

<u>Question</u>	<b>Santa Clara- Jeff Draper, Roger Soohoo</b>	Sonoma- Mark DeBacker	<b>Santa Barbara- Celeste Manolas</b>	<b>San Diego Tom Fincher</b>	<b>Orange County Mike Smith</b>	<b>San Luis Obispo Jeff Lee</b>
1) Do you use JOC as a project delivery method?	Yes, for planned capital replacement, major repairs, and remodeling, but not for large new construction.	Yes	Yes	Yes, use JOC heavily for maintenance and remodel projects, since beginning the program in 1999, awarding over 240 contracts and executing over \$450 million in work	Yes for maintenance projects.	Yes, currently SLO County has 4 JOC contractors in place.
2) If yes, what is your contract amount(s) and term?	By law, JOC is limited to a max of roughly \$4.5 million and 1 year in term.  We typically run multiple contracts at any one time.	Five contracts: One for up to \$2.5mil, one for up to \$2mil, one for up to \$1.5mil and two for up to \$1mil. All contracts are limited to a one year term as defined in the Public Contracting Code. Projects that are still in construction at the end of term can continue to completion and may in some cases, be issued Supplemental Job Orders as long as it is for concealed conditions directly in support of the original scope. (i.e., no NEW scope).	\$1M per JOC (we award one for general building another for pavement), 1 year, can be increased to \$4M.	The annual contracts are now typically a maximum of \$4.5 million (originally authorized \$3 million escalated annually by CPI). We occasionally advertise a \$2.5 million contract for specialties such as flooring, painting or landscaping where forecast demand is lower, and to allow smaller contractors with less bonding capacity to bid. Term is one year, but job orders can be issued prior to expiration and continue and modded for unforeseen conditions until complete.	\$4M each discipline for one year term.	Contract amount is per Public Contract Code section 20128.5 (currently \$4.7 million per contract); term is 1-year from date of Board approval
3) Do you have a maximum amount for a single job order/project?	We try to limit it to projects less than \$2 million each, otherwise we have to invoke PLA requirements per Board policy.	No, can be up to their contract limit, but it cannot be new construction. We have some very large T.I.'s.	No other than the term max.	We typically hold a single job order to \$1 million or less, though we have issued some to \$3M+, generally before CMAR became available.	There is no minimum or maximum.	Up to contract amount; however average single-project contract is between \$75,000 and \$200,000. Largest current single-project contract is approximately \$600,000.
4) If not JOC, do you use a pre-qualified GC method for smaller projects that would otherwise be undesirable for bidding?	We have used pre-qualified GCs on specific large projects. We have not used this method for smaller projects, but sounds like it may be something good to try.	We also bid some projects and all new construction. We sometimes take a JOC project that appears to come in too high out to bid. Almost always, the bid is higher than the JOC proposal.	CUPCAA informal bid	We are relying more frequently on CMAR for projects over \$1 million, and will be requesting authority to use Best Value-Competitive Bidding under PCC 20155 and SB 793.	We do not use a Pre-qual process however we do have 3 vendors we issued Master Agreements to for projects under \$45k. We can simply have them provide a	No, outside the JOC program, County Purchasing rules allow for qualified selection on projects under \$45,000. Attached is the County "Purchasing Categories" document for your consideration.

					time and material estimate for the work.	
5) Who manages JOC contract: Maint or Capital? Other?						
Notes		Note that although the bids for the current year occurred after our horrific Fire Storms last Fall, our JOC program is struggling as our contractors are finding that their "Bid Factor" multipliers, (though substantially higher than last year), are inadequate to deliver profitable projects in our local construction climate.		Currently have 13 active JOCs, 4 to be awarded this month and 4 more to be advertised in May. We request BOS approval of about \$125 million in JOC capacity about every 2 to 2-1/2 years to be advertised periodically to assure adequate availability and capacity.  Beside GCs, we have Painting, Flooring, Landscaping, General Engineering, Low Voltage, Building Automation System, Mechanical, Electrical & Fire Alarm/Fire Suppression JOCs.		
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<u>Question</u>	San Joaquin David Castegna	Solano Mark Hummel	SF DPW Jason Chin/Tim Kempf	Monterey Florence Kabwasa-Green	Riverside Sergio Pena
1) Do you use JOC as a project delivery method?	<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes including EZIQC</b>
2) If yes, what is your contract amount(s) and term?	From a \$50,000 opportunity for a Job Order(s) up to \$2 million in cumulative Job Orders per contract. One year	N/A.	<i>Standard JOC contracts can be up to \$5M (initial). LBE Set-Aside JOC contracts can be up to \$1.5M (initial). There is an option to increase JOC contracts through mods by no more than 150% of the initial value (i.e., award at \$3M means we can modify up to \$4.5M, or award at \$5M means we can modify up to \$7.5M) Term is 5 years max including mods. Each SF department has been doing it slightly differently, but generally we advertise and award at a shorter term (2 or 3 years) and extend if needed. We are not allowed to issue task orders after year 4 regardless of initial term.</i>	<b>We have 5 contracts (three (3) Roads and Bridge Contracts and (2)Facilities Contracts). Each awarded contract has a maximum amount of \$4,766,357 with \$25,000 worth of work guaranteed for a term of one year from date signed by County or upon the payment by County to Contractor of the maximum amount payable under the agreement, whichever occurs earlier</b>	<b>1 year, \$4.5M cumulative amount</b>
3) Do you have a maximum amount for a single job order/project?	In general, no. However, procedurally any specific individual project that is anticipated to be greater than \$500,000 shall include a more detailed Total Project Cost Estimate comparison between the JOC Program and Traditional Bid. Internal checks and balances	N/A.	<i>Yes, task orders are limited up to \$600K each unless department head/commission approves to exceed</i>	<b>A single job order cannot exceed the available maximum contract value. Any Job Orders over \$1 million dollars must seek Board Approval prior to issuance of Notice to Proceed</b>	<b>Yes, \$700k per project</b>

	are implemented to include review and approval by the Project Manager, Capital Projects Administrator and the Director or designee prior to the JOC Program Job Order Initiation and the Job Order Authorization.				
4) If not JOC, do you use a pre-qualified GC method for smaller projects that would otherwise be undesirable for bidding?	No.	We keep a UCCAA list of interested contractors, non-pre-qualified. We rely on reputation/past performance for negotiated P.O.s under \$45K and check references for the >\$45K to \$175 UCCAA contracts	We are developing a pre-qualified GC method for smaller projects, but unlike JOC, we would be required to reach out to at least 3 GCs to receive competitive quotes per project	No	We pre-qualify GC's, all trades, and including JOC contractors. We also through our Purchasing Department pre-qualify contractors (GC's and trades) to comply with informal bidding procedures so that they may be used for public works projects up to \$25k and up to \$45k with bid/ performance/ payments bonds
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