



# County of Monterey

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

## Board Report

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**File #:** 13-0840, **Version:** 1

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- 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 2013-01, Bid Nos. NMC 2013-02 as part of the information to complete the Job Order Contract program; and
- b. Authorize the Resource Management Agency - Public Works to advertise the “Notice to Contractors” in The Californian.

### 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 2013-01, Bid Nos. NMC 2013-02 as part of the information to complete the Job Order Contract program; and
- b. Authorize the Resource Management Agency - Public Works to advertise the “Notice to Contractors” in The Californian.

### 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. The job order contracting system proposed by The Gordian Group, Inc. uses an extensive catalog of construction tasks and associated technical specifications that contains over 260,000 individual items. The catalog that The Gordian Group, Inc. developed is specifically designed for Natividad Medical Center. 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. The Gordian Group shall prepare for, and participate in informational meetings with representatives from the Building Trades Councils, local unions and the construction community of the County of Monterey, County of Santa Cruz, and San Benito County during the development and implementation of the proposed JOC program. Procedures for using the JOC Program will be developed by staff and brought back to Capital Improvement Committee and Budget Committee with final Board approval to award the contracts.

The Gordian Group in collaboration with Natividad Medical Center (NMC), Resource Management Agency - Public Works (RMA-PW), Monterey County Contracts/ Purchasing, and the Office of County Counsel is developing procedures and standard agreement language required to award the Job Order Contracts.

With the amount of capital projects slated for fiscal year (FY) 2014 it is recommended by the Gordian Group to advertise two Job Order Contracts for \$4,430,000 each with \$25,000 worth of work guaranteed in each

contract. Each contract would be awarded to two 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. Any Job Order that exceeds \$1,000,000 will be brought to the Capital Improvement Committee (CIC) and Budget Committee (BC) prior to issuing the notice to proceed. This contract will apply to projects listed in the FY 2013-14 Adopted Capital Budget, 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 CIC and BC which would include scope, cost, schedule and source of previously appropriated/expended funds.

OTHER AGENCY INVOLVEMENT:

RMA - PW has coordinated preparation of the JOC process and the standard agreement language with Monterey County Contracts/Purchasing, Office of County Counsel, and Auditor-Controller, as to form and the required legal and fiscal provisions. The JOC Program process which included RMA-PW and NMC was presented by RMA-PW to the Capital Improvement Committee on July 11, 2013 and, to the Budget Committee on July 26, 2013.

FINANCING:

The Agreement is for two individual Job Order Contracts each with a cap of \$4,430,000 for a total of \$8,860,000. Expenditures will be within and not exceed the FY 2013-14 Adopted Budget. Future fiscal years will be appropriately budgeted. 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. There is no impact to the General Fund.

Prepared by: Andrea Rosenberg, Assistant Administrator, 783-2562

Approved by: Harry Weis, Chief Executive Officer, 783-2553

Dated: August 6, 2013

Attachments: Natividad Medical Center Project Manual; Natividad Medical Center Construction Task Catalog, Natividad Medical Center Technical Specifications; Notice to Contractors

(Attachments on File with the Clerk of the Board and Natividad Medical Center Facilities and Construction office)