

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
BOARD ACTION SUMMARY

DEPT: General Services Agency

BOARD AGENDA:6.B.3  
AGENDA DATE: April 15, 2025

**SUBJECT:**

Approval of the Stanislaus County Job Order Contracting Program Year-Five Bid Package, Authorization for the General Services Agency Director/Purchasing Agent to Issue a Notice Inviting Bids to Prospective Bidders, and Approval to Add Additional Projects to Year Four of the Program

**BOARD ACTION AS FOLLOWS:**

**RESOLUTION NO. 2025-0161**

On motion of Supervisor Grewal Seconded by Supervisor Withrow  
and approved by the following vote,

Ayes: Supervisors: Chiesa, Withrow, Grewal, C. Condit, and Chairman B. Condit

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

4) \_\_\_\_\_ Other:

**MOTION:**



ATTEST: Elizabeth A. King, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
AGENDA ITEM**

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CONSENT:

CEO CONCURRENCE: YES

4/5 Vote Required: No

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**STAFF RECOMMENDATION:**

1. Approve the Stanislaus County Job Order Contracting Program Year-Five Bid Package and authorize the General Services Agency Director/Purchasing Agent, or designee, to issue a Notice Inviting Bids to prospective bidders.
2. Authorize the General Services Agency Director/Purchasing Agent to set a bid due date of May 20, 2025, and adjust the date as necessary for the following Job Order Contracts:
  - a. General Engineering Contractors, Class A-License
  - b. General Building Contractors, Class B-License
  - c. Mechanical Contractors (HVAC/Plumbing), C-20-License and C-36
  - d. Roofing Contractors, C-39-License
3. Direct staff to return to the Board of Supervisors to recommend award of contracts for these services.
4. Approve adding additional projects to the Year-Four Job Order Contracting program.

**DISCUSSION:**

The General Services Agency (GSA) routinely engages the services of a wide variety of contractors, ranging from general construction contractors to firms with specialty licenses such as general engineering, mechanical/plumbing, and roofing. These services are utilized to ensure the continuous operation of the County's approximately 2.5 million square feet of County-owned and leased building space.

On April 20, 2021 (Board Resolution 2021-0141), the Board of Supervisors approved an agreement with the Gordian Group Inc., dba The Mellon Group (Gordian) to assist the County with the development and implementation of a five-year Job Order Contracting (JOC) program. The JOC program is an approved construction method under California Public Contracting Code (PCC) Section 20128.5, which allows agencies to award annual contracts for repair, remodeling, or other repetitive work to be done at a fixed unit price. Each year of the program, Gordian assists the County in the development of a construction task catalog used to issue a Notice Inviting Bids to perspective

contractors. To participate in the program, bidders agree to the fixed unit pricing in the catalog. Contracts are awarded to responsive bidders who propose the lowest overhead rates/criteria listed in the Notice Inviting Bids.

#### Year-One Job Order Contracting Program

On September 1, 2021, the GSA Director/Purchasing Agent issued three JOC Agreements to the following General Contractors:

- David Marvulli Construction Inc. (DMC)
- Mark Scott Construction Inc.
- Ardent General Inc. (Ardent)

In the first year, the program completed contracts for 25 repair and replacement projects, totaling \$7.6 million.

All year-one projects have been completed and there is no change to the project list published in last year's report.

#### Year-Two Job Order Contracting Program

On June 28, 2022 (Board Resolution 2022-0344), the GSA Director/Purchasing Agent issued six JOC Agreements to the following General Contractors:

- Ardent General, Inc.
- Aztec Consultants, Inc.
- Mark Scott Construction Inc.
- T&S Intermodal Maintenance, Inc.
- Champion Industrial Contractors, Inc.
- King's Roofing

During year two of the JOC program, the program successfully contracted for 24 repair/replacement projects totaling \$8.3 million.

Since last year, no new projects have been added, but one project was canceled. All year-two projects have been completed, and the project list remains unchanged from last year's report.

