



# COUNTY of VENTURA

GENERAL SERVICES AGENCY  
**David J. Sasek, P.E.**  
Agency Director

**Craig Clutts, P.E., CEM**  
Chief Deputy Director  
Facilities & Materials

**Greg Bergman, C.P.A.**  
Administrative Services Director

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

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

July 26, 2022

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

**SUBJECT:** Award One General Job Order Contract to Perform Facilities Projects Involving the Repair, Maintenance, and Remodeling of Buildings, Structures, or Other Real Property to MTM Construction, Inc in the Amount of \$5,308,500 for a One Year Period or Until Expenditures Reach \$5,308,500, Whichever Occurs First.

**RECOMMENDATION:**

Award one General Job Order Contract (JOC) to perform facilities projects involving the repair, maintenance, and remodeling of buildings, structures, or other real property to MTM Construction, Inc., City of Industry, California in the amount of \$5,308,500 for a one-year period or until expenditures reach \$5,308,500, whichever occurs first.

**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**

	<b><u>FY 2022-2023</u></b>	<b><u>FY 2023-2024</u></b>
Revenue:	\$ 5,887,127	\$ 0
Costs:		
Direct	\$ 5,308,500	\$ N/A
Indirect-Agency/Dept.	\$ 0	\$ 0
Indirect – CAP	\$ 0	\$ 0
Total Costs	<u>\$ 5,308,500</u>	<u>\$ 0</u>
Net Gain/(Loss):	\$ 578,627	\$ 0

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

FY 2022-23 Budget Projection GSA – Facilities Projects – Budget Unit 4741				
	Adopted Budget	Adjusted Budget	Projected Budget	Est. Savings/ (Deficit)
Appropriations	\$ 26,529,191	\$ 26,529,191	\$ 26,529,191	\$ 0
Revenue	\$ 26,438,603	\$ 26,438,603	\$ 26,438,603	\$ 0
Operating Gain/(Loss)*	(\$ 90,588)	(\$ 90,588)	(\$ 90,588)	\$ 0

\*Projected operating loss will be covered by unrestricted net position. Other financing uses are included. Sufficient revenue and appropriations are included in the FY 2022-23 Adopted Budget for this item.

### **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 \$5,308,500. Such contracts may not be used for new construction or architectural services.


On January 12, 2022, GSA opened bids for three competitively bid General JOCs. Forty-five contractors requested bid documents during the pre-bid phase. Seven contractors subsequently submitted bids for the three JOCs. GSA recommends this one new JOC be awarded at this time to MTM Construction, Inc., which provided the lowest responsive, responsible bid for this General JOC. A different contractor was the apparent lowest bidder;

however, that contractor subsequently withdrew their bid. Details of the bidding for this contract are provided in Exhibits 1-A to 1-B.

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 Cliff Chroust at 654-3718.



DAVID J. SASEK, P.E.  
Director

Exhibit 1-A: Bid 6060JOC General – Bid Document

Exhibit 1-B: Bid 6060 JOC General – MTM Construction, Inc. Response

ec: Craig Clutts, General Services Agency Facilities and Materials  
Cliff Chroust, General Services Agency Procurement