

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY
AND RECORD OF ACTION**

November 4, 2025

FROM

DON DAY, Director, Project and Facilities Management Department

SUBJECT

Rejection of all Prequalification Submittals for the Best Value Construction Contract Request for Qualification and Re-advertisement of Best Value Healthcare General Building Request for Qualification

RECOMMENDATION(S)

1. Reject all Prequalification Submittals received on July 25, 2024, for the Best Value Construction Contract Request for Qualification and find that the rejection of the Prequalification Submittals is in the best general interest of the County.
2. Find that awarding annual contracts for healthcare general building projects in the County that do not exceed \$3,000,000 for repair, remodeling, or other repetitive work to be done according to unit prices utilizing the Best Value Construction Contract Procurement Method achieves the objective of reducing project costs and expediting the completion of projects.
3. Authorize the Project and Facilities Management Department to use the two-step Best Value Construction Contract Procurement Method pursuant to Public Contract Code Section 20155.
4. Approve the use of the revised Best Value Job Order Contract Request for Qualification package for Healthcare General Building, to prequalify contractors to propose on the Best Value Construction Contracts for Healthcare General Building.
5. Authorize the Director of the Project and Facilities Management Department to re-advertise for the prequalification of contractors seeking to bid for Best Value Job Order Contracts for Healthcare General Building.
6. Authorize the Director of the Project and Facilities Management Department to:
 - a. Approve the Request for Qualification shortlist for Healthcare General Building Job Order Contractors.
 - b. Approve a Request for Bids for Best Value Healthcare General Building Package, release the Request for Bids Best Value Healthcare General Building Package to the shortlisted job order contractors, issue any needed addenda or amendments to the Request for Qualifications Package and Request for Bids Package, and take all other necessary steps to obtain responsible and responsive job order contractors for Healthcare General Building, up to, but excluding, awarding a contract.

(Presenter: Don Day, Director, 387-5000)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Improve County Government Operations.

Operate in a Fiscally-Responsible and Business-Like Manner.

FINANCIAL IMPACT

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The recommended action will not result in the use of Discretionary General Funding (Net County Cost), as there is no cost associated with the solicitation to prequalify contractors.

BACKGROUND INFORMATION

On June 11, 2024 (Item No. 63), the Board of Supervisors (Board) adopted the two-step Best Value Construction Contract Procurement Procedures and Criteria pursuant to Public Contract Code (PCC) Section 20155(c), authorized the Project and Facilities Management Department (PFMD) to use the two-step Best Value Construction Contract Procurement Method, and approved the use and advertisement of the Best Value Construction Contract Request for Qualification package to prequalify contractors to propose on the Best Value Construction Contracts.

On July 25, 2024, PFMD received 27 bids across the six Best Value Job Order Contracting (JOC) categories: General Building, General Engineering, Mechanical, Healthcare General Building, Healthcare General Engineering, and Healthcare Mechanical. While the solicitation generated responses, the number and diversity of bids did not meet program expectations. Accordingly, PFMD recommends the Board reject all prequalification submittals and proceed with revised bid documents designed to encourage broader participation and enhance competitiveness.

To evaluate the effectiveness of these revisions, PFMD proposes re-advertising solely for the Healthcare General Building category. This targeted approach will provide valuable insights into what strategies are most effective and will guide improvements in future Best Value JOC program implementations.

Approval of this item will reject all prequalification submittals received on July 25, 2024 for the Best Value Construction Contract Request for Qualification and authorize PFMD, pursuant to PCC Section 20155 et seq., to utilize the two-step Best Value Construction Contract Procurement Method, also known as Best Value Job Order Contract (Best Value JOC) Procurement Method for healthcare general building. While prequalification submittals were originally received in July 2024, PFMD issued four addendums extending the prequalification selection deadline from July 2024 to May 2025 to allow the department additional time to evaluate its options and weigh the necessity of a continued pursuit of the Best Value JOC procurement for each of the six categories.

