



**SAN BENITO COUNTY  
AGENDA ITEM  
TRANSMITTAL FORM**

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Vice Chair

Peter Hernandez  
District No. 3  
Chair

Bob Tiffany  
District No. 4

Bea Gonzales  
District No. 5

**Item Number: 2.15**

**MEETING DATE:** 09/27/2022

**DEPARTMENT:** RESOURCE MANAGEMENT AGENCY

**AGENDA ITEM PREPARER:** Steve Loupe

**DEPT HEAD/DIRECTOR:** Steve Loupe

**SUBJECT:**

**RESOURCE MANAGEMENT AGENCY- S. LOUPE, ASSISTANT DIRECTOR - PUBLIC WORKS**

Accept all bids received for the Job Order Contract (JOC) Program IFB PWB-2205 (General Engineering "A" License Contracts), and IFB PWB-2006 (General Building "B" License Contracts); find The Don Chapin Co., Granite Rock Co., and Patriot Contracting Inc. to be the three lowest responsive, responsible bidders for the Class A Contracts; find Newton Construction & Management, Inc., Staples Construction Co., Inc., and Angeles Contractor, Inc. to be the three lowest responsive, responsible bidders for the Class B Contracts; award three Class A Contracts to The Don Chapin Co., Granite Rock Co., and Patriot Contracting Inc.; award three Class B Contracts to Newton Construction & Management, Inc., Staples Construction Co., Inc., and Angeles Contractor, Inc.; approve the contracts and authorize the Interim RMA Director to execute them upon receipt of signed contracts and all contract documents required in the Invitations for Bids; and authorize the County Engineer to approve and adopt plans and award project-specific Job Orders for specific projects within the parameters of the JOC Program, for and on behalf of the County of San Benito.

SBC FILE NUMBER: 105

**AGENDA SECTION:**

CONSENT AGENDA

**BACKGROUND/SUMMARY:**

San Benito County regularly issues contracts to complete construction and repair work throughout the county. These jobs can be small, routine facility projects, or large public works emergencies. Unfortunately, the traditional design-bid-build process directed in the Public Contract Code requires months to develop plans and specifications and comply with bidding requirements. Recognizing this, the State of California has established an alternative process where most of the administrative work is completed in advance, with individual projects awarded and completed in reliance on pre-priced tasks for

construction work with preset Unit Prices, increasing the flexibility and responsiveness of small organizations. This state approved program, the Job Order Contract (JOC) program, establishes pre-negotiated contracts with established prices for tasks described in a Construction Task Catalog for anticipated work over the course of a year.

The County has retained the services of The Gordian Group, to assist with the establishment of the County's JOC Program and development of the Construction Task Catalogs, containing the detailed specifications for anticipated work over the course of the next year. Under this Bid Solicitation, the Board adopted the specifications in the Construction Task Catalogs® prepared by the Gordian Group, and authorized the Bid Solicitation, with the goal to procure the services of six contractors, three Class A contractors and three Class B contractors, to establish pre-negotiated contract pricing to be implemented with various projects throughout the County.

On July 5, 2022, the County issued Invitation for Bids, IFB #PWB-2205 for 2022 Job Order Contracting, General Engineering "A" License Contracts and Invitation for Bids, IFB #PWB-2206 for 2022 Job Order Contracting, General Building "B" License Contracts. Seven responsive Bids were received from Bidders qualified for the Class A License Contracts and five responsive Bids were received from Bidders qualified for the Class B License Contracts on August 15, 2022. The Bids were analyzed to determine the three lowest responsive, responsible Bids for each Class and Tables comparing the Bids are attached to this Board Report. County staff, in consultation with representatives of The Gordian Group, have determined that the three lowest responsive, responsible Bids are as follows:

- 1) Class A General Engineering Contractors:
  - a) The Don Chapin Co.;
  - b) Granite Rock Co.; and
  - c) Patriot Contracting Inc.
- 2) Class B General Building Contractors:
  - a) Newton Construction & Management, Inc.;
  - b) Staples Construction Co., Inc.; and
  - c) Angeles Contractor, Inc.

