



**EAST BAY REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING
AGENDA STAFF REPORT**

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|-----------------|---|
| DATE | April 15, 2025 |
| TITLE | Authorization to Award Job Order Contracts JOC-039, -040, -041, -042, -043, -044, -045, -046, and -047 to GradeTech Inc.; Mark Scott Construction, Inc.; Teichert Construction; MIK Construction, Inc.; Angeles Contractor, Inc.; Rodan Builders, Inc.; and Granite Rock Company: District-wide |
| DIVISION | Acquisition, Stewardship, and Development |
| FROM | Ren Bates, Division Lead of Design & Construction Ken Wysocki, Assistant General Manager of Acquisition, Stewardship & Development |
| APPROVED | Sabrina Landreth, General Manager  |

RECOMMENDATION

The General Manager recommends that the Board of Directors authorize the award of Job Order Contracts JOC-039, -040, -041, -042, -043, -044, -045, -046, and -047 to GradeTech Inc.; Mark Scott Construction, Inc.; Teichert Construction; MIK Construction, Inc.; Angeles Contractor, Inc.; Rodan Builders, Inc.; GradeTech Inc.; Teichert Construction; and Granite Rock Company, respectively, with each contract for a one-year period, for a minimum offered contract value of \$50,000 and a maximum contract value not to exceed \$2,000,000.

BACKGROUND

Job Order Contracting (JOC) is an alternative competitive procurement method intended to supplement the current procurement processes, whereby the East Bay Regional Park District (Park District) may award annual contracts for renovation, refurbishment, repair and remodeling projects. It is to be used by the departments currently authorized to contract for construction contracts. These departments include Design & Construction, Maintenance and Skilled Trades, Fire, and Operations. The Park District operates the JOC program consistent with Public Contract Code (PCC) section 20128.5 and by the Park District's Job Order Contracting Policy, Resolution No. 2019-05-111. Job order contracts are required to be competitively bid and awarded by the Board of Directors to the contractors that bid the lowest adjustment factors.

A JOC contract is akin to having an on-call general contractor who will perform work according

to an established set of unit prices with a competitively bid price factor applied. Job Order Contracts JOC-039, -040, and -041 are for “A” license work – “general engineering” type work including grading, paving, retaining wall construction, and utility repair and installation. Job Order Contracts JOC-042, -043, and -044 are for “B” license work – “general building” type work including roofing, HVAC, painting, and other tasks required for maintenance and renovation of building facilities. Job Order Contracts JOC-045, -046, and -047 are for “A” license work – “general paving” for paving repairs and replacement.

ANALYSIS

On February 7, 2025, the Park District put out a notice inviting bids for Job Order Contracts JOC-039, -040, -041, -042, -043, -044, -045, -046, and -047.

On March 6, 2025, a total of twenty-eight (28) bids were received and opened; thirteen for the “A” general engineering contracts, eight for the “B” general building contracts, and seven for the “A” general paving contracts. In summary, bidders submitted adjustment factors to be applied to the fixed unit prices that were included in the Construction Task Catalog. This Construction Task Catalog provides pricing for construction tasks including regional material prices and local prevailing wage rates. The Park District utilizes a consultant, the Gordian group, to generate this Construction Task Catalog as close to bidding as possible to provide most current pricing and costs. Contractors provide two adjustment factors; one for normal working hours and one for non-normal working hours. These factors are weighted, and an Award Criteria Figure (ACF) is calculated and provided as the basis of award. The Park District is awarding these contracts based upon the lowest ACFs. The bid summaries are as follows:

Table I “A” Licensing – General Engineering Bidders by order of lowest Award Criteria Figure

| JOC Contract # | CONTRACTOR | Award Criteria Figure (ACF)* |
|---------------------------|--|---|
| JOC-039 | GradeTech Inc. | 1.0680 |
| JOC-040 | Mark Scott Construction, Inc. | 1.0820 |
| JOC-041 | Teichert Construction | 1.0885 |
| | Angeles Contractor, Inc | 1.0902 |
| | Devaney Engineering, Inc. | 1.0920 |
| | Granite Rock Company | 1.1000 |
| | EE Gilbert Construction | 1.1095 |
| | Rodan Builders, Inc. | 1.1240 |
| | Aztec Consultants | 1.1425 |
| | SBAY Construction, Inc. | 1.1460 |
| | Finta Enterprises, Inc. | 1.1940 |
| | Ground Control, Inc. | Non-Responsive |
| | Kerex Engineering, Inc. | Non-Responsive |
| | *Basis for determination of lowest bidders | |

Table 2 “B” Licensing – General Building Bidders by order of lowest Award Criteria Figure

| JOC Contract # | CONTRACTOR | Award Criteria Figure (ACF)* |
|-----------------------|--|-------------------------------------|
| JOC-042 | MIK Construction, Inc. | 1.0820 |
| JOC-043 | Angeles Contractor, Inc | 1.0902 |
| JOC-044 | Rodan Builders, Inc. | 1.1240 |
| | Mark Scott Construction, Inc. | 1.1320 |
| | SBAY Construction, Inc. | 1.1460 |
| | Aztec Consultants | 1.1560 |
| | Staples Construction | 1.3795 |
| | PRO-EX Construction, Inc. | 1.4492 |
| | *Basis for determination of lowest bidders | |

