




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

DATE	April 9, 2025
TITLE	Job Order Contracting Quarterly Update
DIVISION	Acquisition, Stewardship, and Development
FROM	Ren Bates, Division Lead for Design and Construction Ken Wysocki, Assistant General Manager, Acquisition, Stewardship and Development
APPROVED	Sabrina Landreth, General Manager 

RECOMMENDATION

This is an informational item. No action 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 for projects that the district has determined are appropriate for contracting, typically due to staff capacity or the size and complexity of a project. Job Order Contracting plays a vital role in contracting for repair, renovation, refurbishment, and remodeling at the East Bay Regional Park District (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, then works with District staff to put this catalog out to bid. Contractors competitively bid an adjustment criteria figure based upon prices in the catalog, and contracts are awarded to the contractors with the lowest adjustment factor. Once the construction contracts have been awarded to the lowest responsible bidders, Gordian staff solicits pricing from the contractors on approved projects via mandatory Joint Scope meetings, and reviews contractor proposals, in collaboration with District Staff, for accuracy and compliance with the bid documents. Gordian also assists the Park District with the JOC contract administration and communication with the JOC contractors during the close out of job orders. 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. The term on these contracts are for one year, with the start date coinciding with the issuance of the notice to proceed for the first job order.

QUARTERLY REPORT UPDATE

With this round of contracts, 31 projects have been completed and 3 projects have had a Notice to Proceed issued or are in construction. The project costs, program management services costs, and cumulative cost to the District to date are reflected in the attached Job Order List.

Additionally, the next round of JOC contracts has been bid and bids were received on March 6, 2025. This round of contracts will be coming to the Board for authorization of award on April 15, 2025.

Ren Bates, Division Lead for 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.

ATTACHMENTS

A. 2023/2024 Job Order List