

**MEMORANDUM  
DEPARTMENT OF FACILITY SERVICES  
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **DECEMBER 14, 2010**

From:  **JAMES DURFEE / JOEL SWIFT** 

Subject: **AWARD OF BID - JOB ORDER CONTRACTING, PROJECT NO. 9486**

**ACTION REQUESTED / RECOMMENDATION:** It is recommended that your Board take the following actions associated with Job Order Contracting (JOC), Project No. 9486:

- 1) Award the bid to River View Construction, Inc. (RVC), in the amount not to exceed \$1,000,000 and to Torres Construction (TC), in the amount not to exceed \$1,000,000 and upon approval of County Counsel and Risk Management, authorize the Director of Facility Services to execute the contracts.
- 2) Approve a Resolution authorizing the Director of Facility Services, or his designee, to execute Job Order contracts in amounts not-to-exceed \$250,000, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any supplemental Job Orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

**BACKGROUND:** On April 6, 2010, your Board approved a contract for a Job Order Contracting (JOC) System with The Gordian Group (TGG) of Mauldin, South Carolina. The Gordian Group has provided Facility Services with an integrated JOC system including document development, procurement support, computer software, and training for County employees. TGG also provided two outreach instructional presentations to the local contractor business community.

These Job Order Contracts provide indefinite quantity contracts pursuant to which the Contractors will perform a variety specific construction tasks at different locations. The scope includes general construction, repair, remodel and other repetitive related work to be performed under the management of the Department of Facility Services. In preparing these contracts, the County published a Construction Task Catalog (CTC) containing a series of construction tasks with preset Unit Prices. The CTC was developed by TGG assuming the use of experienced labor and high quality materials. All Unit Prices are based on local labor at prevailing wages, material and equipment prices.

On September 14, 2010, your Board approved plans and specifications and authorized solicitation of bids for Job Order Contracting. Bid solicitations were advertised in accordance with the Public Contract Code. Bid documents were sent to thirty-five (35) trade contractors and seven (7) building exchanges. Bids were opened by Procurement Services on November 16, 2010, resulting in the eleven (11) bids listed in the attached Bid Tabulation Sheet (Attachment A). The apparent two responsive and responsible low bidders were River View Construction from West Sacramento, CA, and Torres Construction from Los Angeles, CA.

The bids include Adjustment Factors to account for variables including performing work on general facilities on the East and West sides of Donner Summit, and for performing work within Secure Facilities such as the Jail, Juvenile Hall and the Courts, again differentiating

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between the East and West portions of the County. Adjustment Factors also address cost differentials 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 quantities by the corresponding Adjustment Factor.

The contracts are defined as indefinite quantity contracts; however, the Minimum Contract Value is \$50,000 for each contract and each 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.

Should your Board approve these contracts, when the need for service arises, Facility Services will issue a Detailed Scope of Work (DSW) to the contractors. The Contractor will then develop a Price Proposal using appropriate tasks, quantities and their applicable Adjustment Factor. Facility Services 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. Facility Services recommends that your Board authorize the Director to execute Job Orders up to \$250,000 for approved, funded projects and maintenance work. The Department would return to your Board for authorization of Job Orders not meeting these criteria.

In order to proceed with the Job Order Contracting project, it is requested that your Board award the bid pursuant to the County Purchasing Policy Manual.

**ENVIRONMENTAL CLEARANCE:** This project is exempt from review pursuant to CEQA guidelines Section 15301– which exempts activities associated with existing public or private structures, involving negligible or no expansion of use beyond that existing at the time. This project involves no expansion of existing use at this time.

**FISCAL IMPACT:** The estimated total cost of Job Orders under these Contracts is \$2,000,000. There are sufficient funds appropriated in the respective Capital Project accounts and maintenance budgets for these services.

ATTACHMENTS: ATTACHMENT A – BID TABULATION  
RESOLUTION

JD:JS:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE  
PROCUREMENT SERVICES

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**BID TABULATION****JOB ORDER CONTRACTING – GENERAL CONSTRUCTION****PROJECT NO. 9486****BID DATE:** November 16, 2010**BID NO.:** 9486

<u>CONTRACTOR</u>	<u>LOCATION</u>	<u>Adjustment Factor</u> <u>BID AMOUNT</u>
<b><u>1. River View Construction, Inc.</u></b>	<b><u>West Sacramento, CA</u></b>	<b><u>.9088</u></b>
<b><u>2. Torres Construction</u></b>	<b><u>Los Angeles, CA</u></b>	<b><u>.9237</u></b>
3. Fregoso Builders	Sacramento, CA	.9287
4. S W Allen Construction	Sacramento, CA	.9351
5. Staples Construction Co.	Ventura, CA	.9757
6. Otto Construction	Sacramento, CA	1.0703
7. Gwinn Construction	Auburn, CA	1.1057
8. Bullard Construction	Sacramento, CA	1.1989 *
9. Landmark Construction	Loomis, CA	1.2124
10. BRCO Construction	Loomis, CA	1.5140
11. CNC Construction	Rocklin, CA	1.7913

\* This Adjustment Factor was changed from the submitted Adjustment Factor of 1.2151 due to a mathematical error.

# Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION AUTHORIZING THE  
DIRECTOR OF FACILITY SERVICES, OR HIS DESIGNEE,  
TO TAKE VARIOUS ACTIONS ASSOCIATED WITH JOB  
ORDER CONTRACTING, PROJECT NO. 9486.

Resol. \_\_\_\_\_

The following RESOLUTION was duly passed by the Board of Supervisors  
of the County of Placer at a regular meeting held \_\_\_\_\_,  
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Chairman, Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

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**BE IT HEREBY RESOLVED** by the Board of Supervisors of the County of Placer, State of California, that this Board delegates authority to the Director of Facility Services, or his designee, to execute Job Order contracts in amounts not-to-exceed \$250,000, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any supplemental Job Orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.