

## Emergency/Urgent Response- JOC To The Rescue!

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## Emergency/Urgent Response JOC to the Rescue!

David Mendoza  
Engineering Services Manager



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## Emergency/Urgent Response JOC to the Rescue! Presentation Agenda

- ▶ JOC Overview (The Basics)
- ▶ Internal Procedures
- ▶ Keys to a Successful JOC Program
- ▶ Advantages of Using JOC
- ▶ JOC Program Data
- ▶ Examples JOC Projects
- ▶ Additional Information

## The Basics

California Public Contract Code Section 20128.5 allows Counties to award individual annual contracts for repair, remodeling, or other repetitive work to be done according to unit prices.

A Job Order Contract is a firm, fixed priced, competitively bid, task/performance based, indefinite quantity contract.

JOC contracts cover transportation, utility, and other infrastructure Public Works is responsible for and is targeted to reach general engineering contractors (contractors license Class A).

Each contract carries a minimum work guarantee of \$50,000 and has a maximum value of \$2,000,000.

## More Of The Basics

- JOC projects involve repair, renovation, alteration, remodeling, preventative maintenance, rehabilitation or other repetitive work.
- A JOC project may not call for extensive plans & specifications instead, the project is primarily based on standard drawings, specifications and special provisions set forth in the underlying contract.
- JOC can be utilized in urgent & time sensitive situations, in the event projects must be completed within a short amount of time.
- A JOC project must be exempt from California Environmental Quality Act (CEQA) or have a prior CEQA clearance.

During heavy rains of 2017 Howard Road Embankment sustained major damage.



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JOC was utilized for this time sensitive project.  
From Project Conception to Project Completion was 5 weeks.



## Internal procedures and Financial Monitoring

JOC Program Manager (PM), Project Coordinator (PC) and Account Manager (AM) oversee and monitor projects as they receive requests to ensure accountability for the program.

### Project Conception

- Receive request & review project criteria.
- Establish scope of work & budget.
- Generates or reviews:

Engineers Estimate & back up calculations  
Environmental requests  
Traffic work order  
Detailed drawings  
Field measurements

Days: 10 + or --

### Project Initiation

- PM gets approval and signed initiation form is emailed to PC.
- Upload for assigned contractors to review.
- Based on joint scope meeting Contractor generates a price proposal.
- After negotiations are complete the contractor will sign the Project Price Proposal and Final Scope of work..

Days: 10 + or --

### Project Authorization

- PC requests authorization forms from AM and project info from contractor.
- PC obtains all required signatures for the Job Order Authorization.
- Signed Job Order Authorization is scanned and PC requests a Notice to Proceed with a designated start date from AM.

Days: 10 + or --

### Project Construction

- Field Engineering or originating Division performs inspection based on Scope of Work.
- PC generates prior approval for Supplemental Work Order Contract as needed.
- Field Engineering is responsible for:

Certified payroll  
Payments/Project close out  
Notice of Completion

A JOC Project has a maximum time of 30 days from Project Conception to Notice to Proceed.

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## Keys to Success

The following recommendations are based on a 2017 Audit of the County's Program

- Develop Eligibility Guidelines to determine the project is approved for JOC.
- Minimize Unplanned Projects.
- Maintain Project Files.
- Track all Project Costs (soft administrative & construction) to determine Cost Effectiveness.
- Ensure Contractors Obtain 3 Written Quotes On Non-priced Items.
- Establish JOC-specific project dollar thresholds, to document and seek approval for exemptions.

The Traffic Speed Hump Program utilized JOC to place 21 Speed Cushions throughout the County.



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## Advantages

- ❑ Fixed priced, fast track procurement process
- ❑ Job Orders are Lump Sum
- ❑ Accomplish Multiple Projects Under a Single Contract
- ❑ Contractor has a continuing financial incentive to provide:
  - Responsive Services
  - Accurate Proposals
  - Quality work with timely close out
- ❑ Improved responsiveness to urgent and time sensitive projects



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# 2015 – 2019 JOC Program Data

## Cost Comparison Analysis



**2015 -2016 (2 JOC Contracts)**  
**\$3,305,339 = 13 Projects**  
 (1) Facility/Property Maintenance  
 (9) Roadway/Bridge Repairs  
 (3) Utility Projects  
 (1) Urgent/Emergency Projects