Table 3 “A” Licensing – General Paving Bidders by order of lowest Award Criteria Figure

| JOC Contract # | CONTRACTOR | Award Criteria Figure (ACF)* |
|-----------------------|--|-------------------------------------|
| JOC-045 | GradeTech Inc. | 1.0680 |
| JOC-046 | Teichert Construction | 1.0885 |
| JOC-047 | Granite Rock Company | 1.0900 |
| | Apena Engineering | 1.0930 |
| | EE Gilbert Construction | 1.1095 |
| | Rodan Builders, Inc. | 1.1240 |
| | American Asphalt Repair | Non-Responsive |
| | *Basis for determination of lowest bidders | |

Staff has evaluated the bids and determined the above-referenced bidders to be responsive to the terms and conditions of the bid solicitation. Staff is recommending that the Board authorize the award of Job Order Contracts JOC-039, -040, -041, -042, -043, -044, -045, -046, and -047.

FISCAL IMPACT

The minimum and maximum contract values for each contract are \$50,000 and \$2,000,000, respectively. The \$50,000 minimum contract value requires the Park District to offer at least \$50,000 of work (Job Orders) to each JOC contractor. The \$2,000,000 maximum contract value is a not to exceed contract limit – the Park District is not immediately encumbering \$2,000,000 per contract. The contract value increases (up to \$2,000,000) as actual Job Orders are issued. The Park District has no obligation to offer Job Orders in excess of the minimum contract value.

Funding for Job Orders must be available in the associated project budget or operating funds before authorizing a Job Order and allowing work to begin.

ATTACHMENTS

None.



**EAST BAY REGIONAL PARK DISTRICT
RESOLUTION NO. 2025 – 4 -
APRIL 15, 2025**

AUTHORIZATION TO AWARD JOB ORDER CONTRACTS JOC-039, -040, -041, -042, -043, -044, -045, -046, AND -047 TO GRADE TECH INC.; MARK SCOTT CONSTRUCTION, INC.; TEICHERT CONSTRUCTION; MIK CONSTRUCTION, INC.; ANGELES CONTRACTOR, INC.; RODAN BUILDERS, INC.; AND GRANITE ROCK COMPANY: DISTRICT-WIDE

WHEREAS, the East Bay Regional Park District (Park District) Board of Directors adopted a Job Order Contracting Policy on September 5, 2017, by Resolution No. 2017-09-238 and updated on May 21, 2019, by Resolution No. 2019-05-111; and

WHEREAS, the Park District desires to continue a Job Order Contracting Program; and

WHEREAS, a notice inviting bids for Job Order Contracts JOC-039, -040, -041, -042, -043, -044, -045, -046 and -047 was published on February 7, 2025; and

WHEREAS, twenty eight (28) bids were received by March 6, 2025; and

WHEREAS, the bids of GradeTech Inc.; Mark Scott Construction, Inc.; and Teichert Construction are the lowest, responsive, and responsible bids for the performance of Job Order Contracts JOC-039, -040, and -041, respectively; and

WHEREAS, the bids of MIK Construction, Inc.; Angeles Contractor, Inc.; and Rodan Builders, Inc. are the lowest, responsive, and responsible bids for the performance of Job Order Contracts JOC-042, -043, and -044, respectively; and

WHEREAS, the bids of GradeTech Inc., Teichert Construction, and Granite Rock Company are the lowest, responsive, and responsible bids for the performance of Job Order Contracts JOC-045, -046 and -047, respectively;

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby awards Job Order Contracts JOC-039, -040, and -041, for the performance of work in accordance with the bid and contract documents to GradeTech Inc.; Mark Scott Construction, Inc.; and Teichert Construction, respectively, with each contract for a one-year period, for a minimum contract value of \$50,000 and a maximum contract value of \$2,000,000 as presented to the Board on April 15, 2025; and

BE IT FURTHER RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby awards Job Order Contracts JOC-042, -043, and -044, for the performance of work in accordance with the bid and contract documents to MIK Construction, Inc.; Angeles Contractor, Inc.; and Rodan Builders, Inc., respectively, with each contract for a one-year period, for a minimum contract value of \$50,000 and a maximum contract value of \$2,000,000 as presented to the Board on April 15, 2025; and

BE IT FURTHER RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby awards Job Order Contracts JOC-045, -046, and -047, for the performance of work in accordance with the bid and contract documents to GradeTech Inc., Teichert Construction, and Granite Rock Company, respectively, with each contract for a one-year period, for a minimum contract value of \$50,000 and a maximum contract value of \$2,000,000 as presented to the Board on April 15, 2025; and

BE IT FURTHER RESOLVED, that Park District staff will only assign Job Orders where an appropriated project budget or operating budget or identified funding source is available; and

BE IT FURTHER RESOLVED, that the General Manager is hereby authorized and directed, on behalf of the Park District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of this resolution.

Moved by Director _____, and seconded by Director _____, and adopted April 15, 2025, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT: