

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

<p>(1) DEPARTMENT General Services</p>	<p>(2) MEETING DATE 8/7/2012</p>	<p>(3) CONTACT/PHONE Katie Perez, General Services Deputy Director (805) 781-5200</p>	
<p>(4) SUBJECT Request to accept the bid results for Job Order Contract, PJOC12. and award contract to the low bidder and instruct the Board Chairperson to sign the Contract</p>			
<p>(5) RECOMMENDED ACTION General Services recommends your Board:</p> <ul style="list-style-type: none"> • Accept the results of the bid opening for Job Order Contract, PJOC12, • Award the contract to the bidder, T. Simons Co. Inc., with the lowest composite adjustment factor of 0.9700, and • Instruct the Chairperson to sign the corresponding Contract upon receipt of all insurance and bond documents. 			
<p>(6) FUNDING SOURCE(S) Budgeted Maintenance and Capital Projects</p>	<p>(7) CURRENT YEAR FINANCIAL IMPACT Based on number of contracts awarded.</p>	<p>(8) ANNUAL FINANCIAL IMPACT Minimum \$50,000 to a potential award of \$4,152,000</p>	<p>(9) BUDGETED? Yes</p>
<p>(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. _____) <input type="checkbox"/> Board Business (Time Est. _____)</p>			
<p>(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A</p>			
<p>(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) NA</p>		<p>(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: NA <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A</p>	
<p>(14) LOCATION MAP N/A</p>	<p>(15) BUSINESS IMPACT STATEMENT? No</p>	<p>(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date : 11/09/04 (Resolution No. 2004-352); 04/10/12, 6/5/12</p>	
<p>(17) ADMINISTRATIVE OFFICE REVIEW VM</p>			
<p>(18) SUPERVISOR DISTRICT(S) All Districts -</p>			

County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services / Katie Perez, General Services Deputy Director
(805) 781-5200

DATE: 8/7/2012

SUBJECT: Request to accept the bid results for Job Order Contract, PJOC12, and award contract to the low bidder and instruct the Board Chairperson to sign the Contract

RECOMMENDATION

General Services recommends your Board:

- Accept the results of the bid opening for Job Order Contract, PJOC12,
- Award the contract to the bidder, T. Simons Co. Inc., with the lowest composite adjustment factor of 0.9700, and
- Instruct the Chairperson to sign the corresponding Contract upon receipt of all insurance and bond documents.

DISCUSSION

Current Request

On June 5, 2012 your Board authorized public bidding for construction services for Job Order Contract, PJOC12. On July 5, 2012, two (2) bids for Job Order Contract, PJOC12 were received by the County of San Luis Obispo. The bids were submitted in the form of four adjustment factors that are jointly calculated and result in one composite adjustment factor. The lowest qualified bidder who submits a bid that results in the lowest, calculated composite adjustment factor is awarded the Job Order Contract. The composite adjustment factors received from interested bidders ranged from 0.9700 to 0.9793. Your Board is requested to award a Job Order Contract to T. Simons Co. Inc., of Nipomo, Ca. the contractor submitting the lowest composite factor.

Background

A Job Order Contract (JOC) is a contractual tool used by Architectural Services in the completion of countywide projects. It provides us with a competitively bid, firm-fixed-price indefinite-quantity contract that saves time in the delivery of capital and maintenance projects. It includes a collection of detailed repair and remodel tasks and specifications that have established unit prices. The cost for work done under this contract is based upon the application of adjustment factors to the established unit prices. The Job Order Contract is placed with a Contractor for a twelve-month period for the accomplishment of repair, alteration, modernization, and rehabilitation of buildings, structures, infrastructure, or other real property. The Contractor, under the Job Order Contract, furnishes management, materials, labor, and equipment needed to perform the work.

The Job Order Contract program includes a Construction Task Catalog (CTC). It is based on the use of experienced labor and high quality materials. All of the unit prices in the CTC, incorporate prevailing local wage and materials cost data. The CTC is work segment based. It incorporates local activity, climate and geographic features.

