Port of Stockton
CALIFORNIA

Port of Stockton

Pre-Bid Meeting
Job Order Contracting Services

Civil Site Work
Electrical
General Construction
Marine Construction

October 20, 2026

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Gordian’s Local Operations Team

- Carrie Roberts
  Regional Director | PacNorth

- Mandeep Singh
  Account Manager | PacNorth

- Monica Ratanpal
  Junior Account Manager | PacNorth

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Agenda

- **Introductions** (Complete)
- **Job Order Contracting (JOC) Overview**
- **Contract Specifics**
- **The Construction Task Catalog®**
- **The Adjustment Factors**
- **Submission Instructions**
- **Questions**

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JOC Overview

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JOC is Another Tool to Procure Construction Work

In-House Staff

Direct Quote

Construction Management (CM) at Risk

Design-Build

Design-Bid-Build

Job Order Contracting

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Job Order Contracting (JOC) Overview

Definition

- Firm Fixed Price, Competitively Bid, Indefinite quantity Contract
  - **Fixed Price:** Construction Tasks are based on preset costs in the Construction Task Catalog® (CTC)
  - **Competitively Bid:** Contractors bid Adjustment Factors to be applied to the Construction Task Catalog and Non-Prepriced Tasks
  - **Indefinite Quantity:** At the time of bidding, no projects are identified. There is an Estimated Annual Value.
- JOC is a performance based contracting system

Value

- Saves time and administrative costs on construction procurement
- Provides transparent and auditable procurement process
- Fundamentally different relationship for public construction procurement
  - Different type of incentive model
  - Non-adversarial relationship
  - All stakeholders have the same goal: to get the work done!

Bidding a Job Order Contract

PART 1

Bidding the Umbrella Job Order Contract

Port of Stockton Issues Job Order Contract Request for Bids → Contractors Submit Bids → Port Awards Umbrella Job Order Contract(s)

PART 2

Procuring Individual Projects

- Project A → Subcontracting Opportunities
- Project B → Subcontracting Opportunities
- Project C → Subcontracting Opportunities

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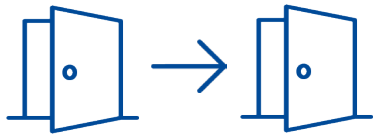
JOC Project Types

Alterations

Repairs

Renovations



Replacement in-kind

Time-sensitive projects

Emergency work

Maintenance

New construction

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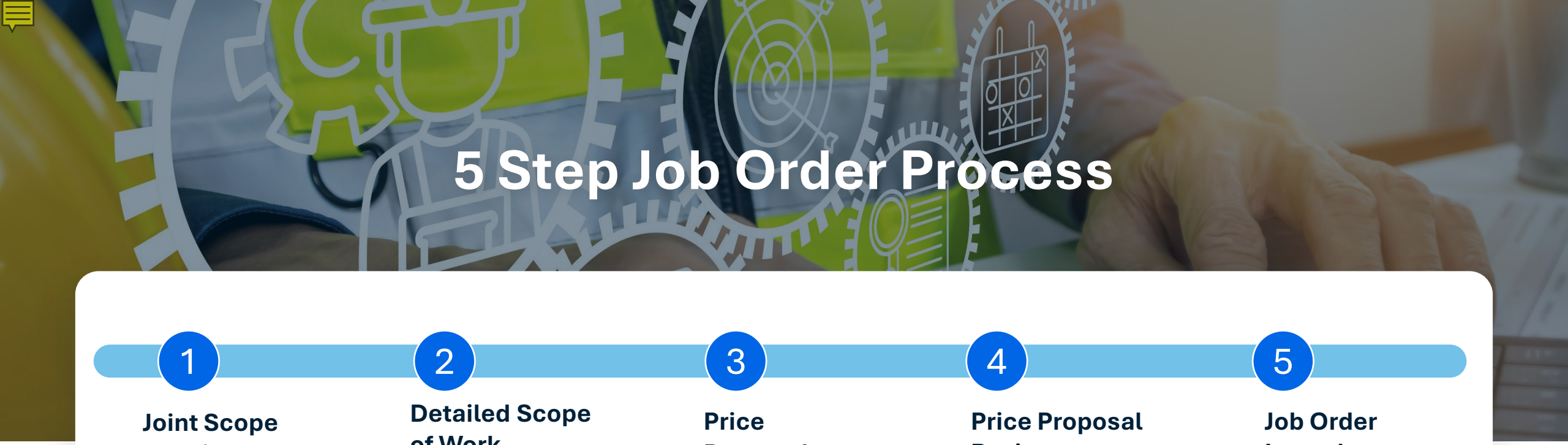

5 Step Job Order Process

1

Joint Scope Meeting

Gordian schedules a meeting at the site for those involved to discuss project and design details.

