

- e) Approve and authorize the Chair to execute the attached Paving, Concrete Repair and Maintenance Job Order Contract (JOC) D to California Averland Construction, Inc., the next lowest responsible bidder with an Award Criteria Figure (ACF) composite adjustment factor of 0.9560;
- f) Authorize the Director of General Services and the Public Works Director, or their designees, to order and award individual job orders related to the job order contracts (subject to the authorized contract limits, appropriation of funds for the projects, and the provision of adequate bonds and other security for completing the project), and to take any action in accordance with Public Contract Code Section 20128.5 with respect to job order contracting; and
- g) Find that on June 20, 2017 the Board determined the proposed actions were 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), thus directed staff to file of a Notice of Exemption on that basis, and that these actions are consistent with this determination.

Summary Text:

This action is required to allow the Santa Barbara County Job Order Contracting (JOC) program to continue into Year 2. General Services and Public Works have implemented Job Orders successfully on several projects, and recommend awarding contracts for the September 2017-2018 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 June 20, 2017, the Board received a report on the pilot year of the Santa Barbara County Job Order Contracting (JOC) program and strategic plan for the second year. At this time, in accordance with the plan, General Services and Public Works are 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 17, 2017, General Services opened six (6) bids for the General Building Construction JOC, with Horizons Construction Co. International, Inc. and Exxon Development, Inc. the two lowest bidders with Award Criteria Figure (ACF) composite adjustment factors of 0.9149 and 0.9194 respectively. Public Works opened eight (8) bids for the Paving and Concrete Maintenance and Repair JOC’s, with

Horizons Construction Co. International, Inc. and California Averland Construction, Inc. bidding Award Criteria Figure (ACF) composite adjustment factors of 0.8820 and 0.9560 respectively.

The recommended actions will award the two contracts for the General Building Construction scope, and two for the Paving and Concrete Maintenance and Repair 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 for General Services’ contracts, and \$750,000 for Public Works’ contracts, with the ability to increase the General Building Construction contracts up to \$4,766,357 as allowable under California Public Contracts Code, upon mutual consent of the General Services Director and Contractor provided additional payment and performance bonds, as may be required, are provided. The intent of the flexibility in adjusting the maximum is to allow the program flexibility to facilitate deferred maintenance projects such as those resulting from the Main Jail Renovation Implementation Plan currently being developed for the facility in the South County.

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 based on factors such as performance, and, once the contract minimum of \$25,000 is reached, is under no obligation to order additional work from any contractor. This provides the JOC Contractor a greater incentive to complete each job faster, and deliver high-quality construction in order to increase the likelihood of being awarded future projects through the JOC program.

This action will authorize the Chair to execute the four (4) Job Order contracts, and allow job orders to be issued via Purchase Order by the Directors of General Services and Public Works, for the September 2017-18 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 both General Services and Public Works, 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:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund/ other sources TBD	\$ 105,000.00		
Total	\$ 105,000.00	\$ -	\$ -

Narrative:

The JOC program is funded through the budget allocations of individual projects. Once an individual project uses the JOC program 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 \$105,000, 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 September 22, 2015 Board letter. Funds for these services are contained 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 pilot year 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 and Gail Ocheltree, Transportation, Public Works Department.

Attachments:

1. Three (3) Duplicate originals Job Order Contract A with Horizons Construction Co. International, Inc.
2. Three (3) duplicate originals Job Order Contract B with Exbon Development, Inc.
3. Three (3) duplicate originals Job Order Contract C with Horizons Construction Co. International, Inc.
4. Three (3) duplicate originals Job Order Contract D with California Averland Construction, Inc.
5. Notice of Exemption

Authored by:

Celeste Manolas, Capital Projects Manager, General Services Department