

- e) Find that the proposed actions are administrative or other fiscal activities that do not involve commitment to any specific project, and therefore not a “project” under the California Environmental Quality Act (CEQA) pursuant to 14 CCR 15378(b) (4), (b)(5). Projects under consideration for JOC Job Order awards will be analyzed individually under CEQA.

Summary Text:

The recommended action will authorize an increase of the maximum contract amount payable by the County of Santa Barbara under Job Order Contracts awarded to each of Newton Construction & Management, R Burke Corporation, J G Contracting, and Quincon Inc. under the Job Order Contracting (JOC) Program. This expansion is intended to facilitate the ongoing repair, remodeling, and repetitive work required to effectively address capital project capacity needs, including implementation of deferred maintenance projects and development and renovation of a new Santa Maria location for an Air Pollution Control District project.

Background:

A JOC is a competitively bid, firm fixed price contract that the County can use to complete countywide maintenance, repair, and renovation projects, including paving projects. The JOC Program utilizes unit pricing to reduce the level of effort for contract procurement time. While the unit pricing method of the JOC Program encompasses a wide variety of remodeling and repair work, individual job orders are issued under a JOC for a specific scope of work. General Services received JOC bids in December 2023 for the 2024 calendar year and those contracts are current in place. A Construction Task Catalog® (CTC) was developed by the Gordian Group, the consultants responsible for developing, implementing, and managing the JOC Program under the General Services Department’s overall Project Management. Contractors were required to bid four (4) sets of adjustment factors to be applied to the unit prices in the Construction Task Catalog® (CTC) as follows (each set includes a factor for normal working hours and another for non-normal working hours):

1. General or court facility projects located in North County.
2. General or court facility projects located in South County.
3. Detention facility projects located in North County.
4. Detention facility projects located in South County.

On December 12, 2023, the Board awarded JOC contracts to each of Quincon, Inc., Newton Construction & Management, Inc., J G Contracting, and R. Burke Corporation, each with a Maximum Contract Amount of \$1,000,000. Adding additional JOC capacity will provide program flexibility and would facilitate the development and implementation of deferred capital and maintenance projects, including the deferred maintenance plan currently being developed for the County’s main jail facility in the South County, as well as other qualified projects to the extent approved in advance by the Board. As contract capacity increases, general contractors must also augment their bonding capacity to align with the expanded contractual value.

As part of their project management services, General Services analyzes the option of project delivery via JOC in consultation with the requesting County departments. The projects under consideration are either included in the requesting department’s approved budget, are developed as new projects with funding appropriations via Budget Revision Requests, represent deferred maintenance projects in the queue for

prioritization, or are otherwise brought before the Board for approval prior to issuance of authorization for such projects. While the annual projects which may be accomplished via JOC are not disclosed to the vendors at the time of bidding, consistent with Public Contracts Code requirements, the 2023-28 Capital Improvement Program (CIP) includes a listing of a portion of the County’s deferred capital and maintenance projects that may be completed via JOC under the Contracts and/or future contracts, with the exception of emergency projects, for which work may not be performed under the JOC Contracts. The 2024-29 CIP, which begins on July 1, 2024, will also include projects for which JOC Job Orders may be included under the Contracts.

The authority to proceed with a particular project using a JOC method of delivery is limited by the availability of appropriated funding for such project. The County can award specific projects to any of the four JOC Contractors via Job Orders, each with a specified scope of work, may award any project to one JOC Contractor, and is under no obligation to order any work from any Contractor.

The recommended actions will authorize the Chair to execute the four (4) JOC Amendments.

Performance Measure:

The JOC Contracts, as well as the subsequent award of individual project Job Orders thereunder, conform to the contractual standards, including performance requirements, of General Services, in accordance with Public Contracts Code and other laws and governing regulations.

CEQA:

The proposed administrative actions do not constitute a project within the meaning of the California Environmental Quality Act (CEQA) pursuant to 14 CCR 15378(b)(4), (b)(5). Projects under consideration for JOC Job Orders will be analyzed individually under CEQA.

Fiscal and Facilities Impacts:

Budgeted: Appropriate project budgets will be approved prior to award of Job Orders under these Contracts.

Fiscal Analysis:

Funding Sources	Calendar Year 2024
General Fund / Other Sources TBD – Maximum Contract Value \$4.5M each JOC	
Job Order Contract A, Quincon, Inc. (Board Contract 23 227)	\$1,000,000- \$4,500,000
Job Order Contract B, R. Burke Corporation (Board Contract 23 226)	\$1,000,000- \$4,500,000
Job Order Contract C, J G Contracting (Board Contract 23 225)	\$1,000,000- \$4,500,000
Job Order Contract D, Newton Construction & Management (Board Contract 23 224)	\$1,000,000- \$4,500,000
Total	\$4,000,000 - \$18,000,000

Notes.

- The Maximum Contract Value of each Contract is \$4,500,000, and with FOUR (4) JOC Contractors, the JOC Program can award up to an aggregate of \$18,000,000 worth of work under all four (4) Contracts via Job Orders.

Narrative:

The JOC Program is funded through the budget allocations for individual projects or programs. Once a JOC Job Order is submitted for an individual project, the budget allocation for such project will also fund the associated Gordian Group fees. For every JOC Job Order that is awarded during the JOC Year, a five percent (5%) license and job order development fee will be added to the project expenses for Gordian Group fees. Funds for such services are included within the approved budget allocations of each individual project ordered utilizing the JOC Job Order method. As with all projects performed by General Services, depending on the departments requesting work appropriate for inclusion in the JOC Program, the costs, along with other project soft costs, may potentially be funded by sources beyond the general fund.

Key Contract Risks:

Based on planned projects and performance during the last 7 years of the JOC program, staff anticipates sufficient volume to meet the minimum spend amounts based on the volume of projects meeting the JOC criteria.

Staffing Impacts:

None

Special Instructions:

Provide two (2) duplicate originals of each of the Amendments, and a copy of the Minute Order to Daniel Contreras, Capital Projects Division Manager, General Services Department.

Attachments:

Attachment 1: Job Order Contract Amendment No.1 BC23 224 with Newton Construction & Management.

Attachment 2: Job Order Contract Amendment No.1 BC23 225 with J G Contracting.

Attachment 3: Job Order Contract Amendment No.1 BC23 226 with R Burke Corporation.

Attachment 4: Job Order Contract Amendment No.1 BC23 227 with Quincon Inc.

Authored by:

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