2

Detailed Scope of Work

Gordian assists the Port prepare a Detailed Scope of Work that describes the work the contractor will perform and issue the Request for Proposal to the Contractor.

3

Price Proposal

The contractor prepares a Price Proposal by selecting the appropriate task from Gordian's Construction Task Catalog® (CTC).

4

Price Proposal Review

Gordian reviews the Price Proposal to ensure the Contractor has selected the appropriate tasks and quantities and request changes where needed.

5

Job Order Issued

Once the Price Proposal is approved, the Port issues the Purchase Order.

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JOC Benefits for Contractors

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JOC Program Benefits for Contractors

- Opportunity for a Steady Flow of Work
- One bid response
- Project volume driven by performance
- Paid a unit price for every task performed
- Ability to collaborate on project scope
- Promote partnerships with the Port

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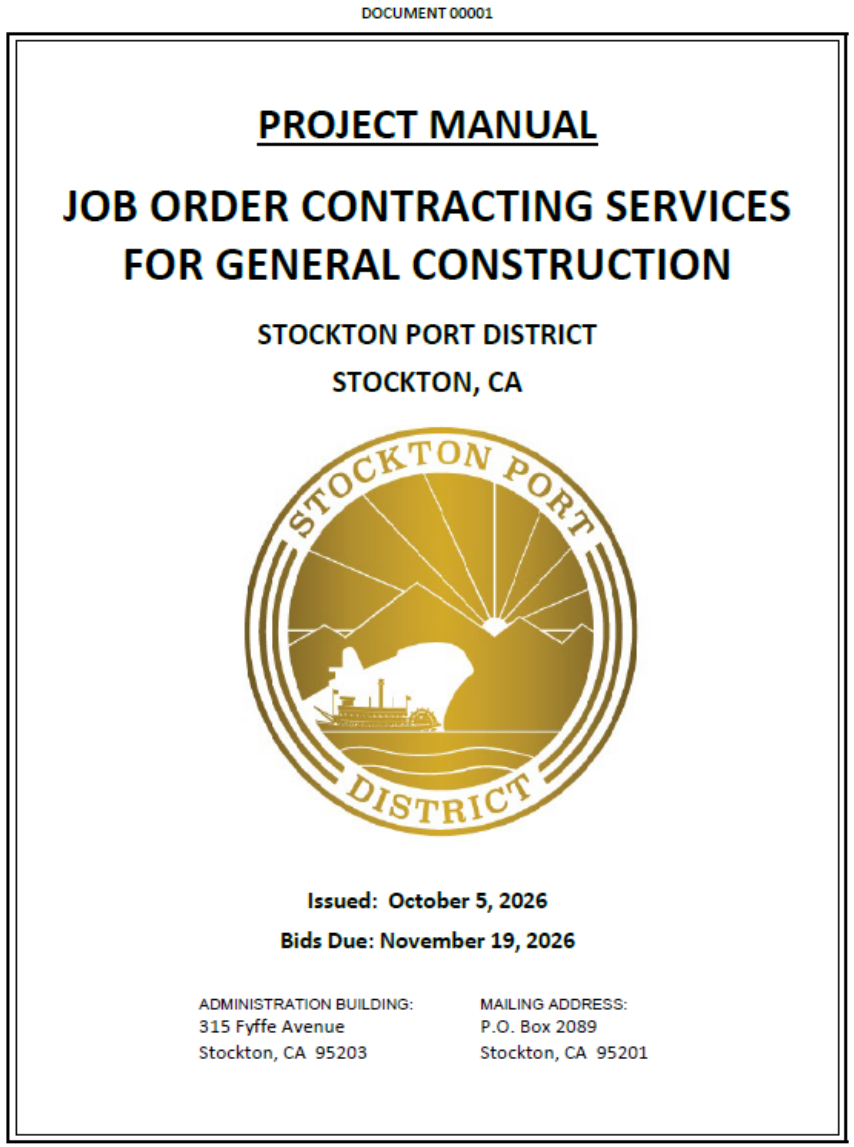
Contract Specifics

