request of our Landscape subcontractor for the above mentioned project. We have receipt of a letter from Principles Contracting verifying that they are unable to perform their contractual obligations.

Please see below for the information related to the bid listed entity, as well as the proposed substitute subcontractor:

Bid Listed Subcontractor:
Principles Contracting, Inc.
1760 Marlborough Ave.
Riverside, CA. 92507
License # 982517
Phone Number: (951) 367-0770
Contact Person: Jeff Signor
Reason for Withdrawal: Unable to perform due to workload which proliferated from the time of the bid, to the City's contract award period.
Value: $165,000.00 OK
AWI warrants that there is no change in the scope of work being performed, and that this request for substitution is a result of the bid listed subcontractor being unable to perform the work in landscaping of the circumstances noted above. This request is being submitted pursuant to Article 32 (1) (C) of the General Conditions. Enclosed herewith is Principles Contracting, Inc. letter of withdrawal for your reference.

Please do not hesitate to contact our office with any questions or concerns you may have.

Thank you,

Best Regards,

Robert Morgan
Authorized Representative
AWI Builders, Inc.
**Contractor's License Detail for License # 788668**

**DISCLAIMER:** A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.

CSLB complaint disclosure is restricted by law (B&P 7124.6). If this entry is subject to public complaint disclosure, a link for complaint disclosure will appear below. Click on the link or button to obtain complaint and/or legal action information.

Per B&P 7071.17, only construction-related civil judgments reported to the CSLB are disclosed.

Arbitrations are not listed unless the contractor fails to comply with the terms of the arbitration.

Due to workload, there may be relevant information that has not yet been entered onto the Board's license database.

---

**Business Information**

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<th>PUB CONSTRUCTION INC</th>
<th>23545 PALOMINO DR #104</th>
<th>DIAMOND BAR, CA 91765</th>
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<td>Business Phone Number</td>
<td>(909) 455-0187</td>
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**Entity** Corporation

**Issue Date** 12/13/2000

**Expire Date** 12/31/2016

**License Status**

This license is current and active.

All information below should be reviewed.

---

**Additional Status**

There is Complaint Disclosure information for this license.

**Classifications**

| C33 - PAINTING AND DECORATING |
| B - GENERAL BUILDING CONTRACTOR  |
| C54 - TILE (CERAMIC AND MOSAIC) |
| C16 - FLOORING AND FLOOR COVERING |
| A - GENERAL ENGINEERING CONTRACTOR |
| C27 - LANDSCAPING |

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<th>Registration Date</th>
<th>Expiration Date</th>
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<td>PUS CONSTRUCTION, INC.</td>
<td>1000006407</td>
<td>LOS ANGELES</td>
<td>DIAMOND BAR</td>
<td>05/12/2018</td>
<td>05/30/2017</td>
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</table>
'AWL BUILDERS INC'

Test email

Subject: Test email from AWL BUILDERS INC

Hi,

This is a test email from AWL BUILDERS INC. Please ignore if you are not an employee of the company.

Best regards,

Paul Horst

To: Paul Horst

Paul Horst

Subject: Good Morning

Hi Paul,

Good morning.

Best regards,

Jim

To: Jim

Jim

Subject: Test Services

Hi Jim,

This is a test email to confirm that email services are working.

Best regards,

Dave

To: Dave

Dave

Subject: Test Services

Hi Dave,

This is a test email to confirm that email services are working.

Best regards,

John

To: John

John

Subject: Test Services

Hi John,

This is a test email to confirm that email services are working.

Best regards,

Rebecca

To: Rebecca

Rebecca

Subject: Test Services

Hi Rebecca,

This is a test email to confirm that email services are working.

Best regards,

Veronica

To: Veronica

Veronica

Subject: Test Services

Hi Veronica,

This is a test email to confirm that email services are working.

Best regards,

Andy

To: Andy

Andy

Subject: Test Services

Hi Andy,

This is a test email to confirm that email services are working.

Best regards,

Veggie

To: Veggie

Veggie

Subject: Test Services

Hi Veggie,

This is a test email to confirm that email services are working.

Best regards,

Rob

To: Rob

Rob

Subject: Test Services

Hi Rob,

This is a test email to confirm that email services are working.

Best regards,

Peter

To: Peter

Peter

Subject: Test Services

Hi Peter,

This is a test email to confirm that email services are working.

Best regards,

Tom

To: Tom

Tom

Subject: Test Services

Hi Tom,

This is a test email to confirm that email services are working.

Best regards,
## Company Summary

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<tr>
<td>Address:</td>
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<tr>
<td></td>
<td>S.R. 200</td>
</tr>
<tr>
<td></td>
<td>Los Angeles, CA 90048</td>
</tr>
<tr>
<td>Phone:</td>
<td>(323) 931-4270</td>
</tr>
<tr>
<td>Website:</td>
<td><a href="http://www.grupassociados.com">http://www.grupassociados.com</a></td>
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<tr>
<td>Description:</td>
<td>Architecture, Planning, Landscape Architecture, Master Planning, Transportation Planning</td>
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<td>Certification(s):</td>
<td>(LB) - Local Business Enterprise (Los Angeles)</td>
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<td>(MBE) - Minority Business Enterprise</td>
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### NAICS Code(s):

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<td>Landscape Architectural Services</td>
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<tr>
<td>54141</td>
<td>Interior Design Services</td>
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<td>54161</td>
<td>Management Consulting Services</td>
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<td>54162</td>
<td>Environmental Consulting Services</td>
</tr>
<tr>
<td>54168</td>
<td>Other Scientific and Technical Consulting Services</td>
</tr>
</tbody>
</table>

Admin: Michael Gomora, michael@grupassociados.com
# Company Summary

**Name:** Keel Landscape, Inc  
**Address:** 18112 Boshard ST  
**FOUNTAIN VALLEY, CA 92708**  
**Phone:** (714)963-4415  
**Website:**  
**Description:** Landscape & irrigation installation subcontractor  
**Certification(s):**  
- (DBE): Disadvantaged Business Enterprise  
- (MBE): Minority Business Enterprise  
- (LASBE): Small Business Enterprise (Los Angeles)  
- (SBE) (Proprietary): Proprietary Small Business Enterprise  
**NAICS Code(s):**  
- 541730: Landscaping Services  
**Admin:** Michael Keel, mkeel@keellandscape.com
Company Summary

Name: SCA-LASC
Address: 1105 S.Walnut St #302
Los Angeles, CA 90048
Phone: (424) 777-0749
Website: http://scalasc.com

Description: Steven Chavez Associates, Landscape Architecture (SCA-LASC) is a Los Angeles based firm that offers a complete range of landscape architectural services. SCA-LASC is a certified Small Business Enterprise (SBE), Minority Business Enterprise (MBE), and Disadvantaged Business Enterprise (DBE).

Certificate(s):
- (SBE) - Small Business Enterprise
- (MBE) - Minority Business Enterprise
- (DBE) - Disadvantaged Business Enterprise

