



# **Presentation on Job Order Contracting (JOC)**

**F&A Committee**

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# LC Job Order Contract (JOC)

## 2019 Strategic Plan Alignment



**County’s Mission:** Deliver exceptional, financially and environmentally responsive / responsible services that promote a safe, affordable, healthy, and resilient community

Strategic Initiatives	
X	Regional Leadership
X	Fiscal Responsibility
X	Exceptional Service and Operational Excellence
Strategic Goals	
	Public Safety and Integrated, Data-Driven Justice System
X	Enhance Economic Opportunities
X	Improve Infrastructure
X	Promote a Sustainable Environment
	Build Healthy, Inclusive, and Resilient Communities

Strategic Themes	
	Inter-Organizational Cooperation
X	Quality of Life
X	Economic Development
X	Infrastructure
X	Environmental Sustainability
X	Non-Environmental Sustainability
X	Lake County Branding
	Mental Health
X	Grants and Specialty Funding
	Diversity and Inclusion

[Link to Strategic Plan](#)

- **Purpose**
  - Overview of Lake County Job Order Contract
  
- **Agenda**
  - **Overview of Contract and Background**
  - Execution Data
  - Next Steps

# Overview

## JOC Contract

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- **Multiple Source Contract – Competitively solicited and awarded to three general contractors:**
  - Paul Borg Construction Company
  - McDonagh Demolition Company
  - Homestead Electric Company
- **12-month initial term – July 31, 2019 – July 30, 2020**
  - 4 additional one-year renewals
- **Contract value per contractor per year:**
  - \$50K guaranteed minimum
  - \$2M potential maximum

# Background

## Lake County History

- **JOC was introduced to Lake County to address specific issues:**
  - Project backlog (FCS Facilities Assessment projects)
  - Need for consistent, dependable projects in sensitive areas (Courts and Jail)



**Identify  
Scope of  
Work**

**JOC is another delivery method for Lake County to procure construction services**

- ✦ In House Trades
- ✦ Traditional Design-Bid-Build
- ✦ Job Order Contracting (JOC)



**Start  
Construction**

**JOC is not meant to replace any procurement method.  
It is another tool for the Lake County to accomplish work.**

# Background

## What is Job Order Contracting (JOC)?

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- **Job Order Contract (JOC) is:**
  - **Firm, Fixed Price**: Pre-priced work tasks within a Construction Task Catalog
    - Gordian Group provides proprietary catalog of unit costs for construction activities
    - Unit costs based on industry and locality pricing metrics
  - **Competitively Bid**: All bidders submit a set of adjustment factors to the fixed prices in the construction task catalog
  - **Indefinite Quantity**:
    - Contract is for a fixed term
    - Guaranteed minimum value (\$50K)
    - Potential maximum value (\$2M per year)
- **Job Orders are issued for individual projects and primarily focused on FCS Facilities Assessment projects**

# Background

## Accountability

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- **JOC is a performance based contracting system:**
  - All future work is dependent upon contractor performance
  - Responsiveness of the contractor
    - Project development phase
    - Construction phase
    - Project close-out phase
- **Success in developing a partnership relationship with the County**
- **Performance depends on multiple factors:**
  - Accurate adjustment factor
  - Quality staff
  - Meeting project milestone dates
- **Evaluations after every Task Order**

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# JOC Historical Work Execution



Year	2015	2016	2017	2018	2019	2020	2021
<b>Number of Job Orders</b>	<b>21</b>	<b>27</b>	<b>25</b>	<b>25</b>	<b>23</b>	<b>44</b>	<b>22</b>
- Number of Job Orders >\$30K	16	17	20	20	15	32	17
- Number of Job Orders >\$350K	1	1	3	0	0	9	5
<b>Value of Job Orders Awarded (\$K)</b>	<b>\$3,598.9</b>	<b>\$2,033.3</b>	<b>\$4,213.9</b>	<b>\$2,333.6</b>	<b>\$4,456.7</b>	<b>\$6,510.6</b>	<b>\$5,308.6</b>
- Average Value of Job Orders (\$K)	\$171.4	\$75.3	\$168.6	\$93.3	\$193.8	\$148.0	\$241.3
<b>Value of Local Subcontractor Participation (\$K)</b>	<b>\$2,235.7</b>	<b>\$1,189.2</b>	<b>\$2,331.1</b>	<b>\$1,450.3</b>	<b>\$2,718.2</b>	<b>\$3,473.8</b>	<b>\$3,212.5</b>
- Local Subcontractor Participation (%)	62%	58%	55%	62%	61%	53%	60%
- * Minority Owned Subcontractor Participation (%)	0.5%	0%	0%	0%	0.5%	4.2%	0%
- * Women Owned Subcontractor Participation (%)	2.0%	0.5%	0.2%	0.1%	0%	1.1%	0%

\*Staff reviewed subcontractor websites for mention of small, minority, or women owned business

# Projected Projects FY22 and Beyond

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- **Project Types and Projected Costs for next Fiscal Year:**
  - **Preservation: \$1.3M**
    - Community Corrections, Work Release, Roof Replacement
    - Center Courts Heating Pumps
    - Sheriff's Office Shooting Pad Replacement
  - **Modernization: \$1.1M**
    - Depke Electrical Upgrades, Emergency Generator and Electrical Switchgear
    - Babcox Jail HVAC Controls and Air Handler Repairs
  - **Security: \$1.6M**
    - DOT Security Improvements
    - Security Improvements: Cameras and Controls at Jail, Branch Courts, CPF, 911, and Highway Patrol

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# Next Steps

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- **FCS provides memo to F&A for all Job Orders over \$350K**
  - Memo describes work to be performed and value of job order
  - Memo will expand to include sub-contractor details:
    - # of Lake County sub-contractors
    - # of Disadvantaged Business Enterprise (DBE) sub-contractors
- **FCS and Procurement will increase outreach:**
  - Briefings to local small and DBE sub-contractors
  - Hold outreach conference with JOC and local sub-contractors; ~Jan 2022



**Questions**