



County of San Mateo

Inter-Departmental Correspondence

Department: PUBLIC WORKS

File #: 24-064

Board Meeting Date: 1/30/2024

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: Ann M. Stillman, Director of Public Works
Subject: 2024 Job Order Contracts for General Construction, Mechanical Works (HVAC), Roofing, Flooring, Plumbing, Electrical and Lighting, Painting, and Hazardous Materials [Job Order Contract Nos. JOC-2401 through JOC-2421]

RECOMMENDATION:

Adopt a resolution:

- A) Adopting the construction task catalog, specifications, and conformance with prevailing wage scale requirements for 2024 Job Order Contracts for General Construction; Mechanical Works (HVAC); Roofing; Flooring; Plumbing; Electrical and Lighting; Painting; and Hazardous Materials; and
- B) Authorize agreements with Prime Painting Contractors, Inc., Sbay Construction, Inc., Olympos Construction, Inc., Rodan Builders, Inc., and Staples Construction Company, Inc. for General Construction; Bayside Mechanical, Inc., ACCO Engineered Systems, Inc., and Mesa Energy Systems, Inc. for Mechanical Works (HVAC); Best Contracting Services, Inc., and Andy's Roofing Co., Inc. for Roofing Contracting Services; All County Flooring for Flooring Contracting Services; Kinetics Mechanical Service, Inc., and ACCO Engineered Systems, Inc. for Plumbing Contracting Services; Atlas-Pellizzari Electric, Inc. for Electrical and Lighting Contracting Services; Olympos Construction, Inc., and Prime Painting Contractors, Inc. for Painting Contracting Services; and Ground Control, Inc., and Asbestos Management Group of California, Inc. for Hazardous Materials Contracting Services for the term of January 30, 2024 through January 29, 2025 in an amount not to exceed \$5,000,000 each for General Construction and Mechanical Works (HVAC); \$3,000,000 each for Hazardous Materials; \$2,000,000 each for Roofing, Flooring, Plumbing, and Electrical and Lighting; and \$1,000,000 each for Painting; and
- C) Authorize the Director of Public Works, or the Director's designee, to issue Work/Job Orders, execute Change/Revision Orders, and make financial and administrative changes to executed Job Order Contract agreements.

BACKGROUND:

On November 19, 2013, this Board adopted Resolution No. 072896, which authorized the Director of Public Works to proceed with preparing plans and specifications, and conformance with prevailing wage scale requirements for Job Order Contracts (JOC), and advertising for bids (streamlined process).

Public Contract Code Section 20128.5 authorizes this Board of Supervisors to award individual annual JOCs for repair, remodeling, or other repetitive work to be done according to unit prices, in an amount not to exceed \$3,000,000 (adjusted annually based on changes in the California Consumer Price Index ("CPI"). Since the statute was enacted in 1997, the application of the CPI has resulted in a current maximum amount of \$5,797,275 for annual JOCs. Contractors bid adjustment factors to be applied to the Unit Prices for specific items of work. The price of an individual project is determined by multiplying the preset Unit Prices by the appropriate quantities of work and Adjustment Factors.

The Department of Public Works (Department) provided notice inviting sealed proposals, which was published two times in local newspapers in San Mateo County. Notice was also posted to various regional on-line Plan Rooms.

On November 29, 2023, a mandatory pre-bid meeting was held in-person with 31 contractors in attendance. On Thursday, December 14, 2023 at 2:00 p.m., sealed bids were received, accepted and subsequently referred to the Department for checking and recommendation for JOC 2401 through JOC 2405 for General Construction; JOC 2406 through JOC 2408 for Mechanical Works (HVAC); JOC 2409 and JOC 2410 for Roofing; JOC 2411 and JOC 2412 for Flooring; JOC 2413 and JOC 2414 for Plumbing; JOC 2415 and JOC 2416 for Electrical and Lighting Contracting Services; JOC 2417 and JOC 2418 for Painting; and JOC 2419 through JOC 2421 for Hazardous Materials.

Within each of the eight individual categories, eligible licensed contractors were able to bid on any of the JOCs by submitting a single proposal. The bid documents call for up to five JOCs for General Construction, three for Mechanical Works (HVAC), two for Roofing Services, two for Flooring Services, two for Plumbing Services, two for Electrical and Lighting Services, two for Painting Services, and three for Hazardous Materials Services. The lowest responsive and responsible bidder on one contract category is ineligible for the other successive contracts within that same category.

The Department received six bids for General Construction; four for Mechanical Works (HVAC); two bids for Roofing; one bid for Flooring; four bids for Plumbing; one bid for Electrical and Lighting; two bids for Painting; and two bids for Hazardous Materials.

DISCUSSION:

The Department has examined the bids received for the subject JOCs and determined the lowest responsible bidders for each JOC category as shown in Exhibit A.

The Department will issue individual Job Orders including a scope of work and a not-to-exceed amount to the JOC contractors. The not-to-exceed amount for each individual Job Order will vary; however, the cumulative sum will not exceed the maximum amount of the agreement. Any increase above the amount or term of the agreements would be submitted to this Board for consideration.

County Attorney has reviewed and approved the resolution and agreements as to form.

FISCAL IMPACT:

The terms of these agreements are from January 30, 2024 through January 29, 2025. The total maximum fiscal obligation is \$5,000,000 each for General Construction and Mechanical Works (HVAC), \$3,000,000 each for Hazardous Materials, \$2,000,000 each for Roofing Contracting Services, Flooring Contracting Services, Plumbing Contracting Services, and Electrical and Lighting Contracting Services and \$1,000,000 each for Painting Services with a total maximum fiscal obligation for all agreements combined is \$60,000,000. The JOC is a requirements agreement. The various individual job orders will be funded through previously approved and appropriated projects within the FY 2023-24 and FY 2024-25 Adopted Budgets. There is no additional impact to the General Fund.