NAICS Code(s):
- 541320 - Landscape Architectural Services

Admin: Steven Chavez, steven@scalasc.com
<table>
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<tbody>
<tr>
<td>1.</td>
<td>AHBE Landscape Architects</td>
<td>617 W 7th St, Ste 304, Los Angeles, CA 90017</td>
<td>MBE, DBE, SBE (LA), LBE (LA), VSBE (Harbor), LBE (Harbor)</td>
</tr>
<tr>
<td>2.</td>
<td>Anil Virral Associates, Inc.</td>
<td>444 S Flower St, Suite 1608, Los Angeles, CA 90071</td>
<td>MBE, DBE, SBE (LA), LBE (LA), LBE (Harbor)</td>
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<tr>
<td>3.</td>
<td>Campbell &amp; Campbell</td>
<td>980 Va Tranquilla, Santa Barbara, CA 93110</td>
<td>WBE, DBE</td>
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<tr>
<td>4.</td>
<td>Cecia Salette Architecture Office, Inc.</td>
<td>2435 Kenilworth Ave, Los Angeles, CA 90039</td>
<td>MBE, WBE, SBE (LA)</td>
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<tr>
<td>5.</td>
<td>Oakley Group</td>
<td>10 Box 1162, Ventura, CA 93001</td>
<td>MBE, DBE</td>
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<tr>
<td>6.</td>
<td>Cre-Legic, Inc.</td>
<td>26042 Jefferson Ave, Murrieta, CA 92562</td>
<td>MBE, DBE</td>
</tr>
<tr>
<td>7.</td>
<td>Estrella Land Planning</td>
<td>225 Broadway, Suite 1100, San Diego, CA 92101</td>
<td>MBE, WBE, DBE</td>
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<tr>
<td>8.</td>
<td>Far East Landscape and Maintenance Inc.</td>
<td>27118 Colebrook Pl, Valencia, CA 91354</td>
<td>MBE, DBE</td>
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<td>9.</td>
<td>FHY Systems, LLC dba imagescape 360</td>
<td>7538 Midfield Ave, Los Angeles, CA 90045</td>
<td>MBE, DBE, VSBE (Harbor), LBE (Harbor)</td>
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<td>19.</td>
<td>Mia Lehreit + Associates</td>
<td>185 S Myers St, Los Angeles, CA 90033</td>
<td>MBE, WBE, DBE, LBE (LA), LBE (Harbor)</td>
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<td>20.</td>
<td>Office of the Designed Landscape</td>
<td>1131 Superba Avenue, Venice, CA 90291</td>
<td>WBE, DBE, SLB, SBE (LA), LBE (LA), LBE (Harbor)</td>
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<tr>
<td>21.</td>
<td>Ojeda Partnership, LTD.</td>
<td>5900 Wilshire Blvd., Suite 401, Los Angeles, CA 90036</td>
<td>WBE</td>
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<td>22.</td>
<td>Pamela Burkett &amp; Company</td>
<td>1430 Olympic Boulevard, Santa Monica, CA 90404</td>
<td>WBE, SBE (LA), LBE (LA)</td>
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<tr>
<td>23.</td>
<td>Patricia Smith ASLA, AICP</td>
<td>4006 Holly Knoll Drive, Los Angeles, CA 90027</td>
<td>WBE, LBE (LA)</td>
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<tr>
<td>24.</td>
<td>SCALEARC</td>
<td>110 S Well Dr # 202, Los Angeles, CA 90048</td>
<td>MBE, DBE, SLB, SBE (LA), LBE (LA), LBE (Harbor)</td>
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<td>25.</td>
<td>50 CAL TREE CARE INC.</td>
<td>375 North Hale Avenue, Escondido, CA 92029</td>
<td>MBE, DBE</td>
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<td>26.</td>
<td>Tamura &amp; Partners Inc.</td>
<td>49 Discovery #130, Irvine, CA 92618</td>
<td>MBE, DBE, SBE (LA)</td>
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<td>27.</td>
<td>Whiteley &amp; Sandstrom, Ltd.</td>
<td>PO Box 276, Montrose, CA 91021</td>
<td>WBE, LBE (Harbor)</td>
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<td>28.</td>
<td>Yeal Landscape Architects</td>
<td>1510 Sycamore Ave, Unit 313, South Pasadena, CA 91302</td>
<td>WBE</td>
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DISCLAIMER: A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.

CSLB complaint disclosure is restricted by law (B&P 7124.6) if this entity is subject to public complaint disclosure, a link for complaint disclosure will appear below. Click on the link or button to obtain complaint and/or legal action information.

For B&P 7071.17, only construction related civil judgments reported to the CSLB are disclosed. Arbitrations are not listed unless the contractor fails to comply with the terms of the arbitration. Due to workload, there may be relevant information that has not yet been entered onto the Board's license database.

Business Information
PRINCIPLES CONTRACTING INC
1760 MARLBOROUGH AVENUE
RIVERSIDE, CA 92507
Business Phone Number: (951) 367-0770

Entity: Corporation
Issue Date: 04/06/2013
Expire Date: 04/30/2017

License Status
This license is current and active.
All information below should be reviewed.

Additional Status
PENDING DISCIPLINARY ACTION
Disciplinary action is pending against this licensee in the form of an accusation. For further information, please call the Case Management Office in your area: (916) 255-4041 Northern California or (562) 345-7656 Southern California.

Classifications
B - GENERAL BUILDING CONTRACTOR
C27 - LANDSCAPING
A - GENERAL ENGINEERING CONTRACTOR

Bonding Information
Contractor's Bond
This license filed a Contractor's Bond with STATE NATIONAL INSURANCE COMPANY INC.
Bond Number: SSI02707
Bond Amount: $15,000
Effective Date: 07/16/2016

Bond of Qualifying Individual
The qualifying individual JEFFREY ROSS SIGNOR certified that he/she owns 10 percent or more of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.
Effective Date: 03/16/2015

BOI's Bond History
The qualifying individual DEAUDRA SAILE BARKER-SIGNOR certified that he/she owns 10 percent or more of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.
Effective Date: 02/18/2015
Contractor's License Detail (Personnel List)

Contractor License #: 982517
Contractor Name: PRINCIPLES CONTRACTING INC

Click on the person's name to see a more detailed page of information on that person.

Personnel Currently Associated with License

<table>
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<tr>
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<th>Title</th>
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<td>JEFFREY ROSS SIGNOR</td>
<td>RMO</td>
<td>04/05/2013</td>
<td>A</td>
<td>There are additional classifications that can be viewed by selecting this link.</td>
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<tr>
<td>DEAUDRA SAIL BARKER-SIGNOR</td>
<td>RMO / CEO / PRES</td>
<td>03/07/2014</td>
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<td>There are additional classifications that can be viewed by selecting this link.</td>
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Contractor's License Detail for License # 788668

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Per B&P 7071.17, only construction related civil judgments reported to the CSLB are disclosed.

Arbitrations are not listed unless the contractor fails to comply with the terms of the arbitration.

Due to workload, there may be relevant information that has not yet been entered onto the Board's license database.

Business Information
PUB CONSTRUCTION INC
23545 PALOMINO DR #104
DIAMOND BAR, CA 91765
Business Phone Number: (909) 455-0187

Entity Corporation
Issue Date: 12/13/2009
Expire Date: 12/31/2016

This license is current and active.

All information below should be reviewed.

Additional Status

Classifications
C33 - PAINTING AND DECORATING
B - GENERAL BUILDING CONTRACTOR
C54 - TILE (CERAMIC AND MOSAIC)
C15 - FLOORING AND FLOOR COVERING
A - GENERAL ENGINEERING CONTRACTOR
C27 - LANDSCAPING

Bonding Information
Contractor's Bond

This license filed a Contractor's Bond with WESCO INSURANCE COMPANY.
Bond Number: 04WB004912
Bond Amount: $15,000
Effective Date: 01/01/2016

Contractor's Bond History

Bond of Qualifying Individual

The qualifying individual CHRIS CHAE YONG YI certified that he/she owns 10 percent or more of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.
Effective Date: 04/07/2009

Bond of Qualifying Individual

This license filed Bond of Qualifying Individual number 100213567 for PAUL SHEENE in the amount of $12,500 with AMERICAN CONTRACTORS INDEMNITY COMPANY.
Effective Date: 01/14/2013
This license filed Bond of Qualifying Individual number 100302029 for ISAAC BRADY WILSON in the amount of $12,500 with
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**** END OF REPORT ****

Database: L-TXREPT2
Public Works Contractor (PWC) Registration Search

This is a listing of current and active PWC registrations pursuant to Division 2, Part 7, Chapter 1 (commencing with section 1726 of the California Labor Code.)

Enter at least one search criteria to display active registered public works contractor(s) matching your selections.

Registration Year: Current Fiscal Year: 2016/17

PWC Registration Number: example: 1234567890

Contractor Legal Name: example: ABC COMPANY

Legal Name
PUB CONSTRUCTION, INC.

Trade Name
GENERAL CONTRACTOR

License Number(s)
CSP: 788668

Mailing Address
23545 PALOMINO DRIVE #104
DIAMOND BAR, CA 91765

Physical Address
23545 PALOMINO DRIVE #104
DIAMOND BAR, CA 91765

Email Address
BIDDING@PUBCONSTRUCTION.COM

Legal Entity Type
CORPORATION
EXHIBIT B

5-DAY LETTER TO PRINCIPLES CONTRACTING, INC. & NOTIFICATION TO A.W.I. BUILDERS, INC.
Principles Contracting, Inc.
Attention: Jeffrey Ross Signor
1760 Marlborough Avenue
Riverside, CA 92507

Dear Mr. Signor:

GAFFEY STREET POOL - (POOL AND NEW BATHHOUSE) RESTORATION PROJECT (PRJ20726)  W.O. E1907453

In a letter received by this office on September 28, 2016, A.W.I. Builders, Inc. (A.W.I.), the prime contractor on the above referenced project, requested approval to substitute your company as the landscape and irrigation subcontractor for this project. According to A.W.I., your company has been non-responsive to their attempts to contact you and this substitution is necessary to prevent further delays.

You have five (5) working days to file a written objection to this substitution with this office. If no such objection is filed, the substitution will be recommended for approval to the Board of Public Works.

If you have any questions please contact Arturo Gomez at (213) 847-2409.

Sincerely,

JOHN L. REAMER, JR.
Inspector of Public Works
By

CHRIS SMITH, Chief Construction Inspector
General Services Division

AG:bes
ProjCoor/gaffeypool-Principals5DayIn
cc:  Armando Bencomo, Dept. of Recreation & Parks, MS 625/15
October 4, 2016

A.W.I. Builders, Inc.
Attention: Robert Mekikyan
1027 Sherlock Drive
Burbank, CA 91501

Dear Mr. Mekikyan:

GAFFEY STREET POOL – (POOL AND NEW BATHHOUSE) RESTORATION PROJECT (PRJ20726) W.O. E1907453

In response to your written request received September 28, 2016, Principles Contracting, Inc. has been notified by certified mail of your intention to substitute them on the above referenced project. They have five (5) working days from the receipt of the letter to file a written objection to this substitution with this office. If no objection is filed, the substitution will be recommended for approval to the Board of Public Works.

If you have any questions please contact Arturo Gomez at (213) 847-2409.

Sincerely,

JOHN L. REAMER, JR.
Inspector of Public Works
By

CHRIS SMITH, Chief Construction Inspector
General Services Division

AG:bes
Proj:Coor\gaffeypoolAWIPrinciples5day.tr
cc: Armando Bencomo, Dept. of Recreation & Parks, MS 625/15
Fwd: substitution project # prj0726

Walter Bradley <walter.bradley@lacity.org>
To: Chris Smith <chris.l.smith@lacity.org>, George Espindola <george.espindola@lacity.org>

Did we approve a substitution that is now being disputed by the original sub?

Sent from my iPhone

Begin forwarded message:

From: John Reamer <john.reamer@lacity.org>
Date: October 14, 2016 at 7:18:09 AM PDT
To: "chris.l.smith@lacity.org" <chris.l.smith@lacity.org>
Cc: Walter Bradley <walter.bradley@lacity.org>
Subject: Re: substitution project # prj0726

Chris Smith

In response to your letter dated 10/4/2016

We disagree with AWi position to substitute Principles Contracting on this project as we have always been in communication with AWi for this project and several others that we are working on. In addition we have never received a contract from AWi.

Jeff Signor
EXHIBIT D

NOTIFICATION OF OBJECTION
TO PRINCIPLES CONTRACTING,
INC. & A.W.I. BUILDERS, INC.
A.W.I. Builders, Inc.  
Attention: Robert Mekikyan  
1027 Sherlock Drive  
Burbank, CA 91501  

Dear Mr. Mekikyan:

GAFFEY STREET POOL – (POOL AND NEW BATHHOUSE) RESTORATION PROJECT (PRJ20726) W.O. E1907453

In correspondence received by this office on October 14, 2016, Principles Contracting, Inc. has officially objected to your request to substitute them as the landscape and irrigation subcontractor for the above referenced project. You will be advised of the date and time of a hearing with a Board of Recreation and Parks Commissioner to resolve this matter.

If you have any questions please contact Arturo Gomez at (213) 847-2409.

Sincerely,

JOHN L. REAMER, JR.  
Inspector of Public Works  
By  

[Signature]

CHRIS SMITH, Chief Construction Inspector  
General Services Division

AG:bhes
ProjCoo/gaffepool/PrincipalesobjectioitoAWI.hr
cc: Armando Bencomo, Dept. of Recreation & Parks, MS 625/15
Principles Contracting, Inc.
Attention: Jeffrey Ross Signor
1760 Marlborough Avenue
Riverside, CA 92507

Dear Mr. Signor:

GAFFEY STREET POOL - (POOL AND NEW BATHHOUSE) RESTORATION PROJECT (PRJ20726) W.O. E1907453

This office has received your objection to the proposal submitted by A.W.I. Builders, Inc. to substitute your company as the landscape and irrigation subcontractor for the above reference project. You will be advised of the date and time of a hearing with a Board of Recreation and Parks Commissioner to resolve this matter.

If you have any questions please contact Arturo Gomez at (213) 847-2409.

Sincerely,

JOHN L. REAMER, JR.
Inspector of Public Works

By

CHRIS SMITH, Chief Construction Inspector
General Services Division

cc: Armando Bencomo, Dept. of Recreation & Parks, MS 625/15
EXHIBIT E
A.W.I.'S RESPONSE WITH SUPPORTING DOCUMENTATION
Dear Madam/Sir,

AWI Builders Inc., has no choice but to substitute "Principal Contracting Inc." with "Public Construction" since project schedule can't be delayed. The substitution is necessary due to the unforeseen issues as follows:

1. **Principles Contracting Inc.** Subcontractor have not signed the "Letter of Intent" (see attached).
2. **Principles Contracting Inc.** Subcontractor refused to perform as per provided proposal stated timeline, and held the proposal amount to expire in order to increase the price.
3. On several occasions AWI requested submittals, that were never been provided.
4. On 09/20/2016, AWI Builders Inc. requested "Withdrawal letter" from Principles Contracting Inc., (via registered mail, see attached), that was not accepted & was returned undelivered.
LETTER OF INTENT

The undersigned subcontractor PRINCIPLES CONTRACTING, INC. and AWI BUILDERS, INC. mutually agree to enter into a subcontract for the GAFFEY STREET POOL & NEW BATH-HOUSE RESTORATION project. The subcontractor intends to enter into a contract with AWI BUILDERS, INC. to provide LANDSCAPE per Plans Sheets L600, L603, L700 & L701 & Specifications Section, for the Gaffey Street Pool & New Bathhouse Restoration project, in the sum of: $185,000.00 (One Hundred Eighty Five Thousand and 00/100). All Bids plus Addendums are hereby acknowledged by the Subcontractor. All work to be performed shall meet the approval of the City of Los Angeles - Department of Recreation & Parks, and must be in accordance to the Plans & Specifications.

SCOPE OF WORK:

SUB-GRADE DELIVERED TO PRINCIPLES CONTRACTING AT +/- .10' AT ALL LANDSCAPE AREAS, ALL SUB-GRADE DELIVERED TO PRINCIPLES CONTRACTING WITH NO ROCKS LARGER THAN 1" DIA. OR DELETERIOUS MATERIALS IN TOP 12", NO DEMO OF HARDSCAPE OR SOFTSCAPE, BID BASED ON USING EXISTING TOPSOIL, WEED KILL INCLUDED, 90 DAY MAINTENANCE INCLUDED, PREVAILING WAGE JOB.

Contract Requirements:

a.) The subcontractor will submit all required drawings for submittal within 7 days of the execution of the letter of Intent.
b.) The subcontractor will provide within 5 days of the execution of this Letter of Intent, all Insurance Certificates. Refer to attached Insurance Requirements sheet for more details.
c.) Includes Addendum(s)
d.) This is a prevailing wage job.
e.) Subcontractor shall submit job breakdown (schedule of value) in an AIA G703 template along with signed Letter of Intent
f.) The subcontractor has received the complete Plans, Specifications & Addendums, either electronically or in the format of PDF provided by a CD.
BID PROPOSAL

Principles Contracting, Inc. formally submits this proposal for the following project:

**PROJECT:** GAFFEY STREET POOL AND BATHHOUSE RESTORATION

**LOCATION:** 3351 GAFFEY STREET, SAN PEDRO, CA 90731

**BID DATE:** 08/26/2014 @ 2PM

**ESTIMATOR:** EDDIE BARKER

**BID PRICE:**

$185,000.00

**ALTERNATE:** ($10,860.00)

**BASED ON PLAN SHEETS**

L600 – L603, L-700 – L701

**ADDENDUMS NOTES =**

**NOTES:** BOND AVAILABLE AT 2% SUB-GRADE DELIVERED TO PRINCIPLES CONTRACTING AT +/- .10' AT ALL LANDSCAPE AREAS, ALL SUB GRADE DELIVERED TO PRINCIPLES CONTRACTING WITH NO ROCKS LARGER THAN 1” DIA. OR DELETERIOUS MATERIALS IN TOP 12”, NO DEMO OF HARDSCAPE OR SOFTSCAPE, BID BASED ON USING EXISTING TOPSOIL, WEED KILL INCLUDED, 90 DAY MAINTENANCE INCLUDED, PREVAILING WAGE JOB

**EXCLUSIONS:** IMPORT/EXPORT OF SOIL, HAUL OF OFF SPOILS, BASE MATERIAL UNLESS LISTED IN SCOPE ITEMS, CONSTRUCTION WATER, PERMITS, FEES, REMOVAL OF ROCKS OR SCREENING, SCARIFICATION BELOW 6", CONCRETE TOPSOIL, WEED ABATEMENT, ANY ITEM NOT SPECIFICALLY MENTIONED, SITE FURNISHINGS, WATER METER, NO DEMO ITEMS PER SHEET C012 #2, #3, #4 OR #5, NO POT HOLE "P"

Principles Contracting, Inc
A/B/C-27 – 982517
EMAIL: Eddie@principlescontracting.com
Phone: (951) 367-0770 Fax: (951) 779-1064
1760 Marlborough Ave., Riverside, CA 92507
September 12, 2016

AWI Builders, Inc.
1027 Sherlock Drive
Burbank, CA. 91501

Sub: Request for Withdrawal

Re: Gaffey Street Pool (Pool and Bath house Renovation)
WO #E1907453

Attn: Robert Mekikyan

We regretfully inform you that due to the economic circumstances surrounding our company we are unable to supply the manpower to perform Landscaping work for the Gaffey Street Pool House Project. We apologize for any inconvenience this has imposed and look forward to working with you in the near future when our company is in the financial position to do so.

Please do not hesitate to contact me should you have any additional questions or concerns.

Thank you,

Jeff Signor
Authorized Representative
Principles Contracting, Inc
Jeff can you please send me a withdraw letter for Gaffey project, I need to get that job going. We can’t wait anymore for the job submittals and other paperwork, project coming a head real fast.

AWI Builders Inc
7831 Paramount Bl.
Pico Rivera Ca. 90660
Robert Mekikyan
562.948 1133 office
818 442 7576 cell
In the Matter of the Accusation Against:

PRINCIPLES CONTRACTING INC.
1760 Marlborough Avenue
Riverside, CA 92507

JEFFREY ROSS SIGNOR, RMO
DEAUDRA SAILE BARKER-SIGNOR, RMO

Contractor's License No. 982517, A, B, C27

Respondents.

Complainant alleges:

PARTIES

1. Wood Robinson (Complainant) brings this Accusation solely in his official capacity as the Enforcement Supervisor I of the Contractors' State License Board (Board), Department of Consumer Affairs.
4. On or about April 29, 1987, the Registrar of Contractors issued Contractor’s License Number 509837 to Sundance Landscape Inc, with Jeffrey Ross Signor as RMO, and Deaudra Salle Barker-Signor as RMO. The license expired under suspensions on July 31, 2015, and has not been renewed.

JURISDICTION

5. This Accusation is brought before the Registrar of Contractors (Registrar) for the Contractors’ State License Board (Board), Department of Consumer Affairs, under the authority of the following laws. All section references are to the Business and Professions Code (Code) unless otherwise indicated.

6. Section 7090 of the Code provides, in pertinent part, that the Registrar may suspend or revoke any license or registration if the licensee or registrant is guilty of or commits any one or more of the acts or omissions constituting cause for disciplinary action.

7. Section 7106.5 of the Code provides, in pertinent part, that the expiration, cancellation, forfeiture, or suspension of a license by operation of law or by order or decision of the registrar, or a court of law, or the voluntary surrender of the license shall not deprive the registrar of jurisdiction to proceed with any investigation of or action or disciplinary proceeding against the license, or to render a decision suspending or revoking the license.

8. Section 7095 of the Code provides, in pertinent part, that the Registrar, in making his order may:

(a) Provide for the immediate complete suspension by the licensee of all operations as a contractor during the period fixed by the decision.

(b) Permit the licensee to complete any or all contracts shown by competent evidence taken at the hearing to be then uncompleted.

(c) Impose upon the licensee compliance with such specific conditions as may be just in connection with its operations as a contractor disclosed at the hearing, and may further provide that until such conditions are complied with, no application for restoration of the suspended or revoked licensee shall be accepted by the Registrar.
13. Code section 7121.5 states:

Any person who was the qualifying individual on a revoked license, or of a license under suspension, or of a license that was not renewed while it was under suspension, shall be prohibited from serving as an officer, director, associate, partner, or qualifying individual of a licensee, whether or not the individual had knowledge of or participated in the prohibited acts or omissions for which the license was revoked, or suspended, and the employment, election, or association of such person by a licensee shall constitute grounds for disciplinary action.

14. Code section 7122.5 states:

The performance by any individual, partnership, corporation, firm, or association of any act or omission constituting a cause for disciplinary action, likewise constitutes a cause for disciplinary action against any licensee who at the time such act or omission occurred was the responsible managing employee, qualifying partner, responsible managing officer, or qualifying member of such individual, partnership, corporation, firm, or association, whether or not he had knowledge of or participated in the prohibited act or omission.

STATUTORY PROVISIONS

15. Section 7112 of the Code states that "[o]mission or misrepresentation of a material fact by an applicant or a licensee in obtaining, or renewing a license, or in adding a classification to an existing license constitutes a cause for disciplinary action."

COSTS

16. Section 125.3 of the Code provides, in pertinent part, that the Board may request the administrative law judge to direct a licentiate found to have committed a violation or violations of the licensing act to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case, with failure of the licentiate to comply subjecting the license to not being renewed or reinstated. If a case settles, recovery of investigation and enforcement costs may be included in a stipulated settlement.
21. At the time Respondent signed the application, the following unsatisfied civil lawsuits against Nature Tech Landscaping Inc. were pending in the Riverside County Superior Court:

- **Leinco Enterprises vs. Nature Tech Landscaping Inc.**; Complaint for Damages over $10,000 and Under $25,000; Case No. RIC1407758; filed August 5, 2014.
- **Teletract Inc. vs. Nature Tech Landscaping Inc.**; Complaint for Collection under $10,000; Case No. RIC131001; filed August 28, 2013.

**CAUSE FOR DISCIPLINE**

(Willful or Fraudulent Act)

22. Respondent is subject to disciplinary action under Code section 7112, in that on February 27, 2015, Respondent committed a willful and fraudulent act when he signed an Application for Replacing the Qualifying Individual for CSLB License No. 982517, and under penalty of perjury certified that all statements, answers, and representations made on the application, were true and accurate, when in fact they were not, as is more fully detailed at paragraphs 17-21, which are incorporated here by reference.

**OTHER MATTERS**

23. Pursuant to Code sections 7097 and 7098, if Contractor's License Number 982517 issued to Principles Contracting Inc. is suspended or revoked by decision of the Registrar, then the Registrar may suspend or revoke without notice, any other license issued in the name of Jeffrey Ross Signor and/or Deaudra Saile Barker-Signor, or for which Jeffrey Ross Signor and/or Deaudra Saile Barker-Signor has furnished the qualifying experience and appearance.

---

*Respondents Jeffrey Ross Signor disassociated from Nature Tech Landscaping Inc. on April 11, 2014, and Deaudra Saile Barker-Signor disassociated on November 25, 2013. The lawsuits were filed based on unpaid debts that occurred while Respondents were associated as RMO with Nature Tech Landscaping Inc.*
5. Ordering Principles Contracting Inc., Jeffrey Ross Signor to provide the Registrar with a listing of all contracting projects in progress and the anticipated completion date of each.

6. Taking such other and further action as deemed necessary and proper.

DATED: 4/18/16

FILED

APR 1R 2016

SD201600106
8130000.docx

CSLB DSS

(Principles Contracting Inc.) ACCUSATION
This license filed a Contractor's Bond with STATE NATIONAL INSURANCE COMPANY INC.

**Bond Number:** SS02707
**Bond Amount:** $15,000
**Effective Date:** 07/16/2016

**Contractor's Bond History**

**Bond of Qualifying Individual**

The qualifying individual JEFFREY ROSS SIGNOR certified that he/she owns 10 percent or more of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.

**Effective Date:** 03/15/2015

**BQI's Bond History**

The qualifying individual DEAUDRA SAILE BARKER-SIGNOR certified that he/she owns 10 percent or more of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.

**Effective Date:** 02/16/2015

**Workers' Compensation**

This license has workers compensation insurance with the FALLS LAKE FIRE AND CASUALTY COMPANY

**Policy Number:** FL0006855
**Effective Date:** 07/31/2016
**Expires Date:** 07/31/2017

**Workers' Compensation History**
BUSINESS AND PROFESSIONS CODE · BPC
DIVISION 3. PROFESSIONS AND VOCATIONS GENERALLY [5000 - 9999]  (Heading of Division 3 added by Stats. 1939, Ch. 30.)

CHAPTER 9. Contractors [7000 - 7191] (Chapter 9 added by Stats. 1939, Ch. 37.)

ARTICLE 7. Disciplinary Proceedings [7090 - 7124.6] (Article 7 added by Stats. 1939, Ch. 37.)

7124.6. (a) The registrar shall make available to members of the public the date, nature, and status of all complaints on file against a licensee that do either of the following:

1. Have been referred for accusation.
2. Have been referred for investigation after a determination by board enforcement staff that a probable violation has occurred, and have been reviewed by a supervisor, and regard allegations that if proven would present a risk of harm to the public and would be appropriate for suspension or revocation of the contractor's license or criminal prosecution.

(b) The board shall create a disclaimer that shall accompany the disclosure of a complaint that shall state that the complaint is an allegation. The disclaimer may also contain any other Information the board determines would be relevant to a person evaluating the complaint.

(c) A complaint resolved in favor of the contractor shall not be subject to disclosure.

(d) Except as described in subdivision (e), the registrar shall make available to members of the public the date, nature, and disposition of all legal actions.

(e) Disclosure of legal actions shall be limited as follows:

1. Citations shall be disclosed from the date of issuance and for five years after the date of compliance if no additional disciplinary actions have been filed against the licensee during the five-year period. If additional disciplinary actions were filed against the licensee during the five-year period, all disciplinary actions shall be disclosed for as long as the most recent disciplinary action is subject to disclosure under this section. At the end of the specified time period, those citations shall no longer be disclosed.

2. Accusations that result in suspension, stayed suspension, or stayed revocation of the contractor's license shall be disclosed from the date the accusation is filed and for seven years after the accusation has been settled, including the terms and conditions of probation if no additional disciplinary actions have been filed against the licensee during the seven-year period. If additional disciplinary actions were filed against the licensee during the seven-year period, all disciplinary actions shall be posted for as long as the most recent disciplinary action is subject to disclosure under this section. At the end of the specified time period, those accusations shall no longer be disclosed.

3. All revocations that are not stayed shall be disclosed indefinitely from the effective date of the revocation.

(Amended by Stats. 2003, Ch. 607, Sec. 34. Effective January 1, 2004.)
EXHIBIT F

PRINCIPLES RESPONSE WITH SUPPORTING DOCUMENTATION
E1907453- GAFFEY POOL SUBSTITUTION PROTEST

Thu, Nov 10, 2016 at 10:44 AM

Good Morning Mr. Signor,

A mediation will be set with A.W.I. Builders and Principles Contracting, Inc. (Principles) with the Board of Recreation and Parks Commissioners. At this point, I need your company to provide our office with supporting reasons and documentation of why you are protesting this substitution within 5 business days from this email. We will also ask A.W.I. Builders to provide their proof and supporting documentation as to why they are requesting to substitute your company on the above referenced project.

If you have any questions regarding this matter, please feel free to email me, or telephone me at the number listed below.

Thank-you,

Arturo Gomez
Subcontractor Approval Group
Bureau of Contract Administration
213-847-2409

Wed, Nov 16, 2016 at 7:08 AM

Principles Contracting Inc. is not in agreement with AWI’S proposed substitution for the following reasons.

1) AWI’S statement that PCI has been non-responsive to attempts to contact us is not accurate as PCI has worked on two additional projects during the last two years which requires communication between both parties.

2) PCI’S quote to AWI was on 8/26/2014 and as of today PCI has not received a contract.

3) AWI has not meet the requirement to substitute per the specifications and PCC 4107.

Jeff Signor
BID PROPOSAL

PRINCIPLES CONTRACTING, INC. FORMALLY SUBMITS THIS PROPOSAL FOR THE FOLLOWING PROJECT:

PROJECT: GAFFEY STREET POOL AND BATHHOUSE RESTORATION
LOCATION: 3351 GAFFEY STREET, SAN PEDRO, CA 90731
BID DATE: 08/26/2014 @ 2PM
ESTIMATOR: EDDIE BARKER

BID PRICE: $185,000.00

ALTERNATE ($10,860.00)

BASED ON PLAN SHEETS
L600 - L603, L700 - L701

ADDENDUMS NOTES =

NOTES: BOND AVAILABLE AT 2% SUB GRADE DELIVERED TO PRINCIPLES CONTRACTING AT +/- .10' AT ALL LANDSCAPE AREAS, ALL SUB GRADE DELIVERED TO PRINCIPLES CONTRACTING WITH NO ROCKS LARGER THAN 1" DIA. OR DELETERIOUS MATERIALS IN TOP 12", NO DEMO OF HARDSCAPE OR SOFTSCAPE, BID BASED ON USING EXISTING TOPSOIL, WEED KILL INCLUDED, 90 DAY MAINTENANCE INCLUDED, PREVAILING WAGE JOB

EXCLUSIONS: IMPORT/EXPORT OF SOIL, HAUL OF OFF SPOILS, BASE MATERIAL UNLESS LISTED IN SCOPE ITEMS, CONSTRUCTION WATER, PERMITS, FEES, REMOVAL OF ROCKS OR SCREENING, SCARIFICATION BELOW 6", CONCRETE TOPSOIL, WEED ABATEMENT, ANY ITEM NOT SPECIFICALLY MENTIONED, SITE FURNISHINGS, WATER METER, NO DEMO ITEMS PER SHEET C012 #2, #3, #4 OR #5, NO POT HOLE “P”

Principles Contracting, Inc
A/B/C-27 – 982517
EMAIL: Eddie@principlescontracting.com
Phone: (951) 367-0770 Fax: (951) 779-1064
1760 Marlborough Ave., Riverside, CA 92507
G. **Subcontractor Substitution**

In addition to the requirements for obtaining approval of all subcontractors prior to their working on the project, the following shall apply regarding substitution of any subcontractor, whether Bid-listed or not, during construction:

It is considered a substitution if anyone other than the Bid-listed and/or approved Subcontractor(s), including the Contractor, performs any portion of the work designated to be performed by said Subcontractor, or if the contractor reduces the dollar amount of any subcontractor without written approval of the Inspector.

All substitutions of Subcontractors, whether bid-listed or approved after the date of the original Bid opening, shall be approved in writing by the Awarding Authority or its designee prior to any Work being performed by the substituting Subcontractor.

Failure to obtain approval for any Subcontractor substitution, regardless of the dollar amount of the work performed, may result in rejection of the affected work, a penalty of ten (10) percent of the subcontract amount, and possible sanctions against the contractor.

There shall be no decrease in dollar value of Work to be performed by Subcontractor(s) approved as a substitute for any Subcontractor, whether Bid-listed or approved after the original date of Bid opening, without a change in scope of the Work to be performed by the originally Bid-listed or approved Subcontractor. Written evidence of a change of scope must be provided by the Engineer prior to approval of a change in dollar value of a Subcontractor either Bid-listed or approved after the original date of Bid opening.

