



County of San Mateo

Inter-Departmental Correspondence

Department: PUBLIC WORKS

File #: 21-097

Board Meeting Date: 1/26/2021

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 Olympos Painting, Inc., SBay Construction Inc., Angeles Contractor, Inc., Orea Construction, and Rodan Builders, Inc., for General Construction; Kinetics Mechanical Service, Inc., Bay City Mechanical Service LLC, and ACCO Engineered Systems, Inc., for Mechanical Works (HVAC); Best Contracting Services, Inc. and Angeles Contractor, Inc. for Roofing Contracting Services; Angeles Contractor, Inc. and Century Carpet, Inc. for Flooring Contracting Services; Bay City Mechanical Service LLC and Kinetics Mechanical Service, Inc. for Plumbing Contracting Services; Angeles Contractor, Inc. for Electrical/Lighting Contracting Services for the term of January 28, 2021 through January 27, 2022, 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 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 a streamlined process for Job Order Contracts (JOCs) allowing for the preparation of task catalogs, specifications,

and bid documents in conformance with prevailing wage scale requirements for JOCs, which may be adopted by the 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 October 2020 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 October 28, 2020, a mandatory pre-bid meeting was held virtually via Zoom with 29 contractors in attendance. On Thursday, December 3, 2020 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 six bids for General Construction, four bids for Mechanical Works, two bids for Roofing Contracting Services, two 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, three for Mechanical Works (HVAC), two for Roofing, two 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 this 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, 2021 through January 27, 2022. 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 \$54,000,000. Total cost for the various individual Job Order Contracts is included in the Fiscal Year 2020-21 Adopted Budget. There is no impact to the General Fund.

Attachment: Exhibit A - Bid Results