



**BOARD OF SUPERVISORS  
AGENDA LETTER**

**Agenda Number:**

**Clerk of the Board of Supervisors**  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Submitted on:**  
(COB Stamp)

**Department Name:** General Services  
**Department No.:** 063  
**Agenda Date:** February 10, 2026  
**Placement:** Administrative Agenda  
**Estimated Time:** N/A  
**Continued Item:** No  
**If Yes, date from:** No  
**Vote Required:** Majority

**TO:** Board of Supervisors  
**FROM:** Department Director(s): Kirk Lagerquist, Director  
Contact: John L. Green, Assistant Director  
**SUBJECT:** 25-26 Job Order Contracts Award for General Contractors; All Districts

DocuSigned by:  
Kirk Lagerquist  
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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** Risk Management and CEO  
Budget

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve the plans and specifications for typical work for the Job Order Contracts (JOCs) on file with the Capital Projects Division of the General Services Department; and
- b) Approve and authorize the Chair to execute the attached General Building Construction Job Order Contract A, with an initial guarantee only to receive the opportunity to perform Job Orders during the Term of the Contract, and with a potential Maximum Contract Value of up to \$2,500,000.00, with Quincon Inc., the lowest responsible bidder with an Award Criteria Figure (ACF) composite adjustment factor of 1.0004; and
- c) Approve and authorize the Chair to execute the attached General Building Construction Job Order Contract B, with an initial guarantee only to receive the opportunity to perform Job Orders during the Term of the Contract, and with a potential Maximum Contract Value of up to \$2,500,000.00, with JG Contracting, the next lowest responsible bidder with ACF composite adjustment factor of 1.0650; and
- d) Approve and authorize the Chair to execute the attached General Building Construction Job Order Contract C, with an initial guarantee only to receive the opportunity to perform Job Orders during the Term of the Contract, and with a potential Maximum Contract Value of up to \$2,500,000.00, with JG Contracting, the next lowest responsible bidder with ACF composite adjustment factor of 1.0650; and

- to \$2,500,000.00, with Newton Construction & Management, the next lowest responsible bidder with an ACF composite adjustment factor of 1.1460; and
- e) Authorize the Director of General Services, or their designee, to award the following categories of Job Orders under the aforementioned Three (3) JOCs (subject to the authorized contract limits, appropriation of funds for such Job Orders, and the provision in advance of adequate bonds and other security for completing each Job Order), and to take action with respect to the JOCs in accordance with, and within the limits prescribed by, the Public Contract Code, including, but not limited to, Section 20128.5, with respect to job order contracting: and
- i. Potential deferred maintenance projects identified in the FY 25-26 Capital Improvement Plan (CIP), and additional potential deferred maintenance projects that will be identified in the FY 26-27 CIP;
  - ii. Repair, remodeling, or other repetitive work eligible for job order contracting in accordance with Public Contract Code Section 20128.5 that has been included in a County department's approved annual budget; and
  - iii. Repair, remodeling, or other repetitive work eligible for job order contracting in accordance with Public Contract Code Section 20128.5 for which funding has been approved pursuant to a Budget Revision Request.
- f) Find that the proposed actions are administrative or other fiscal activities that do not involve commitment to any specific project, and therefore not a "project" under the California Environmental Quality Act (CEQA) pursuant to 14 CCR 15378(b) (4), (b)(5).

**Summary Text:**

The recommended actions are required to allow the County of Santa Barbara Job Order Contracting Program (JOC Program) to continue into its ninth year. General Services has successfully implemented Job Orders under Job Order Contracts on numerous projects and remains committed to continuing to manage the JOC Program. JOC accelerates project completion by streamlining the procurement process, making it ideal for maintenance, repair, and minor construction tasks requiring prompt action. The General Services Department recommends awarding the three Job Order Contracts listed above (Contracts) for the December 2025—December 2026 year (JOC Year) based on bids received and evaluated by General Services.

**Discussion:** A JOC is a competitively bid, firm fixed price contract that the County can use to complete countywide maintenance, repair, and renovation projects, including paving projects. The JOC Program utilizes unit pricing to reduce the level of effort for contract procurement time. While the unit pricing method of the JOC Program encompasses a wide variety of remodeling and repair work, individual job orders are issued under a JOC for a specific scope of work. At this time, General Services has received JOC bids and is prepared to award the Contracts to the aforementioned low bidders.