A Contractor whose Bid is accepted may not:

A. Reduce the dollar amount of any subcontractor without the written approval of the Awarding Authority or its designee.

B. Substitute any person as Subcontractor in place of a subcontractor listed in the original bid or approved to work on the project after award, except that the Awarding Authority or its designee, may consent to the substitution of another subcontractor for one of the following situations:

a. When the subcontractor listed in the original bid or proposal or approved after award after having had a reasonable opportunity to do so fails or refuses to execute a written contract, when that written contract, based on the general terms, conditions, plans and specifications for the project involved or the terms of that subcontractor’s written bid, is presented to the subcontractor by the contractor.

b. When the subcontractor becomes bankrupt or insolvent.

c. When the subcontractor fails or refuses to perform its subcontract.

d. When the subcontractor fails or refuses to meet the bond requirements of the contractor.

e. When the contractor demonstrates to the Awarding Authority or its designee’s satisfaction that the name of the subcontractor was listed as the result of an inadvertent clerical error.
When the subcontractor is not licensed pursuant to the State of California Contractor's License Law to perform the work designated.

When the subcontractor refuses to obtain a City of Los Angeles Business Tax Receipt Certificate (BYRC).

When the Awarding Authority or its designee concurs with the contractor that the work being performed by the subcontractor is unsatisfactory and not in substantial accordance with the Contract Documents, or the subcontractor is delaying or disrupting progress of the work.

When the subcontractor fails to submit an Affirmative Action Plan acceptable to the Awarding Authority.

When the Awarding Authority determines the subcontractor is not a responsible contractor.

C. Permit a subcontract to be voluntarily assigned or transferred, or allow it to be performed by anyone other than the original subcontractor listed in the original bid or approved to perform that portion of work after award, without the consent of the Awarding Authority or its designee.

D. Other than in the performance of Change Orders causing changes or deviations from the original contract, sublet or subcontract any portion of the work in excess of 1 half of 1 percent of the contractor's total original bid as to which its original bid did not designate a subcontractor.

2. A request for substitution of any Subcontractor, whether Bid-listed or not, must be made in writing to the Awarding Authority or its designee, and must include letter(s) of explanations to the reason for the requested substitution.

3. The Contractor shall conduct a BIP Outreach prior to requesting any Subcontractor substitution, regardless of the status (MBE, WBE, SBE, EBE, DVBE, OBE) of the Subcontractor being substituted for.

A. The Contractor shall contact some of each of the following: certified MBE, certified WBE, certified SBE, certified EBE, certified DVBE, and OBE sub-bid prospects from each trade for which sub-bid/subcontracting work is available, and document the following for submittal to the Awarding Authority or its designee along with all other required documentation:

a. The name of the company contacted, the contact person, telephone number, date and time of contact.

b. Response for each item of work that was solicited, including dollar amount(s).

c. Reason for selection or rejection of each sub-bid prospect.

d. In the event the Contractor is unable to find certified MBE, certified WBE, certified SBE, certified EBE, certified DVBE and/or OBE sub-bid prospects (first from the BIP Outreach Summary Sheet, then from other outreach methods) for
CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

October 4, 2016

CERTIFIED MAIL

Principles Contracting, Inc.
Attention: Jeffrey Ross Signor
1760 Marlborough Avenue
Riverside, CA 92507

Dear Mr. Signor:

GAFFEY STREET POOL – (POOL AND NEW BATHHOUSE) RESTORATION PROJECT (PRJ20726) W.O. E1907453

In a letter received by this office on September 28, 2016, A.W.I. Builders, Inc. (A.W.I.), the prime contractor on the above referenced project, requested approval to substitute your company as the landscape and irrigation subcontractor for this project. According to A.W.I., your company has been non-responsive to their attempts to contact you and this substitution is necessary to prevent further delays.

You have five (5) working days to file a written objection to this substitution with this office. If no such objection is filed, the substitution will be recommended for approval to the Board of Public Works.

If you have any questions please contact Arturo Gomez at (213) 847-2409.

Sincerely,

JOHN L. REAMER, JR.
inspector of Public Works

CHRIS SMITH, Chief Construction Inspector
General Services Division

AG: tres
ProjCoordGaffeypoolPrincipals5Day.txt
cc: Armando Bencomo, Dept. of Recreation & Parks, MS 625/15

AN EQUAL EMPLOYMENT OPPORTUNITY EMPLOYER
EXHIBIT G

GAFFEY STREET POOL
(E1907453) - AWARD REPORT & SCHEDULE A
REPORT OF GENERAL MANAGER

DATE December 10, 2014

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GAFFEY STREET POOL - (POOL & NEW BATHHOUSE) RESTORATION (PRJ20726) (W.O. #E1907453) PROJECT – REVIEW OF BIDS AND AWARD OF CONTRACT

R. Adams V. Israel
R. Barajas K. Regan
H. Fujita N. Williams

RECOMMENDATIONS:

That the Board:

1. Find AWI Builders, Inc., with a base bid of $6,800,000.00, to be the lowest responsive and responsible bidder for the Gaffey Street Pool - (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) project;

2. Award the contract to AWI Builders, Inc., for a total award amount of $6,800,000.00, all according to the plans and specifications;

3. Authorize the Department’s Chief Accounting Employee to encumber funds, in the amount of $6,800,000.00, from the following fund and account numbers, under the awarding authority of this Board Report;

<table>
<thead>
<tr>
<th>FUNDING SOURCE</th>
<th>Fund/Dept/Account No.</th>
<th>Encumbrance Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harbor Department MOU*</td>
<td>205/88/88JMA3</td>
<td>$5,781,696.76</td>
</tr>
<tr>
<td>Proposition K (FY 2013-14)</td>
<td>43K/10/10K893</td>
<td>$191,090.00</td>
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<td>Proposition K (FY 2012-13)</td>
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<td>$2,213.24</td>
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<td>Proposition K (FY 2014-15)</td>
<td>43K/10/10L893</td>
<td>$225,000.00</td>
</tr>
<tr>
<td>Proposition K (Interest &amp; Inflation)**</td>
<td>43K/10/TBD</td>
<td>$600,000.00</td>
</tr>
<tr>
<td>TOTAL:</td>
<td></td>
<td>$6,800,000.00</td>
</tr>
</tbody>
</table>
Notes:
* Harbor Department Funding was approved via an MOU, under Board Report No. 12-196, approved by RAP Board on June 20, 2012. The total MOU amount available for this project is $6,966,012.00.

** Availability of these funds is pending approval by the City Council of the Engineer’s Report for Fiscal Year 2015-16, which includes the Proposition K Interest and Inflation funds for which this project qualifies.

4. Authorize the Board President and Secretary to execute the contract subject to approval by the City Attorney as to form; and,

5. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY:

On July 9, 2014, the Board approved final plans and specifications for the Gaffey Street Pool (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) project, located at 3351 South Gaffey Street, San Pedro, CA 90731, within Angels Gate Park (Board Report No. 14-191). The plans and specifications were prepared by the Department of Public Works, Bureau of Engineering (BOE), Architectural Division, in conjunction with the design consultant, Paul Murdoch Architects.

The proposed scope for this project includes the following:

1. Refurbishment of the existing historical 110-foot by 50-foot, 5,500 square-foot (SF), swimming pool; construction of a 4,471 SF bathhouse with pool equipment room. Additional improvements include Americans with Disabilities Act (ADA) compliant access ramps and stairs, walkways, access road, parking areas, seating, exhibit panels and plaque, hillside grading, landscaping and irrigation (Portion A).

2. Construction of a new event concrete terrace and associated landscaping (Portion B, which is Deductive Alternate #1).

On August 26, 2014, the Board received a total of six (6) bids as follows:

<table>
<thead>
<tr>
<th>Bidders</th>
<th>Base Bid</th>
<th>Ded. Alt. #1</th>
</tr>
</thead>
<tbody>
<tr>
<td>AWI Builders, Inc.</td>
<td>$6,800,000.00</td>
<td>$145,000.00</td>
</tr>
<tr>
<td>Acon Development, Inc.</td>
<td>$6,913,935.00</td>
<td>$230,000.00</td>
</tr>
<tr>
<td>Morillo Construction, Inc.</td>
<td>$7,200,000.00</td>
<td>$ 66,000.00</td>
</tr>
<tr>
<td>Ford E.C., Inc.</td>
<td>$7,369,000.00</td>
<td>$ 250,000.00</td>
</tr>
</tbody>
</table>
The bid specifications stated that the low bidder would be determined to be the responsible and responsive bidder submitting the lowest base bid, which is the combined lump sum total of the prices for Portion A and Portion B. AWI Builders, Inc., submitted the lowest base bid in the amount of $6,800,000.00, which is $300,000.00 below the City Engineer's cost estimate of $7,100,000.00, as shown above. It is recommended that the project be awarded to AWI Builders, Inc., for a total construction contract of $6,800,000.00.