Project Manual



DOCUMENT 00001

PROJECT MANUAL

JOB ORDER CONTRACTING SERVICES FOR GENERAL CONSTRUCTION

STOCKTON PORT DISTRICT

STOCKTON, CA

Issued: October 5, 2026

Bids Due: November 19, 2026

ADMINISTRATION BUILDING:
315 Fyffe Avenue
Stockton, CA 95203

MAILING ADDRESS:
P.O. Box 2089
Stockton, CA 95201

- **Introductory Information**
  - TWIC Requirements
- **Bidding Requirements**
  - Advertisement
  - Instructions to Bidders
  - Bid Form
  - Non-Collusion Affidavit
  - Bidder Certifications
- **Contract Forms**
  - Agreement
  - Bonds
- **Conditions of the Contract**
  - General Conditions
  - Supplementary General Conditions
  - JOC Supplemental Conditions
- **General Requirements**
- **Technical Specifications**
  - Construction Task Catalog®
  - Technical Specifications

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Contract Specifics

- **Contract Term**
  - Base Term of Three-Years
  - (2) Option Terms of One-Year Each
  - Potential Contract Duration of (5) Years

- **Estimated Annual Value:** $10,000,000 across all awarded Contractors

- **Contract Award:** It is the intent of the Port to award a contract(s) to accomplish the Work described in the Contract Documents.

- **Required License:**
  - **General Construction =** Class “B” General Building Contractor License
  - **Electrical =** Class “C-10” Electrical Contractor License
  - **Civil Site Work =** Class “A” General Engineering Contractor License
  - **Marine =** Class “A” General Engineering Contractor License

- **TWIC Required for Service Providers:** Applies to all workers. Refer to Document 00015

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Contract Specifics

- **Performance and Payments Bond:** To be provided with applicable Job Orders. Cost of bonds to be included in the Adjustment Factors.
- **Changes in the Work:** Changes are Fixed Price from the Construction Task Catalog®
- **Self Performance Requirement:**

Self-Performance %	
General Construction	0%
Electrical	51%
Civil Site Work	51%
Marine	51%

- **Prevailing Wage Rates:** Applies to all Job Orders.
- **Liquidated Damages:** Determined on a Job Order-by-Job Order basis with a sliding scale
- **Annual Price Adjustment:** A new Construction Task Catalog® is issued on the Contract's anniversary date

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The Construction Task Catalog®

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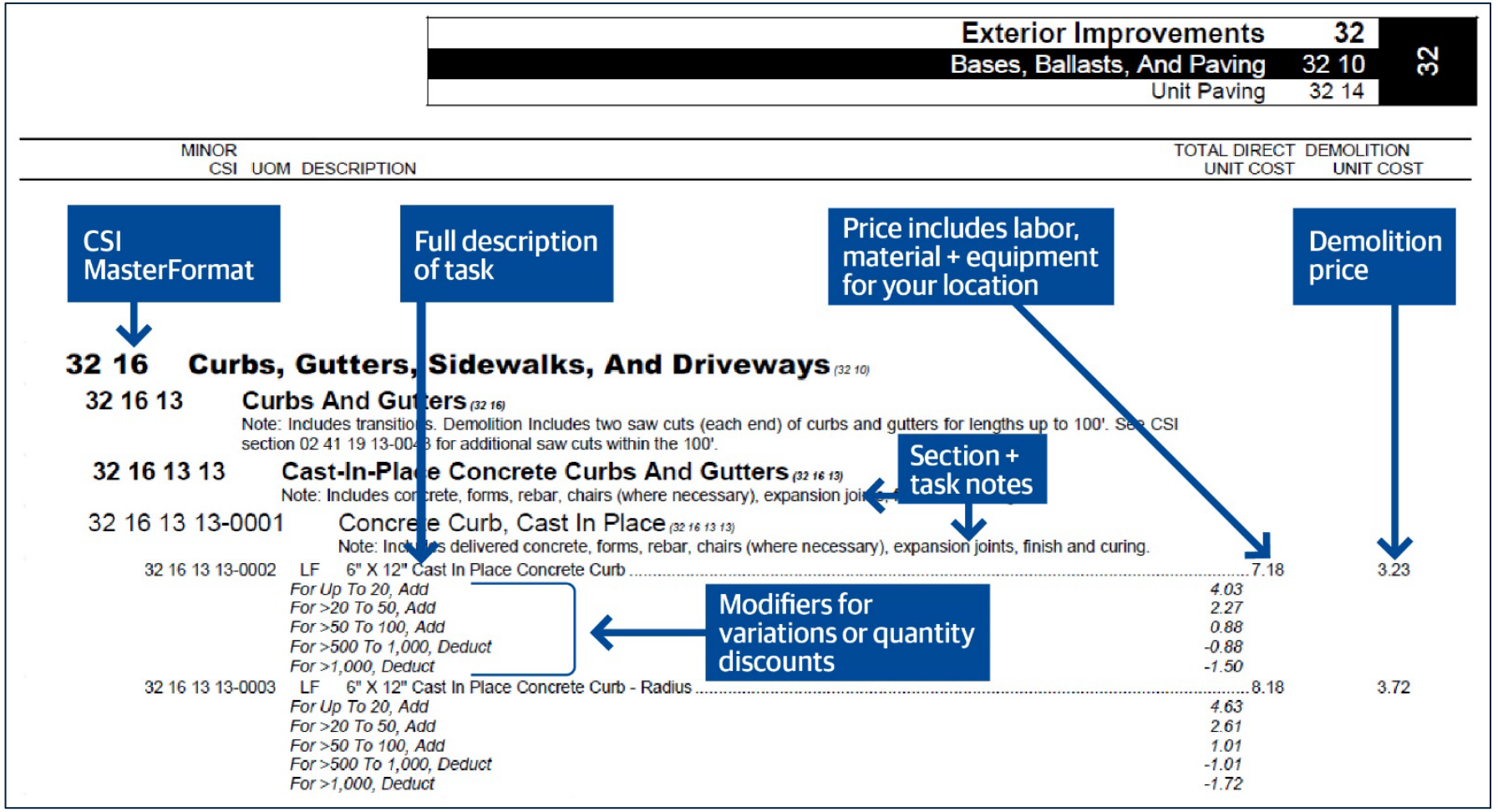
Construction Task Catalog®



General Rules of the Construction Task Catalog® (CTC):

Unit Prices:

Include labor, equipment and material.
Do not add labor to CTC tasks.

Are for complete and in-place construction.

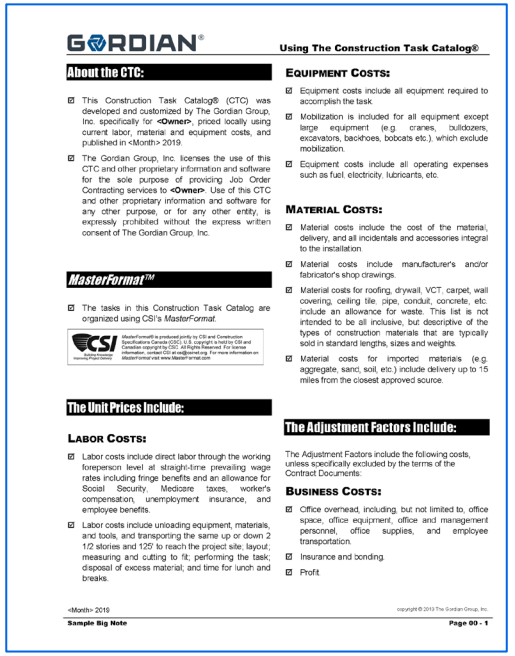
Include the cost of delivery to project site, unloading, storage and handling.
Delivery height is up to two stories.

Include all fasteners, bolts, anchors, adhesives, etc., for new work.

Include testing, calibration, balancing, etc., for new work.

Include sealant and caulk for tasks such as windows, doors, frames, countertops, etc.

Using the CTC



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Using The Construction Task Catalog®

About the CTC:

- This Construction Task Catalog® (CTC) was developed and customized by The Gordian Group, Inc. specifically for **<Owner>**, priced locally using current labor, material and equipment costs, and published in <Month> 2019.
- The Gordian Group, Inc. licenses the use of this CTC and other proprietary information and software for the sole purpose of providing Job Order Contracting services to **<Owner>**. Use of this CTC and other proprietary information and software for any other purpose, or for any other entity, is expressly prohibited without the express written consent of The Gordian Group, Inc.

MasterFormat™

- The tasks in this Construction Task Catalog are organized using CSI's *MasterFormat*.

CSI

MasterFormat® is produced jointly by CSI and Construction Specifications Canada (CSC). U.S. copyright is held by CSI and Canadian copyright by CSC. All Rights Reserved. For license information, please contact CSI at info@csinet.org. For more information on MasterFormat visit www.MasterFormat.com

The Unit Prices Include:

Labor Costs:

- Labor costs include direct labor through the working foreperson level at straight-time prevailing wage rates including fringe benefits and an allowance for Social Security, Medicare taxes, worker's compensation, unemployment insurance, and employee benefits.
- Labor costs include unloading equipment, materials, and tools, and transporting the same up or down 2 1/2 stories and 125' to reach the project site; layout, measuring and cutting to fit; performing the task; disposal of excess material; and time for lunch and breaks.

Equipment Costs:

- Equipment costs include all equipment required to accomplish the task.
- Mobilization is included for all equipment except large equipment (e.g. cranes, bulldozers, excavators, backhoes, bobcats etc.), which exclude mobilization.
- Equipment costs include all operating expenses such as fuel, electricity, lubricants, etc.

Material Costs:

- Material costs include the cost of the material, delivery, and all incidentals and accessories integral to the installation.
- Material costs include manufacturer's and/or fabricator's shop drawings.
- Material costs for roofing, drywall, VCT, carpet, wall covering, ceiling tile, pipe, conduit, concrete, etc. include an allowance for waste. This list is not intended to be all inclusive, but descriptive of the types of construction materials that are typically sold in standard lengths, sizes and weights.
- Material costs for imported materials (e.g. aggregate, sand, soil, etc.) include delivery up to 15 miles from the closest approved source.

The Adjustment Factors Include:

The Adjustment Factors include the following costs, unless specifically excluded by the terms of the Contract Documents:

Business Costs:

- Office overhead, including, but not limited to, office space, office equipment, office and management personnel, office supplies, and employee transportation.
- Insurance and bonding.
- Profit.

<Month> 2019

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Sample Big Note

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General Rules of the Construction Task Catalog® (CTC):

Additional Notes and Guidelines:

Demo price includes loading into truck or dumpster.

Within 125’ of the Site.

Dumpsters are a separate task. Hauling & Disposal are separate tasks.

If item demolished is part of different task, it will not be paid for separately.

Contractors are paid for installed quantities only. Waste is included in unit price.

Assembly prices take precedence over component pricing

14’ working height for all work except masonry.

4’ working height for masonry.

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General Rules of the Construction Task Catalog® (CTC):

Adjustment Factors Include Both Business Costs and Construction Costs

Contractors do not get paid separately for items included in the Adjustment Factor

Business Costs:	**Office Overhead**	**Bonds & Insurance**	**Job Order Development Services**
Construction Costs:	**Project Management and Supervision**	**Subcontractor's overhead and profit.**	**Gang boxes and storage containers for contractor's tools, equipment and materials.**

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JOC System License Fee

Each awarded Contractor is required to pay a JOC System License Fee on each Job Order.

- Consider as an Overhead cost to be included in the Adjustment Factors
- Not itemized separately on Price Proposals
- **1% of the Job Order Price**

This fee provides awarded Contractor with ongoing support from the Gordian team, including:

- Access to JOC Information Management System (JOC IMS), Construction Task Catalog® and other proprietary materials.
  - Most advanced cloud-based JOC technology and database in the marketplace
  - Project milestone price proposal tracking
  - Instant access to Tasks and prices; No need to search through old files and estimating books for costs
- Onboarding with JOC best practices and process training
- JOC IMS Software training
- Ongoing Support on the Contract, Job Orders, and JOC IMS Software

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Adjustment Factors

Adjustment Factors is the Proposal Component to Determine Lowest Price

Definition

An Adjustment Factor is a multiplier applied to the construction tasks in the Construction Task Catalog® or to Non-Prepriced Tasks.

Expressed as:

- An Increase to the Unit Prices: 1.1250
- A Decrease to the Unit Prices: 0.9500
- A “Net” No Adjustment to the Unit Prices: 1.0000

Pricing

Adjustment Factors include:

- **Normal Working Hours:** Monday to Friday, 7:00 a.m. to 5:00 p.m. Excludes Holidays.
- **Other than Normal Working Hours:** 5:01 pm to 6:59 am, Weekends, and Holidays
- **Non-Prepriced Adjustment Factor:** For Non-Prepriced Work

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Adjustment Factors

	NORMAL WORKING HOURS	OTHER THAN NORMAL WORKING HOURS	NON-PREPRICED
Weighting:	*70%*	*20%*	*10%*

Remember:

- Adjustment factors apply to all tasks in the Construction Task Catalog®.
- Adjustment Factors are to include the JOC System License Fee
- Adjustment Factors are weighted and will be used to calculate the Award Criteria Figure, which is used to determine the lowest bid.
- The ***Other Than Normal Working Hours*** Adjustment Factor **must be equal to or greater than** the ***Normal Working Hours*** Adjustment Factor.
- **The Non-Prepriced Adjustment Factor must be equal to or greater than 1.0000.**

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Non-Prepriced Formula

The JOC Supplemental Conditions contains the formula for determining the direct cost for Non-Prepriced Tasks:

3.3.2.1. The final price submitted for Non Pre-priced Tasks shall be according to the following formula:

For Non Pre-priced Tasks Performed with Contractor's own forces:

A = The hourly rate for each trade classification not in the Construction Task Catalog® multiplied by the quantity;

B = The hourly, weekly, or monthly rate for each piece of equipment not in the Construction Task Catalog® multiplied by the quantity;

C = Lowest of three independent quotes for all materials.

