

UNFINISHED BUSINESS

Bill No: SB 983
Author: Weber Pierson (D)
Amended: 8/12/26
Vote: 21

SENATE LOCAL GOVERNMENT COMMITTEE: 5-2, 4/29/26

AYES: Durazo, Arreguín, Ashby, Cervantes, Laird

NOES: Choi, Seyarto

SENATE FLOOR: 29-8, 5/26/26

AYES: Allen, Archuleta, Arreguín, Ashby, Becker, Blakespear, Cabaldon, Caballero, Cervantes, Cortese, Durazo, Grayson, Hurtado, Laird, Limón, McGuire, McNerney, Menjivar, Padilla, Pérez, Reyes, Richardson, Rubio, Smallwood-Cuevas, Stern, Umberg, Wahab, Weber Pierson, Wiener

NOES: Alvarado-Gil, Choi, Grove, Jones, Ochoa Bogh, Seyarto, Strickland, Valladares

NO VOTE RECORDED: Dahle, Gonzalez, Niello

ASSEMBLY FLOOR: Passed, 8/26/26

SUBJECT: San Diego Unified Port District: job order contracting: pilot program

SOURCE: San Diego Unified Port District

DIGEST: This bill authorizes the San Diego Port District to use the Job Order Contracting (JOC) method.

Assembly Amendments

- 1) Excludes district maritime and longshore operations from JOC,
- 2) Prohibits JOC being awarded for any new construction,

- 3) Prohibits contract for work that is protected by any collective bargaining agreements or memoranda of understanding,
- 4) Provides a job order contractor and subcontractor at every tier must comply with district's project labor agreements, as specified.

ANALYSIS:

Existing law:

- 1) Requires, via the Local Agency Public Construction Act, local agencies to invite bids for construction projects and award contracts to the lowest responsible bidder,
- 2) Establishes the San Diego Unified Port District for the acquisition, construction, maintenance, operation, development, and regulation of harbor works and improvements for the harbor of San Diego and for the promotion of commerce, navigation, fisheries, and recreation,
- 3) Requires the San Diego Unified Port District to comply with the specific public contracting requirements for port districts,
- 4) Authorize multiple agencies to use JOC, some state and some local, including counties, school districts, community college districts, the California State University system, and Caltrans.

This bill:

- 1) Allows, until January 1, 2037, the Port District to use JOC procurement authority,
- 2) To use this authority, the Port District must:
 - a) Not contract for work that is protected by any collective bargaining agreements or memoranda of understanding;
 - b) Comply with all collective bargaining agreements or memoranda of understanding; and
 - c) Competitively bid and award to bidders providing qualified responsible bids.

- 3) Limits JOC to repair, remodeling, or other repetitive work according to unit prices while prohibiting the use of JOC for district maritime and longshore operations.
- 4) No annual contracts may be awarded for any new construction.
- 5) Requires solicitations for a JOC must comply with the following requirements:
 - a) The Port District must prepare a set of solicitation documents for JOC. Documents must include a unit price catalog or other established unit prices;
 - b) An architect, engineer, consultant, or contractor retained by the district to assist in the development of the JOC solicitation documents must not be eligible to bid or participate in the preparation of the JOC bid; and
 - c) The Port District may award multiple JOCs in response to a single JOC solicitation.
- 6) Requires Port District to develop a system for evaluating and awarding JOC bids:
 - a) Port District must prepare a request for bids for JOC based on the solicitation documents and request sealed bids;
 - b) Each bidder must include in its bid one or more adjustment factors to the established unit prices;
 - c) Each bidder shall agree to identify any subcontractors to be used;
 - d) Port district must award the JOC, if any, to a bidder that the district determines is qualified and responsive;
 - e) A job order contractor and subcontractor at every tier must comply with the district's project labor agreements, as applicable; and
 - f) Port District may award any job order for repair or renovation work with a value equal to or less than \$250,000 to a job order contractor that is also a certified small business enterprise.
- 7) Provides that the maximum total dollar amount that may be awarded under a single JOC shall not exceed \$5 million dollars in the initial contract term of the JOC. No single job order may exceed \$1 million,

- 8) Provides that JOCs may be executed for an initial contract term of no more than 12 months and may be extended or renewed for two subsequent annual terms and a maximum of \$10 million over the subsequent two terms of the contract,
- 9) Prohibits work from being split or separated into smaller job orders for the purpose of evading the cost limitation provisions of this bill,
 - a) Except that district may award phased job orders when necessary to comply with environmental regulations, permitting requirements, tidal or seasonal construction windows, or other operational constraints.
- 10) Allows the amounts in the bill to be adjusted annually to reflect the percentage change in the California Consumer Price Index (CPI),
- 11) Provides that all work bid under JOCs shall comply with the Subletting and Subcontracting Fair Practices Act and is subject to all of the penalties and provisions set forth in that Act,
- 12) Requires, if a job order contractor chooses to use a subcontractor, the job order contractor to verify that the subcontractor possesses and maintains the appropriate licenses and credentials required,
- 13) Provides that, if the Port District, after conducting an administrative due process review, determines that there has been a violation of the Subletting and Subcontracting Fair Practices Act, including, but not limited to, bid shopping by the job order contractor, the Port District may terminate the job order contract, declare the contractor ineligible for future job order contracts for a period of time to be determined by the Port District, or withdraw authorization for the contractor to proceed with awarded work,
- 14) Requires a JOC to set forth in the general conditions of the JOC the party or parties responsible for seeing that existing law governing prevailing wages on public works projects is complied with, as specified.
- 15) Requires, for purposes of job order contracting, prevailing wages to apply to all work ordered under the JOC regardless of thresholds set forth in existing law governing prevailing wages on public works projects, as specified.
- 16) Requires the Port District to designate one individual to act as a monitor to inspect job sites for labor compliance violations at the request of the

