

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
TUESDAY, MAY 19, 2026**

MINUTE ORDER NO. 12

SUBJECT: AUTHORIZATION TO ADVERTISE AND AWARD CONTRACTS VIA CONSTRUCTION MANAGER AT RISK, PROGRESSIVE DESIGN BUILD, DESIGN BUILD, AND JOB ORDER CONTRACTING DELIVERY METHODS (DISTRICTS: ALL)

OVERVIEW

The Construction Manager at Risk (CMAR), Progressive Design-Build (PDB), Design-Build (DB), and Job Order Contracting (JOC) delivery methods offer efficient, industry-proven approaches to public works contracting that deliver higher value, reduce risk, and improve project outcomes compared to traditional low-bid contracting. Unlike conventional low-bid contracting, which silos the designer and contractor and requires the County to select a contractor based solely on price, these methods integrate design and construction services or use competitively procured, pre-established pricing to streamline delivery. CMAR, PDB, and DB allow for best-value selection, enabling the County of San Diego (County) to consider factors beyond price, including sustainable building experience, safety record, and Small-Local Business participation, while JOC utilizes competitively awarded on-call contracts to deliver repair and renovation projects that are more accessible to Small-Local Businesses. Together, these delivery methods provide flexibility to address diverse project needs, accelerate project initiation and completion, reduce administrative burdens, and promote collaboration and accountability.

The County's past practice has typically been to approve construction projects multiple times. For capital projects, the Board approves the Capital Improvement Needs Assessment (CINA), a five-year plan of new construction or renovation projects. Next, the Board of Supervisors (Board) approves each project by allocating funding towards it, which is usually done as part of the Operational Plan approval each June. Finally, when staff are ready to publish a Request for Proposals, staff return to the Board for each project requesting authorization to use a selected delivery method (CMAR, PDB, or DB). The Board approved streamlining of that process in 2016 and again in 2021 with the authorization of the ability to advertise and award CMAR contracts up to \$10 million for a period of five years. Today's action requests the expansion of this authorization to include PDB and DB delivery methods and remove the qualifying criteria of \$10 million and five-year time limit. If today's request is approved, projects would be delivered more efficiently by providing staff the authority to select the type of delivery method and advertise and award those contracts in accordance with the Board approval of the project and funding, while maintaining oversight through the annual budgeting process and applicable Public Contract Code requirements. It is anticipated that this streamlining will shorten project timeframes by approximately four months. The Board will continue to maintain multiple touchpoints with capital and major maintenance projects through planning, budgeting, and project-specific actions when required, ensuring continuous oversight across all phases of project delivery. Accordingly, streamlining project-specific contract award approvals does not reduce Board oversight, but instead eliminates duplicative administrative steps. This streamlined approach does not alter any independent statutory requirements, including Board consideration of CEQA documents when applicable. Accordingly, approval is requested to authorize the Director of Purchasing and Contracting to advertise and award CMAR, PDB, DB, and JOC contracts consistent with State law, and to designate the Directors of General Services, Parks and Recreation, and Public Works to administer those contracts pursuant to Board Policy F-41.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find that today's 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 take any action authorized by Article XXIII, Section 401, et seq. of the Administrative Code, Public Contract Code Sections 20146, 22185 et seq., 22160 et seq. and 20128.5, and Board Policy F-41 to advertise, award, and amend any Construction Manager at Risk (CMAR), Progressive Design-Build (PDB), Design-Build (DB), and Job Order Contracting (JOC) contracts.
3. Designate the Director, Department of General Services, the Director, Parks and Recreation, and the Director, Department of Public Works as the County officers responsible for administering awarded CMAR, PDB, DB, and JOC contracts, as appropriate and pursuant to Board Policy F-41, and to execute any and all documents necessary for the implementation of awarded CMAR, PDB, DB, and JOC contracts.

EQUITY IMPACT STATEMENT

The requested authorization to expand and streamline the use of Construction Manager at Risk, Progressive Design-Build, Design-Build, and Job Order Contracting delivery methods enhance equitable access to County of San Diego's contracting opportunities. Streamlined procurement methods that incorporate best-value selection and inclusive contracting practices support efforts to dismantle barriers to economic opportunity and expand access for traditionally underserved businesses, including small-local firms. By reducing administrative delays while maintaining oversight and compliance with Board policies, moreover, this action promotes fair competition, broadens participation in public works projects, and advances more inclusive economic outcomes across all districts.

SUSTAINABILITY IMPACT STATEMENT

By reducing project delivery timelines and improving operational efficiency, this action supports the Sustainability goal of aligning available resources to maintain long-term fiscal stability and strategically investing in infrastructure that strengthens regional resilience.

FISCAL IMPACT

There is no direct fiscal impact as a result of today's requested action. Funding for Construction Manager at Risk, Progressive Design-Build, Design-Build, and Job Order Contracting projects are budgeted through the Capital Improvement Needs Assessment, Major Maintenance Improvement Plan, departments, or other related Board actions. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

Approval of the requested authorization to advertise and award Construction Manager at Risk, Progressive Design-Build, Design-Build, and Job Order Contracting delivery methods will have a positive impact on Small-Local businesses. By streamlining procurement processes and reducing project delivery timelines, the County of San Diego (County) will create more predictable and timely contracting opportunities for construction firms, consultants, subcontractors, and suppliers throughout the region. The use of best-value selection methods and on-call contracting mechanisms expands opportunities for qualified small-local businesses to compete and participate in County projects, including through subcontracting and specialty trade roles. Continued adherence to Board Policy B-53,

Small-Local Business Policy requirements and other inclusive contracting practices helps ensure that local firms-particularly small, emerging, and historically underutilized businesses-have meaningful access to County contracting opportunities. Overall, this action strengthens the local construction market, supports job creation, and promotes economic activity across all districts without imposing new regulatory burdens on the business community.

ACTION:

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

AYES: Aguirre, Anderson, Montgomery Steppe, Desmond

ABSENT: Lawson-Remer

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