

Mandatory Pre-bid Attendance Sheet

Date & Time:	April 30, 2025 at 3:00 pm	JOC Coordinator:	Patricia Banuelos and Luisana Leos-Hernandez
	General Building		
	General Engineering		
	Mechanical		
	Demolition/ Abatement		
	Healthcare General Building		
Project :	Healthcare General Engineering	Gordian Rep:	Leann Black
Project No.:			
	GBJOC20 - \$4,900,00		
	GEJOC17 - \$4,000,000		
	MJOC18 - \$4,000,000		
	DAJOC3 - \$4,000,000		
	HCGBJOC3 - \$4,000,000		
	HCGEJOC3 - \$4,000,000		
Contract Amount			

Company	Representative	Address	Phone No.	Email	GB	GE	M	DA	HCGB	HCGE	Roll Call
1st California Construction, Inc.	Alex Zamani	PO Box 70316 Pasadena, CA, 91117	626-533-5673	firstconstruction@yahoo.com	X						
ABM Building Solutions LLC	Nick Thomas	14201 Franklin Avenue Tustin, CA, 92780	213-610-9140	nicholas.thomas@abm.com			X				x
Accurate Construction Company, Inc.	Isiah Roybal	854 W. Golden Grove Way Covina, CA, 91722	626-827-4124	irroybal@accuratecci.com							
	Anthony Chacon		626-826-5819	jrchacon@accuratecci.com	X				X		x
All Source Co.	Luis Tiznado	10625 Scripts Ranch Blvd, Suite # A, San Diego, CA, 92131	619-315-5202	luist@allsourcecco.com							
	Jim Cappadocia			jim@allsourcecco.com	X						x
				alex@angelescontractor.com							
Angeles Contractor, Inc.	Alex Cho	783 Phillips Drive City of Industry, CA 91748	714-709-3343	johnnyl@angelescontractor.com							
	Johnny Lee		714-709-3212		X	X			X	X	x
Arctic Cooling Systems	Monique Arellano	14350 Cherokee Place Chino, CA 91710	(909) 270-8160	marellano@arcticcoolsys.com							
	Nick Tully			ntully@arcticcoolsys.com			X				x
Athena Engineering, Inc.	Roxy Flores	456 E. Foothill Blvd. San Dimas, CA, 91773	(909)971-4472	roxyf@athenaengineering.com			X				x
	Lori Nelson		714-462-0493	lori.nelson@atirestoration.com							
	John Kelbe	3360 E. La Palma Avenue Anaheim, CA, 92806	630-450-2676	John.Kelbe@atirestoration.com							
ATI Restoration, LLC	Andrew Lum	3443 Durahart Street, Riverside, CA, 92507	951-232-1340	Andrew.Lum@atirestoration.com				X			x
	Kristine Higgenbotham		951-201-8729								
Belfor Property Restoration	David Cervantes	723 E Green Street, Pasadena, CA, 91101	714-308-7174	kristine.higgenbotham@us.belfor.com	X			X	X		x
Birdi Systems Inc.	Chelsea Henry		213-550-4250	chenry@birdi-inc.com			X				x
		7371 Walnut Ave. Buena Park, CA 90620									
Bitech Construction Co., Inc.	Duck Lee		808-398-2881	duck@bitechconstruction.com	X	X					x
Blackstone Builders Inc.	Steven Winn	1785 Pomona Road, Suite B Corona, CA, 92878	951-736-1600	vmendez@blackstonebuildersinc.com	X						x
		16766 Bernardo Center Drive, Suite 214, San Diego, CA									
Borja Engineering & Construction	Samson Borja	957 Reece Street, San Bernardino, CA, 92411	858-327-0215	samson@borja-enc.com	X	X			X	X	
Brickley Environmental	Chad Chandler		951-295-7704	Chad.chandler@brickleyenv.com				X			x
	Jordan Delgado			jordandelgado@buildersunited.com							
	Rick Rainey	13238 White Fir Ct, Rancho Cucamonga, CA 91739		RickRainey@buildersunited.com							
Builders United	Timothy Starkie		725-249-5421	TimothyStarkie@buildersunited.com					X		x
	Tom McCready		562-713-8554	tmccready@cdgbuilders.com							
	Jessica Ishak		949-892-3510	jishak@cdgbuilders.com							
	Eric Halm	24 Executive Park, Suite 150 Irvine, CA, 92614	818-263-5743	ehalm@cdgbuilders.com							
CDG Builders	Maram Abdulwahab		949-293-0663	mabdulwahab@cdgbuilders.com					X		x
Clark Construction Group	Sam Hoelscher	611 Anton Blvd, Costa Mesa, CA, 92626	949-678-4147	sam.hoelscher@clarkconstruction.com	X	X			X	X	x
		1411 N Baxter St. Anaheim, CA									
Creative Air Mechanical Services	Patrick Rochon		818-877-0868	patrickr@creativeairmechanical.com			X				

