

ADDENDUM NO. 1
TO THE BID DOCUMENTS FOR THE
GENERAL BUILDING JOB ORDER CONTRACTS

The following changes and/or additions shall be made to the advertisement for bids. All other requirements of the bid documents shall remain the same. The Bidder shall acknowledge receipt of the addendum by inserting its number and date in the Bid Proposal.

Revised Bid Documents

1. Change the bid opening date to the following:

May 28, 2025, at 10:00 am

2. Replace Advertisement for Bids, No. 2, with the following:

FOR GENERAL BUILDING (GBJOC20), GENERAL ENGINEERING (GEJOC17), MECHANICAL (MJOC18) DEMOLITION / ABATEMENT (DAJOC3), HEALTHCARE GENERAL BUILDING (HCGBJOC3) and HEALTHCARE GENERAL ENGINEERING (HCGEJOC3): In order to be responsive, bidders are required to fill out and include with their Bid Proposal the “Job Order Contract Questionnaire”.

3. Replace Instructions to Bidders, Section P, with the following:

P. Job Order Contract Questionnaire

In order to be considered responsive, Bidders are required to fill out and include with their Bid Proposal the “Job Order Contract Questionnaire”.

4. Replace “Job Order Contract Experience Form” with the attached “Job Order Contract Questionnaire”.

Question and Answer:

Q1: Please provide a link to the Construction Task Catalog

A1: The construction Task Catalog has been uploaded to each JOC bid in ePro, <https://epro.sbcounty.gov/bsol/>.

Q2: During the presentation, it was mentioned that the slides and attendee list would be emailed to the mandatory pre-bid attendees. I just wanted to kindly follow up, as I haven’t received them yet. Could you please send me those documents?

A2: The presentation has been uploaded to the department's website, https://pfm.sbcounty.gov/wp-content/uploads/sites/99/Pre-Bid-Meeting_JOC.pdf.

Q3: Will the county assign a Project Manager to the Individual Job Orders or will the contractor work directly with the hospital facility Engineering Department?

A3: Project Managers will be assigned to all JOC Projects. Contractors will not work directly with hospital personnel.

Q4: Is the Contractor required to accept every Individual Job Order? Is there a penalty if an Individual Job Order is not accepted?

A4: The Contractor does not have the right to refuse to perform any task or any work in connection with a particular project. The Contractor agrees to prepare and submit a Job Order Proposal of Work in accordance with Section C in the JOC General Conditions.

Q5: Is a Rapid Response Factor required for Healthcare General Building? If not, will there be emergency work requested?

A5: There is no rapid response factor for the Healthcare JOC categories. Bidders are required to bid on the two (2) factors.

Q6: The Construction Task Catalog, Project Related Costs included in the Adjustment Factor includes an item for "sealing windows, doors, and other openings with plastic to contain construction dust and debris within the work area, or to protect existing surfaces". If ICRA requires more extensive or specialized containment measures (e.g., HEPA-filtered barriers, negative air machines, anterooms, or continuous monitoring), will the contractor be allowed to include additional work and materials as job costs outside of the Adjustment Factor?

A6: Yes, if specifications call for additional services beyond basic requirements then the contractor will be able to charge for it.

Q7: Will these projects have Construction Documents approved by HCAI/OSHPD and inspections by an IOR hired by San Bernardino County?

A7: Yes, all applicable project scopes will have OSHPD (now HCAI) approved plans, as required by California Public Contract code (CPCC), California Building Code (CBC), Department of Health Care Access and Information (HCAI/OSHPD), HCAI Policy Intent Notices (HCAI PIN) and can Code Application Notice (CAN) and applicable standards by the Freer manual. HCAI exempt scope will be reviewed by the local authority having jurisdiction.

Q8: Will any of the projects require Pre-Con?

A8: All projects will have a job walk once the project has been assigned.

Q9: We attended the prebid meeting for the JOC on 4/30, and I wanted to see if there was a link for the meeting notes or presentation.

A9: The presentation has been uploaded to the department's website, https://pfm.sbcounty.gov/wp-content/uploads/sites/99/Pre-Bid-Meeting_JOC.pdf.

Q10: We would like to request clarification regarding the required amounts for the initial Performance and Payment Bonds for Project GBJOC20.

The General Conditions reference bonding in the amount of the "Potential Maximum Contract Value." However, in prior years, the initial bond requirements were limited to \$1 million, despite the larger contract capacity. Our bonding company has expressed concern about issuing bonds for the full \$4.9 million potential contract value at the outset.

Could you please confirm whether the County intends to require bonds for the full potential maximum amount initially, or if it will follow the previous practice of issuing an initial \$1 million bond, with increases as task orders are issued?

We appreciate your guidance so we can coordinate accordingly with our surety.

A10: The payment and performance bond is in the amount equal to one hundred (100%) of the potential maximum contract price.

Q11: Project No. HCGBJOC3, "Healthcare General Building" Contractor Job Order Contract Services for the set of two adjustment factors that bidders are required to provide, the weight for each Adjustment Factor is 50% for Zone 1 Factor 1, and 30% for Zone 1 Factor 2.

Could you confirm that this is correct?

A11: The Award formula for Healthcare General Building and Healthcare General Engineering has been updated to 60% for Zone 1 Factor 1, and 40% for Zone 1 Factor 2.

Q12: Does this mechanical engineer bidding need to possess both a C4 and C20 license or can it be one or the other?

A12: Yes, both C-4 and C-20 licenses are required for the Mechanical JOC category.

Q13: If we were awarded an Indefinite Delivery-Indefinite Quantity Construction contract through Sourcewell (IFB #CA-101723) but have not received contracted work, does this still qualify us to Bid?

A13: The experience requirement has been removed.

Q14: Can the required surety bond or bid bond be limited to the individual project value I am bidding on, rather than the full \$4 million program maximum?

A14: The bid bond is \$25,000. The payment and performance bond is in the amount equal to one hundred (100%) of the potential maximum contract price.

Q15: Is there an option for smaller contractors like myself to participate in the program under a limited capacity, such as through task orders under \$250,000

A15: All JOC contracts are only offered at the contract value stated in the bid documents.

Q16: Please clarify if the payment and performance bond needs to be the total contract value of \$4,900,000 or if the payment bond can be the value of each assigned project?

A16: The payment and performance bond is in the amount equal to one hundred (100%) of the potential maximum contract price.

Don Day, Director
Project and Facilities Management Department

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Project and Facilities Management Department
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<https://pfm.sbcounty.gov/>
DATE: May 16, 2025

Job Order Contract Questionnaire

1. If awarded a Job Order Contract, can you self-perform projects:

☐

Yes (Go to Question No. 2)

☐

No

2. List the types of scope that the Bidder can self-perform:

3. If awarded a Job Order Contract, can the general/prime contractor perform work in both Zone 1 and Zone 2:

☐

Yes

☐

No

4. For previously held Job Order Contracts, has the general/prime contractor refused any assigned projects:

☐

Yes

☐

No

☐

N/A