



Monterey County

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Board Report

Legistar File Number: 16-407

April 19, 2016

Introduced: 3/29/2016

Version: 1

Current Status: Consent Agenda

Matter Type: General Agenda Item

- a. Adopt the Natividad Medical Center Construction Task Catalog, Project Manuals, and Technical Specifications for the Job Order Contract Projects, Project No. JOC Bid Nos. NMC 2016-01, Bid Nos. NMC 2016-02, Bid Nos. NMC 2016-03 as part of the information to complete the Job Order Contract program; and
- b. Authorize advertising the "Notice to Contractors" in a newspaper of general circulation.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Adopt the Natividad Medical Center Construction Task Catalog, Project Manuals, and Technical Specifications for the Job Order Contract Projects, Project No. JOC Bid Nos. NMC 2016-01, Bid Nos. NMC 2016-02, Bid Nos. NMC 2016-03 as part of the information to complete the Job Order Contract program; and
- b. Authorize advertising the "Notice to Contractors" in a newspaper of general circulation.

SUMMARY/DISCUSSION:

Public Works Contract Code Section 20128.5 provides that counties may award annual contracts for repair, remodeling or other repetitive work to be done according to unit prices. This is commonly referred to as Job Order Contracting (JOC), and is typically done by developing a construction task catalog that is then competitively bid. Job order contracting improves economy and efficiency in completing many public improvement projects, including urgent and time sensitive projects.

In April 2013, the Board of Supervisors approved an Agreement between the County of Monterey and The Gordian Group, Inc. to provide the County with JOC System. Natividad Medical Center has engaged with the Gordian Group to develop a Construction Task Catalog (CTC). The CTC is based on local construction costs (labor, equipment and materials) identifying particular standard equipment, finishes, labor, and life safety requirements to perform public works improvements in an Acute Care Hospital environment.

With the amount of capital projects slated for fiscal year (FY) 2016 and the anticipated projects in FY 2017, it is recommended by the Gordian Group to advertise three Job Order Contracts for initial contract for \$2,000,000, with an option to extend the contract to a cap of \$4,500,000 each with \$25,000 worth of work guaranteed in each contract. Each contract would be awarded to three separate contractors allowing Natividad Medical Center the option to use the alternate contractor if one of the contractors is deemed nonresponsive or has poor performance. All Job Orders that exceeds \$1,000,000 per individual project will be brought to the Capital Improvement Committee (CIC) prior to issuing the notice to proceed. This contract will apply to capital project that have been approved by the Monterey County Board of Supervisors, equipment installation and any facilities maintenance repair projects. The JOC contract will not exceed beyond a 12 month contract for issuing of job orders. Any capital and/or facilities maintenance repair project that enters into the following FY will be budgeted. After final

approval by the Monterey County Board of Supervisors, NMC has agreed to provide a quarterly JOC status report to the Capital Improvement Committee (CIC) and Budget Committee (BC) which would include scope, cost, schedule and source of previously appropriated/expended funds.

OTHER AGENCY INVOLVEMENT:

County Counsel has reviewed and approved this Agreement as to legal form and risk provisions. Auditor-Controller has reviewed and approved this Agreement as to fiscal provisions.

FINANCING:

Job Order Contract expenditures will be within and not exceed the FY 2015-16 approved capital projects and operational budgets. The future fiscal year capital and operational budgets will be appropriately budgeted and approved prior to proceeding with expenditures. The Agreement is for three individual Job Order Contracts for \$2,000,000 with an option to extend the contract to a cap of \$4,500,000 for an initial contract total of \$6,000,000, with a potential total maximum cap of \$13,500,000. A five percent (5%) License Fee to utilize the JOC program is payable to the Gordian Group only if and when a Job Order is issued to a JOC Contractor. Optionally, as needed, the County may utilize JOC Project Management services for an additional 5.95% fee. There is no impact to the General Fund.

Prepared by: Brian Griffin, Project Manager III

Approved by: Andrea Rosenberg, NMC Assistant Administrator, Operations & Support Services,
783.2562

Attachments: Natividad Medical Center 2016 Project Manuel; Natividad Medical Center 2016 Construction Task Catalogs; Natividad Medical Center 2016 Technical Specifications; Notice to Contractors

(Attachments on file with the Clerk of the Board)


for _____
Dr. Gary R. Gray, Chief Executive Officer

4-12-16
Date