



County of Monterey

Item No.

Board Report

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

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July 08, 2025

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Matter Type: General Agenda Item

- a. Adopt the County of Monterey 2025 Construction Task Catalogs, Job Order Contracting (JOC) 2025 - Roads & Bridges Project Specifications, JOC 2025 Emergency Response Work Project Specifications, JOC 2025 Traffic Striping and Signage Project Specifications, JOC 2025 - Facilities Large Capacity Project Specifications, JOC 2025 - Facilities Small Capacity Project Specifications and County of Monterey 2025 Technical Specifications for JOC 2025, Project No. JOC 2025, Bid No. Roads & Bridges 2025-01, Bid No. Roads & Bridges 2025-02, Bid No. Roads & Bridges 2025-03, Bid No. Roads & Bridges 2025-04, Bid No. Roads & Bridges 2025-05, Bid No. Roads & Bridges 2025-06 and Project No. JOC 2025, Bid No. Emergency Response Work 2025-01, Bid No. Emergency Response Work 2025-02, and Bid No. Emergency Response Work 2025-03, and Project No. JOC 2025, Bid No. Traffic Striping and Signage 2025-01, Bid No. Traffic Striping and Signage 2025-02, and Project No. JOC 2025, Bid No. Facilities-L 2025-01, Bid No. Facilities-L 2025-02, Bid No. Facilities-L 2025-03, and Bid No. Facilities-L 2025-04, Bid No. Facilities-L 2025-05 and Project No., JOC 2025, Bid No. Facilities-S 2025-01, Bid No. Facilities-S 2025-02, Bid No. Facilities-S 2025-03;
- b. Authorize the Director of Public Works, Facilities and Parks to advertise for bids in local newspaper publications for projects substantially similar to the Construction Task Catalogs, Technical Specifications and Project Specifications adopted by the Board of Supervisors; and
- c. Support lowest bid price as the basis of award for the 2025 JOC bids.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Adopt the County of Monterey 2025 Construction Task Catalogs, Job Order Contracting (JOC) 2025 - Roads & Bridges Project Specifications, JOC 2025 Emergency Response Work Project Specifications, JOC 2025 Traffic Striping and Signage Project Specifications, JOC 2025 - Facilities Large Capacity Project Specifications, JOC 2025 - Facilities Small Capacity Project Specifications and County of Monterey 2025 Technical Specifications for JOC 2025, Project No. JOC 2025, Bid No. Roads & Bridges 2025-01, Bid No. Roads & Bridges 2025-02, Bid No. Roads & Bridges 2025-03, Bid No. Roads & Bridges 2025-04, Bid No. Roads & Bridges 2025-05, Bid No. Roads & Bridges 2025-06 and Project No. JOC 2025, Bid No. Emergency Response Work 2025-01, Bid No. Emergency Response Work 2025-02, and Bid No. Emergency Response Work 2025-03, and Project No. JOC 2025, Bid No. Traffic Striping and Signage 2025-01, Bid No. Traffic Striping and Signage 2025-02, and Project No. JOC 2025, Bid No. Facilities-L 2025-01, Bid No. Facilities-L 2025-02, Bid No. Facilities-L 2025-03, and Bid No. Facilities-L 2025-04, Bid No. Facilities-L 2025-05 and Project No., JOC 2025, Bid No. Facilities-S 2025-01, Bid No. Facilities-S 2025-02, Bid No. Facilities-S 2025-03;
- b. Authorize the Director of Public Works, Facilities and Parks to advertise for bids in in local

newspaper publications for projects substantially similar to the Construction Task Catalogs, Technical Specifications and Project Specifications adopted by the Board of Supervisors; and
c. Support lowest bid price as the basis of award for the 2025 JOC bids.

SUMMARY:

Recommended actions include the adoption of the 2025 County of Monterey JOC Task Catalogs for the JOC 2025 contracts (2025 JOC Program), advertising for bids (2025 JOC Program) and support lowest bid price as the basis of award for 2025 JOC bids. The 2025 JOC Program consists of: six (6) Roads & Bridges, five (5) Large Capacity Facilities, and three (3) Emergency Response Work Job Order Contracts issued each for \$6,210,093; Three (3) Small Capacity Facilities Job Order Contracts in the amount of \$3,000,000 each and two (2) Traffic Striping and Signage Job Order Contracts, (subject to internal review) in the amount of \$2,000,000 each. Each Job Order Contract offers a minimum of \$25,000 worth of work that the Contractor has the opportunity to perform. The Facilities Small Capacity projects are being added to provide opportunities for smaller companies to participate in the JOC process, creating a more competitive bid atmosphere. Individual projects under the Facilities Small Capacity contracts would have a maximum not to exceed amount of \$1,000,000.

