



M E M O R A N D U M
PUBLIC WORKS AND FACILITIES
CAPITAL IMPROVEMENTS DIVISION
County of Placer

TO: Board of Supervisors DATE: August 23, 2016
FROM: Ken Grehm, Director of Public Works and Facilities
By: Rob Unholz, Capital Improvements Manager
SUBJECT: Capital Improvements / Plans and Specifications / Job Order Contracting

ACTION REQUESTED

Approve Plans and Specifications for Job Order Contracting, Project No. 9486.05, with an estimated probable construction cost not-to- exceed \$2,200,000, including contingency, and authorize staff to advertise for bids.

BACKGROUND

On August 18, 2015, your Board awarded the bid for Job Order Contracting (JOC) to two contractors and authorized the Director of Facility Services to execute Job Order contracts in amounts not-to-exceed \$250,000 upon review and approval by County Counsel and Risk Management, and delegated authority to approve any supplemental Job Orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code. Projects exceeding \$250,000 are presented to your Board for approval. The contract terms were for 12 months and will expire on October 14th, 2016 and October 28th, 2016 respectively. The term of the contracts are one year from the date of the first Job Order.

In the past year, JOC has been used to successfully deliver a variety of projects including the Welcome Center Egress Ramp, the Clerk of the Board / Board of Supervisors Remodels, the Garden Theater Sidewalk Replacement, emergency roof replacement for Buildings 110/111, weatherproofing repairs at the Auburn Justice Center, installation of an air relief valve at Dry Creek Community Park, modifications to the South Place Adult Correctional Facility (SPACF) Booking/Docile area, SPACF Minimum Security Floor Slope and Kitchen Floor changes. The JOC program was initiated in 2010.

The JOC Contract is an indefinite quantity contract under which contractors will perform a variety of projects, consisting of specific construction tasks, at different locations. The scope of the JOC Contract is for general construction, repair, remodel and other repetitive related work to be performed for the Placer County Department of Public Works and Facilities. The County will publish a Construction Task Catalog (CTC) containing a series of construction tasks with preset Unit Prices. The CTC was developed by The Gordian Group using experienced labor and high quality materials. All Unit Prices are based on local labor, material and equipment prices including current prevailing wages.

Similar to the process used in 2015, contractors will be required to bid three sets of two Adjustment Factors to be applied to the Unit Prices in the CTC. The first set of Adjustment Factors is for performing work on General Facilities within Placer County, excluding the Foresthill area and areas east of Donner Summit. The second is for performing work within Remote Facilities in the Lake Tahoe area east of Donner Summit and in the Foresthill area. The third set of adjustment factors is for work performed within Secure Facilities such as Adult Corrections and the Juvenile Detention Center. Each set of Adjustment Factors will include factors for performing work during Normal Working Hours and for performing work during Other Than Normal Working Hours. The price of an individual project will be determined by multiplying the preset Unit Prices and the appropriate quantities by the appropriate Adjustment Factor.

The scope of work for projects under this Contract will be determined by the County as set forth in connection with an individual Job Order. The contractor will then develop a Price Proposal using appropriate tasks, quantities and the applicable Adjustment Factor. The County will evaluate the Contractor's Price Proposal in detail and, if found to be reasonable and acceptable, a Job Order may be issued for the performance of the Detailed Scope of Work.

The Minimum Contract Value is \$50,000 for each contract and the contractor will receive aggregate Job Orders totaling at least \$50,000 during the Contract term. The Estimated Maximum Contract Value is \$1,000,000. The County reserves the right to exercise an option to increase the Maximum Contract Value to the amount currently authorized by the California Public Contract Code, approximately \$4,100,000.

Upon your Board's approval, Plans and Specifications will be bid and staff will return to your Board at a later date with a recommendation of award to the two lowest responsive and responsible bidders for building improvement JOCs.

ENVIRONMENTAL CLEARANCE

Because there are no specific projects related to the request to bid the JOC Contract, your Board's action is not a Project as defined in the California Environmental Quality Act (CEQA) Guidelines Section 15378(a) and therefore is not subject to CEQA. Environmental clearance will be required on a project specific basis.

FISCAL IMPACT

The estimated total project cost is \$2,200,000, in budgeted net county cost. This includes \$2,000,000 for construction and \$200,000 for Project management, force account work, and contingencies. Funding for this project is included in the FY 2016-17 Capital Projects Fund Budget.

On file at Clerk of the Board: Plans and Specifications