



Board Agenda Item 49

DATE: December 14, 2021

TO: Board of Supervisors

SUBMITTED BY: Robert W. Bash, Director of Internal Services/Chief Information Officer

SUBJECT: Annual Agreements for 2022-2023 Mechanical Job Order Contracting Services

RECOMMENDED ACTION(S):

- 1. Approve and authorize the Chairman to execute Mechanical Job Order Contracting Agreement with ACCO Engineered Systems, Inc. for repair, remodeling, or other repetitive work to be done according to unit prices, effective upon execution, with a term of one year, total not to exceed \$2,000,000;**
- 2. Approve and authorize the Chairman to execute Mechanical Job Order Contracting Agreement with Mesa Energy Systems, Inc. for repair, remodeling, or other repetitive work to be done according to unit prices, effective upon execution, with a term of one year, total not to exceed \$2,000,000; and**
- 3. Approve and authorize the Chairman to execute Mechanical Job Order Contracting Agreement with Strategic Mechanical, Inc. for repair, remodeling, or other repetitive work to be done according to unit prices, effective upon execution, with a term of one year, total not to exceed \$2,000,000.**

Approval of the recommended actions will allow the Internal Services Department - Facility Services Division (ISD - Facilities) to fulfill Mechanical Job Order Contracts (Mechanical JOC) using ACCO Engineered Systems, Inc. (ACCO), Mesa Energy Systems, Inc. (Mesa), and Strategic Mechanical, Inc. (Strategic), for the benefit of user departments, as needed. These projects will include heating, ventilation, and air conditioning-related upgrades and repairs to ventilation systems in the County's maintained buildings. The recommended agreements will expire in one year, or when all issued Mechanical Job Orders totaling the maximum agreement value for each agreement have been completed, whichever occurs first. This item is countywide.

ALTERNATIVE ACTION(S):

Should your Board choose not to execute the recommended agreements, ISD - Facilities would need to increase its staff, and expend staff time and resources on project development and bid solicitation, as prescribed by the Public Contract Code (PCC), on a per-job basis, as requested by departments.

FISCAL IMPACT:

There is no increase in Net County Cost associated with the recommended actions. The maximum compensation for each recommended one-year agreement is \$2,000,000. ISD - Facilities recovers all costs associated with these services through chargebacks to user departments. Compensation for each contractor may be increased up to the sum authorized by PCC section 20128.5 (currently approximately

\$5,185,091). However, any increase in maximum agreement compensation would have to be accomplished by amending the specific contractor's JOC agreement, which would come before your Board for approval. Sufficient appropriations and estimated revenues have been included in the ISD - Facility Services Org 8935 FY 2021-22 Requested Budget and will be included in future budget requests.

DISCUSSION:

PCC section 20128.5 authorizes the Board of Supervisors to award annual agreements for repair, remodeling, and other repetitive work. Contractors are selected based on competitive bids to perform various job orders during the life of the agreement. JOC is used on a per-job basis as requested by departments. JOC cannot be used for new construction, and is only used for repair, remodeling, or other repetitive work. It offers a fixed price, fast procurement process, with the ability to accomplish an indefinite quantity of projects. This allows for savings in staff time and resources by avoiding project development and bid solicitation for each project. Each contractor will apply its previously bid Adjustment Factors to the tasks in The Gordian Group, Inc.'s proprietary Construction Task Catalog when submitting bids. A construction task catalog is a pre-priced unit catalog of various construction tasks, which are based on local labor, materials, and equipment costs.

On September 10, 2021, the ISD - Purchasing Division released Request for Quotation (RFQ) No. 22-005 for Mechanical Job Order Contract to award annual contracts to each of the four lowest responsible bidders. The closing date of the RFQ occurred on October 7, 2021, and the JOC contracts were tentatively awarded to the contractors with the lowest Award Criteria Figure, which are displayed in the table on Attachment A. Award Criteria Figures are determined by totaling the four Adjustment Factors; each factor captures normal and other than normal working hours for job orders in "general facilities" and "secured facilities".

ISD-Purchasing received four quotations by the closing date, and a tentative award was issued to each of the bidders on October 14, 2021. The four tentatively awarded vendors are ACCO, Mesa, Strategic, and Johnson Controls, Inc (Johnson). Attachment A indicates the Award Criteria Figures for the four bidders' quotations.

On November 19, 2021, Johnson, the fourth tentatively awarded contractor, formally requested an extension to the contract submittal deadlines. As a result, ISD will bring the proposed agreement with Johnson to your Board at the next regularly scheduled meeting.

Approval of recommended actions will award ACCO, Mesa, and Strategic the recommended agreements, each for a one-year term, and with a maximum compensation amount of \$2,000,000. Approval of the recommended actions will allow ISD - Facilities to meet current departmental needs and demands for work on mechanical systems.

ATTACHMENTS INCLUDED AND/OR ON FILE:

Attachment A
On file with Clerk - Agreement with ACCO
On file with Clerk - Agreement with Mesa
On file with Clerk - Agreement with Strategic

CAO ANALYST:

Sonia M. De La Rosa