The JOC program will be an important tool to implement the FY 2025-26 5-year Capital Improvement Plan (CIP). Continuing these services is a crucial component for being able to properly deliver on the construction of projects in the CIP or emergency response to disaster events.

DISCUSSION:

California Public Contract Code Section (PCC) 20128.5 provides that counties may award annual contracts for repair, remodeling, or other repetitive work to be done according to unit prices. This process is commonly referred to as JOC and is typically done by developing a construction task catalog that is then competitively bid. JOC improves economy and efficiency in completing many public works projects, including urgent and time sensitive projects. The County's JOC program was initially approved and established by the Board of Supervisors (Board) on September 17, 2013 pursuant to Board Resolution No. 2013-305 - Resolution Approving the Job Order Contracting Policy Guidelines and Authorizing Issuance of Job Orders Pursuant to Job Order Contracting Policy Guidelines. Per Board Resolution No. 2013-305 approved on September 17, 2013 and revised August 13, 2015 per Board Resolution No. 2015-227, said Policy Guidelines apply to all County departments and agencies that process Job Order Contracts and authorize the following Department Heads to process and approve Job Orders under JOC:

Director of the Public Works, Facilities and Parks Department (PWFP);
Chief Executive Officer of the Natividad Medical Center (NMC); and
Director of Information Technology Department (ITD).

In April 2013, the Board approved an Agreement between the County of Monterey and The Gordian Group, Inc. to provide the County with a JOC System. The Gordian Group, Inc. JOC 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 a minimum of \$25,000 worth of work that the Contractor has the opportunity to perform for each individual contract.

As was approved last year, for Facilities' Bids, staff recommends that the County require the successful bidders to furnish an initial payment bond and a performance bond for \$3,105,047 (approximately Fifty Percent [50%] of the MxCV) for Facilities Large Capacity contracts, and \$1,000,000 for Facilities Small Capacity contracts. If the aggregate Job Orders issued under the awarded contract exceeds these amounts an increase in the Payment and Performance bonds will be required in an amount not less than One Hundred Percent (100%) of the Maximum Contract Value (\$6,210,093 and \$3,000,000, respectively). At no time may the sum of the issued Job Orders exceed the amount of the Payment and Performance bonds. The successful bidders are required to provide a letter from the bonding company stating their ability to obtain Payment and Performance Bonds for the Maximum Contract Value. The initial bonding requirement for Roads & Bridges, Emergency Response Work, and Traffic Striping and Signage Contracts remains set at One Hundred Percent (100%) of the MxCV. Bonds shall remain in force for the duration of the annual contract term and until completion of all outstanding Job Order(s).

Since its inception in 2013, the JOC program has proven of value to PWFP by improving economy and efficiency in completing several public works projects, including urgent and time sensitive projects. Since 2013, the County has issued 1,847 JOC projects totaling \$311,843,425 (including 939 Roads & Bridges projects totaling \$203,089,737 and 908 Facilities projects totaling \$108,753,688). The JOC Program has enabled the County to implement a higher volume of maintenance, repair, and remodeling projects which would otherwise not be possible due to limited project management staff time.

A five percent (5%) License Fee to utilize the JOC Program is payable to The Gordian Group, Inc. only when a Job Order is issued to a JOC Contractor. Optionally, as needed, the County may utilize JOC Project Management services for an additional 5.95% fee. The Gordian Group, Inc. fees are contained in the overall eligible project budgets.

A "Notice to Bidders" will be duly advertised in a newspaper of general circulation per PCC 20150.8. JOC 2025 contracts are anticipated to be awarded in September 2025. Specific eligible projects have not yet been identified.

The County's JOC procurement process requires the PWFP to first seek Board approval to adopt plans and specifications and advertise for bids followed by a second request for Board approval to award selected contractors on basis of lowest bid price. PCC 20128.5 requires Board approval to award contracts to selected contractors.

