



**EAST BAY REGIONAL PARK DISTRICT
FINANCE COMMITTEE
AGENDA STAFF REPORT**

DATE	February 28, 2024
TITLE	Job Order Contracting Quarterly Status Update
DIVISION	Acquisition, Stewardship, and Development
FROM	Ren Bates, Chief of Design & Construction Deborah Spaulding, Assistant General Manager of Finance and Management Services/CFO
APPROVED	Sabrina Landreth, General Manager

RECOMMENDATION

This is an informational item; no action is required.

BACKGROUND

The Job Order Contracting (JOC) program is a procurement method that provides an alternative to the design, bid, build process typically used for capital maintenance and repair projects. The Park District's determination of which projects to implement by staff and which projects to complete using outside contractors is independent from and unrelated to the Park District's use of the JOC program. The JOC method is used only for projects that the Park District has already determined are appropriate for contracting, typically due to the size and complexity of a project or staff capacity. Job Order Contracting plays a vital role in contracting for repair, renovation, refurbishment, and remodeling at the Park District.

The Gordian Group is under contract with the Park District to assist staff with the administration of the JOC program. The Gordian Group creates a construction task catalog based upon local material costs and prevailing wage labor rates and works with Park District staff to put this catalog out to bid. Contractors use the catalogue to competitively bid an "adjustment factor." Once the construction contracts have been awarded to the bidders with the lowest possible adjustment factor, the Gordian staff acts as representative for the Park District to solicit pricing from the contractors on approved projects via mandatory Joint Scope meetings, and reviews contractor proposals for accuracy. Gordian also assists the Park District with the JOC contract administration and communication with the JOC contractors throughout the completion of the construction process. Park District staff manages the construction of projects.

On January 17th, 2023, the Board of Directors awarded a round of JOC contracts which included eight contracts with a maximum value of \$2,000,000 each: three to "A" General Engineering contractors, three to "B" General Building contractors, and two to "A" General Paving contractors.

UPDATE

Under the January 2023 contract, ten projects have been completed, ten projects have had a Notice to Proceed issued or are in construction, and seven projects are being priced or having initial pricing reviewed. The project costs, program management services costs and cumulative cost to the Park District to-date are reflected in the attached Job Order List.

Ren Bates, Chief of Design & Construction will provide a presentation reviewing the status of job orders utilizing JOC contractors and give an update on the current round of contracts and the JOC program.

FISCAL IMPACT

Funding for each Job Order must come from the project budget, and Job Order Contracting procedure requires full project funding prior to issuance of Notice to Proceed.

ATTACHMENT

A. Job Order Project List 2-28-24