

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
TUESDAY, NOVEMBER 18, 2025**

MINUTE ORDER NO. 10

SUBJECT: GENERAL SERVICES - ESTABLISH JOB ORDER CONSTRUCTION CAPACITY AND AUTHORIZE THE DIRECTOR OF PURCHASING AND CONTRACTING TO ADVERTISE AND AWARD JOB ORDER CONTRACTS (DISTRICTS: ALL)

OVERVIEW

The County of San Diego (County), Department of General Services requests authority to establish \$175 million in Job Order Construction (JOC) capacity until exhausted, to execute approved capital and major maintenance repair and remodeling work. The County will use JOC authority for work budgeted for the Major Maintenance Implementation Plan (MMIP), minor capital remodels, and other general repairs and remodeling. The County advertises JOC contracts based on major maintenance and department forecasts of work with individual job orders issued under these contracts on an as-needed basis as County departments fund projects.

Authorizing additional capacity for JOC contracts advances several specific programs that the San Diego County Board of Supervisors (Board) has enacted. An emphasis on smaller, specialty JOC contracts creates opportunities for Small-Local Businesses to participate in County contracting, in line with Board Policy B-53, Small-Local Business Policy. Currently, 92% of the prime JOC contractors are small businesses and 69% are local to the San Diego area, which enables the prime contractor to use local subcontractors under the primary JOC contract. Additionally, as part of the Working Families Ordinance, the Board adopted amendments to Board Policy F-41, Public Works Construction Projects, on February 8, 2022 (17). These amendments require prospective bidders to pre-qualify for public works bids. Board Policy F-41, which will apply to the JOC contracts, ensures that contractors will meet a set of important standards, including labor mandates and prevailing wage requirements, before receiving County work.

The Board previously approved authority for \$150 million in JOC capacity on April 9, 2024 (12). The County needs additional capacity to award new JOC contracts next year as the authority is almost exhausted.

Typically, the County awards 12 to 16 JOC contracts annually, with an individual contract value ranging from \$2.5 million to \$6 million each, depending on expected workload under the MMIP. Departments issue project-based job orders against each of the contracts, depending on project scope. The average individual job order is approximately \$150,000 and is for trades such as roofing, heating/ventilation and air conditioning, renovations, fire protection, paving, and electrical work for County facilities. There are typically 150 to 175 active job orders annually.

Today's action requests the Board to authorize \$175 million in JOC capacity and to authorize the Director, Department of Purchasing and Contracting to advertise and award JOC contracts for capital, major, and minor maintenance programs, including unanticipated urgent work identified by County departments. The County's continued use of JOC contracts enables the County to obtain greater efficiency of delivery in scoping, contracting, repair, and renovation projects.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find that the proposed action is not subject to the California Environmental Quality Act (CEQA) under Article 5, section 15060(c)(3) of the State CEQA Guidelines because it is not a project as defined by section 15378.
2. Authorize the Director, Department of Purchasing and Contracting to advertise and award Job Order Construction contracts and to take any action, in accordance with Section 401, et seq., of the Administrative Code and Public Contract Code § 20128.5, with respect to Job Order Construction contracts and to amend the Job Order Construction contracts as needed to reflect changes to services and funding.
3. Designate the Director, Department of General Services as the County officer responsible for the administration of all contracts associated with job order contracting for the County of San Diego and authorize the Director, Department of General Services to execute any and all documents necessary for the implementation of all contracts associated with job order contracting.

EQUITY IMPACT STATEMENT

The approval to advertise and award Job Order Construction (JOC) contracts will enable the County to provide greater efficiency and speed of delivery in scoping, contracting, repair, and renovation projects. JOC contractors under current contracts are, themselves, all small businesses, and many meet the definition of Small-Local Business set forth in Board Policy B-53. Moreover, JOC contractors use Small-Local Business subcontractors and suppliers in the San Diego area, some of which may not have the insurance or bonding capabilities to participate as prime contractors. JOC contracts thereby provide opportunities for many Small-Local Businesses to either obtain County contracts directly or to gain experience working on County projects as subcontractors. Additionally, JOC contracts are essential to deliver repair, remodeling, and other repetitive work that ensures the safety and accessibility of public-facing County buildings that County residents access. This crucial function, which helps ensure continuity of County services at such facilities, has positive impacts on the diverse populations that the County serves.

SUSTAINABILITY IMPACT STATEMENT

Implementing effective sustainability objectives is crucial to ensuring safe and healthy communities and contributing to the overall success of the region. The authorization and award of Job Order Construction contracts will contribute to the County of San Diego's Sustainability Goals of engaging the community, providing equitable access to County services, transitioning to a green, carbon-free economy, and protecting the health and well-being of everyone in the region.

FISCAL IMPACT

There is no direct fiscal impact resulting from today's requested action. If approved, this request will result in the establishment of Job Order construction contracts totaling up to \$175 million in capacity. Funding for issuance of individual job orders under a contract is budgeted by departments for specific project requests and is included in current and future years' Operational Plans. There will be no change in net General Fund costs and no additional staff years.

BUSINESS IMPACT STATEMENT

Expenditures resulting from this action will create private sector jobs and economic opportunities in San Diego County. Contractors with which the County contracts through Job Order Construction (JOC)

contracts are overwhelmingly Small-Local Businesses, as that term is defined in Board Policy B-53. These JOC contractors, in turn, create economic opportunities for the many Small-Local Business subcontractors with which they partner on JOC contracts. To date, JOC contractors have used more than 500 subcontractors and suppliers in the San Diego area, many of whom may not have the insurance or bonding capabilities to participate as prime contractors on larger projects.

ACTION:

ON MOTION of Supervisor Montgomery Steppe, seconded by Supervisor Aguirre, the Board of Supervisors took action as recommended, on Consent.

AYES: Aguirre, Anderson, Lawson-Remer, Montgomery Steppe, Desmond

State of California)
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors



Signed
by Andrew Potter