



SAN BENITO COUNTY AGENDA ITEM TRANSMITTAL FORM

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District No. 2

Mindy Sotelo
District No. 3
Vice-Chair

Angela Curro
District No. 4
Chair

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District No. 5

Item Number: 1.20

MEETING DATE: 11/26/2024

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Steve Loupe

DEPT HEAD/DIRECTOR: Steve Loupe

SUBJECT:

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

Adopt Specifications and Bid Solicitation for the Job Order Contract (JOC) Program, authorize advertising for bids for IFB PWB-2418 (General Engineering "A" License Contracts), and IFB PWB-2419 (General Building "B" License Contracts), authorize the procurement of services for ten contractors, six Class A contractors and four Class B contractors, and authorize the County Engineer to approve and adopt plans and award construction contracts 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 is asked to adopt the specifications in the Construction Task Catalogs® prepared by the Gordian Group, and to authorize this Bid Solicitation, with the goal to procure the services of ten contractors, six Class A contractors and four Class B contractors, to establish pre-negotiated contract pricing to be implemented with various projects throughout the County. Links to the complete Task Catalogs and Technical Specifications to be approved by the Board are incorporated into the IFB packets attached to this staff report.

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:

N/A

CONTRACT NEEDED FOR THIS ITEM:

No

RFP AND BID HISTORY:

n/a

LAST CONTRACT AMOUNT OR N/A:

N/A

CONTRACT HISTORY (Describe all amendments and previous contracts):

n/a

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:

N/A

BUDGET ADJUSTMENT NEEDED:

N/A

SOURCE OF FUNDING:

Non-general Fund

UNFUNDED MANDATE:

N/A

SBC BUDGET LINE ITEM NUMBER:

210.70.2020.1211.650.201

CURRENT FY COST:

\$0

STAFF RECOMMENDATION:

Staff recommends that the Board:

1. Adopt Specifications and Bid Solicitation of the Job Order Contract (JOC) Program, and authorize the advertising for bids for IFB PWB-2418 (General Engineering "A" License Contracts), and IFB PWB-2419 (General Building "B" License Contracts).

2. Authorize the procurement of services for ten contractors, six Class A contractors and four Class B contractors.

3. Authorize the County Engineer to approve and adopt plans and award construction contracts for specific projects within the parameters of the JOC Program, for and on behalf of the County of San Benito.

ATTACHMENTS:

[IFB - PWB-2418 - 2025 JOC General Engineering A License Contracts](#)

[IFB - PWB-2419 - 2025 JOC General Building B License Contracts](#)