A Construction Task Catalog® (CTC) was developed by the Gordian Group, the consultants responsible for developing, implementing, and managing the JOC Program under the General Services Department's overall Project Management. Contractors were required to bid four (4) sets of adjustment factors to be applied to the unit prices in the CTC as follows (each set includes a factor for normal working hours and another for non-normal working hours):

1. General or court facility projects located in North County.
2. General or court facility projects located in South County.
3. Detention facility projects located in North County.
4. Detention facility projects located in South County.

**Background:**

On December 5, 2025, General Services opened three (3) bids for the General Building Construction JOC, of which J G Contracting, Newton Construction & Management, Inc., and Quincon Inc. were the three lowest bidders (Contractors) with ACF composite adjustment factors of 1.0004, 1.0650, and 1.1460, respectively. The recommended actions will award a JOC for the General Building Construction scope to each of the three contractors. Each Contract's Maximum Contract Value is set initially at \$2,500,000, with the ability to increase Maximum Contract Value of each Contract up to \$6,210,093.15, in accordance with Section 20128.5 of the California Public Contract Code, upon mutual agreement of the County and Contractor, provided that additional payment and performance bonds, as may be required by the County, are provided. Such JOC Program flexibility would facilitate deferred maintenance projects, including in connection with the jail deferred maintenance implementation plan currently being developed for the County's main jail facility in the South County, as well as other qualified projects.

As part of its project management services, General Services analyzes the option of project delivery via JOC in consultation with the requesting County departments. The projects under consideration are either included in the requesting department's approved budget, are developed as new projects with funding appropriations via Budget Revision Requests, or represent deferred maintenance projects in the queue for prioritization. While the annual projects which may be accomplished via JOC are not disclosed to the vendors at the time of bidding, consistent with Public Contracts Code requirements, the FY 25-26 CIP includes a listing of a portion of the County's deferred maintenance projects that may be completed via JOC under the Contracts and/or future contracts, with the exception of emergency projects, which are addressed on a case-by-case basis. The FY 26-27 CIP, which begins on July 1, 2026, will also include projects for which JOC Job Orders may be included under the Contracts.

The authority to proceed with a particular project under a JOC is limited by the availability of appropriated funding for such project. The County can award specific projects to any of the three JOC Contractors via Job Orders, each with a specified scope of work, may award any project to one JOC Contractor, and is under no obligation to order any work from any Contractor.

The recommended actions will authorize the Chair to execute the three (3) Contracts and will allow the FY 25-26 CIP and FY 26-27 CIP lists of deferred maintenance projects to be eligible for Job Orders under the Contracts, which Job Orders may be issued via purchase order by the Director of General Services during the JOC Year.

**Performance Measure:**

The JOC Contracts, as well as the subsequent award of individual project Job Orders thereunder, conform to the contractual standards, including performance requirements, of General Services, in accordance with Public Contracts Code and other governing regulations.

**Fiscal Analysis:**

Budgeted: The maximum contract value under the Job Order Contract (JOC) Program for Fiscal Year 2025–26 is not to exceed \$2,500,000 per General Contractor. Individual project budgets will be reviewed and approved prior to the issuance of each Job Order. Funding sources and authorized amounts may vary by project and will be identified at the time of award. The JOC Program is funded through approved budget allocations for individual projects, and no Job Order will be issued without confirmation of sufficient appropriations.

**Special Instructions:**

Provide one original of the board awarded document and a Minute Order to Daniel Contreras, 260 San Antonio Rd., Santa Barbara, CA, and email a copy to [dcontreras@countyofsb.org](mailto:dcontreras@countyofsb.org).

**Attachments:**

**Attachment A**-Job Order Contract with Quincon Inc.

**Attachment B**-Job Order Contract with JG Contracting

**Attachment C**-Job Order Contract with Newton Construction & Management

**Contact Information:**

Daniel Contreras  
Capital Division Manager, General Services  
[dcontreras@countyofsb.org](mailto:dcontreras@countyofsb.org)