#### Year-Three Job Order Contracting Program

On July 11, 2023 (Board Resolution 2023-0350), the GSA Director/Purchasing Agent issued six JOC Agreements to the following Contractors:

- Aztec Consultants Inc.
- Marvulli Inc.
- T&S Intermodal Maintenance Inc.
- Champion Industrial Contractors Inc. (Mechanical)
- Champion Industrial Contractors Inc. (Plumbing)
- DK Enterprises Inc. dba King's Roofing

During year three of the JOC program, GSA awarded 19 projects totaling \$12.7 million in small and medium-sized construction/maintenance projects. Last year, the Board approved the addition of eight new projects, and the updated total number of projects in

this report reflects that change. Attached to this agenda item is a list of projects that have been completed/awarded to date during the Year-Three JOC Program.

#### Year-Four Job Order Contracting Program

On July 16, 2024 (Board Resolution 2024-0379), the GSA Director/Purchasing Agent issued seven JOC Agreements to the following Contractors:

- Aztec Consultants Inc.
- T&S Intermodal Maintenance Inc.
- Champion Industrial Contractors Inc.
- Mesa Energy Systems, Inc. dba EMCOR Services Mesa Energy
- Dirt Dynasty Inc.
- ACCO Engineered Systems Inc.
- DK Enterprises Inc. dba King's Roofing

During year four of the JOC program, GSA awarded eight projects totaling \$586,468 in small and medium-sized construction/maintenance projects. Attached to this agenda item is a list of projects that have been completed/awarded to date during the Year-Four JOC Program.

#### Approval to Add Additional Projects to the Job Order Contracting Program

GSA requests approval to add the following additional projects to year four of the Job Order Contracting program.

Department and Facility	Project Description
District Attorney and StanCERA	12th Street Office Roof Resurfacing
ITC and Probation	801 11 <sup>th</sup> Street Roof Resurfacing
Parks and Recreation	Modesto Reservoir ADA Improvements
Planning	Planning Department Lobby and Public Counter Improvements
Agricultural Center, Department of Environmental Resources, and Parks	Building Roof and Exterior Improvements
Various County and City Departments	Tenth Street Place Chiller Repair/Replacement
Various County and City Departments	Tenth Street Place Fire Smoke Damper Repair/Replacement

## Year-Five Job Order Contracting Program

Today's recommended actions seek Board of Supervisors' approval of the Year-Five Job Order Contract Bid Package and authorization for the General Services Agency Director/Purchasing Agent to issue a Notice Inviting Bids. If approved, the Year-Five JOC Program will include contractors specializing in general engineering, general building, mechanical/plumbing, and roofing.

In addition to the projects not awarded in year four above, the following is a list of some of the shovel-ready projects that GSA's Capital Facilities Division has identified for potential JOC contracts for Fiscal Year 2026:

Department and Facility	Project Description
10 <sup>th</sup> St. Place Planning/Community and Economic Development Counter/Lobby	Lobby Counter Improvements
10 <sup>th</sup> St. Place	Roof Repairs/Restoration
10 <sup>th</sup> St. Place	Mail Room Expansion
12 <sup>th</sup> St. Building	Booster Pump Replacement
12 <sup>th</sup> St. Garage	Replace Elevator AC Unit
3705 Oakdale Rd. Building	HVAC/Plumbing System Evaluation and Replacement
801 11 <sup>th</sup> St. Building	Replace Basement Glass Doors
801 11 <sup>th</sup> St. Building	Replace HVAC System Controls
801 11 <sup>th</sup> St. Building	Flooring Replacement
Agricultural Center, Department of Environmental Resources, Parks	Parking Lot Upgrade
Community Services Facility	Parking Lot ADA Improvements
Community Service Facility	Roof System Evaluation/Replacement
Community Services Facility-Child Services	Interview Room Safety Improvements
County Buildings	Roof Repairs
Day Reporting Center – Probation	Install HVAC System Controls
Gallo Center for the Arts	Mechanical Replacements
Grayson Community Center	Facility Restoration Improvements
Juvenile Commitment Center	Water Softener Replacement
Juvenile Commitment Center	Hot Water Heater System Replacement
Juvenile Justice Center	Supply Vent Replacement
Juvenile Justice Center	Replace Main Vehicle Gate
Juvenile Commitment Center	Mechanical Replacements
Keyes Community Center	Facility Restoration Improvements
Newman Branch Library	Electrical Systems/Panel Upgrades
Parks – Salida Park	Equipment Replacement and Improvements
Parks – Woodward Reservoir	ADA Improvements to Restrooms and Parking Lots

