



# County of San Mateo

## Inter-Departmental Correspondence

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**Department:** PUBLIC WORKS

**File #:** 19-1288

Board Meeting Date: 1/28/2020

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**Special Notice / Hearing:** None  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors  
**From:** James C. Porter, Director of Public Works  
**Subject:** On-Call Job Order Contract Agreements and Adoption of the Job Order Contracts Task Catalog

**RECOMMENDATION:**

Adopt a resolution authorizing:

- A) Job Order Contract Agreements with Rodan Builders, Inc., SBAY Construction, Inc., Olympos Painting, Inc., A CST Group, Inc. dba Dynasel USA, and Mark Scott Construction, Inc., for General Construction; Kinetics Mechanical Service, Inc. and ACCO Engineered Systems for Mechanical Works (HVAC); Best Contracting Services, Inc. and MIK Construction for Roofing Contracting Services; Century Carpet, Inc. for Flooring Contracting Services; Kinetics Mechanical Service, Inc. and ACCO Engineered Systems for Plumbing Contracting Services; Atlas/Pellizzari Electric, Inc. for Electrical/Lighting Contracting Services, for the term of January 28, 2020 through January 27, 2021, each in an amount not to exceed \$5,000,000 for General Construction and Mechanical Works (HVAC), and not to exceed \$2,000,000 for Roofing Contracting Services, Flooring Contracting Services, Plumbing Contracting Services, and Electrical/Lighting Contracting Services; and
- B) The Construction Task Catalogs, Specifications, and conformance with prevailing wage scale requirements for Job Order Contracts: General Construction; Mechanical Works; Roofing; Flooring; Plumbing; and Electrical/Lighting; and
- C) The Director of Public Works, or his 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, your Board adopted Resolution No. 072896, which authorized a streamlined process for Job Order Contracts (JOCs), which allows for the preparation of task catalogs, specifications, and bid documents in conformance with prevailing wage scale requirements for JOCs,

which may be adopted by your Board at the time the resulting contract is considered for award.

Public Contract Code Section 20128.5 authorizes the 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). Since the statute was enacted in 1997, the application of the CPI has resulted in a current maximum amount of \$5,000,000 for annual JOCs. Contractors bid adjustment factors are to be applied to the Unit Prices for specific items of work. The cost of an individual project is determined by multiplying the preset Unit Prices by the appropriate quantities of work and adjustment factors.

The Task Catalogs and Specifications were approved by the Director of Public Works in November 2019 for: General Construction; Mechanical Works; Roofing; Flooring; Plumbing; and Electrical/Lighting JOCs.

### **DISCUSSION:**

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 18, 2019, a mandatory pre-bid meeting was held with fourteen general construction contractors, nine mechanical contractors, nine roofing contractors, three flooring contractors, six plumbing contractors, and six electrical/lighting contractors in attendance. On Thursday, December 12, 2019 at 2:30 p.m., sealed bids were received, accepted and subsequently referred to the Department in consideration for the General Construction, Mechanical Works, Roofing, Flooring, Plumbing, and Electrical/Lighting JOCs. Within each of the six 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, two for Roofing Services, two for Flooring Services, two for Plumbing Services, and two for Electrical/Lighting Services, and the lowest responsive and responsible bidder on one contract category is declared ineligible for the others within that same category.

The Department received seven bids for General Construction, two bids for Mechanical Works, three bids for Roofing Contracting Services, one for Flooring Contracting Services, two for Plumbing Contracting Services, and one for Electrical/Lighting Contracting Services. The Department has examined the bids received for the subject JOCs and determined the lowest responsive and responsible bidders for each JOC. The Department recommends five agreements be awarded for General Construction, two for Mechanical Works (HVAC), two for Roofing, one for Flooring, two for Plumbing, and one for Electrical/Lighting.

The Department will issue individual Work Orders including a scope of work and a not-to-exceed amount to the contractor(s). The not-to-exceed amount for each individual Work Order will vary; however, their cumulative sum will not exceed the maximum amount of the respective Agreement(s). Any increase above the amount or term of the agreement(s) would be submitted to your Board for consideration.

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

**FISCAL IMPACT:**

The terms of these agreements are from January 28, 2020 through January 27, 2021. The total maximum fiscal obligation for each agreement is \$5,000,000 for General Construction and Mechanical Works (HVAC), and \$2,000,000 each for Roofing Contracting Services, Flooring Contracting Services, Plumbing Contracting Services, and Electrical/Lighting Contracting Services with a total maximum fiscal obligation for all agreements combined is \$47,000,000. Total cost for the various Job Order Contracts is included in the Fiscal Year 2019-20 Adopted Budget. There is no additional impact to the General Fund.

Attachment: Exhibit A - Bid Results