CSI Services	PO Box 271, San Pedro, CA, 90733	Fernando Acihal	310-530-8111	fernando@csiservicesusa.com						X	
CTG Construction, Inc. dba C. T. Georgiou Painting Co.	Lily Garcia	433 Lecouvreur Avenue, Bloomington, CA, 90744	310-834-8015	Lily@ctgconstruction.net	X						x
	Joanne Brenton		951-339-1527	jbrenton@dburkepipe.com							
D. Burke Mechanical Corp	Jose Nuno	1925 Tandem Way	951-377-3817	jose@dburkepipe.com							
	Velouria Nguyen	Norco, CA 92860	951-339-1528	velouria@dburke.com			X				x
	Bobbi Dulin	4585 Allstate Drive		Bobbi.d@dalkeandsons.com							
Dalke & Sons Construction, Inc.	Austin Paiz	Riverside, CA 92501	951-274-9880	Austin.p@dalkeandsons.com	X						x
	Robert Austin		661-964-7850	raustin@dewberry.com							
	Alysen Nassif		919-424-3772	anassif@dewberry.com							
	Mayleen Melo		562-512-2139	mmelo@dewberry.com							
	James Duenas		562-512-2140	jduenas@dewberry.com							
Dewberry Design-Builders Inc.	Johnathan Kurelich	13829 Artesia Bl	562-512-2134	jkurelich@dewberry.com							
	Megan Schulze	Cerritos, CA 90703	303-951-0659	mschulze@dewberry.com	X						x
		15375 Barranca Parkway Suite J-103									
Elegant Construction Inc.	Hazem Almassry	irvine, CA 92618	949-444-5161	bidding@elegantcon.com	X	X		X			x
		2 Cromwell									
Emcor Services Mesa Energy	Blake Fournier	Irvine, CA 92618	949-621-0184	bfournier@emcor.net				X			x
Exbon Development, Inc	Curie Jeong	13831 Newhope St.									
	Byungchun Lee	Garden Grove, CA 92843	714-539-2222	bid@exbon.com	X	X			X	X	x
		617 S. Olive Street,									
Fidelity Builders, Inc.	Narek Halabian	Los Angeles, CA, 90014	818-679-8059	fidelitylabuild@gmail.com	X	X	X	X	X	X	X
	Ernie Valdez		562-328-8004								
GAMA Contracting Services, Inc.	Jose Duenas	1835 Floradale Avenue	562-587-4816	evaldez@gamacsi.com							
	Adrian Beltran	South El Monte, CA 91733	213-472-6868	jduenas@gamacsi.com	X	X	X	X			x
	Brenton Gentry			brenton@gentrygeneral.com							
	Dean Bates	320 W Tropica Rancho Rd,		dean@gentrygeneral.com							
Gentry General Engineering, Inc	Cynthia Reyes	Colton, CA 92324	909-330-1128	cynthia@gentrygeneral.com			X				x
	Jessie Robertson	2028 2nd Street,		jgrafflin@grafflinconstruction.com							
Grafflin Construction, Inc.	Ryan Grafflin	Norco, CA, 92860	951-847-2471	Rgrafflin@grafflinconstruction.com	X						
		25125 Felswood Road, Menifee, CA,									
Graham Crackers Demo Inc.	Amanda Cruz	92584	951-244-2235	amanda@grahamcrackersdemo.com				X			x
	Jason Yi	7303 Somerset Blvd.,	562-630-3348								
Harry H Joh Construction	Jake Morales	Paramount, CA, 90723	562-879-3079	Jayi@hjconst.com	X		X		X		x
	Janice Ramsay		714-345-1956	jramsay@hdcbuilders.com							
	Doug Berlinski	18302 Irvine Blvd Suite 120	714-702-9355	dberlinski@hdcbuilders.com							
	Krista Bierma	Tustin, CA 92780	714-864-9076	kbierma@hdcbuilders.com							
Healthcare Design & Construction LLC	Vanessa Tang		310-776-1129	vtang@hdcbuilders.com	X				X		x
	Kinan Kotrash			kinan@horizonscci.com							
	Yazmin Barrera	432 W. Meats Avenue	714-626-0000	yazmin@horizonscci.com							
Horizons Construction Co. Int'l, Inc.	Mike Ortega	Orange, CA, 92865		mike@horizonscci.com	X	X	X	X	X	X	x
		2309 Main Street,									
Inland Tri Tech, Inc.	Jonathan Johnson	Riverside, CA, 92501	951-538-2821	jjohnson@inlandtritech.com				X			x
	Phillip Rae										
	Jay Ghandhi	421 E. Cerritos Avenue,	909-732-6304	Phillip@jdrdemo.com							
Integrated Demolition and Remediation Inc.	Pooja Shah	Anaheim, CA, 92805	714-340-3333	info@jdrdemo.com				X			x
		23508 Pine Street,									
Interior Demolition Inc.	Miguel Hernandez	Newhall, CA, 91321	818-262-1611	miguel@interiordemolition.com				X			x
	Summer Taylor										
Inter-Plan West Construction	Mick Taylor	100 E. Montecito Avenue	626-898-3494	summer@interplanwest.com	X			X	X		x
Iron Horse	Daniel Funez		661-655-3922	danielfunez@ironhorselightingsigns.com	X						x
		1556 S Anaheim Blvd, Suite A									
JR Construction	Juan Rojas	Anaheim, CA, 92805	323-321-3601	jrojasjrccorp@gmail.com						X	x
J-Squared General Contractors Inc	Angel Jones	1844 West Business Center Drive	657-706-8504	angeli@jsquaredgc.com	X			X	X		x
		19835 Kendall Drive,									
Kenaston Flooring	Destiny Reese	San Bernardino, CA, 92407	909-884-8788	Destiny@kenastonflooring.com	X				X		x
	Mike Phinney	12277 Apple Valley Road # 144		mike@kncinc.net							
KNC Construction	Joe Caminiti	Apple Valley, CA 92308	760-524-1038	Joe@kncinc.net	X	X			X	X	x
		1714 Lindberg Ct,									
Los Angeles Air Conditioning, Inc.	John Eddings	La Verne, CA, 91750	909-596-7077	john@laair.net				X			x
	David Ruelas	2835 Contra Costa Blvd.		druelas@msconstruction.com							
Mark Scott Construction, Inc.	Dave Ruiz	Plesant Hill, CA, 94523	925-490-8779	druiz@msconstruction.com		X					x

Matcon General Engineering	Robert Mooneyhan Jonathan Matthews Mahlon Loynd	531 Magnolia Avenue, Corona, CA 8750 Prestige Court, Suite 100, Rancho Cucamonga	323-358-7929 951-733-9540	rlmooneyhan@gmail.com jmatthews1990@gmail.com	X	X	X	X	X	X	x
Mehas Construction, Inc.	Ryan Mehas	11727 Arkansas St., Artesia, CA, 90701	909-980-0847	ryan@mehasconstruction.com	X						x
MIK Construction Inc.	Steve Han John Liu Tony Drown George Stanton Jackie Ramirez		310-600-7592	stevehan@mikinc.us jliu@mileskelley.com TDrown@mileskelley.com george@mileskelley.com jramirez@mileskelley.com gmiles@mileskelley.com	X				X		x
Miles & Kelly Construction	Greg Miles	23691 Via Del Rio PO Box 30534 San Bernardino, CA, 92413	714-615-3913	gmiles@mileskelley.com	X				X	X	x
MPG Construction LLC.	Mauro P Garcia	16035 Phoenix Drive, City of Industry, CA, 91745	951-751-0327	mauro@mpgconstructionllc.com	X	X					x
MTM Construction, Inc.	Michelle Lee Rod Cayabyab Jimmy Chung		626-934-1112	michellelee@mtminc.us rc@newcreationbuilders.com jc@newcreationbuilders.com	X				X		x
New Creation Builders	Jae Kim Jason Yi	17809 Clark Avenue Bellflower, CA, 90706 3309 E. Miraloma Avenue, # 106	562-804-0478	jk@newcreationbuilders.com jason@omegacinc.com	X	X			X	X	x
Omega Construction Services, Inc.	Brian Kim	Anaheim, CA, 92806 4156 Derby Circle, Lancaster, CA, 93546	213-806-9030	brian@omegacinc.com	X						
Optimus Construction & Painting Inc.	Vasilis Tsangarides David Krajniak Omar Houari		661-414-3248	optimus-building@outlook.com david.krajniak@pramira.com omar.houari@pramira.com	X						x
Pramira	Mike Hodge	404 North Berry Street, Brea, CA, 92821 17033 Gledhill St. Northridge, CA 91325		mike.hodge@pramira.com	X	X	X	X	X	X	x
Prime Painting Contractors Inc.	Vasilis Tsangaris Julien Lee	23545 Palomino Drive Diamond Bar, CA 91765	818-833-8866	hq@primeptg.net Julien@pubconstruction.com	X						x
PUB Construction Inc.	Rene Gonzalez Jose Quintana	PO Box 1029 Grover Beach, CA, 93483	909-455-0187	rene@pubconstruction.com jose@quinconinc.com	X	X			X	X	x
Quincon, Inc.	Kiana Quintana	262 E. 1st Street Perris, CA, 92570	805-305-1150	kiana@quinconinc.com	X	X			X	X	
Red Hawk Services Inc.	Carrie Watkins		951-657-6400 x30	carrie@redhawkfence.com	X						
Rock Mechanical Services	Jack Hill Michael Martin Jake Choe	1976 W. Holt Avenue, Pomona, CA 20451 Valley Blvd. Walnut, CA 91789	323-775-2475 562-292-9981	jhill@rockmechanicalservices.com mmartin@rockmechanicalservices.com jake.c@sjdandb.com			X				x
SJD&B, Inc.	Harry Lee	41530 Enterprise Circle S Ste 202 Temecula, CA 92590	840-588-9627	harry.l@sjdandb.com	X	X			X	X	x
Spectrum Builders & Renovations	Darrel Calipo	31566 Railroad Canton Road, Suite 2-165 Canyon Lake, CA, 92587	951-553-1281	dcalipo@spectrum-inc.net	X						x
Sudweeks Construction Inc.	Mari Dinger Ted Davis	4195 Chino Hills Pkwy, Suite # 97, Chino Hills, CA, 91709	951-378-4960 951-230-0597	sudweeksconstruction@gmail.com teddavissci@gmail.com	X						x
Sunshine Pacific Group America, Inc.	Daniel Sun		909-806-6039	sunshinepgainc@gmail.com	X			X	X		x
Trust General Contracting	Sam Ghobrial	11847 Gage Dr., Rancho Cucamonga 8619 Reseda Blvd., Northridge, CA, 91324	909-262-5220	sam@trustgeneralcontracting.com brad@urbanedesign.co amir@urbanedesign.co	X						x
Urbane Design	Brad Beiklou Vincent Cortes	2651 Saturn Street Brea, CA 92821	714-769-4359	vincent@vincorinc.com josh@vincorinc.com		X					x
Vincor Construction, Inc.	Josh Tarzjani	19867 Cajon Blvd, San Bernardino, CA, 92407	714-528-2900	josh@vincorinc.com	X				X		x
Warren Duncan Contracting	Warren Duncan	21211 Commerce Point Drive Walnut, CA, 91789	909-226-3650	warrenduncancont@aol.com				X			x
Weatherite	Kathleen Beckley		909-322-8510	kathleen@weatherite.com			X				x
Wilson and Company	Lucas Reed	275 West Hospitality Lane, Suite 315, San Bernardino, CA, 92408	909-806-8007	Lucas.Reed@wilsonco.com	X	X	X		X		x
Zeco, Inc.	22845 Savi Ranch Parkway, Unit C, Yorba Linda, CA, 92887	Amin Nazarinia	424-279-2838	anazarinia@aeco-inc.com			X	X			x