Department and Facility	Project Description
Parks – La Grange Campground	Update Electrical Service to Campground
Parks – Frank Raines Campground	Update Electrical Service to Campground
Riverbank Branch Library	Electrical Systems/Panel Upgrades
Salida Branch Library	Electrical Systems/Panel Upgrades
Salida Branch Library	Mechanical/Plumbing System Replacement
Sheriff's Office – P.S.C. West Campus	HVAC System, Controls, Plumbing Evaluation and Replacement
Sheriff's Office – P.S.C. West Campus	Replace Wooden Cell Doors with Metal Doors
Sheriff's Office Ray Simon Training Center	Security Fencing
Treasurer Tax Collector – Revenue Recovery	Lobby Improvements
UC Cooperative Extension	Counter Security Improvements

Some of the projects listed above may be removed from the program and procured using the design-bid-build method. Additional projects are anticipated to be added to the JOC program in year five from the County's Deferred Maintenance Program, GSA Capital Projects, and GSA Facilities Maintenance throughout the year. Projects will be brought to the Board of Supervisors for review and approval of funding as needed.

#### **POLICY ISSUE:**

Section 4.3.6 of the Stanislaus County Purchasing Policy requires Board of Supervisors' approval for any contract or agreement exceeding \$200,000, based upon California Government Codes §25212, et seq, and §25502.5, et seq, which establish the powers of the Board of Supervisors and the Purchasing Agent.

#### **FISCAL IMPACT:**

The minimum contract opportunity and maximum contract value for each contract are \$25,000 and \$4 million, respectively, for general engineering and general contractors. For mechanical/plumbing and roofing contractors, the not-to-exceed amount is recommended to be \$4 million, with no guaranteed minimum. The County will not immediately encumber the minimum or maximum values as that occurs when individual job orders are issued. In addition to the contract amounts paid for each project, the County also pays a fee of 5.06% to Gordian.

Job order proposals that are found to be incomplete and/or untimely, as determined by the County, may result in termination of the JOC prior to reaching the minimum contract opportunity. The County has no obligation to issue job orders in excess of the minimum contract opportunity. The \$4 million maximum contract value is a contract limit, and the contract value increases as actual job orders are issued. GSA will recommend increasing the maximum amount allowed in each contract, up to the adjusted legal limit of \$6.2 million, if the Board of Supervisors approves additional projects in the future or if departments with approved funding request it.

Funds are available within the Fiscal Year 2025 GSA Capital Facilities and individual GSA capital project legal budget units. Additional work will be awarded to each contractor as needed for projects that have funding approved by the Board of Supervisors either through the budget process or by separate agenda items.

**BOARD OF SUPERVISORS' PRIORITY:**

The recommended actions are consistent with the Board's priorities of *Delivering Efficient Public Services* and *Enhancing Community Infrastructure* by ensuring Stanislaus County's capital projects are delivered in a timely manner, are well-planned, and comply with statutory requirements.

**STAFFING IMPACT:**

Existing staff in the General Services Agency will manage the JOC program and will report back to the Board of Supervisors regarding the JOC program's performance.

