



# County of San Mateo

## Inter-Departmental Correspondence

**Department:** PUBLIC WORKS

**File #:** 23-45

Board Meeting Date: 1/31/2023

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

**To:** Honorable Board of Supervisors  
**From:** Ann M. Stillman, Director of Public Works  
**Subject:** 2023 Job Order Contracts for General Construction, Mechanical Works (HVAC), Roofing, Flooring, Plumbing, Electrical and Lighting, Painting, and Hazardous Materials [Job Order Contract Nos. JOC-2301 through JOC-2321]

### **RECOMMENDATION:**

Adopt a resolution:

- A) Adopting the construction task catalog, specifications, and conformance with prevailing wage scale requirements for 2023 Job Order Contracts for General Construction; Mechanical Works (HVAC); Roofing; Flooring; Plumbing; Electrical and Lighting; Painting; and Hazardous Materials; and
- B) Authorizing agreements with SBay Construction, Inc., Olympos Construction, Inc., and Staples Construction, Inc. for General Construction; Bay City Mechanical Service, LLC., Acco Engineered Systems and Mesa Energy Systems, Inc. for Mechanical Works (HVAC); BEST Contracting Services and Masa Contracting, Inc. for Roofing Contracting Services; Century Carpet for Flooring Contracting Services; Kinetics Mechanical Services, Inc. for Plumbing Contracting Services; Atlas-Pellizzari Electric, Inc. for Electrical and Lighting Contracting Services; Olympos Construction, Inc. for Painting Contracting Services; and Asbestos Management Group and American Wrecking, Inc. for Hazardous Materials Contracting Services for the term of January 31, 2023 through January 30, 2024 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) Authorizing 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 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 ("CPI")). Since the statute was enacted in 1997, the application of the CPI has resulted in a current maximum amount of \$5,600,000 for annual JOCs. Contractors bid adjustment factors are 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 17, 2022, a mandatory pre-bid meeting was held virtually via Microsoft Teams with 41 contractors in attendance. On Wednesday, December 14, 2022 at 2:00 p.m., sealed bids were received, accepted and subsequently referred to the Department for checking and recommendation for JOC-2301 through JOC-2305 for General Construction; JOC-2306 through JOC-2308 for Mechanical Works (HVAC); JOC-2309 and JOC-2310 for Roofing; JOC-2311 and JOC-2312 for Flooring; JOC-2313 and JOC-2314 for Plumbing; JOC-2315 and JOC-2316 for Electrical and Lighting Contracting Services; JOC 2317 and JOC 2318 for Painting; and JOC 2319-2321 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, 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 three bids for five separate General Construction JOCs; five bids for three separate Mechanical Works (HVAC) JOC's; two bids for two separate Roofing JOCs; one bid for two separate Flooring JOCs; one bid for two separate Plumbing JOCs; one bid for two separate Electrical and Lighting JOCs; one bid for two separate Painting JOCs; and two bids for three separate Hazardous Materials JOCs.

#### **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 31, 2023 through January 30, 2024. 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 \$47,000,000. The various individual job orders will be funded through previously approved and appropriated projects within the FY 2022-23 Adopted Budget. There is no additional impact to the General Fund.