Total for Non Pre-priced Tasks performed with Contractor's own forces = (A+B+C) x the Non Pre-priced Adjustment Factor.

For Non Pre-priced Tasks Performed by subcontractors:

If the Non Pre-priced Task will be subcontracted, the Contractor must submit three independent quotes for the work. If three quotes are not available, less than three may be approved at the discretion of the Port upon the submission of a Letter of Justification from the Contractor to the Port.

D = Lowest of three subcontractor quotes

Total for Non Pre-priced Tasks x the Non Pre-priced Adjustment Factor.

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Adjustment Factors

Adjustment Factors determine the amount Contractors get paid for the work

	Unit Price	x	Quantity	x	Adjustment Factor	=	Total for Task
+	Unit Price	x	Quantity	x	Adjustment Factor	=	Total for Task
+	Unit Price	x	Quantity	x	Adjustment Factor	=	Total for Task
							Total Job Order Price

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Calculating the Adjustment Factors

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Calculating Adjustment Factors

What You Need

- **Scope of Work for Sample Project(s)**
- **Direct cost for self-performed work and subcontracted work**
- **Overhead costs and profit**
- **Final Project Costs (Example: $80,334)**

How to Calculate

- **Construction Task Catalog (CTC)**
- **Price historical project(s) from CTC selecting applicable tasks & quantities**
- **Calculate Total Job Order Price from the CTC (Sum of all the tasks)**
- **Calculate Adjustment Factor by Dividing Final Project Cost by the Total CTC Price**

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Calculating Adjustment Factors Example: **Office Renovation**

Partition Walls

- Demo existing walls back to the metal studs
- Install new walls with an STC rating no less than 47

Doors

- Demo existing door
- Install 3’6”x7’ Door and new hardware

Ceiling

- Demo existing 2”x4”suspendered ceiling
- Install new 2’x4” suspended ceiling

Flooring

- Demo existing flooring
- Install seamless flooring and rubber base

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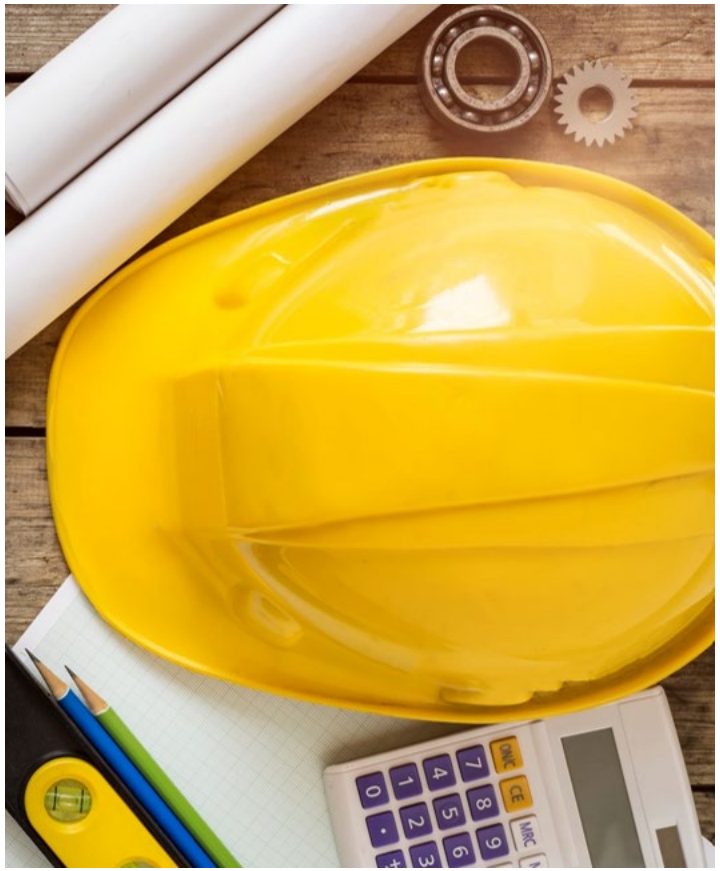
Calculating Adjustment Factors Example:
Calculate the Project Total for Sample Projects



