GORDIAN®
Building knowledge

LOS ANGELES COMMUNITY COLLEGE DISTRICT

Job Order Contracting:

An Alternative Procurement Delivery Method

About Gordian

Leading provider of facility and construction cost data, software and expertise for all phases of the building lifecycle.

Significant industry contributions:

Creator of
Job Order Contracting (JOC)
process and data

Pioneer of **RSMeans data,** industry-standard cost estimating data

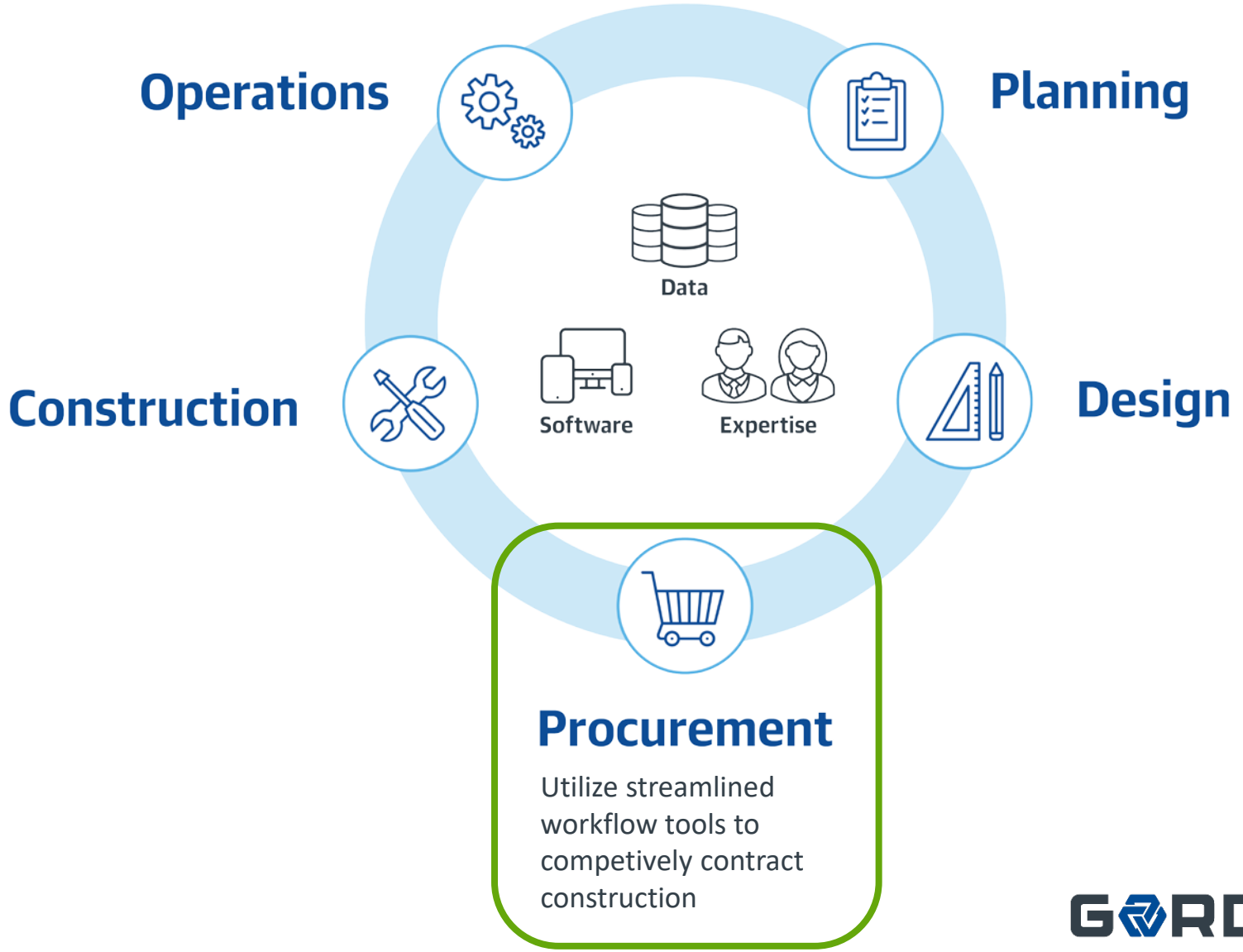
Developer of **Sightlines Facilities Intelligence Solutions** for facilities assessments and performance benchmarking

