

- e) Approve and authorize the Chair to execute the attached General Building Construction Job Order Contract D, with an initial guarantee only to receive the opportunity to perform Job Orders during the Term of the Contract, and with a potential maximum contract value of up to \$1,000,000.00, with Newton Construction & Management, Inc., the next lowest responsible bidder with an ACF composite adjustment factor of 1.1250;
- f) Authorize the Director of General Services, or their designee, to award the following categories of Job Orders under the aforementioned four (4) JOCs (subject to the authorized contract limits, appropriation of funds for such Job Orders, and the provision in advance of adequate bonds and other security for completing each Job Order), and to take action with respect to the JOCs in accordance with, and within the limits prescribed by, the Public Contract Code, including, but not limited to, Section 20128.5, with respect to job order contracting:
 - 1) Potential deferred maintenance projects identified in the FY 22-23 Capital Improvement Plan (CIP), and additional potential deferred maintenance projects that will be identified in the FY 23-24 CIP;
 - 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.
- g) 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:

The recommended actions are required to allow the County of Santa Barbara Job Order Contracting Program (JOC Program) to continue into its eighth year. General Services has successfully implemented Job Orders under Job Order Contracts on several projects, and remains committed to continuing to manage the JOC Program. The General Services Department recommends awarding the four Job Order Contracts listed above (Contracts) for the December 2023—December 2024 year (JOC Year) based on bids received and evaluated by General Services.

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. At this time, General Services has received JOC bids, and is prepared to award the Contracts to the aforementioned low bidders.

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 November 13, 2023, General Services opened six (6) bids for the General Building Construction JOC, of which Quincon, Inc., Newton Construction & Management, Inc., R. Burke Corporation and J G Contracting were the four lowest bidders (Contractors) with ACF composite adjustment factors of 0.9930, 1.0585, 1.0700, and 1.1250, respectively. The recommended actions will award a JOC for the General Building Construction scope to each of the four Contractors. Each Contract's Maximum Contract Value is set initially at \$1,000,000, with the ability to increase Maximum Contract Value of each Contract up to \$5,402,865.80, in accordance with Section 20128.5 of the California Public Contract Code, upon mutual agreement of the County and Contractor, provided that additional payment and performance bonds, as may be required by the County, are provided. Such JOC Program flexibility would facilitate deferred maintenance projects, including in connection with 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 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, 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 bidding, consistent with Public Contracts Code requirements, the FY 23-24 CIP includes a listing of a portion of the County's deferred maintenance projects that may be completed via JOC under the Contracts and/or future contracts, with the exception of emergency projects, which are addressed on a case-by-case basis. The FY 24-25 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 under a JOC 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) Contracts, and will allow the FY 23-24 CIP and FY 24-25 CIP lists of deferred maintenance projects to be eligible for Job Orders under the Contracts, which Job Orders may be issued via purchase order by the Director of General Services during the JOC Year.

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 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 Order awards 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 (\$1M each JOC)	\$0 - \$4,000,000
Total	\$0 - \$4,000,000

Notes.

- The JOC Contractors are guaranteed the opportunity to bid on projects, but if no projects are awarded, then the cost of the JOC program would be zero dollars (\$0).
- The Maximum Contract Value of each Contract is \$1,000,000, and with FOUR (4) JOC Contractors, the JOC Program can award up to an aggregate of \$4,000,000 worth of work under all four (4) Contracts via Job Orders.

Narrative:

The JOC Program is funded through the budget allocations for individual projects. Once an 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 Contracts, and a copy of the Minute Order to Daniel Contreras, Capital Projects Division Manager, General Services Department.

Attachments:

- Attachment 1: Job Order Contract A with Quincon, Inc.
- Attachment 2: Job Order Contract B with R. Burke Corporation.
- Attachment 3: Job Order Contract C with JG Contracting.
- Attachment 4: Job Order Contract D with Newton Construction & Management, Inc.

Authored by:

Daniel Contreras, Capital Division Manager, General Services Department