Doors	$6,240.00
Partition Walls	$26,567.00
Ceiling	$16,598.00
Flooring	$16,987.00
Direct Cost (Self-Performed & Subcontracted)	$66,392.00
Overhead (10%)	$6,639.20
Subtotal (Direct Cost + Overhead)	$73,031.20
Profit (10%)	$7,301.12
Project Total (Direct Cost + OH + Profit)	**$80,334.32**

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Calculating Adjustment Factors Example:
Office Renovation – Sample Price Proposal

Category - Lighting

17	26 51 16 00-0041		EA	2 T8 Lamps, 2' x 4', Surface Mounted, Box Type Fluorescent Fixture						$357.96
					Quantity		Unit Price		Factor	Total
				Installation	0.00	x	389.91	x	1.1400 =	$0.00
				Demolition	8.00	x	39.25	x	1.1400 =	$357.96
18	26 51 19 00-0087		EA	2' x 2', 3,500 Lumens, 32 Watt, LED Edge Lite Panel (Sylvania PANELF1A/032UNVD840/22G/WH)						$1,922.40
					Quantity		Unit Price		Factor	Total
				Installation	8.00	x	210.79	x	1.1400 =	$1,922.40
Subtotal for Category - Lighting:										**$2,868.05**

Category - Paint Walls

19	09 91 23 00-0062		SF	1 Coat Primer, Brush/Roller Work, Paint Interior Plaster/Drywall Walls						$2,095.10
					Quantity		Unit Price		Factor	Total
				Installation	2,743.00	x	0.67	x	1.1400 =	$2,095.10
20	09 MO D0 00-0231	Mod	SF	For >2,500 To 5,000, Deduct						$-93.81
					Quantity		Unit Price		Factor	Total
				Installation	2,743.00	x	-0.03	x	1.1400 =	$-93.81
			Contractors Note:							
21	09 91 23 00-0064		SF	2 Coats Paint, Brush/Roller Work, Paint Interior Plaster/Drywall Walls						$4,252.75
					Quantity		Unit Price		Factor	Total
				Installation	2,743.00	x	1.36	x	1.1400 =	$4,252.75
22	09 MO D0 00-0231	Mod	SF	For >2,500 To 5,000, Deduct						$-218.89
					Quantity		Unit Price		Factor	Total
				Installation	2,743.00	x	-0.07	x	1.1400 =	$-218.89
			Contractors Note:							
Subtotal for Category - Paint Walls:										**$6,035.15**

Scan the QR code to see a sample proposal

Unit Prices in the Sample Price Proposal are for Example Purposes Only.

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Calculating Adjustment Factors Example:
Job Order Price from the Construction Task Catalog®

Doors	$5,912.59
Partition Walls	$27,456.62
Ceiling	$17,964.49
Flooring	$17,263.79
Total (No Adjustment – 1.0000)	**$68,597.95**

SAMPLE PRICE PROPOSAL IN MICROSOFT EXCEL

Job Order Price from the Construction Task Catalog® *(Job Order Pirce = Sum of Column Titled "CTC Tasl Total"Sum of Task Total Column)* **$0.00**

#	CSI Number	Task Description	Unit of Measure	Unit Price	Quantity	Adjustment Factor	CTC Task Total	Comments
1	09 29 10 00-0003	3-5/8" Metal Stud Framing	SF			1.0000	$0.00	
2	09 29 10 00-0038	5/8" Drywall	SF			1.0000	$0.00	
3	Modifier	For Qty Between 128 and 320 SF				1.0000	$0.00	
4	09 29 10 00-0038	Finish Drywall, Up to 10'	SF			1.0000	$0.00	
5	09 29 10 00-0056	Corner Beads	LF			1.0000	$0.00	
6	09 65 13 13-0011	Wall Base	LF			1.0000	$0.00	
7	09 91 23 00-0062	1 Coat Primer, Brush/Roller	SF			1.0000	$0.00	
8	09 91 23 00-0064	2 Coats Paint, Brush/Roller	SF			1.0000	$0.00	

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Calculating Adjustment Factors Example: **Total Proposed Cost**

Sample Only

A.	Project Cost Total (Direct Cost + Overhead + Profit)	$80,334.32
B.	Job Order Price From the Construction Task Catalog®	$68,597.50
	Adjustment Factor (A / B)	**1.1711**

***Sample Only**

Consider the CTC as the starting point at 1.0000 (No Adjustment)

