



Pinellas County

Staff Report

File #: 17-1196A, Version: 1

Subject:

Award of bid to five (5) contractors for requirements of Job Order Contracting Facility Maintenance, Repair and Minor Construction.

Recommended Action:

Reject the bid from Commercial Interiors Inc. for Job Order Contracting (JOC) Facility Maintenance, Repair and Minor Construction on the basis of being non-responsive for not meeting prequalification requirements.

Award of bid to five (5) contractors for JOC Facility Maintenance, Repair and Minor Construction.

1. Caladesi Construction Co.
2. G.E.C. Associates, Inc.
3. Gibraltar Construction Company, Inc.
4. J.O. DeLotto & Sons, Inc.
5. New Vista Builders Group, LLC

Contract No. 167-0421-CP(DF); in the amount of \$4,000,000 each for a sixty (60) month term total of \$20,000,000 on the basis of being the lowest responsive, responsible bids received meeting specifications. Chairman to sign and Clerk of the Court to attest.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.4 Invest in infrastructure to meet current and future needs

Deliver First Class Services to the Public and Our Customers

5.3 Ensure effective and efficient delivery of county services and support

Summary:

This contract provides JOC services for facility maintenance, repair and minor construction under the contract administration of the Real Estate Management Department.

Three (3) of the five (5) contractors recommended for award participate in the current JOC contract. Adjustment factors for this award recommendation were compared to existing contract adjustment factors. Adjustment Factors are less for the new contract resulting in 1%-4% lower pricing for the County as compared to the current contract.

Adjustment factors are calculated annually per the Construction Indices published in the Engineering News Record and are updated by The Gordian Group, the consulting administrator of this contract.

Background Information:

Since July 2007, JOC has been utilized by the County as a construction delivery system providing the County multiple contractors offering structured pricing for minor construction repair and

maintenance projects usually not exceeding \$500,000.

JOC contractors bid an adjustment factor against a firm fixed price construction catalog, developed specifically for the County by The Gordian Group. When a project is required, pricing is derived from the construction catalog and is multiplied by the adjustment factor provided by each firm through the competitive bid process. JOC provides the County an expedited delivery method by reducing construction administration and the procurement cycle.

Fiscal Impact:

Total expenditure not to exceed: \$20,000,000.

Funding for projects is derived from departmental Capital Improvement Program and/or operating budgets.

Staff Member Responsible:

Andrew W. Pupke, Director, Real Estate Management
Joe Lauro, Director, Purchasing

Partners:

N/A

Attachments:

Agreement(s)
Bid Tabulation