**2015-16**  
 • Total Estimated: \$3,213,823  
 • Total Actual Cost: \$3,305,339  
 • Difference: **\$91,516**



**2016 – 2017 (2 JOC Contracts)**  
**\$693,717 = 17 Projects**  
 (4) Facility/Property Maintenance  
 (6) Roadway/Bridge Repairs  
 (7) Utility Projects  
 (4) Urgent/Emergency Projects

**2016-17**  
 • Total Estimated: \$ 954,000  
 • Total Actual Cost: \$693,717  
 • Difference: \$260,282



**2017 – 2018 (3 JOC Contracts)**  
**\$5,297,803 = 20 Projects**  
 (4) Facility/Property Maintenance  
 (7) Roadway/Bridge Repairs  
 (9) Utility Projects  
 (11) Urgent/Emergency Projects

**2017-18**  
 • Total Estimated: \$6,007,480  
 • Total Actual Cost: \$5,297,803  
 • Difference: \$709,676



**2018 – 2019\* (3 JOC Contracts)**  
**\$1,579,428 = 10 Projects**  
 (1) Facility/Property Maintenance  
 (6) Roadway/Bridge Repairs  
 (3) Utility Projects  
 \*(TBD) Urgent/Emergency Projects

*\*All information associated with 2018/19 JOC procurement are year to date as the contracts are still active.*



# Example JOC Projects

## Facility & Property Maintenance

- Solid Waste – Pavement Repair
- Landfill – Security Shutter Installation
- Rossier Road – Property Demolition

## Roadway & Bridge

- West Country Club Reconstruction Phase 8
- Sidewalk Repair Projects/Programs
- Byron –Grant Line Road Temporary Roundabout

## Utility Projects

- Lincoln Village Storm Pump Rehabilitation
- Colonial Heights Well Destruction
- Elkhorn Golf Course Estates Well Rehabilitation

## Urgent & Time Sensitive

- Acampo Area Drainage
- Bollea Bridge Repair
- Bacon Island Road End Lock Repair



Pedestrian Trail

## Additional Information

### JOC General Services Division (GSD)

- GSD has utilized the JOC Program for 4 years (2015).
- Maintains 5 contracts in the amount of \$2 million each.
- GSD uses JOC for various Projects relating to County Facilities, tenant improvements and ADA Building compliance upgrades.

### JOC Develop Task Order Catalog

- Public Works plans on administering its own JOC Program without any outside consulting services in the near future.
- Public Works will achieve this by developing its own Construction Catalog of Pre-priced tasks commonly used.



## BOLLEA ROAD BRIDGE EMERGENCY RESPONSE/REPAIRS

Michael Chung  
Interim Bridge Division Manager

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*Greatness grows here.*

Owner:  
San Joaquin County, Department of Public Works

## Bollea Road Bridge Presentation Agenda

- Bridge History
- 2017 Winter Storms
- County Response
- Inspection/Plan of Action
- Options for Procuring Contractor
- JOC Task Order #1, #2 and #3
- JOC Project evaluation



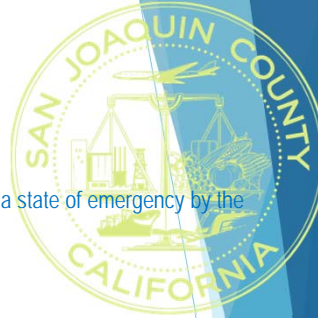
### □ Bridge History:

- Original minor structure washed out in 1999 and was replaced with a double steel-rail flat-car on spread footings.
- Only access route in rural area to 5 residences south of the bridge. It was critical to reopen the route in order to provide access for homeowners, emergency responders, and utility providers including propane delivery services.
- Currently, HBP replacement project is in PE phase

