

# Department of Real Property Management

## Design and Construction Division

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### SENATE BILL NO. 67 - JOB ORDER CONTRACTS CLARK COUNTY RFP NO. 606064-21 QUARTERLY REPORT – November 1, 2022

#### PROGRAM 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

#### QUARTERLY OVERVIEW

Over the past quarter, Real Property Management Design & Construction (RPM D&C) has continued to utilize the Job Order Contract program for project implementation and delivery. RPM D&C and Gordian have worked closely with the JOC contractors to identify inefficiencies and refine the JOC proposal process through weekly meetings and open collaboration workflows. The JOC contractors have worked diligently with the contracting community to bring in new subcontractors and promote participation within the program, as well as, refining their methodologies for scope development and pricing. During this reporting period, RPM D&C has added fifteen (15) new Job Orders to the program, successfully awarded six (6) new Job Order Authorizations (JOA's) and has advanced three (3) of those JOA's into the construction phase with the remaining three to follow shortly.

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## **STATISTICS** (as of September 21, 2022)

- Total Job Orders Issued by CC RPM to Contractors: **25**
- Total Job Order Authorizations / Purchase Orders Issued: **7** (18 pending)
- Total Anticipated Future Job Order Requests by CC RPM: **11** (w/in 6 months)
- Total Projected Value of Requested Job Orders to Date: **\$11,501,368.00**
- Total Actual Value of Purchase Orders Issued to Date
  - Consultant PO's: **\$284,125.38**
  - Contractor PO's: **\$4,735,422.99**
- Total Projected Value of Anticipated Future Job Order Requests: **\$4,132,056.00**
- Subcontractor % Participation: **51.67%**
- Minority Business Subcontractor % Participation: **36.91%**
  - 100% WBE
- Average Timeline (Request for Proposal to Final Proposal): **9 weeks (63 days)**
- Average Timeline (Request for Proposal to PO Issued): **10 weeks (74 days)**
- Total Job Orders Completed (Construction Completed): **0 (7 In Progress)**
- Average Timeline for Job Order Construction: **TBD (estimated 45-90 days)**

## **COST SUMMARY**

Current data collected for the for the Job Order Contracting program shows that costs are trending higher than originally anticipated. This, however, is in line with current market factors and the conditions in which the original JOC program was bid, resulting in higher adjustment factors. The current RPM D&C budget estimates supporting these job order requests were not developed and priced specifically for the JOC program and may be a contributing factor to the cost vs. budget discrepancies seen.

## **SCHEDULE SUMMARY**

RPM D&C continues to work with the JOC contractors to improve workflows and the scope of work and proposal development processes. On average, current job orders are taking 8-weeks to develop and approve. Many of the projects are realizing time savings by forgoing a formal design process inclusive of fee negotiations, design, plan review, permitting and formal bidding, saving an estimated 6-12 months. The Job Order Contracting program has also assisted RPM D&C in moving challenging projects that have been on hold for an extended period, into a proposal and construction phase. It is anticipated that these timelines will only improve as both the County and JOC contractors gain experience and improve efficiencies with the process.