JOB ORDER CONTRACTING

Project & Facilities Manager

General Building JOC - GBJOC20
General Engineering JOC - GEJOC17
Mechanical JOC - MJOC18
Demolition / Abatement JOC - DAJOC3
Healthcare General Building JOC - HCGBJOC3
Healthcare General Engineering JOC - HCGEJOC3

April 30, 2025

San Bernardino County in Partnership with Gordian



Please Standby



Please mute your
Mic upon entry to
this meeting.



This meeting may be
recorded. Please advise in
the chat if you do not
consent to be recorded.

Thank you for attending the Mandatory Pre-Bid Meeting for Job Order
Contracts. We will start the meeting promptly at 3:00 p.m.

JOB ORDER CONTRACTING

Project & Facilities Management

General Building JOC - GBJOC20

General Engineering JOC - GEJOC17

Mechanical JOC - MJOC18

Demolition / Abatement JOC - DAJOC3

Healthcare General Building JOC - HCGBJOC3

Healthcare General Engineering JOC - HCGEJOC3

April 30, 2025



San Bernardino County in
Partnership with Gordian



Pre-Bid Conference Agenda



SECTION I — *Presented by San Bernardino County - Project Controls Team*

- Introduction
- Roll Call
- JOC Overview
- Solicitation Details
- Bid Documents

SECTION II - *Presented by Gordian, Senior Account Manager*

- JOC Process
- Understanding the Construction Task Catalog® (CTC)
- Bid Considerations & Review
- Calculating the Bid
- Contractor Adjustment Factors

SECTION III — *Presented by San Bernardino County - Project Controls Team*

- Reminders
- Closeout

INTRODUCTIONS

San Bernardino County

Gordian

Arham Limoochi

Supervising Project Controls Manager
Project Controls Team

Patricia Banuelos

Project Controls Analyst Lead
Project Controls Team

Luisana Leos-Hernandez

Project Controls Analyst
Project Controls Team

Leann Black

Senior Account Manager
Gordian



www.SBCounty.gov



ROLL CALL

San Bernardino County JOC Overview



Definition of JOC:

- Indefinite delivery/indefinite quantity process (IDIQ)
- Enable contractors to complete a substantial number of individual projects with a **single bid**
- Tasks based on competitively-bid, **preset prices**

Value of JOC:

- Saves time and resources
- Provides transparency and auditability
- Competitively bid, fixed price indefinite quantity construction contract.

San Bernardino County JOC Overview



- Using Job Order Contracting since 2009
- Typically Uses for JOC:
 - Facility Repair and Renovation Projects
 - Straightforward Work Items
- San Bernardino County Has Trained and Dedicated Staff to Manage JOC
- Statistics:
 - Approximately \$300 Million in work orders
 - Average Job Order size is \$200,000
 - JOC Program covers Supplemental Job Orders

Why JOC Works for the County

- A fixed price, fast track procurement process
- Job orders are lump sum
- The ability to accomplish a substantial number of individual projects with a single competitively bid contract
- Contractor has a continuing financial incentive To provide:
 - Responsive services
 - Accurate proposals
 - Quality work on time
 - Timely close out
- Future purchase orders tied to contractor performance
- No obligation to award specific projects
- San Bernardino County can use all other methods for accomplishing projects

Why JOC Works for the Contractors

- Develop partnership with San Bernardino County
- Enables contractors to complete a substantial number of projects under a single competitively-awarded contract based on preset unit prices.
- Reduced Risk
 - Payment for every element of work performed
 - Ability to provide input during scope development
- Building bond capacity
- Larger presence and enhanced reputation in the local community

SOLICITATION DETAILS

Contract	Number of Contracts	Contract Type	Minimum Contract Value	Maximum Contract Value Per Contract	Maximum Total Contract Term	Bid Bond	Payment & Performance Bonding (Each)
GBJOC20	12	General Building "B"	No Minimum Value	\$4,900,000	1 Year	\$25,000	Potential Maximum Contract Value
GEJOC17	6	General Engineering "A"	No Minimum Value	\$4,000,000	1 Year	\$25,000	Potential Maximum Contract Value
MJOC18	4	"C-4" and "C-20"	No Minimum Value	\$4,000,000	1 Year	\$25,000	Potential Maximum Contract Value
DAJOC3	2	"C-21" and "C-22" Certifications HAZ and ASB	No Minimum Value	\$4,000,000	1 Year	\$25,000	Potential Maximum Contract Value
HCGBJOC3	5	General Building "B"	No Minimum Value	\$4,000,000	1 Year	\$25,000	Potential Maximum Contract Value
HCGEJOC3	5	General Engineering "A"	No Minimum Value	\$4,000,000	1 Year	\$25,000	Potential Maximum Contract Value



Prior to bidding client cannot:

- Identify or Commit to any Specific Project or Location
- Identify or Commit to any Specific CTC Tasks or Quantities





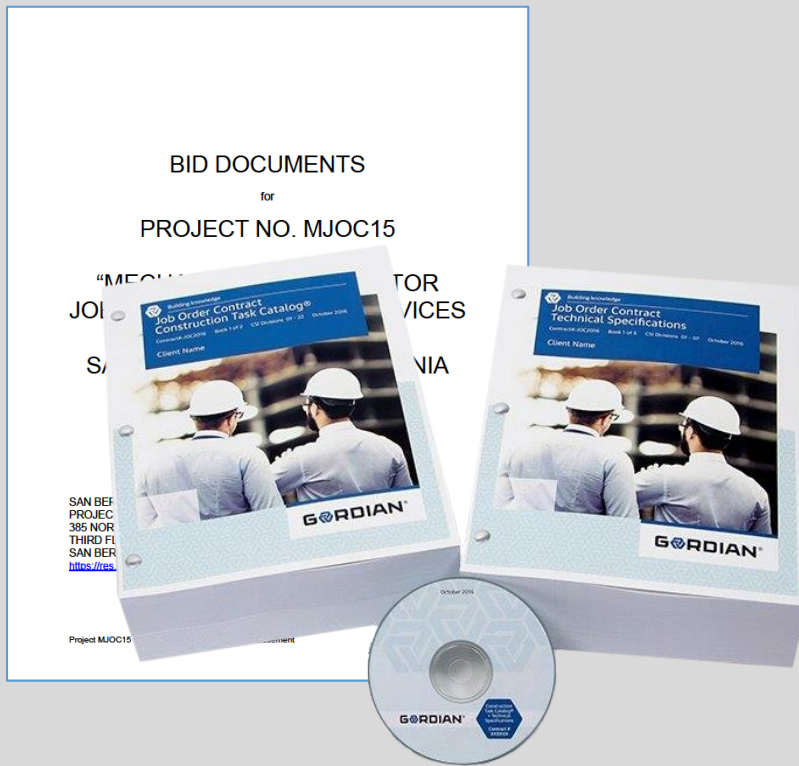
SOLICITATION DETAILS

JOC Bid Important Dates:

- Identify or Commit to any Specific Project or Location
- Identify or Commit to any Specific CTC Tasks or Quantities

Date	Action
April 8, 2025	Advertisement
April 25, 2025	Register for Pre-Bid
April 30,2025 at 3:00 p.m.	Pre-Bid Meeting
May 9, 2025 at 5:00 p.m.	RFI Due Date
May 21, 2025 at 10:00 a.m	Proposals Due/Bid Opening
August 5, 2025	Planned Award Date
September 10, 2025 (<i>tentative</i>)	Contractor On-Boarding

Bid Documents



- Advertisement for Bids
- Instructions To Bidders
- Bid Forms
- Construction Task Catalog®
- Technical Specifications



Available via San Bernardino County electronic procurement system, ePro.

