



County of Monterey

Item No.43

Board Report

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

Legistar File Number: A 26-217

June 09, 2026

Introduced: 5/28/2026

Current Status: Public Works, Facilities &
Parks - Consent

Version: 1

Matter Type: BoS Agreement

- a. Approve and authorize the Director of Public Works, Facilities and Parks (PWFP) or designee to execute a Non-Standard Agreement between the County of Monterey and The Gordian Group, Inc. retroactive to June 7, 2026 (Agreement) and approve the recommendation of the PWFP Director to accept all non-standard provisions in the Agreement, including non-standard insurance provisions, to extend the Job Order Contract (JOC) program under Sourcewell Contract #010626-GCI through February 4, 2030 (Attachment A); and;
- c. Authorize the Director of Public Works, Facilities and Parks or designee to sign, subject to prior review and approval as to form by the Office of the County Counsel-Risk Management, future amendments to the Non-Standard Agreement to match any term extension of Sourcewell Contract #010626-GCI.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Director of Public Works, Facilities and Parks (PWFP) or designee to execute a Non-Standard Agreement between the County of Monterey and The Gordian Group, Inc. retroactive to June 7, 2026 (Agreement) and approve the recommendation of the PWFP Director to accept all non-standard provisions in the Agreement, including non-standard insurance provisions, to extend the Job Order Contract (JOC) program under Sourcewell Contract #010626-GCI through February 4, 2030 (Attachment A); and;
- c. Authorize the Director of Public Works, Facilities and Parks or designee to sign, subject to prior review and approval as to form by the Office of the County Counsel-Risk Management, future amendments to the Non-Standard Agreement to match any term extension of Sourcewell Contract #010626-GCI.

SUMMARY

The Department of Public Works, Facilities and Parks is one of the implementers of the Job Order Contracting (JOC) program for the County of Monterey (County). The County contracts with The Gordian Group, Inc. (Gordian) to provide the JOC system. The Gordian contract is procured through a cooperative award made by Sourcewell (formally National Joint Powers Association). The previous cooperative Contract 050421-GCI has expired and the County must execute a new Agreement with Gordian under Sourcewell Contract 010626-GCI in order to continue the County's JOC Program.

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 Job Order Contracting (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.

On April 9, 2013, the Board of Supervisors approved Agreement No. A-12434 with Gordian to provide the County with a JOC system with an extensive catalog of construction tasks and associated technical specifications. Subsequent Sourcewell (formally National Joint Powers Association) Contracts #071415-GCI and #050421-GCI were utilized to continue the JOC program. Staff recommend services be continued under a new Agreement between the County and Gordian, procured through Sourcewell agreement Contract #010626-GCI. The resulting JOC construction task catalog and technical specifications must be updated annually to reflect changes in consumer prices indices and specifications and are used by the County to annually procure Job Order Contractors per California Public Contract Code Section (PCC) 20128.5.

The JOC program currently provided to the County by The Gordian Group, Inc. is referred to as the JOC Complete Solution®, which includes assistance with developing each job order from identification to job order issuance.

In addition to job order development services, the County has identified the need for The Gordian Group, Inc. to provide the JOC Complete Solution *Plus*™ option, which includes construction management services to manage job orders from job order issuance to completion of the punch list to job order close-out, construction estimating services, and project budgeting and planning, on a project by project basis as requested by the County.

A five percent (5%) License Fee to utilize the JOC Program is payable to The Gordian Group, Inc. only if and 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.

To date, the County has issued 1,107 JOC Projects totaling \$315,762,732. The Gordian Group, Inc. License Fee and project management fees totaled \$15,158,483 or an overall average 4.8% of the total construction contract value to date. This fee is lower than the industry standard of ten percent (10%) for Construction Management fees.

Local Preference

The County Board of Supervisors has expressed its support for hiring local contractors on County construction projects to keep County dollars within the local economy and encourage a high standard of workmanship. The County's JOC construction contracts include a requirement to perform work with not less than fifty percent (50%) of local workers. Over the last four quarters, 100% of JOC projects have met or exceeded this threshold.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel-Risk Management and Auditor-Controller's Office have reviewed and approved this Agreement as to form, indemnification and insurance, and fiscal provisions, respectively. The Director of PWWP recommends the Board approve this Agreement with all revised terms and conditions.

FINANCING:

Funds for these services are contained within the approved budget allocations of each individual department that may choose to utilize the JOC services. Expenditures will depend on the actual services requested by individual County departments.

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:

The JOC Program provides critical infrastructure work necessary to ensure the proper operation of County facilities and infrastructure, which contribute to improved quality of life for County residents.

- 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

Reviewed by: Florence Kabwasa-Green, Chief of Facilities

Luis Ochoa, Capital Improvement Manager

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

Attachments:

Attachment A - Gordian Agreement

(Attachments are on file with the Clerk of the Board)