



County of Monterey

Item No.

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-280

June 10, 2025

Introduced: 4/25/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

- a. Adopt the Natividad Medical Center (NMC) 2025 Job Order Contracting (JOC) Construction Task Catalog, Technical Specifications and Project Manuals for JOC 2025, Project No. JOC Bid No. NMC 2025-01, and Bid No. NMC 2025-02; and
- b. Authorize advertising the "Notice to Contractors" in a newspaper of general circulation.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Adopt the Natividad Medical Center (NMC) 2025 Job Order Contracting (JOC) Construction Task Catalog, Technical Specifications and Project Manuals for JOC 2025, Project No. JOC Bid No. NMC 2025-01, and Bid No. NMC 2025-02; and
- b. Authorize advertising the "Notice to Contractors" in a newspaper of general circulation.

SUMMARY/DISCUSSION:

California Public Contract Code (PCC) Section 20128.5 provides that counties may award annual contracts for repair, remodeling, or other repetitive work to be done according to unit prices. This is commonly referred to as Job Order Contracting (JOC) and is typically done by developing a construction task catalog that is then competitively bid. Job Order Contracting improves economy and efficiency in completing many public improvement projects, including urgent and time sensitive projects.

In April 2013, the Board of Supervisors (Board) approved an Agreement between the County of Monterey (County) and The Gordian Group, Inc. to provide the County with a JOC System. The Gordian Group job order contracting system uses an extensive catalog of construction tasks and associated technical specifications containing over 260,000 individual items specifically designed for Monterey County. Per PCC Section 20128.5, the Board may award individual annual contracts which shall not exceed the statutory maximum contract value. Per PCC Section 20128.5, each awarded contract has a maximum contract value (MxCV) that is adjusted annually to reflect the percentage change in the California Consumer Price Index (CPI), for repair, remodeling, or other repetitive work to be done according to unit prices. The percentage change in the CPI is calculated and provided by the Department of Industrial Relations (DIR). Per DIR's annual determination, the MxCV for JOC contracts was increased from \$6,023,368 in 2024 to \$6,210,093 in 2025. County JOC specifications provide for a one (1) year term with \$25,000 worth of work guaranteed for each individual contract.

County JOC specifications require Contractors to provide a letter from a bonding company stating their ability to obtain Payment and Performance Bonds for the MxCV. NMC's staff recommends that Monterey County require the successful bidder to furnish a payment bond and a performance bond for approximately one hundred percent (100%) of the MxCV, each in the amount of \$6,210,093.

With the amount of capital projects slated for fiscal year (FY) 2025-26, it is recommended by the Gordian Group to advertise two (2) separate Job Order Contracts. Each contract would be awarded to two (2) separate contractors allowing NMC the option to use the alternate contractor if one of the contractors is deemed non-responsive or has poor performance. Any Job Order that would exceed \$1 million will be brought to the Capital Improvement Committee (CIC) prior to issuing the Notice to Proceed. The contracts will apply to eligible projects during FY 2025-26. The JOC contract will not exceed beyond a twelve (12) month contract for issuing job orders. Any capital and/or facilities maintenance repair project that enters FY 2025-26 will be budgeted after final approval by the Board.

OTHER AGENCY INVOLVEMENT:

County Counsel has reviewed and approved this Agreement as to legal form and risk provisions. Auditor-Controller has reviewed and approved this Agreement as to fiscal provisions.

FINANCING:

The 2025 Job Order Contracting (JOC) Program will consist of two (2) individual NMC Job Order Contracts, each with a not-to-exceed amount of \$6,210,093, for a combined total of \$12,420,186. All expenditures will remain within, and will not exceed, the FY 2025-26 proposed capital budget and future fiscal year budgets as approved by the Board of Supervisors.

Project funding will be sourced from NMC's Capital Reserve Fund. A license fee of five percent (5%) is payable to The Gordian Group only if and when a Job Order is issued to a JOC contractor. Additionally, the County may, as needed, utilize JOC Project Management services for an optional fee of 5.95%. All Gordian-related fees are included within the overall eligible project budgets.

This report has been supported by Natividad's Finance Committee and Board of Trustees on May 9, 2025.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The JOC program helps with providing efficient and effective hospital operations by allowing improved processing for smaller and more urgent projects. The JOC program projects include improvements to health and safety facilities. Provision of adequate County facilities and infrastructure improves the quality of life for County residents and supports economic development results.

- ☒ Economic Development
- ☒ Administration
- ☒ Health & Human Services
- ☒ Infrastructure
- ☒ Public Safety

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Approved by: Andrea Rosenberg, NMC Assistant Administrator, Operations & Support Services,
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Attachments: Natividad Medical Center 2025 Project Manual; Natividad Medical Center 2025
Construction Task Catalogs; Natividad Medical Center 2025 Technical Specifications; Notice to
Contractors

(Attachments on file with the Clerk of the Board)