**CONTACT PERSON:**

Andrew Johnson, GSA Director/Purchasing Agent (209) 525-4380

**ATTACHMENT(S):**

1. JOC Year Three Project List
2. JOC Year Four Project List
3. JOC Contract Bid Packet - Available from COB

**JOC Year Three Project List**
**FY 2023 - 2024**

Project	Job Order Contractor	Project Status	Amount
1 Modesto Library Basement Office	Aztec Consultants, Inc.	In Progress	\$200,028
			<b>Subtotal Aztec:</b> <b>\$200,028</b>
2 Newman Library Tenant Improvements	Marvulli, Inc.	In Progress	\$474,132
3 Riverbank Library Tenant Improvements	Marvulli, Inc.	In Progress	\$456,597
4 Bonita Pool	Marvulli, Inc.	In Progress	\$2,566,467
			<b>Subtotal Marvulli:</b> <b>\$3,497,196</b>
5 Ag Center Warehouse Roll Up Door	T&S Intermodal Maintenance, Inc.	Complete	\$66,342
6 Office of Emergency Services Fire Alarm	T&S Intermodal Maintenance, Inc.	Complete	\$181,376
7 Salida Library Tenant Improvements	T&S Intermodal Maintenance, Inc.	Complete	\$566,638
8 Sheriff's Office Civil Relocation	T&S Intermodal Maintenance, Inc.	In Progress	\$570,795
9 10th Street Place Suite 1002 Improvements	T&S Intermodal Maintenance, Inc.	Complete	\$42,425
10 Fink Road Landfill ADA Parking	T&S Intermodal Maintenance, Inc.	Complete	\$34,044
11 Assessor's Counter Remodel	T&S Intermodal Maintenance, Inc.	Complete	\$307,383
			<b>Subtotal T&amp;S West:</b> <b>\$1,769,003</b>
12 801 11th Street Major Mechanical Replacement	Champion Industrial Contractors, Inc.	In Progress	\$1,588,108
13 801 11th Street Fire Smoke Dampler Repairs	Champion Industrial Contractors, Inc.	Complete	\$268,415
14 Gallo Center for the Arts HVAC Unit 6 Replacement	Champion Industrial Contractors, Inc.	Complete	\$711,823
15 Ray Simon Training Center HVAC Replacement	Champion Industrial Contractors, Inc.	In Progress	\$1,417,178
			<b>Subtotal Champion (HVAC Contract):</b> <b>\$3,985,524</b>
16 PSC Support Services Boiler Replacement	Champion Industrial Contractors, Inc.	In Progress	\$964,588
17 Juvenile Hall Boiler Replacement	Champion Industrial Contractors, Inc.	Complete	\$95,636
			<b>Subtotal Champion (Plumbing Contract):</b> <b>\$1,060,224</b>
18 Gallo Center for the Arts Roof Refurbishment	DK Enterprises Inc. dba King's Roofing	Complete	\$1,074,710
19 Salida Library Roof Replacement	DK Enterprises Inc. dba King's Roofing	Complete	\$1,127,569
			<b>Subtotal King's Roofing:</b> <b>\$2,202,279</b>
			<b>Current Year-Three Total</b> <b>\$12,714,254</b>

**JOC Year Four Project List****FY 2024 - 2025**

<b>Project</b>	<b>Job Order Contractor</b>	<b>Project Status</b>	<b>Amount</b>
1 1021 I Street Fire Alarm System	T&S Intermodal Maintenance, Inc.	In Progress	\$58,002
2 Gallo Center Carnation Room Plumbing	T&S Intermodal Maintenance, Inc.	In Progress	\$14,209
3 Assessor Data and Electric Connection	T&S Intermodal Maintenance, Inc.	In Progress	\$25,068
<b>Subtotal T&amp;S West:</b>			<b>\$97,279</b>
4 Office of Emergency Services Radio Room HVAC Replacement	Champion Industrial Contractors, Inc.	Complete	\$70,071
5 Downtown Men's Jail Compressor Replacement	Champion Industrial Contractors, Inc.	Complete	\$29,931
6 Coroner's Facility RTU-1 and RTU-2 Replacement	Champion Industrial Contractors, Inc.	Complete	\$51,185
<b>Subtotal Marvulli:</b>			<b>\$151,187</b>
7 Leroy Fitzsimmons Park	Dirt Dynasty, Inc.	In Progress	\$291,362
<b>Subtotal Dirt Dynasty:</b>			<b>\$291,362</b>
8 Ray Simon Roof Repairs	DK Enterprises Inc. dba King's Roofing	In Progress	\$46,640
<b>Subtotal King's Roofing:</b>			<b>\$46,640</b>
<b>Current Year-Four Total</b>			<b>\$586,468</b>

**Job Order Contract Bid Packet**

**Available from the Clerk of the Board**