



**Contra
Costa
County**

To: Board of Supervisors
From: Brian M. Balbas, Public Works Director/Chief Engineer
Date: February 25, 2020

Subject: APPROVE and AUTHORIZE Advertisement for Construction Bids for Annual Job Order Contracts, Countywide.

RECOMMENDATION(S):

- (1) APPROVE the design and bid documents, including the plans and specifications for typical work, contract, General Conditions, Technical Specifications, and the Construction Task Catalog for Job Order Contracts (JOC) 012, 013, 014, 015 & 016.
- (2) AUTHORIZE the Public Works Director, or designee, to solicit bids to be received on or about March 26, 2020 and issue bid addenda, as needed, for clarifications of the bid documents, provided the involved changes do not significantly increase the construction cost estimate.
- (3) DIRECT the Clerk of the Board to publish, at least 14 calendar days before the bid opening date, the Notice to Contractors in accordance with Public Contract Code Section 22037, inviting bids for this project.
- (4) DIRECT the Public Works Director, or designee, to send notices by email or fax and by U.S. Mail to the construction trade journals specified in Public Contract Code Section 22036 at least 15 calendar days before the bid opening.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **02/25/2020** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: February 25, 2020

David Twa, County Administrator and Clerk of the Board of Supervisors

By: Laura Cassell, Deputy

Contact: Ramesh Kanzaria
925-957-2480

cc:

FISCAL IMPACT:

JOC work orders will only be issued when there is an approved project and funding. The contract value can range from a minimum of \$25,000 to a maximum of \$5 million. The maximum contract value of \$5 million per annual JOC contract is a maximum limit based on Public Contract Code Section 20128.5 (not actual appropriated dollars), and it is possible that the limit may not be reached. Having this limit allows for efficiency and flexibility in accomplishing work up to the maximum statutory limit.

BACKGROUND:

To be efficient in delivering projects, the County has employed a variety of project delivery methods. One such method is Public Contract Code (PCC) Section 20128.5 which authorizes counties to award one or more individual annual contracts for repair, remodeling, or other repetitive work to be done according to unit prices. Once an annual contract is awarded, individual projects are then done through written job orders performed by the job order contractor at the unit prices bid for the annual contract. Such Job Order Contracting (JOC) is a project delivery tool that has been proven to reduce costs, save time, and increase productivity.

The County had executed a Consulting Services Agreement with The Mellon Group, Inc. dba The Mellon Group ("Gordian") to provide JOC Program development and implementation services for various County projects. As part of the Agreement, Gordian also develops and maintains a JOC catalog, also known as a unit price book that contained individual construction tasks for all aspects of the repair, remodeling, and other repetitive work including general conditions, driveways, parking lots, and other construction-related components. The Board of Supervisors amended the Consulting Services Agreement with Gordian on April 27, 2017 to extend the termination date to July 28, 2020, to continue to support the JOC program.

Since 2015, the Contra Costa Board of Supervisors have approved the use of annual JOC contracts for maintenance, repair, and remodeling projects. On November 10, 2015, the Board of Supervisors awarded three contracts in the amount of \$2,000,000 each to Sea Pac Engineering (JOC 001), John F. Otto (JOC 002), and Mark Scott Construction (JOC 003). The Board also approved Change Order No. 1 to increase the contract amount of each of these 3 JOC's by \$2,500,000 to a new contract amount of \$4,500,000 each. All these JOC contracts have expired.

On February 14, 2017, the Board of Supervisors authorized the Public Works Director to solicit bids for job order contracts. On April 18, 2017, job order construction contracts were awarded to the four lowest responsive bidders in the amount of \$2,500,000 each to Federal Solutions Group (JOC 004), Aztec Consultants (JOC 005), Mark Scott Construction (JOC 006), and Anderson Group (JOC 007). The Board approved Change Order No. 1 to increase the contract amount of Aztec Consultants and Mark Scott by \$2,000,000 to a new contract amount of \$4,500,000 each. All these JOC contracts have expired.

On September 11, 2018, the Board of Supervisors authorized the Public Works Director to solicit bids for job order contracts. On November 13, 2018, the Board of Supervisors awarded the job order construction contracts to the three lowest bidders in the amount of \$2,500,000 each to Mark Scott (JOC 008), Staples Construction (JOC 009), and Aztec Consultants (JOC 010). The Board approved Change Order No. 1 to increase the contract amount by \$2,400,000 to each of these 3 current JOC's. Mark Scott's contract is expiring on May 8, 2020, Staples Construction's contract is expiring on March 24, 2020 and Aztec Consultant's contract is expiring on April 22, 2020.

With current JOC's expiring over the next couple of months, we need Board approval to start solicitation of bids for new Job Order Contracts 012, 013, 014, 015 & 016.

California Environmental Quality Act (CEQA) requirements will be determined and addressed on a project-by-project basis as projects occur. If annual JOC contracts are ultimately awarded under this solicitation, each will be a term of 12 months. The County reserves the right to award one or more of Job Order Contracts 012, 013, 014, 015 & 016. The County is not required to award all five contracts and is not required to award any contract if the bid pricing is unfavorable.

CONSEQUENCE OF NEGATIVE ACTION:

The JOC program has been a valuable construction project delivery tool for projects. If JOC bid solicitation is not approved and authorized, the County will not have the resources to complete deferred maintenance projects in the Facilities Lifecycle Improvement Program (FLIP) and other County construction projects involving repair, remodeling, and other repetitive work.