Sufficient funds are available to award the contract and for the construction and project contingencies from the following accounts:

<table>
<thead>
<tr>
<th>FUNDING SOURCE</th>
<th>FUND/DEPT/ACCT NO.</th>
<th>ENCUMBRANCE AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harbor Department MOU*</td>
<td>205/88/88JMA3</td>
<td>$5,781,696.76</td>
</tr>
<tr>
<td>Proposition K (FY 2013-14)</td>
<td>43K/10/10K893</td>
<td>$191,090.00</td>
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<td>Proposition K (FY 2012-13)</td>
<td>43K/10/10I893</td>
<td>$2,213.24</td>
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<td>Proposition K (FY 2014-15)</td>
<td>43K/10/10L893</td>
<td>$225,000.00</td>
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<td>Proposition K (Interest &amp; Inflation)**</td>
<td>43K/10/TBD</td>
<td>$600,000.00</td>
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<td>TOTAL:</td>
<td></td>
<td>$6,800,000.00</td>
</tr>
</tbody>
</table>

Notes:
* Harbor Department Funding was approved via an MOU, under Board Report No. 12-196, approved by RAP Board on June 20, 2012. The total MOU amount available for this project is $6,966,012.00.

** Availability of these funds is pending approval by the City Council of the Engineer's Report for Fiscal Year 2015-16, which includes the Proposition K Interest and Inflation funds for which this project qualifies.

The project is subject to the City's Business Inclusion Program (BIP), in compliance with the Mayor's Directive No. 14, which was adopted by the Board of Recreation and Park Commissioners on February 15, 2012 (Board Report No. 12-050), and which replaces the former Minority Business Enterprise, Women Business Enterprise, and Other Business Enterprise (MBE/WBE/OBE) Good Faith Effort Subcontractor Outreach Program. AWI Builders, Inc. has successfully posted all the required BIP outreach documentation on the Los Angeles Business Virtual Assistance Network (LABAVN) that demonstrated satisfactory effort in its outreach to Minority Business Enterprise (MBE), Women Business Enterprise (WBE), Small Business Enterprise (SBE), Emerging Business Enterprise (EBE), Disabled Veteran Business Enterprise (DVBE), and Other Business Enterprise.
(OBE) for sub-bid or subcontracting businesses. Staff has evaluated the outreach documentation submitted by AWI Builders, Inc., and determined that they have passed all six indicators as required for the effort to obtain sub-bid/subcontracting participation by MBE, WBE, SBE, EBE, DVBE and OBE businesses, and is in compliance with the BIP outreach requirements. The outreach documentation package is on file in the Board Office, and a synopsis of the said package is attached to this Report.

Staff reviewed the responsiveness and work performance of AWI Builders, Inc., on past Department of Recreation and Parks (RAP) projects and found them to be satisfactory. The Department of Public Works, Office of Contract Compliance (OCC) indicated that there have been no labor compliance violations and that the bidder has complied with all other legal requirements.

The City Attorney and staff have reviewed the bid submitted by AWI Builders, Inc., and found it to be in order. Staff recommends that the Board find AWI Builders, Inc., to be the lowest responsive and responsible bidder.

The proposed project has been previously evaluated and approved in compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Plan were adopted on July 9, 2014 (Board Report No. 14-190) by the Board of Recreation and Parks Commissioners. A Notice of Determination was filed with the Los Angeles County Clerk on July 10, 2014. The scope of the project and the environmental setting has not substantially changed since the CEQA approval that would result in additional environmental impacts or an increase in the intensity of the projected impacts to require any new or modified mitigation. Therefore, no additional CEQA documentation is required.

FISCAL IMPACT STATEMENT:

The project will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to the Department's General Fund. However, operations and maintenance costs will be evaluated and included in future budget requests.

This report was prepared by Willis Yip, Project Manager, Architectural Division, Bureau of Engineering (BOE) and was reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Division, BOE Recreational and Cultural Facilities Division; Deborah Weintraub, Chief Deputy City Engineer; and Cathie Santo Domingo, Superintendent, Planning, Construction, and Maintenance Branch.
# CITY OF LOS ANGELES
## GUIDELINES FOR EVALUATION OF THE BUSINESS INCLUSION PROGRAM (BIP) OUTREACH CHECKLIST

**Bidder:** AWI Builders, Inc.  
**Bid Date:** 08/26/2014  
**Project Name:** Gaffey Street Pool (Pool & New Bathhouse) Restoration (E1907453)  
**W.O. #:** E907453

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Required Documentation</th>
<th>Description of Submitted or Missing Documentation</th>
<th>Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2 Pre-Bid Meeting</strong></td>
<td>a) Attend pre-bid meeting and be listed on the attendance sheet, or b) Submit a letter either by e-mail, mail, or fax to the Bureau of Engineering, Project Award and Control (PAC) on certifying it is informed of the BIP project requirements and has participated in a City-sponsored or City approved matchmaking event in the past 12 months. Note: If the RFP states that the pre-bid meeting is mandatory, then attendance at the pre-bid meeting is the only way to pass this indicator.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>3 Work Areas</strong></td>
<td>Proof of this must be demonstrated in Indicator 4. The notification must be performed using the BAVN’s BIP Outreach Reports system.</td>
<td>(Automatic after meeting Indicator 4 requirements)</td>
<td></td>
</tr>
<tr>
<td><strong>4 Written Notices to Subcontractors</strong></td>
<td>E-mail or fax notification in each of the selected potential work areas to available MBEs, WBEs, SBEs, EBEs, DVBEs, and OBEs for each anticipated work area to be performed. The notification must be performed using the BAVN’s BIP Outreach Reports system. The notification may be to potential sub-bidders/subcontractors either currently registered on the BAVN or added to the BAVN by the bidder. Letters must contain areas of work selected to be subcontracted, City of Los Angeles project name, name of the bidder, and contact person’s name, address, and telephone number. Bidders are required to send notifications to a sufficient number of firms in each potential work area as determined by the City. Typically, the sufficient number of firms is determined by the total number of potential subcontractors/subcontractors in each sub work area.</td>
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</tr>
<tr>
<td><strong>5 Plans, specifications and requirements</strong></td>
<td>Include, in Indicator 4, information detailing how, where, and when the bidder will make the required information available to interested potential sub-bidders/subcontractors. The notification must be performed using the BAVN’s BIP Outreach Reports system.</td>
<td>(Automatic after meeting Indicator 4 requirements)</td>
<td></td>
</tr>
<tr>
<td><strong>6 Negotiate in Good Faith</strong></td>
<td>a) Copies of all potential MBE/WBE/SBE/EBE/DVBE/OBE bids or quotes received must be submitted prior to award of a contract; and b) Online Summary Sheet must be completed, listing the bids or quotes received, the name of the sub-bidder/subcontractor who submitted the bid or quote, and a brief reason given for selection/non-selection of each subcontractor. The reasons for selection/non-selection should be included in the Notes section of the online Summary Sheet. If the bidder elects to perform a listed work area with its own forces, they must include a bid/quote for comparison purposes and an explanation must be provided and included on the Summary Sheet. All bids/quotes received, regardless of whether or not the bidder subcontracted the sub-bidder/subcontractor, must be submitted. To this extent, the City expects the bidder to submit a bid/quote from each sub-bidder/subcontractor listed on the Summary Sheet. The Summary Sheet must be performed using the BAVN’s BIP Outreach Reports System and must be submitted by 4:30 p.m. the following City working day after the date bids are received by the Board of Public Works. If a bid/quote is submitted by a sub-bidder/subcontractor that is not registered on the BAVN, the contractor is required to add that firm to their Summary Sheet.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>7 Bonds</strong></td>
<td>Include, in Indicator 4, information about the bidder’s efforts to assist with bonds, lines of credit, and insurance. The notification must be performed using the BAVN’s BIP Outreach Reports System.</td>
<td>(Automatic after meeting Indicator 4 requirements)</td>
<td></td>
</tr>
</tbody>
</table>

**Prime % = 51.98%**  
MBE% = 7.57%  
WBE% = 0%  
SBE% = 14.19%  
EBE% = 0%  
DVBE% = 0%  
OBE% = 48.45%  

**RESPONSIVE**
SCHEDULE "A"

SUBCONTRACTORS AND SUPPLIERS

The Prime Contractor shall perform, with its own organization, Contract work amounting to at least 30 percent of the Base Bid Price, unless otherwise instructed.

