



**RESOURCE
MANAGEMENT AGENCY
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

ALLEN ISHIDA
District One

CONNIE CONWAY
District Two

PHILLIP A. COX
District Three

J. STEVEN WORTHLEY
District Four

MIKE ENNIS
District Five

AGENDA DATE: January 15, 2008

Public Hearing Required	Yes	<input type="checkbox"/>	No	X	N/A
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	No	X	N/A
Published Notice Required	Yes	<input type="checkbox"/>	No	X	N/A
Advertised Published Notice	Yes	<input type="checkbox"/>	No	X	N/A
Meet & Confer Required	Yes	<input type="checkbox"/>	No	X	N/A
Electronic file(s) has been sent	Yes	X	No	<input type="checkbox"/>	N/A <input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	No	X	N/A
Personnel Resolution attached	Yes	<input type="checkbox"/>	No	X	N/A
Resolution, Ordinance or Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)					
	Yes	X	No	<input type="checkbox"/>	N/A <input type="checkbox"/>
CONTACT PERSON: Celeste Perez PHONE: 559-733-6291					

SUBJECT: Report Bid Results and Authorize Award of Agreement for Job Order Contracting for Construction Services

REQUEST(S):

That the Board of Supervisors:

1. Approve and Award the Agreement for Job Order Contracting for Construction Services to Velis Engineering, Inc., 1929 Industrial Way, Sanger, CA;
2. Authorize the Chairman to sign the Agreement upon receipt of approved certificates of insurance, bonds, evidence that the Contractor possesses a valid State contractor's license, and upon approval as to form by County Counsel.
3. Authorize the Resource Management Agency Director, or his designee, and the Senior Capital Projects Coordinator, or his designee, to act as the Project Managers in executing individual Job Orders.
4. Authorize the Purchasing Agent to execute all documentation, agreements, etc. required to implement individual Job Orders under this Agreement.
5. Require that individual Projects/Job Orders that exceed the Purchasing Agent's authority will be brought back to your Board for approval prior to commencing.

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DATE: Contracting for Construction Services
January 15, 2008

SUMMARY:

On March 20, 2007, County Resolution No. 2007-0145 authorized an Agreement between the County of Tulare and the Gordian Group Incorporated to serve as consultants to perform services related to the development, implementation and support of a Facilities Management Job Order Contracting (JOC) program.

On October 30, 2007, County Resolution No. 2007-0726 authorized the advertisement of an Agreement for Job Order Contracting and Construction Services.

The proposed JOC Agreement will utilize an extensive unit price catalog of construction tasks, pricing, and associated technical specifications that contain approximately 120,000 individual items of typical construction and maintenance requirements. This unit pricing was developed in accordance with local construction costs (prevailing wages, equipment rates, material prices, etc.).

Prospective bidders actually bid two adjustment factors: one for work performed during normal business hours, and one for work outside of normal hours. The basis for award is a weighted average of the two adjustment factors. It is these adjustment factors that are applied to the unit prices from the Construction Task Catalog to develop the total costs for individual project Job Orders.

Once the JOC Agreement is in place, small and medium projects can be assigned directly to the JOC contractor without utilizing the full "normal" contracting cycle, thereby saving time and money. The savings are achieved in the reduction of documentation required for each job lower document distribution costs, and the reduction and/or elimination of change order claims and reduced design fees. This shortening of the overall process from identification of the need to completion of the project, significantly improves our responsiveness to our customers as well as reducing the impact that delays can have on their operations. Fully implemented programs in other counties and cities report overall project program cost savings ranging from 7 to 12 percent.

In preparing to receive bids, the County invited contractors, subcontractors, and other interested firms to attend two JOC pre-bid informational workshops designed to distribute bid documents and assist prospective bidders on how to participate in the JOC bidding process. These were held on November 20, 2007 and the formal pre-bid conference held on November 28, 2007.

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Bids were subsequently received on December 20, 2007, with the following results:

<u>Contractor</u>	<u>Normal Hrs.</u> <u>Adj. Factor</u>	<u>Non-normal Hrs.</u> <u>Adj. Factor</u>	<u>Weighted</u> <u>Average</u>
Velis Engineering Inc.	1.0850	1.0851	1.0850
Applegate Johnston Inc.	1.2095	1.2250	1.2126
Gwinn Construction Inc.	1.2950	1.3175	1.2995
Award Construction & Roofing	1.5400	1.7200	1.5760

Award Construction submitted their bid in error to the Purchasing Agent instead of the Clerk of the Board as directed by the bid documents. However since it was submitted prior to the scheduled opening and was received by County personnel, it is recommended that the Board consider this a minor irregularity and accept their bid.

The low bidder, Velis Engineering Inc. is the current JOC contractor for Fresno County and has been for their last two JOC Agreements as well. They have been very pleased with his response and performance, and recommend them highly.

Recommend award of an Agreement for Job Order Contracting and Construction Services to Velis Engineering, Inc., 1929 Industrial Way, Sanger, CA as the lowest responsive, responsible bidder.

FISCAL IMPACT/FINANCING:

There is no additional financial impact to the County. Projects (Job Orders) will be funded using existing project and maintenance funding.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The implementation of a JOC contract fits into Strategic Initiative No. 4: Organizational Performance; Continuously improve organizational effectiveness and fiscal stability. With this additional tool, Facilities Management will be better able to support our customer's needs in improving the delivery of service through more timely and cost effective repairs and improvements to County Facilities.

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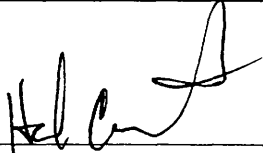
ALTERNATIVES:

Continue to utilize the competitive bidding process on an individual project-by-project basis for each separate issue that requires outside vendor support.

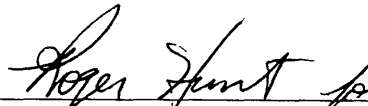
INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:

County Counsel reviewed the contract documents
Purchasing participated in development of the documents and the implementation procedures
Capital Projects participated in development of the documents and the implementation procedures

ADMINISTRATIVE SIGN-OFF:



Hal Cypert, Assistant Director
Support Services



Henry Hash, Director

cc: Auditor/Controller
County Counsel
County Administrative Office (2)

Attachment(s)

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF Report Bid)
Results and Authorize Award of) **RESOLUTION NO.** _____
Agreement for Job Order Contracting) **AGREEMENT NO.** _____
for Construction Services)

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD _____
_____, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: JEAN ROUSSEAU
 COUNTY ADMINISTRATIVE OFFICER
 CLERK, BOARD OF SUPERVISORS

BY: _____
 Deputy Clerk

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