GORDIAN®

Data
Drive Meaningful Action

Software
Improve Workflows

Expertise
Deliver Results



GORDIAN®

Job Order Contracting

Definition

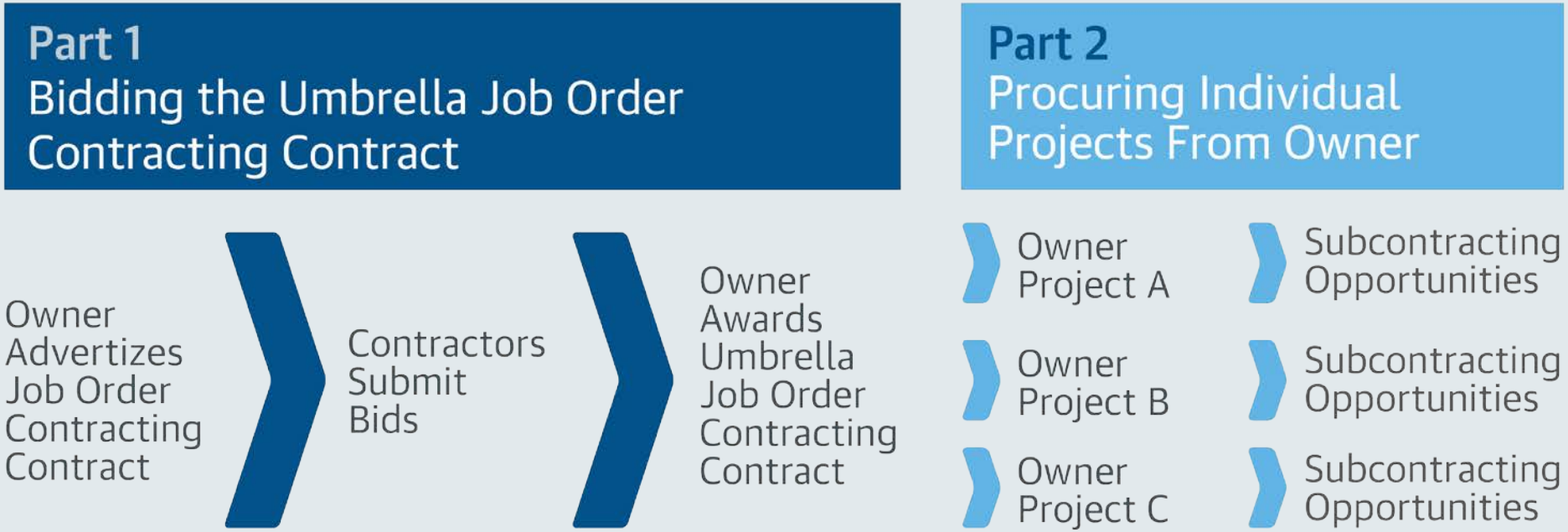
- Indefinite delivery/indefinite quantity process (IDIQ)
- Enable contractors to complete a substantial number of individual projects with a **single bid**
  - Under an Umbrella Contract
- Proposals based on competitively-bid, **preset priced tasks**
  - Construction Task Catalog (CTC)

Value

- Saves time and money
- Provides transparency and auditability

GORDIAN®

JOC is an Umbrella Contract



JOC Is an Umbrella Contract

- At time of RFQ, the District Cannot
  - Identify or Commit to any Specific Project or Location
  - Identify or Commit to any Specific CTC Tasks or Quantities
- One Year Base Term with Two One Year Option Extensions
- Estimated Minimum Contract Value ($25k)
- Maximum Contract Value (up to $10M over the life of the contract)
- Individual Job Orders
  - Minimum Project Size is $25K
  - Maximum Project Size is $1M
- Contractor Performance Drives Volume of Work

Why JOC Works For Contractors

- Good work is rewarded with more work
  - Profit is a function of volume
  - Volume is driven by performance
  - JOC provides a steady flow of work
  - Win a higher percentage of proposed projects
- Long-term relationship with LACCD
  - Good work is rewarded with more work
  - Develop or Sustain a partnership with LACCD
- Ability to leverage Subcontractor and Supplier relationships
- Ability to sell value, not just compete to be the lowest price

