

development, implementation, and management services for a third successive year as allowed under the original agreement. General Services expects to return to the Board prior on October 2, 2018 in order to request the Board award new Job Order Contracts (JOC) for the 2018/19 calendar year based on the forthcoming bid results.

Background:

A JOC is a competitively bid, firm fixed unit price contract that the County can use to complete countywide maintenance, repair, renovation, paving, and concrete 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.

Staff has successfully implemented the JOC delivery system on a variety of projects, with the current year's program including alterations to the Casa Nueva building for Child Support Services, Warehouse Facility Maintenance Improvements for the Treasurer Tax Collector, and the soon to be awarded Alterations to the Agnes Street Crisis Residential Unit for Behavioral Wellness.

The plan for the third year of the JOC program is to award up to two contracts for the General Building Construction scope. The scope will be open to contractors holding a General Building Contractor, or "B," license from the State of California. Each contract will have a minimum contract value of \$25,000, and each contractor will receive aggregate job orders totaling at least \$25,000 during the one-year contract term. Each contract's maximum contract value is initially set at \$1,000,000. Public Works has opted not to participate in this year's Job Order Contracting bid, as they are establishing an alternative program to facilitate their paving projects.

As with last year's contracts, the JOC contracts out to bid include adjustment factors on the General Building Construction scope for work within special areas such as detention facilities, and special language to conform with potential grant and federal funding sources. Language within the General Building Contracts allow the contracts and bonds required of the contractors to be augmented from the \$1,000,000 basis of the bid up to \$4,904,581 should the project load warrant increasing the maximum amount allowable. 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. Staff expects significant resource savings in implementing the JOC program on projects such as those associated with the main jail deferred maintenance backlog and other Department needs.

The County can award specific projects to either of the JOC contractors for a scope of work, and may award any project to one JOC Contractor based on factors such as performance. Once the contract minimum of \$25,000 is reached, the County 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 to receive future projects through the JOC program.

This action will authorize the Chair to execute the Third Amendment to The Gordian Group's Agreement, which will extend that agreement for an additional year. Staff will return to the Board upon receipt of bids, to request award of up to two JOC contracts on October 2, 2018. The cost of the Gordian contract will be a component of the individual project budgets utilizing the JOC program, including the job orders and all soft costs, and as with all projects managed by General Services, may potentially be funded by sources beyond the General Fund.

Performance Measure:

As outlined in Section 7 Standard of Performance in the original Agreement for Services, The Gordian Group continues to perform in the manner and according to the standards observed by a competent practitioner of the same profession. The Gordian Group has delivered products in a first class and workmanlike manner and it is expected they will continue to conform to the standards of quality already observed.

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:

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 5% License and Job Order Development Fee when a job order is issued to a JOC contractor. The maximum cost to Gordian will be \$490,458 (5% of potential \$9.8 million in contracts for two (2) building contracts of \$4.9 million each if the County chooses to exercise the option to increase the General Building Construction Contracts). As with all projects performed by General Services, depending on the Departments requesting work appropriate for inclusion in the JOC program, the costs, including project soft costs, may potentially be funded by sources beyond the General Fund.

Key Contract Risks:

Gordian's job order development and license fees are contingent upon awarding job orders, therefore this action does not commit the County to any project or fees until such time as the third year of Job Order Contracts are awarded. Once the year two JOC contracts are awarded, staff projects sufficient volume to meet the minimum spend amounts based on the volume of projects meeting the JOC criteria; nonetheless, the County will be subject to a minimum of \$25,000 per contract.

Staffing Impacts:

None

Special Instructions:

Provide one (1) duplicate original of the Amendment and a Minute Order to Celeste Manolas, Capital Projects Manager, General Services Department

Attachments:

- Attachment 1: 2017-18 Santa Barbara County JOC Project Status
- Attachment 2: Third Amendment – The Gordian Group; One (1) original; one duplicate original
- Attachment 3: First Amendment – The Gordian Group
- Attachment 4: Second Amendment – The Gordian Group
- Attachment 5: Original Agreement for Professional Services – The Gordian Group

Authored by:

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