

Presentation on Job Order Contracting (JOC)

F&A Committee

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LC Job Order Contract (JOC)



2019 Strategic Plan Alignment

<u>County's Mission</u>: 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				
Х	Improve Infrastructure				
Х	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			
Х	Grants and Specialty Funding			
	Diversity and Inclusion			

Overview



- Purpose
 - **Overview of Lake County Job Order Contract**

- Agenda
 - **Overview of Contract and Background**
 - **OExecution Data**
 - Next Steps

Overview JOC Contract

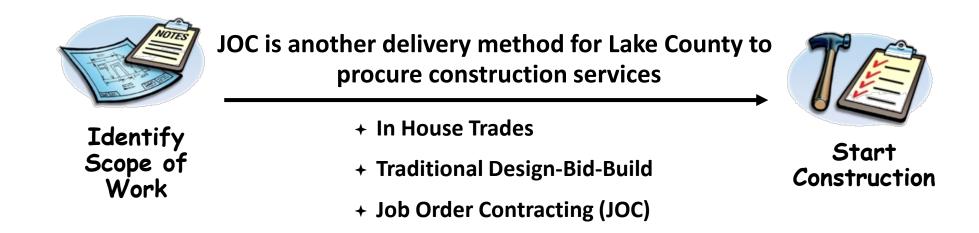


- Multiple Source Contract Competitively solicited and awarded to three general contractors:
 - Paul Borg Construction Company
 - McDonagh Demolition Company
 - Homestead Electric Company
- 12-month initial term July 31, 2019 July 30, 2020
 - 4 additional one-year renewals
- Contract value per contractor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

BackgroundLake 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)



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

BackgroundWhat is Job Order Contracting (JOC)?



- Job Order Contract (JOC) is:
 - o 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
 - <u>Competitively Bid</u>: 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

12.2.2021

Background Accountability



- 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
Number of Job Orders	21	27	25	25	23	44	22
- Number of Job Orders >\$30K	16	17	20	20	15	32	17
- Number of Job Orders >\$350K	1	1	3	0	0	9	5
Value of Job Orders Awarded (\$K)	\$3,598.9	\$2,033.3	\$4,213.9	\$2,333.6	\$4,456.7	\$6,510.6	\$5,308.6
- Average Value of Job Orders (\$K)	\$171.4	\$75.3	\$168.6	\$93.3	\$193.8	\$148.0	\$241.3
Value of Local Subcontractor Participation (\$K)	\$2,235.7	\$1,189.2	\$2,331.1	\$1,450.3	\$2,718.2	\$3,473.8	\$3,212.5
- 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



- 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



- 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