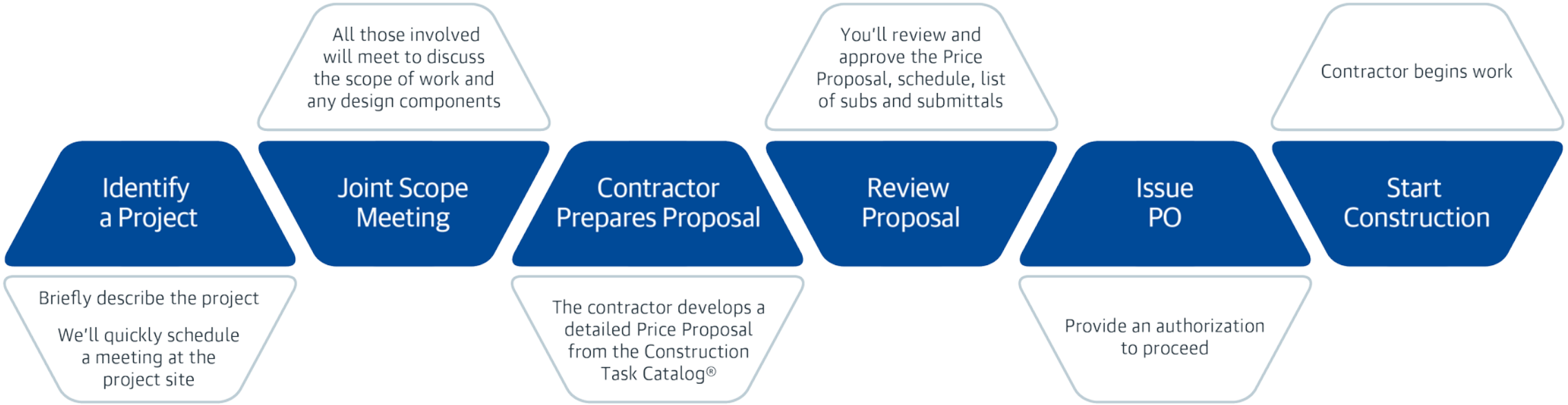
Why JOC Works For Contractors

- Reduced Risk
  - Fixed prices
  - No negotiations
  - Payment for every element of work performed
  - Ability to provide input during scope development
  - Eliminates quibbling over change orders
  - Reduced chance of claims
- Build bond capacity
- Larger presence and enhanced reputation in the local community

JOC Project Requirements

- PLA required per project
- Bonding on a per project basis
- CED (Community Economic Development) Certification
- Adherence to JOC Timelines as required
- Insurance
  - OCIP Enrollment for Build-LACCD Team projects
  - Owner’s Insurance Provided for District Facilities Team projects

The Process



- Joint Scope Meeting With the District, Contractor, Gordian AM and Others to define the Detailed Scope of Work & Review Existing Conditions
- Gordian AM & District Issues Request for Proposal for the Agreed Upon Detailed Scope of Work
- Proposal Development
- Proposal Review by Gordian AM & District PM
- Issuance of Job Order Contract Approvals

GORDIAN®

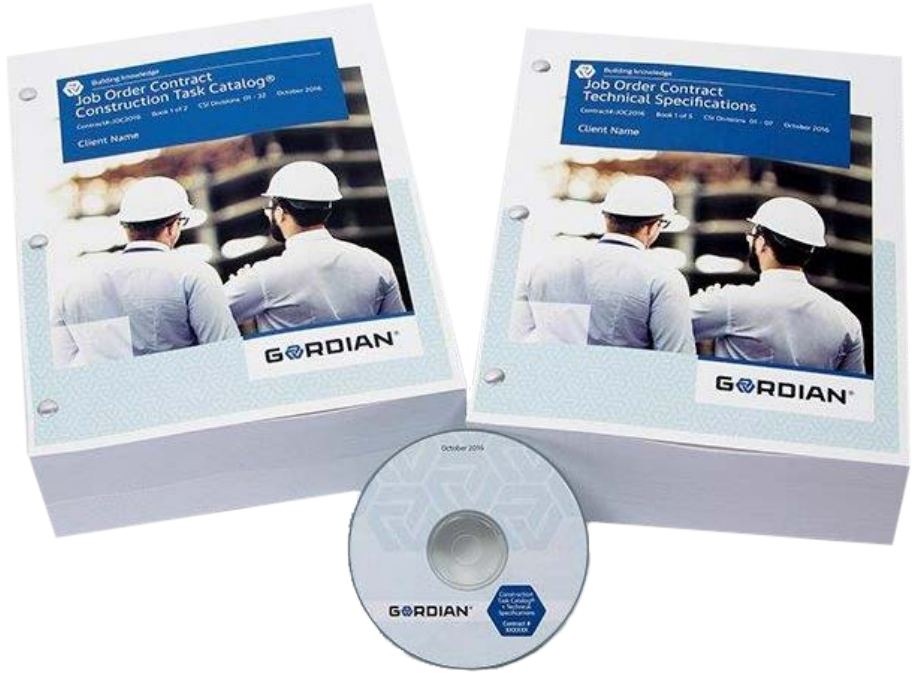
Los Angeles Community College District - JOC Timeline

