



- 2) Repair, remodeling, or other repetitive work eligible for job order contracting in accordance with Public Contract Code Section 20128.5 that has been included in a County department's approved annual budget; and
- 3) Repair, remodeling, or other repetitive work eligible for job order contracting in accordance with Public Contract Code Section 20128.5 for which funding has been approved pursuant to a Budget Revision Request;
- e) Authorize the Director of General Services, or their designee, to increase the Maximum Contract Value up to \$4,904,581 in order to facilitate only those projects for which the Board has appropriated funding; and
- f) 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).

**Summary Text:**

This action is required to allow the Santa Barbara County Job Order Contracting (JOC) program to continue into year three. General Services has implemented Job Orders successfully on several projects, and remains committed to continuing to manage the program into its third year. The Department recommends awarding contracts for the October 2018-2019 calendar year based on bids received.

**Background:**

A JOC is a competitively bid, firm fixed price contract that the County can use to complete countywide maintenance, repair, and renovation, including paving projects. JOC utilizes unit pricing to reduce the level of effort for engineering, design, and contract procurement time. While the unit pricing method of the JOC contract encompasses a wide variety of renovation and repair, individual job orders are issued for a specific scope of work. On August 28, 2018, the Board received a report on year two of the Santa Barbara County Job Order Contracting (JOC) program and strategic plan for the third year. At this time, in accordance with the plan, General Services is in receipt of bids, and prepared to award contracts.

A Construction Task Catalog® (CTC) was developed by the Gordian Group, the consultants responsible for developing, implementing, and managing the Job Order Contracting program under General Services Department and Public Works 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 courts facility projects located in North County.
2. General or courts facility projects located in South County.
3. Detention facility projects located in North County.
4. Detention facility projects located in South County.

On August 18, 2018, General Services opened five (5) bids for the General Building Construction JOC, with Newton Construction & Management, Inc. and Exbon Development, Inc., the two lowest bidders with Award Criteria Figure (ACF) composite adjustment factors of 0.915 and 0.9164 respectively. The recommended actions will award the two contracts for the General Building Construction scope. Each contract will have a minimum contract value of \$25,000, and each contractor will receive aggregate job orders totaling a minimum of \$25,000 during the one year contract term. Each contract's maximum

contract value is set initially at \$1,000,000, with the ability to increase them up to \$4,904,581 as allowable under California Public Contracts Code, upon mutual consent of the County and Contractor provided additional payment and performance bonds, as may be required, are provided. The intent is to allow the program flexibility to facilitate deferred maintenance projects resulting from the jail deferred maintenance implementation plan currently being developed for the County’s main jail facility in the south county, as well as other qualified projects.

As part of their project management services, General Services analyzes the option of project delivery via JOC in consultation with the requesting Departments. The projects under consideration are either included in each Department’s approved budgets, are developed as new projects with funding appropriations via Budget Revision Requests (BRR), or represent deferred maintenance projects in the queue for prioritization. While the annual projects which may be accomplished via JOC are not disclosed to the vendors at the time of bid consistent with Public Contracts Code, Attachment 3 includes a listing of a portion of the County’s deferred maintenance projects that may be completed via JOC under these and/or future contracts, with the exception of emergency projects which are addressed on a case by case basis.

The authority to proceed on particular projects is limited by the availability of appropriated funding for the project. The County can award specific projects to either of the JOC Contractors for a scope of work, can award any project to one JOC Contractor, and, once the contract minimum of \$25,000 is reached, is under no obligation to order additional work from any contractor.

This action will authorize the Chair to execute the two (2) Job Order contracts, will allow the list of deferred maintenance projects to be included in the projects under consideration for JOC, and allow job orders to be issued via purchase order by the Director of General Services, for the October 2018-19 calendar year.

**Performance Measure:**

The JOC contracts, as well as the subsequent award of individual projects, conform to the contractual standards, including performance requirements of General Services, in accordance with Public Contracts Code and other 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 awards will be analyzed individually under CEQA.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

<b><u>Funding Sources</u></b>	<b><u>Current FY Cost:</u></b>	<b><u>Annualized On-going Cost:</u></b>	<b><u>Total One-Time Project Cost</u></b>
General Fund/ other sources TBD	\$ 52,500.00		
Total	\$ 52,500.00	\$ -	\$ -

**Narrative:**

The JOC program is funded through the budget allocations of individual projects. Once an individual project implements the JOC order, the project will also fund the Gordian fees. Gordian charges a five percent (5%) License and Job Order Development Fee based on the value of the work when a job order is issued to a JOC contractor. The total cost of implementing the JOC program is a minimum of \$52,500, which includes the minimum contract amounts to the JOC contractors, as well as the five percent (5%) license and job order development fee as outlined in the August 28, 2018 Board letter. Funds for these services are included within the approved budget allocations of each individual project ordered utilizing the JOC 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 general fund.

**Key Contract Risks:**

Based on planned projects and performance during the last 2 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. Nonetheless, the County is subject to a minimum of \$25,000 per contract.

**Staffing Impacts:**

None

**Special Instructions:**

Provide two (2) duplicate originals of the contracts; and a Minute Order to Celeste Manolas, Capital Projects Manager, General Services Department.

**Attachments:**

1. Three duplicate originals Job Order Contract A with Newton Construction & Management, Inc.
2. Three duplicate originals Job Order Contract B with Exbon Development Inc.
3. Facilities Maintenance Potential JOC Deferred Maintenance Projects

**Authored by:**

Celeste Manolas, Capital Projects Manager, General Services Department