Recommendation:

Prepare this calculation for more than one sample project
Price multiple projects of varying size and scope

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Project Details and Proposal Format

Attachment D: Schedule of Prices

SCHEDULE OF BID PRICES

Bidder shall set forth Adjustment Factors in legible figures in the respective space provided. Failure to submit all Adjustment Factors may result in the Proposal being deemed non-responsive. Bidder shall perform the tasks required by each individual Job Order using the following Adjustment Factors:

	Adjustment Factor Name	Adjustment Factor Bid	X Multiplier	= Total
1.	Normal Working Hours Adjustment Factor	1.1711	X 0.70	= 0.8198
2.	Other than Normal Working Hours Adjustment Factor	1.1950	X 0.20	= 0.2390
3.	Non-Prepriced Adjustment Factor	1.1800	X 0.10	= 0.1180
4.	Add all the Total amounts in the right column. **The Sum of these Total amounts is the Award Criteria Figure.**			= 1.1768

Sample Only

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Submission Instructions

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Submission Instructions

INSTRUCTIONS TO BIDDERS

Bids are requested by the Stockton Port District, a California Port District with municipal powers organized pursuant to Harbors and Navigations Code Sections 6200 et seq. ("Port"), for a general construction contract, or work described in general, as follows:

STOCKTON PORT DISTRICT
JOB ORDER CONTRACTING SERVICES FOR MARINE CONSTRUCTION

1. **RECEIPT OF BIDS:** Sealed Bids will be received by Port at Port's office (see paragraph 2 below) on **NOVEMBER 19, 2026, by 3:00 PM**. Port will accept Bids only from Bidders duly licensed in accordance with the California Business & Professions Code. Port will receive Bids in opaque sealed 10 inch x 13 inch envelope(s), containing the respective items described in Paragraph 6 below. All Bid envelopes will be time-stamped to reflect their submittal time. **Envelope shall be due by 3:00 PM.** Port shall reject all Bids received after the specified time and will return such Bids to Bidders unopened. Bidders must submit Bids in accordance with this Document 00200.

2. **CONTACT INFORMATION:** Sealed Bids shall be received at the **Port Administration Building, 315 Fyffe Avenue, Stockton, CA 95203.** The telephone number for Port is (209) 946-0246. The email address for Port Procurement is procurement@stocktonport.com.

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Submission Instructions

Document 00200, Article 6: Required Contents of Bids

- **Document 00400 – Bid Form**
- **Document 00411 – Bid Bond = $10,000**
- **Document 00420 – Bidder Registration**
- **Document 00481 – Non-Collusion Affidavit**
- **Document 00482 – Bidder Certifications**

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Final Considerations and Schedule

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Considerations

At the time of bid, the Port Cannot:

- Identify or commit to any specific project or location
- Identify or commit to any specific CTC tasks or quantities

Defined Term Contract has a three-year base term with (2) one-year options. Potential of a (5) five-year contract

Contract Value: Volume of Work is driven in large part by:

- Project Need
- Budget
- Contractor Performance

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Schedule

26. **SCHEDULE:** The Port has designated the following activities and dates as key to the project schedule. The Port reserves the right to modify the schedule at its own discretion.

Description	Date
Release to Public	Week of October 5, 2026
Mandatory Pre-bid Meeting	October 20, 2026
Contractor Questions Due	November 5, 2026
Final Response Addendum to Contractors	November 10, 2026
BIDS DUE	**November 19, 2026**
Notice of Intent to Award	November 23, 2026
Commission Meeting	December 7, 2026
Notice of Award	December 8, 2026
Contract Executed by	December 22, 2026

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Addenda & Question / RFI Submittal

8. **ADDENDA & QUESTION / RFI SUBMITTAL:** Bidders may submit questions / requests for information (RFI) regarding this bid by email to procurement@stocktonport.com **no later than 5:00 PM PST, NOVEMBER 5, 2026.** Port will not respond to questions regarding this bid received after the date and time noted above.

Responses to question and RFI submittals will be issued by Addenda posted to the Port's website www.portofstockton.com no later than **November 10, 2026**. Only questions answered by formal written Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect. It is the responsibility of all potential bidders to monitor the Port's website and ensure that all addenda have been retrieved by the bidder.

8.1. Addenda may also be issued to modify the Bidding Documents as deemed advisable by Port.

8.2. Addenda shall be acknowledged by number with signature in Document 00400 (Bid Form) and shall be part of the Contract Documents. A complete listing of Addenda may be secured from Port.

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Thank you!