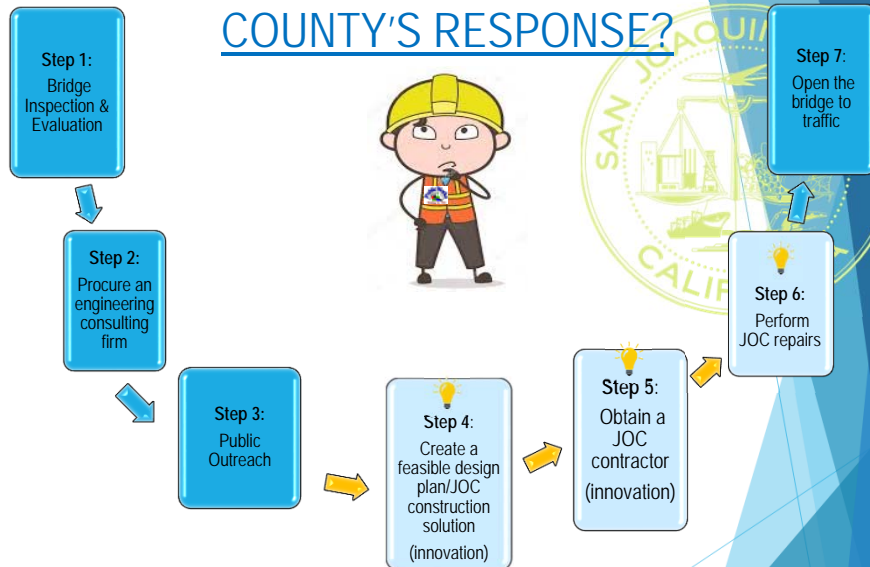


## 2017 WINTER STORMS

- Wettest winter in recent memory.
- San Joaquin County was one of the 52 Counties declared as a state of emergency by the State of California.
- Abutment undermined and the bridge settled 9-inches.



## COUNTY'S RESPONSE?





## BRIDGE INSPECTION/EVALUATION



### PLAN OF ACTION

- JOC Task #1-Stabilize the existing footing and prevent complete collapse of structure
- JOC Task #2-Construct a temporary detour route to allow vehicular access to residents
- JOC Task #3-Repair the abutment and return the structure to regular service

## Obtaining a Contractor through.....



- Conventional Methods?
  - Competitive Bids
    - Could take as long as 5 months
    - Requires Board approval.
  - Force Account/Purchase Order
    - Could take more than a couple of months,
    - Would require obtaining multiple quotes
    - The Construction cost amount is limited
- Job Order Contract (JOC)?
  - Contractors could be working within 4-5 days!
  - Can be utilized in emergency & time sensitive situations.
  - Minimal PS&E preparation
  - Contractor can work under a "do not exceed" budget

JOC Task #1: Stabilize the existing footing (Abutment)



JOC Task #2-Construction of a Temporary Detour Route

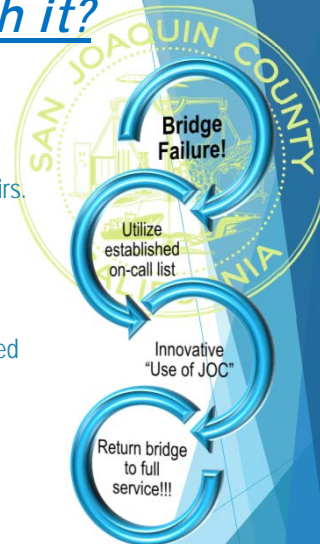


### JOC Task #3-Construct New Abutment



## Was Utilizing JOC Worth it?

- JOC Program allowed the County to proceed to construction rapidly in this time sensitive situation.
- JOC was used to perform the needed emergency repairs.
- Our JOC project required minimal scope/plans and specifications .
- By using JOC, our structure was repaired and re-opened to the traveling public on a accelerated schedule.
- Public Safety is the Highest Priority!



## JOC FROM A CONTRACTORS PERSPECTIVE

Tom Mayo  
Owner/President of  
Tom Mayo Construction

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## JOC From A Contractor's Perspective

*Presented by Tom Mayo of Tom Mayo Construction*

### BENEFITS

- ▶ Comprehensive Item Catalog adjusts prices for quantity's.
- ▶ Reduces overall processing time from project conception through construction.
- ▶ All Permit Fees are reimbursed at actual cost (no mark up).
- ▶ Rewards successful Contracts with more work.
- ▶ Reduced Risk-payment for every element of work.
- ▶ Team Work and input to develop final scope of work.

### DISADVANTAGES

- ▶ One year term for contracts.
- ▶ Unplanned work could have resource issues.
- ▶ At times challenging to assign work to catalog items.
- ▶ Potential difficulty to get 3 written quotes in a timely manner for non-standard items.



Acampo Area Drainage Project



Acampo Area Drainage Construction

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## JOC Expectations with San Joaquin County

### Work Profit is a function of volume.

- Volume is driven by performance.
- JOC provides a steady flow of work.

### Input Ability to provide input on project scope of work.

- Ability to sell value, not just compete for lowest price.
- Eliminates quibbling over change orders.

### Partnership Develop long-term relationship with the County.

- Good work is rewarded with more work.
- A dedicated Resident Engineer (RE) to provide consistency during the construction phase of the Program. One RE for all JOC projects.

## Questions???

