



COUNTY of VENTURA

GENERAL SERVICES AGENCY
Craig Clutts, P.E., CEM
Interim Agency Director

David Barley, CPP
Interim Chief Deputy Director
Facilities & Materials

Cliff Chroust, CPPO
County Chief Procurement Officer
Deputy Director

Greg Bergman, CPA
Administrative Services Director

Christopher Melton, M.L.T.M.
Fleet Services Deputy Director

J. Colter Chisum, P.E.
Parks Department Deputy Director

July 23, 2024

Board of Supervisors
County of Ventura
800 South Victoria Avenue
Ventura, CA 93009

SUBJECT: Award Mechanical Job Order Contract Bid No. 6178 to Perform Facilities Projects Involving Mechanical work around Buildings, Structures, or Other Real Property to MESA Energy Systems Inc. dba EMCOR Services Mesa Energy, in the Amount of \$5,984,222 for a One-Year Period or Until Expenditures Reach \$5,984,222, Whichever Occurs First.

RECOMMENDATION:

1. Award Mechanical Job Order Contract (JOC) Bid No. 6178 to perform facilities projects involving the mechanical work around buildings, structures, or other real property to MESA Energy Systems Inc. dba EMCOR Services Mesa Energy, Thousand Oaks, California in the amount of \$5,984,222 for a one-year period or until expenditures reach \$5,984,222, whichever occurs first.
2. Authorize the Purchasing Agent to execute Mechanical JOC awarded by your Board and to terminate any such JOC for nonperformance or upon mutual agreement

FISCAL/MANDATES IMPACT:

The JOC serves as a mechanism to facilitate performance of certain planned and budgeted projects. All project costs are charged to the specific fund in which the project is budgeted.

Mandatory:	No
Source of Funding:	Facilities Projects, Capital Renewal, and other Departments
Fund Matching Requirement:	N/A
Impact on Other Departments:	Improves Service Delivery

Summary of Revenues and Costs	<u>FY 2024-2025</u>	<u>FY 2025-2026</u>
Revenue:	\$ 6,636,502	\$ 0
Costs:		
Direct	\$ 5,984,222	\$ 0
Indirect-Agency/Dept.*	\$ 652,280	\$ 0
Indirect – CAP	\$ 0	\$ 0
Total Costs	<u>\$ 6,636,502</u>	<u>\$ 0</u>
Net Gain/(Loss)	\$ 0	\$ 0

*This amount represents GSA project management fees for anticipated project volumes.

FY 2024-25 Budget Projection				
GSA – Facilities Projects – Budget Unit 4741				
	Adopted Budget	Adjusted Budget	Projected Budget	Est. Savings/ (Deficit)
Appropriations	\$ 27,678,772	\$ 27,678,772	\$ 27,678,772	\$ -
Revenue	\$ 28,012,784	\$ 28,012,784	\$ 28,012,784	\$ -
Operating Gain/(Loss)*	\$ 334,012	\$ 334,012	\$ 334,012	\$ -

*Other financing uses are included. Sufficient revenue and appropriations are included in the FY 2024-25 Adopted Budget for this item.

STRATEGIC PLAN:

In recognition of your Board's strategic priorities, this JOC award brought to you for approval is consistent with the Reliable Infrastructure and Sustainability priority of your Board's recently approved Five-Year Strategic Plan.

DISCUSSION:

The General Services Agency (GSA) has used JOC contracting since 1996 to perform facilities projects involving the repair, maintenance, and remodeling of buildings, structures, or other real property according to unit prices established by specifications for typical work. Individual projects are priced by selecting the proper construction tasks and multiplying them by the correct quantity and appropriate unit price (including the adjustment factor submitted by the low bidder). Each JOC is a competitively bid, firm fixed price, indefinite quantity contract. The primary benefit of JOC contracting is that it provides a contracting vehicle that expedites the processing time for performance of projects funded by the GSA Capital Renewal budget, in addition to GSA-managed projects for other agencies and departments. Additional benefits are:

- Reduces the number of purchase orders and payments processed by GSA and the Auditor-Controller.
- Reduces and/or eliminates potential for change-order claims and architectural/engineering design requirements for small projects; and
- JOC Task Orders for each project allow each client agency to readily track budget execution for its budgeted projects in VCFMS.

Your Board is empowered, under Section 20128.5 of the Public Contract Code (Section 20128.5), to award individual annual JOCs of this type that do not exceed \$3,000,000, adjusted to reflect the percentage change in the California Consumer Price Index since 1998. The current calculation adjustment allows for award of a JOC in an amount up to \$5,984,222. Such contracts may not be used for new construction or architectural services.

On May 15, 2024, GSA opened bid solicitations for a competitively bid Mechanical JOC. GSA recommends this one new JOC (Bid No. 6178) be awarded at this time to MESA Energy Systems Inc. dba EMCOR Services Mesa Energy, which provided the lowest responsive, responsible bid for this Mechanical JOC. Details of the bidding for this contract are provided in Exhibits 1-A to 1-B. The bid documents are on file with the GSA Procurement department and available online at <https://ventura.bonfirehub.com/portal/?tab=login>.

Your Board's award of this JOC will accommodate current ongoing workload as anticipated for our clients' projects. The term of this contract will be for one year or until expenditures hit the applicable JOC dollar limit, whichever occurs first. JOCs are subject to prevailing wage, and therefore are exempt from the Living Wage Ordinance.

This item has been reviewed by the County Executive Office, the Auditor Controller's Office, and County Counsel.

If you have any questions regarding this item, please contact Andrew Becker at 654-2483.
Sincerely,



CRAIG CLUTTS, P.E., CEM
Interim Director

Exhibit 1-A Bid 6178 JOC Mechanical – Instruction to Bidders
Exhibit 1-B Bid 6178 JOC Mechanical – MESA Energy Systems Inc. dba EMCOR Services Mesa Energy, Response

ec: Cliff Chroust, General Services Agency Procurement
David Barley, General Services Agency Facilities and Materials