



# Board Agenda Item 28

DATE: May 12, 2020

TO: Board of Supervisors

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

SUBJECT: Agreements for Job Order Contracting Services

RECOMMENDED ACTION:

- 1. Approve and authorize the Chairman to execute a Job Order Contracting Agreement with Durham Construction Company, Inc., for repair, remodeling, and other repetitive projects to be done according to unit prices, effective June 5, 2020 through June 4, 2021, total not to exceed \$2,000,000.**
- 2. Approve and authorize the Chairman to execute a Job Order Contracting Agreement with Better Enterprises, Inc., for repair, remodeling, and other repetitive projects to be done according to unit prices, effective June 5, 2020 through June 4, 2021, total not to exceed \$2,000,000.**
- 3. Approve and authorize the Chairman to execute a Job Order Contracting Agreement with Heritage General, for repair, remodeling, and other repetitive projects to be done according to unit prices, effective June 5, 2020 through June 4, 2021, total not to exceed \$2,000,000.**
- 4. Approve and authorize the Chairman to execute a Job Order Contracting Agreement with Puma Construction Co. Inc., for repair, remodeling, and other repetitive projects to be done according to unit prices, effective June 5, 2020 through June 4, 2021, total not to exceed \$2,000,000.**

Approval of the recommended actions will allow the Internal Services Department - Facility Services Division (ISD Facility Services) to fulfill Job Order Contracts (JOC) with Durham Construction Company, Inc. (Durham), Better Enterprises Inc. (Better), Heritage General (Heritage), and Puma Construction Co. Inc. (Puma), to be utilized for the benefit of all departments as needed. These agreements will expire on June 4, 2021, or when all issued Job Orders totaling the maximum agreement value have been completed, whichever occurs first. This item is countywide.

ALTERNATIVE ACTION(S):

Should your Board choose not to execute the agreements, ISD Facility Services would need to increase its number of staff, and expend staff time and resources on project development and bid solicitation, as prescribed by the Public Contract Code, on a per-job basis, as requested by County departments.

FISCAL IMPACT:

There is no increase in Net County Cost associated with the recommended actions. ISD Facility Services

recovers all costs associated with these services through charge-backs to user departments. Sufficient appropriations and estimated revenues are included in the Department's Facility Services Org 8935 FY 2019-20 Adopted Budget. Appropriations for continued JOC services will be included in future budget requests.

**DISCUSSION:**

Public Contracts Code §20128.5 authorizes a Board of Supervisors to award annual JOC agreements. Contractors are selected based on a competitive bid to perform various job orders during the life of the contract. JOC is used on a per-job basis as requested by County departments. JOC is 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. Although JOC Agreements cannot be used for new construction, the consolidation of procurement under JOC is an attractive option for multiple projects, as it reduces costs to the County for project development and bid solicitation. JOC procurement also allows for fast and timely delivery of projects, and tends to promote consistency, with regard both to estimating and quality of work performed.

The County issued Request for Quotation (RFQ) No. 20-035 on February 18, 2020. The purpose of the RFQ was to award an annual contract to each of the four (4) lowest responsible bidders. The County awarded contracts to the contractors with the lowest Award Criteria Figure, which are displayed in the table below. Award Criteria Figures are determined by totaling four Adjustment Factors. Each Adjustment Factor captures normal and other than normal working hours for federally funded and non-federally funded job orders. Each contractor will apply the 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. The County received 6 bids by the closing date, March 18, 2020. One (1) bid was deemed non-responsive. The following chart indicates the Award Criteria Figures for the four (4) lowest responsible bidders' quotations:

<b>BIDDER</b>	<b>AWARD CRITERIA FIGURE</b>
Durham	0.9340
Better	1.0525
Heritage	1.1727
Puma	1.1776

Approval of the recommended actions will award Durham, Better, Heritage, and Puma JOC agreements, each with a one (1) year term and a maximum compensation amount of \$2,000,000 for each contractor. Compensation for each contractor may be increased up to the sum authorized by the Public Contract Code Section 20128.5 (approximately \$5,098,000). However, any increase in compensation would have to be accomplished by an amendment to that contractor's JOC agreement, which would come before your Board for approval.

**ATTACHMENTS INCLUDED AND/OR ON FILE:**

- On file with Clerk - Agreement with Durham
- On file with Clerk - Agreement with Better
- On file with Clerk - Agreement with Heritage
- On file with Clerk - Agreement with Puma

**CAO ANALYST:**

Sonia M. De La Rosa