



county of ventura

David J. Sasek, P.E.
Director

GENERAL SERVICES AGENCY
800 South Victoria Avenue, L#1000
Ventura, CA 93009
(805) 654-3700

September 10, 2019

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

SUBJECT: Authorization for the Purchasing Agent to Sign Renewals of Five Informally Bid Job Order Contracts and to Terminate Any of Same Due to Nonperformance or by Mutual Agreement

RECOMMENDATIONS:

1. Authorize the Purchasing Agent to sign a renewal for the first option year of a general Job Order Contract (JOC) for general trades with Angeles Contractor, Inc., City of Industry, California, not to exceed \$4,765,000, for which the value of each individual project undertaken will not exceed \$175,000;
2. Authorize the Purchasing Agent to sign a renewal for the first option year of a general JOC for paving to J & H Engineering General Contractors, Inc., Camarillo, California, not to exceed \$4,765,000, for which the value of each individual project undertaken will not exceed \$175,000;
3. Authorize the Purchasing Agent to sign a renewal for the first option year of a general JOC for security electronics to Sure Line Electrical, Inc., Atascadero, California, not to exceed \$4,765,000, for which the value of each individual project undertaken will not exceed \$175,000;
4. Authorize the Purchasing Agent to sign a renewal for the first option year of a general JOC for electrical trades to Global Power Group, Inc., Lakeside, California, not to exceed \$4,765,000, for which the value of each individual project undertaken will not exceed \$175,000;

Paul R. Young
Chief Deputy Director
Facilities & Materials

Greg Bergman
Deputy Director
Administrative Services

Ron Van Dyck
Deputy Director
Parks Department

Christopher Melton
Deputy Director
Fleet Services

5. Authorize the Purchasing Agent to sign a renewal for the first option year of a general JOC for mechanical trades to ACCO Engineered Systems, El Segundo, California, not to exceed \$4,765,000, for which the value of each individual project undertaken will not exceed \$175,000; and
6. Authorize the Purchasing Agent to subsequently 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, Required Maintenance, and other Departments
 Funding Match Required: N/A
 Impact on Other Departments: Improves service delivery

Summary of Revenues and Costs	<u>FY 2019-20</u>	<u>FY 2020-21</u>
Revenue:	\$ 3,881,500	\$ 1,663,500
Costs:		
Direct	\$ 3,500,000	\$ 1,500,000
Indirect-Agency/Dept.	\$ 0	\$ 0
Indirect – CAP	\$ 0	\$ 0
Total Costs	<u>\$ 3,500,000</u>	<u>\$ 1,500,000</u>
Net Gain/(Loss):	\$ 381,500	\$ 163,500

Note: This amount represents GSA project management fees for anticipated project volumes.

FY 2019-20 Budget Projection				
GSA – Facilities Projects (Budget Unit 4741)				
	Adopted Budget	Adjusted Budget	Projected Budget	Est. Savings/ (Deficit)
Appropriations	\$27,065,336	\$ 27,065,336	\$ 27,065,336	\$ 0
Revenue	\$26,771,572	\$ 26,771,572	\$ 26,771,572	\$ 0
Operating Gain/(Loss)*	(\$ 293,764)	(\$ 293,764)	(\$ 293,764)	\$ 0

*Projected operating loss will be covered by unrestricted net position.

DISCUSSION:

The General Services Agency (GSA) has used JOC contracting since 1996 to perform facilities projects involving 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 Required Maintenance budget, in addition to GSA managed projects for other agencies and departments. Additional benefits are:

- The number of purchase orders and payments processed by GSA and the Auditor-Controller's office are reduced.
- The potential for change-order claims and architectural/engineering design requirements for small projects are reduced.
- JOC Task Orders for each project are directly encumbered to the client agency funding site. This eliminates the need for subsequent accounting transactions to transfer invoice charges to the client, and significantly reduces GSA's requirement for ISF budget to carry contract encumbrances until billing. This process allows each client agency to readily track budget execution for its budgeted projects in VCFMS.

On June 12, 2018 your Board awarded the informally bid JOCs for the services listed in the first five recommendations. Each informally bid JOC has an initial term of one year, with provision for two one-year renewal options, which may be by mutual written agreement and dependent upon GSA's client workload and satisfactory contractor performance. GSA requests your Board's approval for the Purchasing Agent to renew these five JOCs for the first option year with each contractor as identified. Upon your Board's approval of these recommendations, the Purchasing Agent will work with the contractors to prepare and execute renewals in a form approved by County Counsel for each JOC with each contractor named in the recommendations within thirty (30) days. The Purchasing Agent may subsequently terminate each JOC if warranted by the contractor's nonperformance or by mutual agreement. GSA will return to your Board for the second option-year renewal, if warranted, based upon client workload and performance of contractors.

Work will be assigned by issuance of standard purchase orders incident to approval of each task order for individual projects. These purchase orders will be used to issue JOC Task Orders for clients' budgeted informally bid projects when individual project costs are less than \$175,000.

JOCs are authorized by Public Contract Code Section 20128.5. Public projects of \$175,000 or less may be let to contract by the informal bid procedures set forth in the California Uniform Public Construction Cost Accounting Act (CUPCCAA). Although

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CUPCCAA does not place a dollar cap on the aggregate value of projects undertaken, it does cap the value of each informally bid project at \$175,000. Under Section 20128.5, each JOC is currently limited to \$4,765,000. GSA anticipates that projected workload for each of the specialty trades JOCs may not reach that aggregate value limit in each one-year contract period. Moreover, JOCs cannot be awarded for new construction projects.

JOC contracts are subject to prevailing wage, and therefore are exempt from the Living Wage Ordinance.

This letter has been reviewed by the County Executive Office, Auditor-Controller's Office, and County Counsel. If you have any questions regarding this item, please call Cliff Chroust at (805) 654-3718.

A handwritten signature in black ink, appearing to read 'D. Sasek', written in a cursive style.

DAVID J. SASEK, P.E.
Director

ec: Paul Young, Chief Deputy Director, Facilities and Materials, General Services Agency