designated labor representative in its project labor agreement,

- 17) Requires a JOC to be subject to a project labor agreement (PLA) between the district and the San Diego County Building and Construction Trades Council,
- 18) Requires, in order to prevent fraud, waste, and abuse, the Port District must prepare for each individual job order developed under a JOC an independent cost estimate. The estimate shall be prepared prior to the receipt of any job order contractor's estimate for the work and shall be compared to the job order contractor's estimate to determine the reasonableness of that estimate before issuance of any job order. If the Port District finds the job order contractor's estimate to perform work for a given job order to be unreasonable, not cost effective, or undesirable, the Port District may elect not to issue the job order to the job order contractor, and may, instead, utilize any other available procurement procedures or choose not to move forward with the work,
- 19) Requires the Port District to submit to the appropriate policy and fiscal committees of the Legislature, on or before January 1, 2035, a report on the use of JOC. The report must include:
 - a) A description of the Port District's system for evaluating JOC bids for award of JOCs, including, but not limited to, the criteria used by the Port District to determine a qualified and responsive job order contractor;
 - b) A description of each JOC the Port District awarded, and the contractor awarded the contract; and
 - c) An assessment of the use of job order contracting under this bill.

Background

Job order contracting (JOC). A JOC is a competitively bid, fixed price, indefinite quantity contract for the performance of minor construction, as well as the renovation, alteration, painting and repair of existing public facilities. A JOC is generally a multi-year contract that includes a base year and multiple "option years," and is awarded before the awarding agency has identified specific work that it needs the contractor to perform. Instead of bidding each project separately, the agency awards a JOC that identifies specific tasks and covers a range of recurring work, such as roofing, electrical work, plumbing, and painting, across facilities it owns.

A JOC is a fixed price agreement in that it is based upon specified charges contained in a Unit Price Book (UPB), which is prepared by the public agency or by independent commercial sources. The UPB sets forth detailed repair and construction tasks, including task descriptions, specifications, units of measurement, and unit prices for each task (“Unit Price” means the amount paid for a single unit of an item of work). This contracting method is intended to reduce costs and accelerate completion of smaller projects.

The Legislature has authorized multiple agencies to use JOC, some state and some local, including counties, school districts, community college districts, the California State University system, and Caltrans. California counties have had the authority to use JOC since 1983.

San Diego Unified Port District. The San Diego Unified Port District (Port District) was created by the Legislature to manage San Diego Bay and surrounding waterfront land on December 18, 1962. The Port of San Diego is the fourth largest of the 11 ports in California. The Port District includes five member cities – San Diego, Chula Vista, Coronado, National City, and Imperial Beach. The Port District currently oversees two maritime cargo terminals, two cruise ship terminals, 23 public parks, the Harbor Police Department and the leases of hundreds of tenant and subtenant businesses around San Diego Bay.

Existing law establishes the Port District as the trustee of public lands within San Diego Bay. The Port District was created for the acquisition, construction, maintenance, operation, development and regulation of harbor works and improvements, including rail and water, for the development, operation, maintenance, control, regulation, and management of the harbor of San Diego upon the tidelands and lands lying under the inland navigable waters of San Diego Bay, and for the promotion of commerce, navigation, fisheries, and recreation. A seven-member Board of Port Commissioners governs the Port District: one commissioner each is appointed by the city councils of Chula Vista, Coronado, Imperial Beach and National City, and three commissioners are appointed by the San Diego City Council.

Comments

According to the author, “SB 983 authorizes the Port of San Diego to utilize job-order-contracting (“JOC”) for their repair, remodeling, and repetitive work. The ability to utilize this contracting method will promote efficiency and flexibility in completing necessary maintenance projects.

Currently, when maintenance is needed on the Port's property, the Port must go out for competitive bidding for each individual project. This can result in major delays and can interrupt Port operations. This bill establishes a pilot program allowing the Port of San Diego to use the JOC procurement method, and sunsets the program in January 2037."

Special legislation. Section 16 of Article IV of the California Constitution prohibits special legislation when a general law can apply. SB 983 contains findings and declarations explaining the need for legislation that applies only to the Port of San Diego because of the unique and special circumstances surrounding the port.

FISCAL EFFECT: Appropriation: No Fiscal Com.: No Local: No

SUPPORT: (Verified 8/26/26)

San Diego Unified Port District (Sponsor)
Associated General Contractors-San Diego Chapter
San Diego Regional Chamber of Commerce
The Gordian Group

OPPOSITION: (Verified 8/26/26)

Western Electrical Contractors Association

Prepared by: Itzel Vargas / L. GOV. / (916) 651-4119
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**** **END** ****