<https://epro.sbcounty.gov/bsc/>

SECTION II

*Presented by:
Leann Black, Gordian - Senior Account Manager*

JOC PROCESS



JOC Process – Gordian

Internet Based Software Provided with Contract

- Gordian Cloud® Software Expedites the Job Order Process
 - Price Proposals
 - Subcontractor Lists
 - Tracking Dates
 - Required Job Order Forms
- Training provided

Job Orders								
Search by Job Order Name/Number...								
All Assigned Deleted								
Number	Job Order Name	Contract Name	Project	Status	Proposal Total	Updated ↓	Updated By	Action
22-1048-10.10.0963-03	Security Enhancements 777 Lobby Doors &	GEJOC14 - Angeles Contractor - General E...	Security Enhancements 7...	Interim Work Order Authorization	\$417,002.81	05/14/2024	Brian.Gunn@pfm.sbcounty.gov	↩ 📄 🗑
23-1049-10.10.0710-01	ARMC A/C Replacement	HCMJOC1	ARMC A/C Replacement	Project Initiation		05/14/2024	Nicholas.Ho@pfm.sbcounty.gov	↩ 📄 🗑
23-1035-10.10.1527-02	Prado Park Food Court Remodel - Public T...	GEJOC15	Prado Park Food Court Re...	Request for Proposal		05/14/2024	Ryan.Johnson@pfm.sbcounty.gov	↩ 📄 🗑
23-1036-10.10.1369-01	8575 Haven Ave. Parking Lot Resurfacing	GEJOC15	8575 Haven Ave. Parking ...	Project Initiation		05/14/2024	Ronald.ONeal@pfm.sbcounty.gov	↩ 📄 🗑
23-1043-10.10.0453	ARMC CT Scanner Acquisition	HCGBJOC1	ARMC CT Scanner Acquis...	Project Initiation		05/14/2024	Nicholas.Ho@pfm.sbcounty.gov	↩ 📄 🗑
23-1031-10.10.1383-02	777 Building East Bathrooms ADA Remodel	GBJOC18	777 Building East Bathroo...	Proposal Due		05/14/2024	Liliana.Aubert@pfm.sbcounty.gov	↩ 📄 🗑
22-1042-10.10.1490-06	Yucaipa Mold Remediation and Repairs	GBJOC17 MIK Construction Inc General B...	Yucaipa Mold Remediatio...	Proposal Due		05/14/2024	robert.burton@pfm.sbcounty.gov	↩ 📄 🗑
22-1040-10.10.0603-04	Devore Animal Shelter Rep/Maint - Handra...	GBJOC17 SJD&B, Inc General Building	Devore Animal Shelter Mo...	Proposal Due		05/14/2024	joshua.w@sjdandb.com	↩ 📄 🗑
22-1043-10.10.1351-02	CF Station 304 Bathroom Remodel	GBJOC017 Dalke and Sons Construction , ...	CF Station 304 Bathroom ...	Proposal Received		05/13/2024	barry@dalkeandsons.com	↩ 📄 🗑
22-1046-10.10.1492-03	Prado Barrier Removal and Dock Building - ...	GEJOC14 - Horizons Construction - Gener...	Prado Barrier Removal an...	Proposal Due		05/13/2024	Ryan.Johnson@pfm.sbcounty.gov	↩ 📄 🗑
22-1045-10.10.1065-01	ARMC Sterrad Installation..	GBJOC17 Mackone Development Inc. Gen...	ARMC Sterrad Installation	Construction Closed Out	\$52,460.31	05/13/2024	Monir.Abdo@pfm.sbcounty.gov	↩ 📄 🗑
22-1050-10.10.1346-04	CF Station 42 Repaving Project Area C - C...	GEJOC14 Exbon Development, Inc. Genera...	CF Station 42 Repaving P...	Proposal Approved	\$3,144.34	05/13/2024	travis.williford@pfm.sbcounty.gov	↩ 📄 🗑

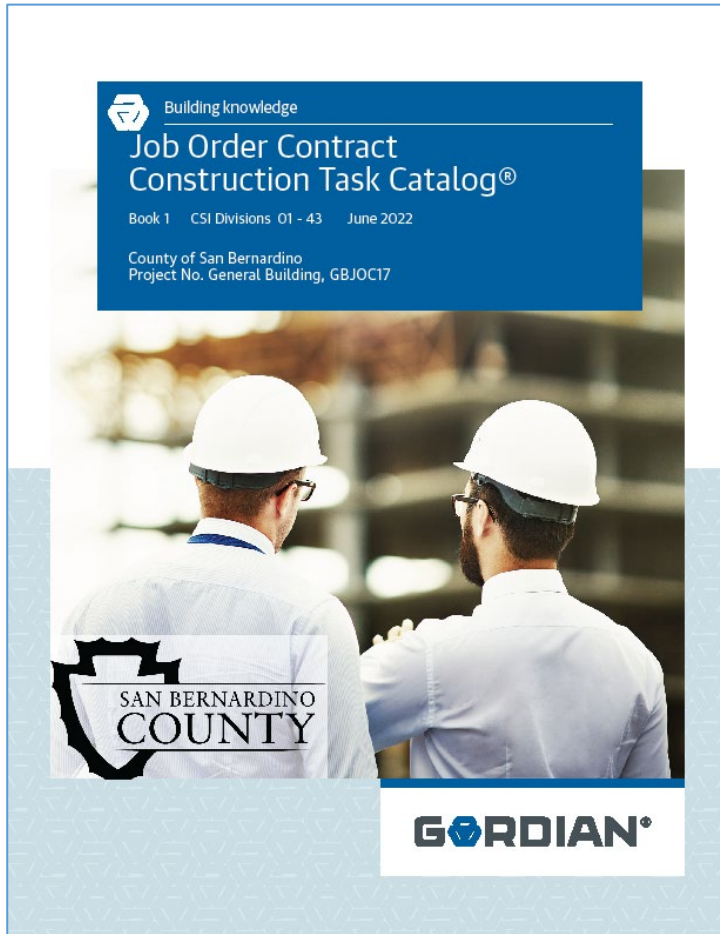
1% Contractor License Fee

- Access to Gordian Cloud[®], Construction Task Catalog[®], other proprietary materials
 - Most advanced technology and data in the marketplace.
 - Paperless
 - Efficient
 - Tasks and prices input directly... no fishing through old files and estimating books for costs
- JOC process training
- Gordian Cloud[®] software training
- Software support
- Included in the Contractor's Adjustment Factor
 - Consider with the Bid as an Overhead cost
 - 1% of Job Order Price


Understanding the Construction Task Catalog

Construction Task Catalog®

- Catalog of Pre-Priced Construction Tasks
- Organized by Construction Specifications Institute (CSI)
- Based on Local Labor, Material & Equipment Costs
- The tasks represent the “Scope of Work” for the contract



Understanding the Construction Task Catalog




About the CTC:

- ☑ This Construction Task Catalog® (CTC) was developed and customized by The Gordian Group, Inc. specifically for San Bernardino County, priced locally using current labor, material and equipment costs, and published in June 2022.
- ☑ The Gordian Group, Inc. licenses the use of this CTC and other proprietary information and software for the sole purpose of providing Job Order Contracting services to San Bernardino County. Use of this CTC and other proprietary information and software for any other purpose, or for any other entity, is expressly prohibited without the express written consent of The Gordian Group, Inc.

