



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 07, 2026

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Current Status: Public Works, Facilities &
Parks - Consent

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Matter Type: General Agenda Item

- a. Adopt the County of Monterey 2026 Job Order Contracting (JOC) Construction Task Catalog (CTC), Technical Specifications and Project Specifications for Project JOC 2026 - Facilities Large Capacity (FAC-L), Bid Nos. FAC-L 2026-01, FAC-L 2026-02, FAC-L 2026-03, No. FAC-L 2026-04, FAC-L 2026-05, FAC-L 2026-06;
- b. Adopt the County of Monterey 2026 JOC CTC, Technical Specifications and Project Specifications for Project JOC 2026 - Facilities Small Capacity (FAC-S), Bid Nos. FAC-S 2026-01, FAC-S 2026-02, FAC-S 2026-03.
- c. Authorize the Director of Public Works, Facilities and Parks to advertise for bids in local newspaper publications for projects substantially similar to the CTCs, Technical Specifications and Project Specifications adopted by the Board of Supervisors.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Adopt the County of Monterey 2026 Job Order Contracting (JOC) Construction Task Catalog (CTC), Technical Specifications and Project Specifications for Project JOC 2026 - Facilities Large Capacity (FAC-L), Bid Nos. FAC-L 2026-01, FAC-L 2026-02, FAC-L 2026-03, No. FAC-L 2026-04, FAC-L 2026-05, FAC-L 2026-06;
- b. Adopt the County of Monterey 2026 JOC CTC, Technical Specifications and Project Specifications for Project JOC 2026 - Facilities Small Capacity (FAC-S), Bid Nos. FAC-S 2026-01, FAC-S 2026-02, FAC-S 2026-03.
- c. Authorize the Director of Public Works, Facilities and Parks to advertise for bids in local newspaper publications for projects substantially similar to the CTCs, Technical Specifications and Project Specifications adopted by the Board of Supervisors.

SUMMARY:

This report is one of two Board of Supervisors (Board) agenda items recommending adoption of the 2026 Job Order Contract (JOC) program. This report covers two JOC Project categories for Facilities Large Capacity (FAC-L) and Facilities Small Capacity (FAC-S). A separate report covers JOC Project categories for Public Works (Roads & Bridges, Emergency Response Work, Traffic Striping and Signage).

Recommended actions include the adoption of the 2026 County of Monterey (County) JOC Construction Task Catalogs (CTC) for the JOC 2026 contracts (2026 JOC Program), and

advertising for bids (2026 JOC Program). The 2026 JOC Program for Facilities consists of six FAC-L each in the amount of \$6,402,606, as well as three FAC-S JOCs, each in the amount of \$3,200,000.

The JOC program will be an important tool to implement the FY 2026-27 5-year Capital Improvement Plan (CIP). Continuing these services is a crucial component for being able to properly and efficiently deliver on the construction of projects in the CIP or emergency response to disaster events.

DISCUSSION:

Job Order Contract Program

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 CTC 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 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 JOCs 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 and The Gordian Group, Inc. (Gordian) to provide the County with a JOC System. The Gordian JOC System uses an extensive CTC and associated Technical Specifications containing over 260,000 individual items specifically designed for the 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 were increased from \$6,210,093 in 2025 to 6,402,606 in 2026.

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 \$3,201,303 (approximately 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 100% of the Maximum Contract Value (6,402,606 and \$3,200,000,

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 MxCV. Bonds shall remain in force for the duration of the annual contract term and until completion of all outstanding Job Order(s).

Summary of JOC Projects to Date

Since its inception in 2013, the JOC Program has proven of value to PWWP by improving economy and efficiency in completing several public works projects, including urgent and time sensitive projects. To date, the County has issued 1,107 JOC projects totaling \$315,762,732. 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 5% License Fee to utilize the JOC Program is payable to Gordian 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. Gordian fees are contained in the overall eligible project budgets.

Project Approvals and Bid Process

A "Notice to Bidders" will be duly advertised in a newspaper of general circulation per PCC 20150.8. JOC 2026 contracts are anticipated to be awarded in September 2026. Specific eligible projects have not yet been identified.

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

Following the selection of successful bidders, PWWP recommends awarding six FAC-L Contracts, and three FAC-S Contracts, and to allow PWWP 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 2026-27 and 2027-28. 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. PWWP 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.

Local Preference

The Board has expressed its support for hiring local contractors on County construction projects to keep County dollars local and encourage a high standard of workmanship. JOC Project Specifications require a contractor to perform work with not less than 50% of local workers and PWWP staff will continue to encourage local contractors to bid on the JOC contracts.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel, including Risk Management, and the 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 - FAC-L and FAC-S Projects would be active in FYs 2026-27 and 2027-28 (October 2026 through October 2027) and provide for nine (9) individual Job Order Contracts with a cap of 6,402,606 for the six FAC-L contracts and \$3,200,000 for three FAC-S contracts for a total of \$48,015,636. Expenditures will be within and not exceed the FY 2026-27 or FY 2027-28 Adopted Budgets. Funding for JOC projects, including applicable Gordian fees, is contained within the adopted FY 2026-27 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 GOALS:

The JOC Program helps with providing efficient and effective government operations by allowing improved processing for smaller and more urgent projects. The 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.

- Well-Being and Quality of Life
- Sustainable Infrastructure for the Present and Future
- Safe and Resilient Communities
- Diverse and Thriving Economy

Prepared by: John Snively, Administrative Operations Manager, (831) 759-6617

Reviewed by: Florence Kabwasa-Green, Chief of Facilities

Lindsay Lerable, Assistant Director of Public Works, Facilities and Parks

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-JOC26 FAC-L FAC- S CTC

Attachment B-JOC26 FAC-L FAC-S Tech Spec

Attachment C-JOC26 FAC-L Proj Spec

Attachment D-JOC26 FAC-S Proj Spec

Exhibit 1: Gordian General Terms Agreement

Exhibit 2: Contractor Evaluation

Exhibit 3: CDBG Standard Provisions & Requirements

Exhibit 4: Caltrans LAPM

Exhibit 5: Federal Standard Provisions & Requirements 2026

Exhibit 6: County Cabling Specifications

Exhibit 7.1: Notice to Bidders English

Exhibit 7.2: Notice to Bidders Spanish