



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

(1) DEPARTMENT Public Works	(2) MEETING DATE 12/15/2020	(3) CONTACT/PHONE Daniel Ambriz, Project Manager II (805) 781-4253	
(4) SUBJECT Request to approve a contract for professional consultant services with The Gordian Group, Inc., for Job Order Contracting consultant services to provide staff training, web-based program and program support services, updates of job order task catalogues, technical specifications and associated bid documents. All Districts.			
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> <li>1. Approve and execute the Contract for Professional Consultant Services, Job Order Contracting Consultant Agreement with The Gordian Group, Inc., for job order contract consultant services; and</li> <li>2. Authorize the Director of Public Works to approve amendments to the contract to extend the contract for up to two (2) allowable consecutive extensions of one (1) year.</li> </ol>			
(6) FUNDING SOURCE(S) Various Fund Centers	(7) CURRENT YEAR FINANCIAL IMPACT N/A	(8) ANNUAL FINANCIAL IMPACT N/A	(9) BUDGETED? yes
(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. _____)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A    Date: 5/17/16, #11	
(17) ADMINISTRATIVE OFFICE REVIEW Kristin Eriksson			
(18) SUPERVISOR DISTRICT(S) All Districts			

Reference:    20.158



## COUNTY OF SAN LUIS OBISPO

TO: Board of Supervisors

FROM: Public Works  
Daniel Ambriz, Project Manager II

VIA: Jeff Werst, Design Division Manager

DATE: 12/15/2020

SUBJECT: Request to approve a contract for professional consultant services with The Gordian Group, Inc., for Job Order Contracting consultant services to provide staff training, web-based program and program support services, updates of job order task catalogues, technical specifications and associated bid documents. All Districts.

### **RECOMMENDATION**

It is recommended that the Board:

1. Approve and execute the Contract for Professional Consultant Services, Job Order Contracting Consultant Agreement with The Gordian Group, Inc., for job order contract consultant services; and
2. Authorize the Director of Public Works to approve amendments to the contract to extend the contract for up to two (2) allowable consecutive extensions of one (1) year.

### **DISCUSSION**

The Job Order Contract (JOC) program is an alternative to the traditional “design-bid-build” construction process commonly used to procure construction services. It is authorized by Section 20128.5 of the Public Contract Code. The Gordian Group, Inc., created the JOC program and developed the unique and specialized patented internet software implementation program. The program is designed to enhance efficiencies and minimize time required to procure contractor services for funded remodel and repair projects. The Gordian Group, Inc., provides staff training and program support services, updates of job order task catalogues, technical specifications and associated bid documents.

The JOC program is designed to simplify the process to procure construction services by bidding and awarding a comprehensive annual contract for repair, remodeling, or other repetitive work. The program eliminates the associated time and cost of formally bidding each individual project. Construction costs for projects are developed according to pre-determined unit prices. The public contract code limits total annual construction cost using the JOC program to \$4,949,291 per year, plus annual cost-of-living increases.

Work on County facilities and infrastructure projects will be pursued over the next fiscal year with bidding and award of multiple JOC contracts.

### *Background*

The Gordian Group, Inc., has provided job order contracting consultant services to the County of San Luis Obispo since September 5, 2000. It was the fourth county government in the State of California to adopt and successfully execute the JOC program. As a result, the County JOC program has served as a model to other mid-size counties in the State. In 2004, the Board approved Resolution No. 2004-352 to establish the JOC program as an approved procurement method for construction services for County maintenance and renovation projects.

Since September 2005, the Board has approved a JOC consultant services agreement with The Gordian Group, Inc., in five-year increments. Prior to the 2016 expiration date, the County processed a Request for Proposal (RFP) for JOC consultant services. The Gordian Group, Inc., was the only respondent, and a new 5-year agreement was adopted by your Board, with an expiration date of April 19, 2021.

With expiration of the current contract in early 2021, the County processed RFP #1599 for the "Development, Implementation and Support for the Job Order Contract (JOC) Program." The County received two (2) proposals and based upon the qualification-based selection criteria; the committee selected The Gordian Group, Inc., to provide JOC consultant services.

Public Works requests that the Board approve the attached professional consultant services agreement with The Gordian Group, Inc., for JOC program services. Additionally, the Board authorizes the Director of Public Works to execute two 1-year extensions to this Agreement. Because the existing contract expires on April 19, 2021, the effective date of this new contract will be April 19, 2021 with an expiration date of April 19, 2026, including extensions.

In the past 5-year JOC cycle, the County has issued Job Order Authorizations for 293 funded County projects. It is conservatively estimated that at least two months of processing time is saved per project when using the JOC program. Based on 293 County projects constructed under the JOC program in the last 5 years, approximately 586 months of staff time has been eliminated from the traditional "design-bid-build" construction process.

The contract also includes provisions for The Gordian Group, Inc., to provide Project Management and Construction Management services as noted in Exhibit "A" and in accordance with the fee schedule provided in Exhibit "B", of the contract.

### **OTHER AGENCY INVOLVEMENT/IMPACT**

Central Services-Purchasing assisted with processing of the RFP. The Auditor's office coordinates with Public Works to determine which projects qualify for the JOC program. County Counsel has reviewed the agreement as to legal form and effect.

## **FINANCIAL CONSIDERATIONS**

The Gordian Group, Inc.'s proposed fees are outlined per the attached Professional Consultant Services contract, and the license fee remains the same as the prior contract at 1.95% of approved construction job orders.

The contract also outlines two optional fees:

1. The Job Order Development Fee of 3.05% of the value of work ordered are payable when each Job Order is issued by the County to the JOC contractor. The Job Order Development Fee will only be applied when the services are requested by the County on a project-by-project basis.
2. The Construction Management Fee of 5.95% is payable when construction of the Job Order has been completed and accepted by the County, except at the election of The Gordian Group, Inc., any Job Order requiring more than sixty (60) days to complete will be invoiced monthly on a percentage of completion basis. The Construction Management Fee will only apply when JOC Construction Management services are requested by the County.

Historically, the license fees paid to The Gordian Group, Inc., have been paid out of funds appropriated for specific County maintenance and repair projects authorized for construction. The staff time cost necessary to manage the bid processing of annual JOC and JOC consultant service contracts have been separately funded by the County through FC 11309-Facilities Planning.

## **RESULTS**

Adoption of the agreement for consultant services with The Gordian Group, Inc., will allow Public Works to deliver construction projects in a timely and cost effective manner that is necessary to accommodate the facility needs of County departments, the general public, and supports the County goals of a well-governed community.

## **ATTACHMENTS**

1 Contract for Professional Consultant Services Job Order Contracting Consultant Agreement

c: Jeff Lee, Capital Projects Manager

File: CF 170.05.01 General

Reference: 20.158

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