MasterFormat™

- ☑ The Tasks in this CTC are organized using CSI's MasterFormat.



MasterFormat is a registered trademark of CSI. CSI is not responsible for the use of this CTC for any purpose other than the intended use. For more information, contact CSI at www.csi.com.

The Unit Prices Include:

LABOR COSTS:

- ☑ Labor costs include direct labor through the working foreperson level at straight-time prevailing wage rates including fringe benefits and an allowance for Social Security, Medicare taxes, worker's compensation, unemployment insurance, and employee benefits.
- ☑ Labor costs include unloading equipment, materials, and tools, and transporting the same up or down 2 stories and 125' to reach the project site; layout, measuring and cutting to fit; performing the Task; disposal of excess material; and time for lunch and breaks.

Using The Construction Task Catalog®

EQUIPMENT COSTS:

- ☑ Equipment costs include all equipment required to accomplish the Task.
- ☑ Mobilization is included for all equipment except large equipment (e.g. cranes, bulldozers, excavators, backhoes, bobcats etc.), which exclude mobilization.
- ☑ Equipment costs include all operating expenses such as fuel, electricity, lubricants, etc.

MATERIAL COSTS:

- ☑ Material costs include the cost of the material, delivery, and all incidentals and accessories integral to the installation.
- ☑ Material costs include manufacturer's and/or fabricator's shop drawings.
- ☑ Material costs for roofing, drywall, VCT, carpet, wall covering, ceiling tile, pipe, conduit, concrete, etc. include an allowance for waste. This list is not intended to be all inclusive, but descriptive of the types of construction materials that are typically sold in standard lengths, sizes and weights.
- ☑ Material costs for imported materials (e.g. aggregate, sand, soil, etc.) include delivery up to 15 miles from the closest approved source.

The Adjustment Factors Include:

The Adjustment Factors include the following costs, unless specifically excluded by the terms of the Contract Documents:

BUSINESS COSTS:

- ☑ Office overhead, including, but not limited to, office space, office equipment, office and management personnel, office supplies, and employee transportation.
- ☑ Insurance and bonding.
- ☑ Profit.

June 2022

San Bernardino County

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Page 00 - 1

- Contractor must review and understand “Using the Construction Task Catalog®”
- Rules of the game
- Make sure you get paid for all appropriate tasks
- Pages 00-1 to 00-6 of the CTC

Understanding the Construction Task Catalog®

CSI MasterFormat

Full task description

Cost includes labor, material and equipment for your location

09 22 16

Non-Structural Metal Framing (09 22)


Note: Includes all necessary framing studs, bridging, fasteners necessary to attach to floors, walls, ceilings and a metal stiffener at half height. Per SF of wall area measures one side. Do not deduct for openings of less than 25 SF when calculating total wall square footage.

09 22 16 00-0004	SF	3-5/8" Width, 25 Gauge, Non Load Bearing, Non Structural Metal Framing Stud With Tracks And Runners, 16" On Center.....	1.67	0.34
		For Walls > 10' High, Add	0.33	
		For Soffit, Columns Or Beams Up To 10' High, Add	0.86	
		For Soffit, Columns Or Beams > 10' High, Add	1.11	
		For Horizontal Installation Up To 10' High, Add	0.30	
		For Horizontal Installation > 10' High, Add	0.38	
		For Curved Wall, Add	0.26	
		For 12" On Center, Add	0.29	
		For 24" On Center, Deduct	-0.29	
		For Up To 200, Add	0.51	
		For > 200 To 500, Add	0.25	

Modifiers for variations or quantity discounts

Demolition cost (if applicable)

Understanding the Construction Task Catalog® - Contract Documents



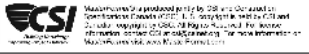
Using The Construction Task Catalog®

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- ☑ Material costs for imported materials (e.g. aggregate, sand, soil, etc.) include delivery up to 15 miles from the closest approved source.

The Adjustment Factors Include:

The Adjustment Factors include the following costs, unless specifically excluded by the terms of the Contract Documents:

BUSINESS COSTS:

- ☑ Office overhead, including, but not limited to, office space, office equipment, office and management personnel, office supplies, and employee transportation.
- ☑ Insurance and bonding.
- ☑ Profit.

June 2022

San Bernardino County

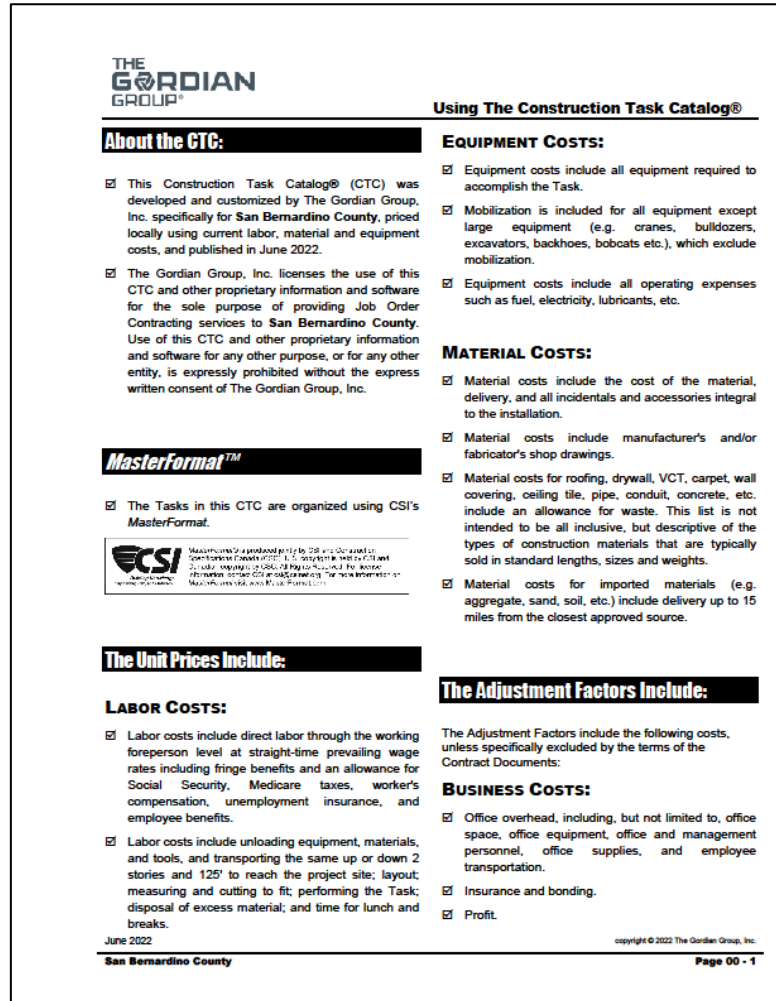
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Page 00 - 1

Understanding the General Rules of the Construction Task Catalog®:

- Unit Prices are for Complete and In-Place Construction
- Unit Prices Include Labor, Material and Equipment. Do Not Add Labor to Repointing Task.
- Unit Prices Include the Cost of Delivery to Project Site, Unloading, Storage and Handling. Delivery Height is up to 2 ½ Stories
- Unit Prices Include Testing, Calibration, Balancing Etc. for New Work
- Unit Prices Include all Fasteners, Bolts, Anchors, Adhesives Etc. For New Work
- Unit Prices for Tasks Such as Windows, Doors, Frames, Countertops Etc. Include Sealant and Caulk

