

# Department of Real Property Management Design and Construction Division

500 S Grand Central Pky 4th Fl • Box 551825 • Las Vegas NV 89155-1825  
(702) 455-4917 • Fax (702) 455-5817

Lisa Kremer, Director

Brian Connolly, Assistant Director • Shauna Bradley, Assistant Director • John Advent, Manager of Design and Construction

## SENATE BILL NO. 67 - JOB ORDER CONTRACTS CLARK COUNTY RFP NO. 606064-21 QUARTERLY REPORT – JULY 19, 2023

### OVERVIEW

Real Property Management Design & Construction (RPM D&C) in partnership with Purchasing & Contracts (P&C) has utilized the last 8-months to develop and implement the new Job Order Contract (JOC) delivery method and program in accordance with Senate Bill 67. The Gordian Group was contracted to develop the Construction Task Catalog (CTC) and JOC Cloud system customized to the local market, as well as provide program oversight and account management on job orders. A Request for Proposal process was successfully completed, and three (3) qualified Contractors were awarded participation in the new program. Since award, RPM D&C has developed internal Standard Operating Procedures (SOP's), and in conjunction with Gordian, trained staff, and the Contractors in the new JOC program. RPM D&C began issuing requests for Job Orders in late March of 2022 and successfully issued its first Job Order Authorization and Purchase Order in late May of 2022. RPM D&C has issued a total of ten (10) Job Order Requests to Contractors and anticipates another twenty (20) over the coming 6 months with a total projected value of over \$10m.

### MILESTONES

#### Senate Bill

Senate Bill 67 – Effective Date: October 1, 2021

#### Awarded Vendor/Consultant

The Gordian Group, Inc. – Award Date: November 9, 2021

#### County JOC Program Approvals

Internal Standard Operating Procedure – Approved by the BCC on December 7, 2021

JOC Contractor Request for Proposals – Advertised on December 14, 2021

JOC SOQ / RFP Selections – Approved by the BCC on March 1, 2022

#### Awarded Contractors (RFP No. 606064-21)

Sletten Construction of Nevada – Award Date: March 15<sup>th</sup>, 2022

City Plan Development, Inc. DBA Savi Construction – Award Date: March 22, 2022

Trane U.S., Inc. – Award Date: June 2, 2022

#### Job Order Initiation

First Job Order issued on March 22, 2022, to Sletten Construction

First Job Order Authorization / Purchase Order issued on May 24, 2022, to Sletten Construction

#### BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair • JUSTIN C. JONES, Vice Chair

MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM  
YOLANDA T. KING, County Manager

## **STATISTICS** (as of June 15, 2022)

- Total Job Orders Issued by CC RPM to Contractors: **10**
- Total Job Order Authorizations / Purchase Orders Issued: **1** (9 pending)
- Total Anticipated Future Job Order Requests by CC RPM: **20** (w/in 6 months)
- Total Projected Value of Requested Job Orders to Date: **\$3,853,731.00**
- Total Actual Value of Purchase Orders Issued to Date
  - Consultant PO's: **\$25,547.35**
  - Contractor PO's: **\$425,789.20**
- Total Projected Value of Anticipated Future Job Order Requests: **\$6,288,590.00**
- Subcontractor % Participation: **58.25%**
- Minority Business Subcontractor % Participation: **40.66%**
  - 100% WBE
- Average Timeline (Job Order Request to Final Proposal): **7 weeks (51 days)**
- Average Timeline (Job Order Request to PO Issued): **9 weeks (64 days)**
- Total Job Orders Completed (Construction Completed): **0 / TBD**
- Average Timeline for Job Order Construction: **TBD**

## **COST IMPROVEMENTS**

Due to limited data and project history, it is currently difficult to provide accurate empirical data to illustrate the cost benefits realized with the Job Order Contracting program. Current Job Order requests that have been sent to Contractors have utilized projects that were fully designed and ready to move ahead. Future job orders pending release to Contractors will realize more substantial cost savings as they will not require a formal design process and can be passed directly to the Contractor. RPM D&C also anticipates no change order work on the JOC project, beyond any work that is requested by the Owner.

## **TIME IMPROVEMENTS**

Due to limited data and project history, it is currently difficult to provide accurate empirical data to illustrate the time benefits realized with the Job Order Contracting program. The first successful Job Order valued at \$425k took 9 weeks from Job Order request to issuance of a Purchase Order. A typical bid timeline from completion of design & permitting through bid advertisement, RFI's, bid opening, insurance and bonds and award of a purchase order ranges from 12 – 15 weeks. RPM D&C has already realized a 3-week improvement on timelines on the first JOC project, and anticipates further improvements as the County and Contractors gain knowledge and skills with using the program thus improving efficiencies.