<table>
<thead>
<tr>
<th>PROJECT TITLE</th>
<th>BIDDER (NAME OF FIRM)</th>
<th>W. No./PRC No.</th>
<th>NAME OF PERSON COMPLETING THIS FORM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gaffey Street Pool House</td>
<td>AW Builders Inc</td>
<td>E180-7453</td>
<td>Anna Mackey</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CONTRACTOR'S LICENSE NO.</th>
<th>LICENSE CATEGORIES</th>
<th>EXPIRATION DATE</th>
<th>YEARS IN BUSINESS</th>
<th>TELEPHONE NO.</th>
<th>FAX No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>88,843,88</td>
<td>B - (23-51)</td>
<td>4/30/2015</td>
<td>12</td>
<td>562-948-1313</td>
<td>562-948-1777</td>
</tr>
</tbody>
</table>

Type of Ownership: □ Sole Ownership □ Partnership □ Corporation □ Joint Venture

Is Bidder any of the following as defined in the Business Inclusion Program? Check all that apply.

- □ MBE
- □ WBE
- □ SBE
- □ EBE
- □ DVBE

DOLLAR PARTICIPATION OF ALL SUBCONTRACTORS AND SUPPLIERS

List all subcontractors and suppliers who will do work on this project, regardless of the amount of money involved. (Ordinance No. 150,595, Los Angeles Administrative Code Section 10.14 "Provisions Pertaining to Listing of Subcontractors." Business Inclusion Program, Page 15 et seq.)

<table>
<thead>
<tr>
<th>DESCRIPTION OF BASE BID WORK TO BE PROVIDED DIRECTLY BY PRIME BIDDER</th>
<th>DOLLAR VALUE OF BASE BID TO BE PERFORMED BY PRIME BIDDER:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$ 3,535,000</td>
</tr>
</tbody>
</table>

| SUBCONTRACTORS OR SUPPLIERS NAME, ADDRESS, TELEPHONE NO. | SUB | SUPPLIER | CONTRACTOR LICENSE NO. | DESCRIPTION OF WORK OR SUPPLIES TO BE PROVIDED | MBE | WBE | SBE | EBE | DBE | TOTAL
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<thead>
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<th></th>
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<tbody>
<tr>
<td>Multi - Scope</td>
<td>12</td>
<td>□</td>
<td>77,630</td>
<td>Waterproofing, Paint, Concrete</td>
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<tr>
<td>1385 N Red Gumet</td>
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<td>76,000</td>
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<tr>
<td>Padilla's Company Inc</td>
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<td>661 Airway Ave</td>
<td>Concrete Piles</td>
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<tr>
<td>San Fernando</td>
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</tbody>
</table>

| DESCRIPTION OF WORK OR SUPPLIES TO BE PROVIDED                       | MBE | WBE | SBE | EBE | DBE | TOTAL
<table>
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<tbody>
<tr>
<td>Waterproofing, Paint, Concrete</td>
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<td>Concrete Piles</td>
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</tbody>
</table>

PERCENTAGE OF MBE/WBE/SBE/EBE/DVBE PARTICIPATION

Total combined dollar value of MBE/WBE/SBE/EBE/DVBE subcontractors and suppliers portions of work. Do not include prime bidder's portion unless it is a Joint Venture, in which case the value of work to be performed by one of the Joint Venture's who is an MBE, WBE, SBE, EBE or DVBE may be included.

Total MBE's Amount: $ ________ x ________% = $ ________
Total WBE's Amount: $ ________ x ________% = $ ________
Total SBE's Amount: $ ________ x ________% = $ ________
Total EBE's Amount: $ ________ x ________% = $ ________
Total DVBE's Amount: $ ________ x ________% = $ ________

BASE BID AMOUNT: $6,563,000

MUST BE SUBMITTED WITH THE BID

Gaffey Street Pool (Pool & New Bathhouse) Restoration (E130-7453)
<table>
<thead>
<tr>
<th>Subcontractors or Suppliers</th>
<th>Sub</th>
<th>Supplier</th>
<th>Contractor License No.</th>
<th>Description of Work or Supplies to Be Provided</th>
<th>Me</th>
<th>We</th>
<th>Th</th>
<th>Se</th>
<th>De</th>
<th>Oe</th>
<th>Dollar Value of Subcontract or Supplies (Note if add/deduct item)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arrow Concrete Cutting</td>
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<td>Demolition</td>
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<td>Varm Paintings Inc</td>
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<tr>
<td>Reyes &amp; Sons Electric</td>
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<td>Electrical Complete</td>
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<tr>
<td>Condor Inc</td>
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<td>Thermal Insulation</td>
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<td>Base: $850,000 Add's: $0 Deds: $0</td>
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<tr>
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<td>DESCRIPTION OF WORK OR SUPPLIES TO BE PROVIDED</td>
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Cathie Santo Domingo presented Board Report No. 17-003 with the recommendation that the Board conduct a hearing for a subcontractor substitution request submitted by A.W.I Builders, Inc. (AWI), general contractor, to substitute Principles Contracting, Inc. (PCI) with Pub Construction, Inc. (Pub) as the landscaping subcontractor for the Gaffey Street Pool – Pool and New Bathhouse Restoration Project (Project).

Board Report No. 17-003 was corrected to accurately reflect the Los Angeles Administrative Code Section in Recommendation A as follows:

Conduct a hearing on the requested subcontractor substitution pursuant to Los Angeles Administrative Code Section 10.14.3 10.14(3), and:

Recommendation B.4 was also corrected as follows:

Authorize Bureau of Contract Administrator Administration to review the requested subcontractor, Pub, and if all requirements are met, approve the substitution request.

Robert Mekikyan, Representative of AWI, discussed the reasons for submitting a subcontractor substitution request to the Department of Public Works, Bureau of Contract Administration (BCA) so that AWI can substitute PCI with Pub as the landscaping contractor, and stated that Principles failed to sign a Letter of Intent as an acknowledgement of mutual agreement to enter into a subcontract to perform landscaping services for the Project. Mr. Mekikyan also discussed that landscaping work has already been performed on the Project in order to avoid delays in the Project timeline. Jeff Signor, Representative of PCI, discussed that PCI did not sign the Letter of Intent pursuant to the advice of their legal counsel, and AWI failed to provide a subcontract for the Project. Art Gomez, Representative of BCA, discussed the process in which BCA reviews subcontractor substitution requests, and the process which AWI would have to follow due to the self-performed landscaping work. Deputy City Attorney IV Mike Dundas and the Board discussed the legalities related to the Letter of Intent as a binding agreement, and the Board’s deliberation process for considering the subcontractor substitution request given the fact that the self-performed work that was reported during the hearing is a distinct non-compliance matter to be addressed by BCA. Deputy City Attorney Dundas confirmed that the Board would not be exposed to any legal liability for approving the substitution request.

Commissioner Sanford moved that the Board approve Recommendation B of the Report as follows:

Withdraw Recommendations A.1 through A.3 of the Report; reject the subcontractor substitution objection response provided by PCI dated October 14, 2016; grant the subcontractor substitution request dated September 28, 2016 submitted by AWI requesting that PCI be substituted; and authorize BCA to review the requested subcontractor, Pub, and if all requirements are met, approve the substitution request.
Commissioner Alvarez seconded the Motion. There being no objections, the Motion was unanimously approved.

Public comments were invited for Board Report No. 17-003; however, no requests for public comment were submitted.