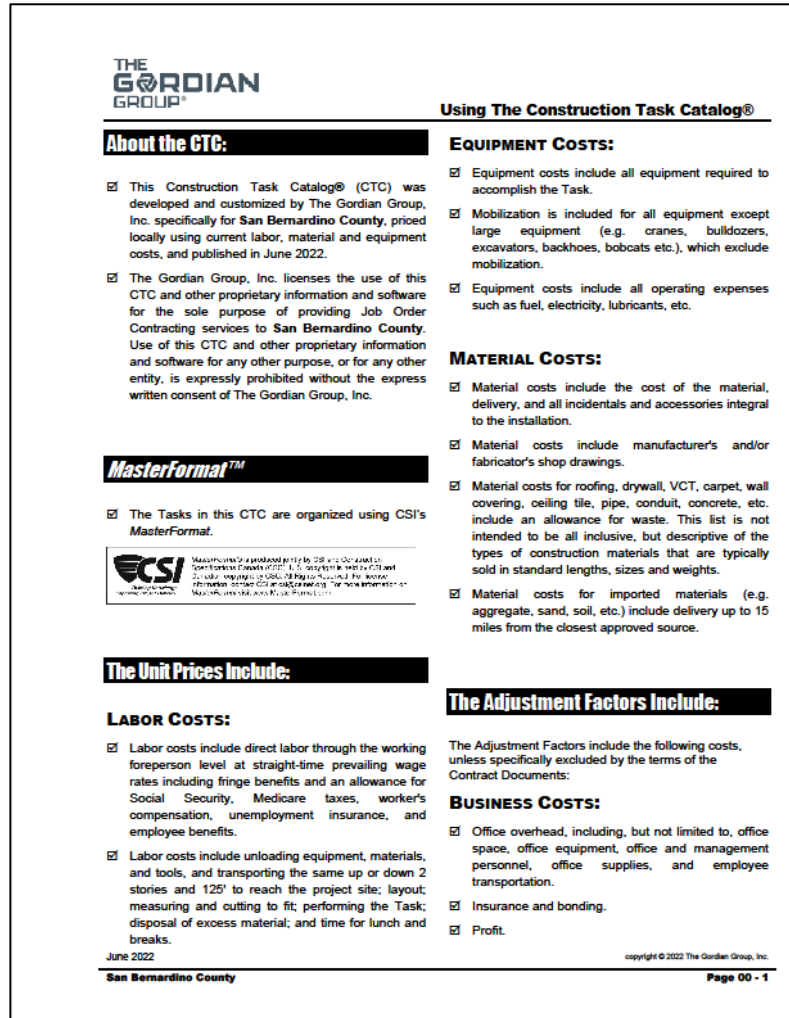
Understanding the Construction Task Catalog® - Contract Documents



Understanding the General Rules of the Construction Task Catalog®:

- Demo Price Includes Loading into Truck or Dumpster.
- If Item Demolished as Part of Different Task, It will Not be Paid for Separately
- Contractor Paid for Installed Quantities Only. Waste is Included in Unit Price
- Assembly Prices take Precedence over Component Pricing
- 14' Working Height for All Work Except Masonry
- 4' Working Height for Masonry
- Dumpsters are a Separate Task

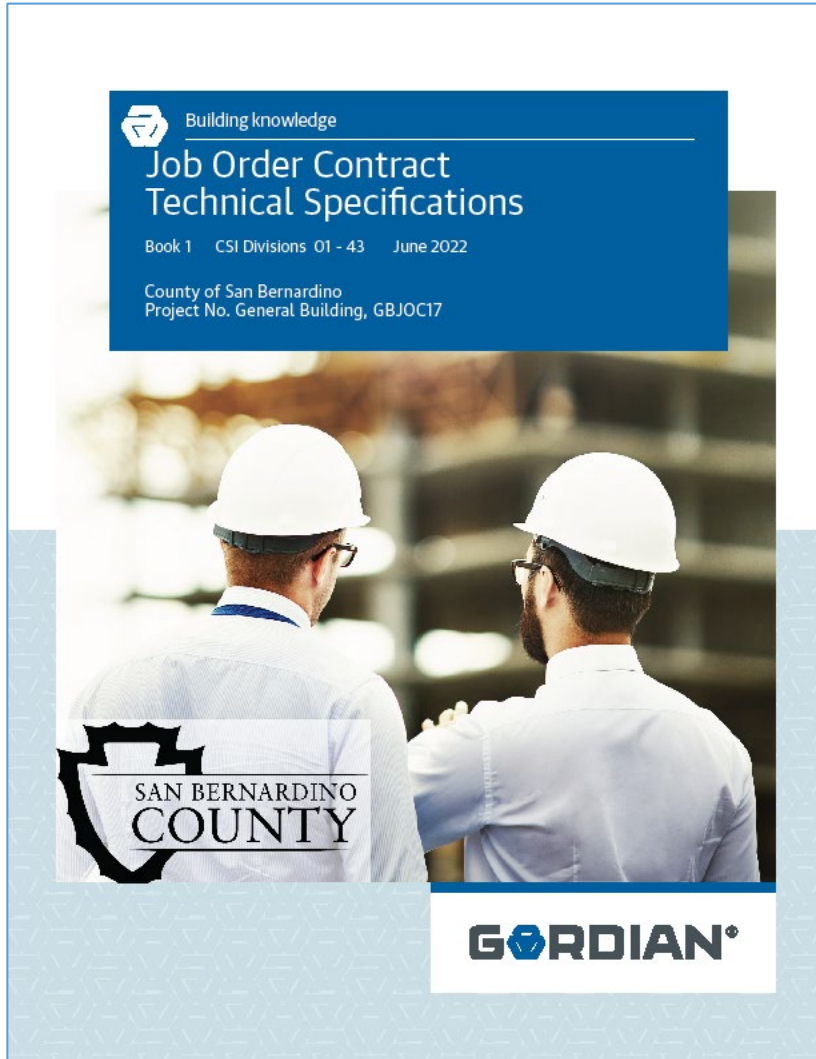
Understanding the Construction Task Catalog® - Contract Documents



Understanding the General Rules of the Construction Task Catalog®: Contractors Never Get Paid Separately For the Following

- Moving and Returning Furniture Occupying Less than 55% of Floor Area. For Example, Moving Classroom Furniture to Paint
- Labor for Protecting Work in Place. For Example, a Laborer to Stay After a Concrete Pour
- Minor Barricades and Signage
- Portable Toilet, Field Office, Field Office Equipment for Contractor's Use
- Layout, Site Engineering for the Work Itself

Understanding the Construction Task Catalog - Technical Specifications



- Specifies Quality of Materials and Workmanship
- Corresponds with Tasks in the Construction Task Catalog®