Local Preference

The County Board of Supervisors has expressed its support for hiring local contractors on County construction projects to keep County dollars local and encourage a high standard of workmanship. However, in the most recent reviews by FEMA staff, the “local field office” requirement was called into question. Thus, in this year’s JOC procurement, the requirement to have a local office at the time of bid has been removed. The requirement to perform work with not less than fifty percent (50%) of local workers remains in the JOC Specifications. PWFP staff will continue to encourage local contractors to bid on the JOC contracts, which is not in conflict with FEMA procurement standards.

Following the selection of successful bidders, PWFP recommends awarding six (6) separate Roads & Bridges Contracts, three (3) Emergency Response Work Contracts, two (2) Traffic Striping and Signage Contracts, five (5) Facilities Large Capacity Contracts, and three (3) Facilities Small Capacity Contracts, and to allow PWFP the option to use alternate contractors in the event that any of the selected contractors is/are deemed nonresponsive or has/have poor performance.

Per the County’s JOC Program policy, 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 FYs 2025-26 and 2026-27. The individual annual JOC contracts will be issued for a 12-month contract period. Any capital and/or facilities maintenance repair project that falls into the following fiscal year will be budgeted. PWFP will continue to provide quarterly JOC status reports to the CIC which would include scope, cost, schedule, source of previously appropriated/expended funds, and contractor evaluations.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel-Risk Management, and Auditor-Controller’s Office have reviewed and approved the Project Specifications as to form, insurance and indemnification, and fiscal provisions, respectively.

FINANCING:

The 2025 JOC Program would be active in FYs 2025-26 and 2026-27 (October 2025 through October 2026) and provide for nineteen (19) individual Job Order Contracts with a cap of \$6,210,093 for all but the two Traffic Striping and Signage and Facilities Small Capacity contracts, capped at \$2,000,000 and \$3,000,000 respectively, for a total of \$120,571,581. Expenditures will be within and not exceed the FY 2025-26 or FY 2026-27 Adopted Budgets. Funding for JOC projects, including applicable Gordian, is contained within the adopted FY 2025-26 budget allocations for various funds: Fund 404 - Capital Projects, Fund 002 - Road Fund, the respective County Service Area or County Sanitation District fund, and the individual department authorizing the project.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The JOC Program helps with providing efficient and effective government operations by allowing improved processing for smaller and more urgent projects. Monterey County has multiple documents to help identify and address critical infrastructure needs (Pavement Management Plan, Americans with Disabilities Act [ADA] Transition Plan, Facility Asset Report, Municipal Climate Action Plan, etc.). Taking these documents into account, a Five-Year Capital Improvement Program is adopted each

year to efficiently allocate resources for projects with budgets over \$100,000 to help sustain the infrastructure. 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.

X Economic Development

X Administration

X Health & Human Services

X Infrastructure

X Public Safety

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Approved by: Randell Ishii, MS, PE, TE, PTOE, Director of Public Works, Facilities and Parks

The following attachments are on file with the Clerk of the Board:

Attachment A.1 - JOC 25 R&B Proj Specs

Attachment A.2 - JOC25 ERW Proj Specs

Attachment A.3 - JOC25 R&B ERW CTC

Attachment A.4 - JOC25 R&B ERW Tech Specs

Attachment B.1 - JOC25 TSS Proj Specs

Attachment B.2 - JOC25 TSS CTC

Attachment B.3 - JOC25 TSS Tech Specs

Attachment C.1 - JOC25 FAC-L Proj Specs

Attachment C.2 - JOC25 FAC-L CTC

Attachment C.3 - JOC25 FAC-L Tech Specs

Attachment D.1 - JOC25 FAC-S Proj Specs

Attachment D.2 - JOC25 FAC-S CTC

Attachment D.3 - JOC25 FAC-S Tech Specs

Exhibit 1: Gordian General Terms Agmt

Exhibit 2: Contractor Evaluation

Exhibit 3: CDBG Std Provisions & Req

Exhibit 4: CalTrans LAPM 2023

Exhibit 5: FEMA Std Provisions & Req

Exhibit 6: County Cabling Specs

Exhibit 7.1: Notice to Bidders Eng