On May 5, 2025, PFMD issued a fifth and final addendum to cancel the Best Value procurement, finding the cancelation in the best interest of the County due to the limited responses received. After evaluation of the procurement, PFMD determined that implementation of the Best Value program would be most successful with a narrowed approach. As such, PFMD revised the procurement and documentation to launch a single focused category—healthcare general building.

On October 9, 2017, the State Legislature passed Senate Bill 793, which amended PCC Section 20155 to authorize counties to use the Best Value Job Order Contracting (Best Value JOC) Procurement Method. Best Value JOCs are individual annual contracts, with a maximum value of \$3,000,000 each, adjusted annually to reflect the percentage change in the California Consumer Price Index. Best Value JOCs may be extended for two subsequent one-year terms not to exceed \$6,000,000 over the two extended terms of the contract. Currently, PFMD utilizes Job Order Contracts for repair, remodeling, or other repetitive work at County owned facilities, but these current contracts are awarded solely on a low-bid basis that do not consider the

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experience or qualifications of an individual bidder. The Best Value JOC procurement method considers not only the amount of a bid but also the qualifications of a bidder, in order to obtain better quality contractors more likely to complete tasks in a time and cost-effective manner.

In order to utilize this procurement method, the County is required to comply with several State requirements. First, PCC Section 20155(c) requires the Board to adopt and publish procedures and criteria that PFMD will utilize when bidding and awarding Best Value JOCs. This step was completed on June 11, 2024 (Item No. 63).

Next, the Board may authorize the use of the Best Value JOC Procurement Method on a project-by-project basis if the Board determines that doing so will reduce project costs, expedite the completion of the project, or provide features not achievable through awarding the contract on the basis of the lowest bid price. PFMD recommends that the Board make such a finding in this instance for healthcare general building job order contracts.

If the Board approves the use of Best Value JOCs for healthcare general building then the next step would be for PFMD to release a Best Value Request for Qualification (RFQ) package to potential bidders, as required by PCC Section 20155.3. Those contractors wishing to bid for the Best Value JOCs for healthcare general building will complete a questionnaire contained in the RFQ and their responses will be evaluated and given a score based on an objective scoring criterion. Only those contractors whose RFQ packages score a certain point total will be eligible to bid for Best Value JOCs. PFMD recommends the Board approve the RFQ packet for healthcare general building, including questionnaire and objective scoring criteria, and authorize the Director of PFMD to release it to potential Best Value JOC bidders.

Approval of this item will also authorize the Director of PFMD to approve the shortlist of Best Value JOCs for healthcare general building, approve a Request for Bids Best Value healthcare general building package, and release that package to the shortlisted JOCs. PFMD will return to the Board for any contract award.

PROCUREMENT

Notice of Request For Quote for healthcare general building will be re-advertised on November 7, 2025. An in- person mandatory prequalification conference is scheduled for December 3, 2025, at 10:00 a.m. The deadline for request for clarification is December 12, 2025, at 5:00 p.m. The deadline to submit the prequalification packages is January 7, 2026, at 10:00 a.m. at PFMD, 620 South E Street, San Bernardino, CA 92415.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Kaleigh Ragon, Deputy County Counsel, 387-5455) on September 26, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on September 3, 2025; Project and Facilities Management (Ari Limoochi, Project Controls Manager, 387-5000) on October 6, 2025; and County Finance and Administration (Eduardo Mora, Administrative Analyst II, 387-4376) on October 17, 2025.

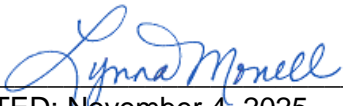
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Record of Action of the Board of Supervisors
San Bernardino County

APPROVED (CONSENT CALENDAR)

Moved: Joe Baca, Jr. Seconded: Curt Hagman
Ayes: Col. Paul Cook (Ret.), Jesse Armendarez, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: November 4, 2025



cc: File - Project and Facilities Management
MBA 11/6/2025