BID CONSIDERATIONS & REVIEW

Bid Considerations & Review

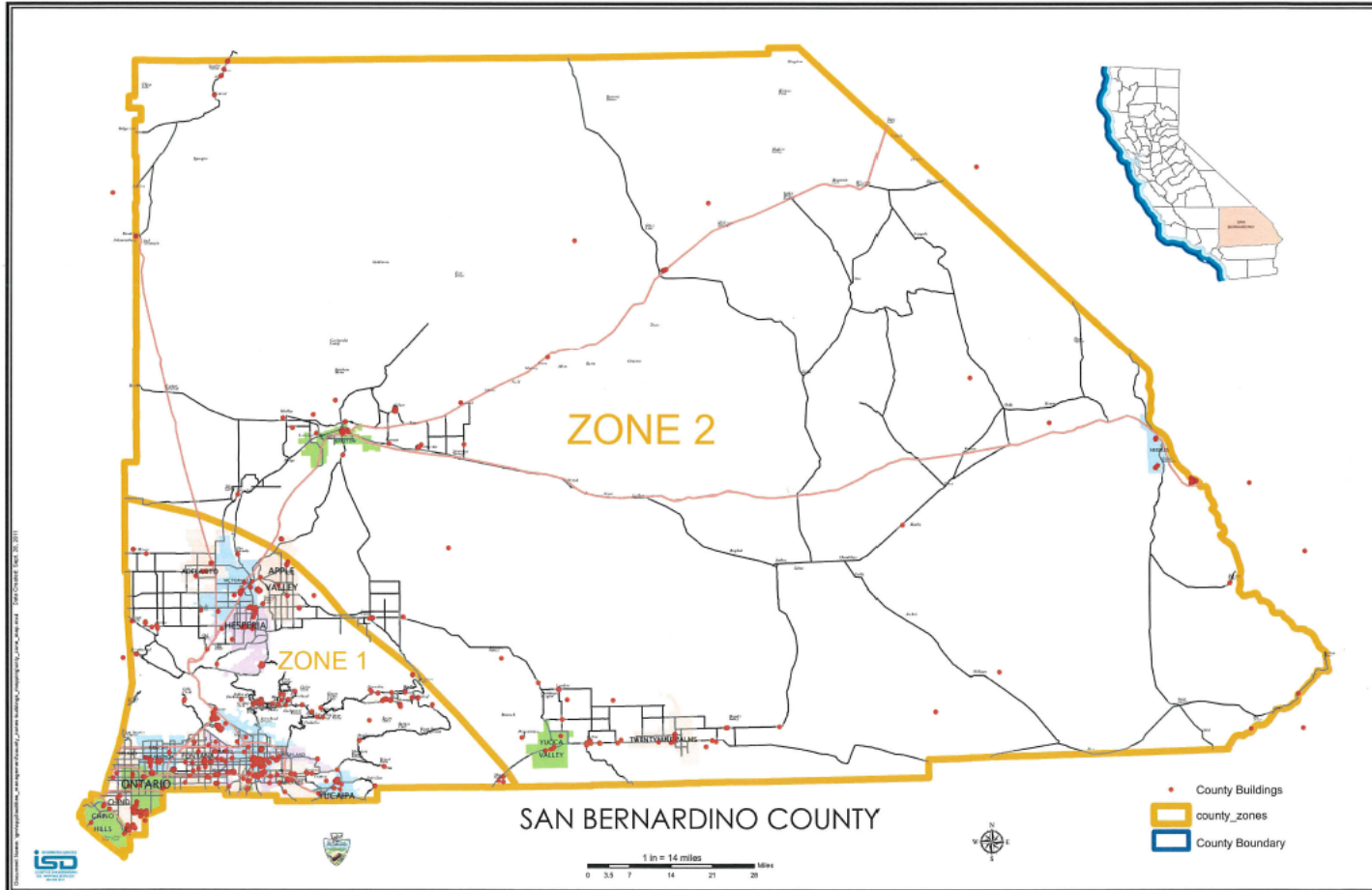
- Contractors Should Expect To
 - Prepare Incidental Drawings or Sketches for Some Projects
 - Justify Quantity Calculations
 - Explain Detail of Work
 - Prepare Proposals for Some Projects That Might be Cancelled
 - Margins on CTC Tasks Vary
 - Some Projects are More Profitable than Others
 - Maintain a Fully Functioning Local Office
 - Hold Required Licenses
 - Pay 1% of each Job Order as a Contractor License Fee for Gordian Cloud® software access

Bid Considerations & Review

- Differing Site Conditions, Multiple Locations, and/or Changes in Scope
 - Priced from Construction Task Catalog[®]
 - Supplemental Job Order
 - No Negotiated Change Orders
- Filings and Permits
 - Fees paid for all Permits reimbursed 100% - **No Markup**
- Liquidated Damages
 - On a Job Order - by - Job Order basis
 - Sliding Scale Based on Job Order Value
- Bid Security: \$25,000
- **Registration with the DIR as required by SB854.**

CALCULATING THE BID

JOC Bidding Process – Zone Map



- Contracts are bid using an Adjustment Factor based on Zones, which reflect locations in San Bernardino County.
- Zone 1 is defined as projects located at or **below** Apple Valley.
- Zone 2 is defined as projects located at or **above** Apple Valley.

JOC Bidding Process – Adjustment Factors

Non-Healthcare JOC – Zone 1

Factor 1 Zone 1: Normal Working Hours (7:00 a.m. to 5:00 p.m. Monday through Friday).

Factor 2 Zone 1: Other Than Normal Working Hours (5:01 p.m. to 6:59 a.m. Monday through Friday, as well as Saturday, Sunday and County holidays).

Factor 3 Zone 1: Rapid Response Projects; for Normal Working Hours and Other Than Normal Working Hours.

Factor 4 Zone 1: Restricted Facilities, such as Sheriff stations and Jails; for Normal Working Hours and other Than Normal Working Hours.

Non-Healthcare JOC – Zone 2

Factor 5 Zone 2: Normal Working Hours (7:00 a.m. to 5:00 p.m. Monday through Friday).

Factor 6 Zone 2: Other Than Normal Working Hours (5:01 p.m. to 6:59 a.m. Monday through Friday, as well as Saturday, Sunday and County holidays).

Factor 7 Zone 2: Rapid Response Projects; for Normal Working Hours and Other Than Normal Working Hours.

Factor 8 Zone 2: Restricted Facilities, such as Sheriff stations and Jails; for Normal Working Hours and other Than Normal Working Hours.

Healthcare JOC

Factor 1 Zone 1: Normal Working Hours (7:00 a.m. to 5:00 p.m. Monday through Friday).

Factor 2 Zone 1: Other Than Normal Working Hours (5:01 p.m. to 6:59 a.m. Monday through Friday, as well as Saturday, Sunday and County holidays).

JOC Bidding Process – Adjustment Factors

- Must Bid 8 Adjustment Factors in the County for Non-Healthcare and/or 2 Adjustment Factors for Healthcare JOC Categories
- All **Adjustment Factors** Apply to All Tasks in the CTC
- All Factors must be greater than the previous Factor.
 - **For Non-Healthcare:** Factor 2 must be greater than Factor 1; Factor 3 must be greater than Factor 2; Factor 4 must be greater than Factor 3; Factor 5 must be greater than Factor 4 and Factor 5 must be 30% higher than Factor 1; Factor 6 must be greater than Factor 5; Factor 7 must be greater than Factor 6; and Factor 8 must be greater than Factor 7.
 - **For Healthcare:** Factor 2 must be greater than Factor 1
- Each Adjustment Factor is Weighted to Create an Award Criteria Figure
- Lowest Award Criteria Figure from a **Responsive, Responsible** Bidder will be considered for award.
- **DO NOT** bid a Factor at which you can not perform.

Calculating the Bid - Putting It All Together

Category	CSI MasterFormat	UOM	Adjustment Factor						
Lighting									
29	26 51 13 00-0060	EA	4 T8 Lamps, 2' x 4', Prismatic Lensed, Lay-In Troffer Fluorescent Fixture	\$10,461.12					
			Qty	Unit Price	Factor	Total			
			Installation	48.00	X	\$196.74	X	1.0000	\$9,443.52
			Demolition	48.00	X	21.2	X	1.0000	\$1,017.60
30	26 51 13 00-0155	EA	4 T8 Lamps, 4' Length, Industrial Fluorescent Fixture	\$2,384.52					
			Qty	Unit Price	Factor	Total			
			Installation	12.00	X	\$180.51	X	1.0000	\$2,166.12
			Demolition	12.00	X	18.2	X	1.0000	\$218.40
31	26 53 00 00-0006	EA	Single Face, Die-Cast Aluminum Housing, LED Exit Sign (Lithonia LQC)	\$659.76					
			Qty	Unit Price	Factor	Total			
			Installation	4.00	X	\$146.75	X	1.0000	\$587.00
			Demolition	4.00	X	18.19	X	1.0000	\$72.76
Subtotal for Lighting:				\$13,505.40					

Calculating the Bid - Adjustment Factor

- A multiplier applied to the construction task in the CTC.