Proposed contracts are attached to this Board Report for the Board's consideration. After individual contracts are awarded to Class A and B licensed contractors, RMA staff will be able to move forward with individual projects under the JOC Program, for projects that are consistent with the specifications in the Construction Task Catalogs®, which have Board approved funding. The Board typically approves funding for the specific projects via the adoption of the Capital Improvement Program (CIP) or, if the project was not included in the adopted CIP, and the project construction cost requires approval of the Board, then that item would be presented to the BOS for approval. Once it has been determined that a specific project is consistent with the specifications in the Construction Task Catalog® and funding has been approved by the Board, staff will obtain a specific proposal from one of the approved JOC Contractors to construct the specific project.

#### **RESOLUTION OR ORDINANCE NEEDED FOR THIS ITEM:**

No

#### **CONTRACT NEEDED FOR THIS ITEM:**

Yes

**CONTRACT AND RFP HISTORY:**

These are new contracts.

**LAST CONTRACT AMOUNT OR N/A:**

N/A

**STATE IF THIS IS A NEW CONTRACT/ HOW MANY PAST AMENDED CONTRACTS/ OR N/A:**

New Contracts

**STRATEGIC PLAN GOALS: 1. Operational Development & Excellence**

Yes

**STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth**

No

**STRATEGIC PLAN GOALS: 3. Technology**

No

**STRATEGIC PLAN GOALS: 4. Community Engagement**

No

**STRATEGIC PLAN GOALS: 5. Health & Safe Community**

Yes

**BUDGETED:**

Yes

**BUDGET ADJUSTMENT NEEDED:**

No

**SOURCE OF FUNDING:**

N/A

**UNFUNDED MANDATE:**

No

**SBC BUDGET LINE ITEM NUMBER:**

Multiple, depending on specific projects.

**CURRENT FY COST:**

n/a

**STAFF RECOMMENDATION:**

Staff respectfully recommends that the Board:

1. Accept all bids received for the Job Order Contract (JOC) Program IFB PWB-2205 (General Engineering "A" License Contracts), and IFB PWB-2006 (General Building "B" License Contracts);
2. Find The Don Chapin Co., Granite Rock Co., and Patriot Contracting Inc. to be the three lowest responsive, responsible bidders for the Class A Contracts;
3. Find Newton Construction & Management, Inc., Staples Construction Co., Inc., and Angeles Contractor, Inc. to be the three lowest responsive, responsible bidders for the Class B Contracts;
4. Award three Class A Contracts to The Don Chapin Co., Granite Rock Co., and Patriot Contracting Inc.;
5. Award three Class B Contracts to Newton Construction & Management, Inc., Staples Construction Co., Inc., and Angeles Contractor, Inc.;
6. Approve the contracts and authorize the Interim RMA Director to execute them upon receipt of signed contracts and all contract documents required in the Invitations for Bids; and
7. Authorize the County Engineer to approve and adopt plans and award project-specific Job Orders for specific projects within the parameters of the JOC Program, for and on behalf of the County of San Benito.

**BOARD ACTION RESULTS:**

Accepted bids and awarded Class A, and B contracts per staff recommendation. (4/0 vote, Hernandez - Absent)

**ATTACHMENTS:**

[JOC TABULATION LIC A](#)

[JOC TABULATION LIC B](#)

[Contract - 2022 JOC Class A Projects PWB-2205 \(Don Chapin\)](#)

[Contract - 2022 JOC Class A Projects PWB-2205 \(Granite Rock\)](#)

[Contract - 2022 JOC Class A Projects PWB-2205 \(Patriot Contracting\)](#)

[Contract - 2022 JOC Class B Projects PWB-2206 \(Newton Construction\)](#)

[Contract - 2022 JOC Class B Projects PWB-2206 \(Staples Construction\)](#)

[Contract - 2022 JOC Class B Projects PWB-2206 \(Angeles Contractor\)](#)