On January 9, 2001, your Board awarded Job Order Contract, PJOC1. The Job Order Contract (JOC) program is permitted by the Public Contract Code for maintenance and renovation projects. PJOC1 was the first, annual awarded Job Order Contract by the County of San Luis Obispo. The Gordian Group developed the Job Order Contract

procurement program adopted by many local, State and Federal governmental agencies. The Gordian Group provides the County with the web-based Job Order Contract program, Construction Task Catalogs, Technical Specifications and consultant support services. The County of San Luis Obispo pays a service fee of 1.95% to The Gordian Group for every job order authorized by the General Services Agency.

On November 9, 2004, your Board adopted Resolution No. 2004-352 to establish the Job Order Contract program as an approved method of project delivery for qualified County construction projects. The resolution was the result of three highly successful years using the Job Order Contract construction services program.

The Job Order Contract program has enabled General Services to deliver many construction projects in a timely and cost efficient manner. As one of the first California counties to successfully implement the Job Order Contract construction services procurement program, our County continues to benefit and stands as a model for other agencies.

See Attachment “A” for a history of prior Job Order Contracts awarded by the County Board of Supervisors.

OTHER AGENCY INVOLVEMENT/IMPACT

The Auditor’s office coordinates with the General Services Agency to determine which projects qualify for the Job Order Contract program. Qualifying projects under this contract will be reviewed for conformance with CEQA and other environmental requirements by the Environmental Division of Planning and Building. County Counsel reviewed this Agreement for form and legal effect.

FINANCIAL CONSIDERATIONS

The annual Job Order Contract requires the County of San Luis Obispo to issue a minimum of \$50,000 in construction job orders to the General Contractor awarded Job Order Contract, PJOC12. The California Public Contract Code permits a Job Order Contract, the maximum construction cost award of \$3,000,000 plus California Consumer Price Index increases since January, 1998. During the time period of January, 1998 – December, 2011, the California Consumer Price Index has increased 40.3%. For purposes of Job Order Contract, PJOC12, the maximum total construction cost of job orders allowed by the California Public Contract Code is \$4,152,000.

Since authorization of Job Order Contract, PJOC1, the County of San Luis Obispo has approved 473 job orders for a total construction cost of \$19,659,927. Seventeen job orders were approved under Job Order Contract, PJOC 11 for a total construction cost of \$1,176,069.

All payments to the successful bidder of Job Order Contract, PJOC12 will be made from the appropriations within the approved Capital and Maintenance projects. Payments also include the 1.95% consultant service fee paid to The Gordian Group as stipulated in their contract with the County of San Luis Obispo. There are no budget adjustments necessary for the action requested. The following table outlines previous Job Order Contract expenditures based on minimum and maximum contract awards allowed by the Public Contract Code.

Job Order Contract	Min. Award (Required)	Actual Award (To Date)	Est. Award	Max. Award (Allowed)
PJOC1 – PJOC9	\$450,000	\$15,579,648	-----	-----
PJOC10-1	\$50,000	\$424,357	-----	\$4,173,000
PJOC10-2	\$50,000	\$2,479,853	-----	\$4,173,000
PJOC11	\$50,000	\$1,176,069	-----	\$4,209,000
PJOC12	\$50,000	-----	-----	\$4,152,000
TOTAL	-----	\$19,659,927	-----	-----

RESULTS

The Job Order Contract program substantially reduces the time and expense of the common design/bid/build process utilized for many construction projects. It is a procurement program that enables owners to accomplish a large number of small and medium-sized, maintenance and renovation projects with a single, competitively bid construction services contract. It allows the County to decrease project duration and cost, while increasing quality. The Contractor awarded the new Job Order Contract, has a continuing financial incentive to provide responsive services, quality work, at a lower cost.

Since implementation of the Job Order Contract program by the County, General Services has managed and coordinated 473 individual County projects. It is conservatively estimated that at least 2 months of processing time is saved per project when using the Job Order Contract program. Based on 473 authorized projects in the Job Order Contract program, approximately 946 months have been eliminated from the traditional design/bid/build construction process.

Approval by your Board, to continue with the Job Order Contract (JOC) program provides an invaluable construction services procurement tool for the General Services Agency. It allows the Agency to deliver construction projects in a timely and cost effective manner, necessary to accommodate the facility needs of County departments and the public and supports the County goals of a well-governed community.

ATTACHMENTS

1. PJOC12 Attachment A