Unit Price \times Quantity \times Adjustment Factor $=$ Total for Task

- Individual bid opportunities may **request various Adjustment Factors** based on a Client's typical project list. For example, Secure Areas, Acute Patient Areas, etc.
- Should include a company's **overhead, profit and operating costs** to determine what is needed to be successful under a JOC program.

Calculating Adjustment Factors

What You Need

- ☐ Historical scope of work and recent final project proposals
- ☐ Construction Task Catalog (provided in the solicitation documents)
- ☐ Overhead costs, including project-related operational costs
- ☐ Desired profit margin

Calculating the Bid - Sample Scope of Work

Administration Building & Shop Renovation

Doors and Hardware

- Replace 12 interior doors, hinges and hardware
- Doors shall be 3x7, solid core wood doors
- Grade 2 locksets with knobs
- Replace 2 push bar exits and door closers on exit doors

Lighting

- Replace all lay-in troffer fixtures on first and second floors, 48 in total
- Replace 4 exit fixtures
- Replace 12 industrial fixtures in shop area

Plumbing

- Replace 8-bathroom sinks, 8 faucets, and 8 toilets in men's and women's bathrooms in admin building and shop area
- Replace 4 water fountains

HVAC

- Replace Central HVAC
- Demo and replace existing roof top 4-ton cooling and heating unit

Calculating the Bid - Sample | Historical Project vs. CTC Pricing

Direct Cost of Work from Historical Projects

HVAC	\$34,645.00
Doors and Hardware	\$22,867.00
Lighting	\$20,865.00
Plumbing	\$21,850.00

Total = \$100,227.00

Direct Cost of Work from CTC

HVAC	\$36,530.45
Doors and Hardware	\$21,465.65
Lighting	\$20,925.50
Plumbing	\$24,705.75

Total = \$103,627.35

Calculating the Bid – Example | Calculating An Adjustment Factor

A. Direct Cost of Work From Historical Projects	\$100,227.00
B. Overhead (10%*)	<u>\$10,022.70</u>
C. Subtotal (Cost From Historical + Overhead)	\$110,249.70
D. Profit (10%*)	<u>\$11,024.97</u>
E. Subtotal (Subtotal from Line C + Profit)	\$121,274.67
F. Direct Cost of Work From CTC	\$103,627.35
Adjustment Factor (E / F)	1.1702

***Sample Only – Contractors to Determine Appropriate Overhead & Profit**
Consider the CTC as the starting point at 1.0000
Prepare this calculation for more than 1 sample project



Calculating the Bid - Pricing Comparison

Price from CTC	\$98,186.04	\$98,186.04	\$98,186.04
Adjustment Factor	1.4034	1.1024	0.9800
Project Value OH/P	\$137,794.30	\$108,240.30	\$96,222.32
Sub Cost	(\$103,159.00)	(\$103,159.00)	(\$103,159.00)
OH/P Direct Cost	\$34,635.29	\$5,081.29	-\$6,936.68

***Sample Only. Contractor to determine Adjustment Factor.
Added Labor, and exaggerated quantities in line tasks will not be accepted.**

Calculating the Bid – Risks of Low Adjustment Factor

- Leads to Arguments in Proposal Review
 - Unsupportable Tasks
 - Exaggerated Quantities
- Leads to Delays in Work Order Development
 - Takes Longer to Review Proposals
- Creates an Adversarial Relationship
 - Reduced Volume of Work
 - Will Shorten Contract
 - Lost Profitability
- No Second Chance to Improve your Margin

CONTRACTOR ADJUSTMENT FACTORS

Contractor Adjustment Factors – Filling Out the Bid Form

ZONE 1

FACTOR 1 - Unit work requirements to be performed during Normal Working Hours (7:00 a.m. to 5:00 p.m. Monday through Friday) as ordered by the County in individual Job Orders against the contract.

1 . 2 0 3 4

Utilize four decimal places

Bid for Normal Working Hours, Zone 1 (in words)

FACTOR 2 - Unit work requirements to be performed during Other Than Normal Working Hours (5:01 p.m. to 6:59 a.m. Monday through Friday, and Saturday, Sunday and County holidays) as ordered by the County in individual Job Orders against the contract. **Factor 2 must be greater than Factor 1.**

1 . 2 6 8 5

Utilize four decimal places

Bid for Other Than Normal Working Hours, Zone 1 (in words)

FACTOR 3 – Rapid Response Projects. **Factor 3 must be greater than Factor 2.**

1 . 3 1 2 0

Utilize four decimal places

Bid for Rapid Response Projects, Zone 1 (in words)

* Sample only

Contractor Adjustment Factors – Filling Out the Bid Form

AWARD FORMULA

Line 1: Zone 1, Factor 1	<u>1 . 2 0 3 4</u>
Line 2: Multiply Line 1 by (.75)	<u>0 . 9 0 2 6</u>
Line 3: Zone 1, Factor 2	<u>1 . 2 6 8 5</u>
Line 4: Multiply Line 3 by (.05)	<u>0 . 0 6 3 4</u>
Line 5: Zone1, Factor 3	<u>1 . 3 1 2 0</u>
Line 6: Multiply Line 5 by (.025)	<u>0 . 0 3 2 8</u>
Line 7: Zone 1, Factor 4	<u>1 . 3 6 3 4</u>
Line 8: Multiply Line 7 by (.05)	<u>0 . 0 6 8 2</u>
Line 9: Zone 2, Factor 5	<u>1 . 5 6 4 4</u>
Line 10: Multiply Line 9 by (.05)	<u>0 . 0 7 8 2</u>
Line 11: Zone 2, Factor: 6	<u>1 . 5 6 8 5</u>
Line 12: Multiply Line 11 by (.05)	<u>0 . 0 7 8 4</u>
Line 13: Zone 2, Factor: 7	<u>1 . 5 7 0 0</u>
Line 14: Multiply Line 13 by (.025)	<u>0 . 0 3 9 3</u>
Line 13: Add Lines 2, 4, 6, 8, 10, 12, 14	<u>1 . 2 6 2 9</u>

* Sample only

SECTION III



Reminders

Review all Bid documents thoroughly and completely

Ensure all required Bid documents are:

- Completed
- Signed
- Addendum Acknowledge (*if applicable*)
- Submitted by the Bid Opening Deadline

Complete and submit the following as your Bid on or before Bid Opening Deadline:

1. Signed Bid Proposal Form
2. Signed Non-Collusion Declaration
3. Original Bid Bond (\$25,000)
 - Received in office by Bid Opening Deadline
4. Signed Addendum Acknowledgement (*if applicable*)

Helpful Tip: Utilize the Bid Checklist to prepare all required documents for your Bid Proposal Package

Request for Information (RFI):

All questions concerning this solicitation must be received in writing no later than **May 9, 2025, at 5:00 PM.**

Bids due :

On or before **10:00 AM on May 21, 2025**, in the office of the Project and Facilities Management Department, Project Management Division, 620 South E Street, San Bernardino or through the County of San Bernardino Electronic Procurement Network (ePro) at <https://epro.sbcounty.gov/epro/>

If submitting bids through ePro, an original hard copy of the bid bond must be received by our office on or before the bid due date of **May 21, 2025, at 10:00 AM**

THANK YOU

We appreciate your attendance in today's mandatory pre-bid meeting.

We look forward to receiving your proposals.

CONTACT US

Project Controls Team

JOC Coordinators

(909) 387-5000

ProjectControls@pfm.sbcounty.gov

www.SBCounty.gov

