

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

To: **BOARD OF SUPERVISORS**

Date: **MARCH 26, 2013**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **JOB ORDER CONTRACTING, PROJECT NO. 9486.02**

ACTION REQUESTED / RECOMMENDATION:

1. Approve Plans and Specifications and authorize staff to solicit bids for Job Order Contracting, Project No. 9486.02 with an estimated probable construction cost not to exceed \$2,200,000, including contingency, funded by current and future Capital Projects.

BACKGROUND: On January 10, 2012, 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 the 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. The contract term is 12 months for these contracts and they will expire May 2, 2013 and July 23, 2013. In the past year, JOC has been used to successfully deliver a wide variety of capital projects including window & siding replacement at the Applegate Library, remodel of Dewitt Building 418 for Telecommunications, and a new generator for the Salmon Avenue Health Clinic in Kings Beach. The JOC program was initiated in 2010.

This JOC Contract is an indefinite quantity contract pursuant to which the Contractor will perform a variety of projects, consisting of specific construction tasks, at different locations. The scope of this JOC Contract is for general construction, repair, remodel and other repetitive related work to be performed for the Placer County Department of Facility Services. 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.

As was done for the bids awarded on January 10, 2012, the Contractor will bid three sets of two Adjustment Factors to be applied to the Unit Prices. 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 the Jail, Juvenile Hall and the Courts. Each set of Adjustment Factors will include Adjustment Factors for performing work during Normal Working Hours and Adjustment Factors 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 this Contract will be determined by the Detailed Scopes of Work issued in connection with individual Job Orders. The County will provide a Detailed Scope of Work to the Contractor. 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, 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.

In order to proceed with the Job Order Contracting project, it is requested that your Board authorize staff to solicit bids for Job Order Contracting.

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.

FISCAL IMPACT: The estimated total project cost is \$2,200,000, including \$2,000,000 for construction and construction contingency, and \$200,000 for project management, design, staff costs and project contingency. There are sufficient funds appropriated in the Capital Projects Fund for these services.

JD:JS:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

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