Clark County  
500 S. Grand Central Pkwy  
Las Vegas, Nevada 89155

Project Tracking: PROJECT MILESTONES & PURCHASE ORDERS

																			GRAND TOTALS	\$425,789.20	\$25,547.35
<b>Contract: SAVI Construction - 606064-21</b>					Proposal Development					SAVI PO		Gordian PO		NTP		Construction					
Job Order Number	Title	Project Manager	Initiation Date	Sent to Contractor	Joint Scope	RFP Issued	Proposal Due	Proposal Received	Proposal Approved	PO #	Issue Date	PO#	Issue Date	ANTP Issued	NTP Date	Construction Start	Substantial Completion	Construction Complete	Approved Job Order Amount	Approved Fee Amount	
RP.A0920005.00	Goodsprings Justice Court Remodel	Danielle Vickerman	03/28/2022	03/29/2022	04/06/2022	04/27/2022	06/06/2022	06/06/2022												\$0.00	\$0.00
FUTURE																					
FUTURE																					
<b>TOTAL</b>																				\$0.00	\$0.00
<b>Contract: Sletten Construction of Nevada, Inc. - 606064-21</b>					Proposal Development					Sletten PO		Gordian PO				Construction					
Job Order Number	Title	Project Manager	Initiation Date	Sent to Contractor	Joint Scope	RFP Issued	Proposal Due	Proposal Received	Proposal Approved	PO#	Issue Date	PO#	Issue Date	ANTP Issued	NTP Date	Construction Start	Substantial Completion	Construction Complete	Approved Job Order Amount	Approved Fee Amount	
RP.A0321077.00	Russell Campus - Plans Exam Room Conversion to Restroom	Todd Messett	06/10/2022	06/13/2022																\$0.00	\$0.00
RP.A9F21089.00	Laughlin GC Generator and Transfer Switch Replacement	Todd Messett	06/10/2022	06/13/2022																\$0.00	\$0.00
RP.A9F22005.00	Laughlin Pedestrian Bridge Decorative Panel Repairs & Maintenance	Danielle Vickerman	06/14/2022	06/14/2022	05/25/2022															\$0.00	\$0.00
RP.C9C210097.00	Indian Springs School - Pool Pump House Replacement	Todd Messett	06/10/2022	06/13/2022																\$0.00	\$0.00
RP.D0921090.00	Lewis Building Generator & Transfer Switch Replacement	Todd Messett	06/10/2022	06/13/2022																\$0.00	\$0.00
RP.D0921110.00	Election & FD Tenant Improvement.	Fernando Martinez	03/22/2022	03/23/2022	03/28/2022	04/08/2022	04/28/2022	04/28/2022	05/11/2022	4800011051	5/24/2022	4500348499	5/24/2022	5/25/2022						\$425,789.20	\$25,547.35
RP.D0921110.01	Election & FD Tenant Improvement Supplemental #1	Fernando Martinez	06/09/2022	06/13/2022	06/15/2022															\$0.00	\$0.00
RP.G0117124.00	JOC Wetlands Park Soffit and Roof Repair	Jeff Newsom	04/20/2022	05/05/2022	05/17/2022	05/17/2022	06/07/2022													\$0.00	\$0.00
RP.XNA18069.00	Countywide - Parks Maintenance Equipment Shade Cover Carports	Jeff Newsom	04/07/2022	04/11/2022	04/19/2022	05/10/2022	05/19/2022	05/19/2022												\$0.00	\$0.00
FUTURE																					
FUTURE																					
<b>TOTAL</b>																				\$425,789.20	\$25,547.35
<b>Contract: Trane US - 606064-21</b>					Proposal Development					Trane PO		Gordian PO		NTP		Construction					
Job Order Number	Title	Project Manager	Initiation Date	Sent to Contractor	Joint Scope	RFP Issued	Proposal Due	Proposal Received	Proposal Approved	PO #	Issue Date	PO#	Issue Date	ANTP Issued	NTP Date	Construction Start	Substantial Completion	Construction Complete	Approved Job Order Amount	Approved Fee Amount	
FUTURE																					
FUTURE																					
FUTURE																					
FUTURE																					
<b>TOTAL</b>																				\$0.00	\$0.00





**Subcontractor Participation Report**

**Job Order Contracting**

606064-21 - Sletten Construction of Nevada, Inc.				
RP.D0921110.00	Election & FD Tenant Improvement.	\$425,789.20	LBE	Subcontract Value
	Mountain West Excavation		X	\$109,445.00
	Henderson Masonry			\$6,920.00
	Valley Steel LLC		X	\$41,600.00
	Custom Overhead Door			\$39,277.00
	Tori Contracting			\$11,898.00
	Mach 1 Plumbing			\$16,824.00
	G3 Electrical		X	\$22,073.00
	<b>Total Subcontracted Value:</b>			<b>\$248,037.00</b>
	<b>Total LBE Value:</b>			<b>\$173,118.00 40.66%</b>

Total Projects Issued Summary for 606064-21 - Sletten Construction of Nevada, Inc.:				
	<b>Total Proposal Value :</b>			<b>\$425,789.20</b>
	<b>Total Subcontracted Value :</b>			<b>\$248,037.00 58.25%</b>
	<b>Total LBE Value:</b>			<b>\$173,118.00 40.66%</b>

Total Projects Issued Summary:				
	<b>Total Proposal Value :</b>			<b>\$425,789.20</b>
	<b>Total Subcontracted Value :</b>			<b>\$248,037.00 58.25%</b>
	<b>Total LBE Value:</b>			<b>\$173,118.00 40.66%</b>