Project Initiation to Joint Scope Meeting	→	3 – 7 Days
Joint Scope Meeting to RFP Issuance	→	1 Day
Proposal Development	→	1 - 2 Weeks
Proposal Review & Approval	→	1 Week
Job Order Document Approval	→	2 Weeks
Job Order Approval to Notice to Proceed	→	2 Weeks

Total Procurement Time - 6 to 8 Weeks

© 2020 The Gordian Group, Inc. All Rights Reserved.

The Contract Documents

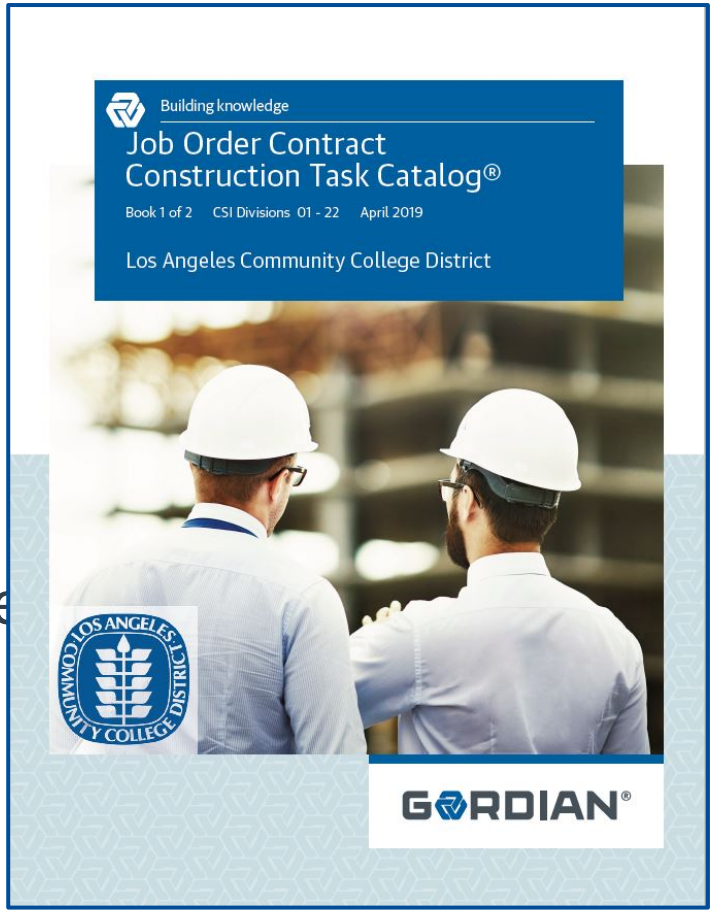


- LACCD Request for Qualifications
- LACCD General Conditions & Special Conditions
- The Construction Task Catalog®
- The Technical Specifications

The Contract Documents: Construction Task Catalog®

The Construction Task Catalog®

- Catalog of Pre-Priced Construction Tasks
- Organized by Construction Specifications Institute (CSI)
- Based on Local Labor, Material & Equipment Costs
- The tasks represent the “Scope of Work” for the contract
- Contractor must review and understand “Using the Construction Task Catalog®”
- Rules of the game
- Make sure you get paid for all appropriate tasks



GORDIAN®

The Contract Documents

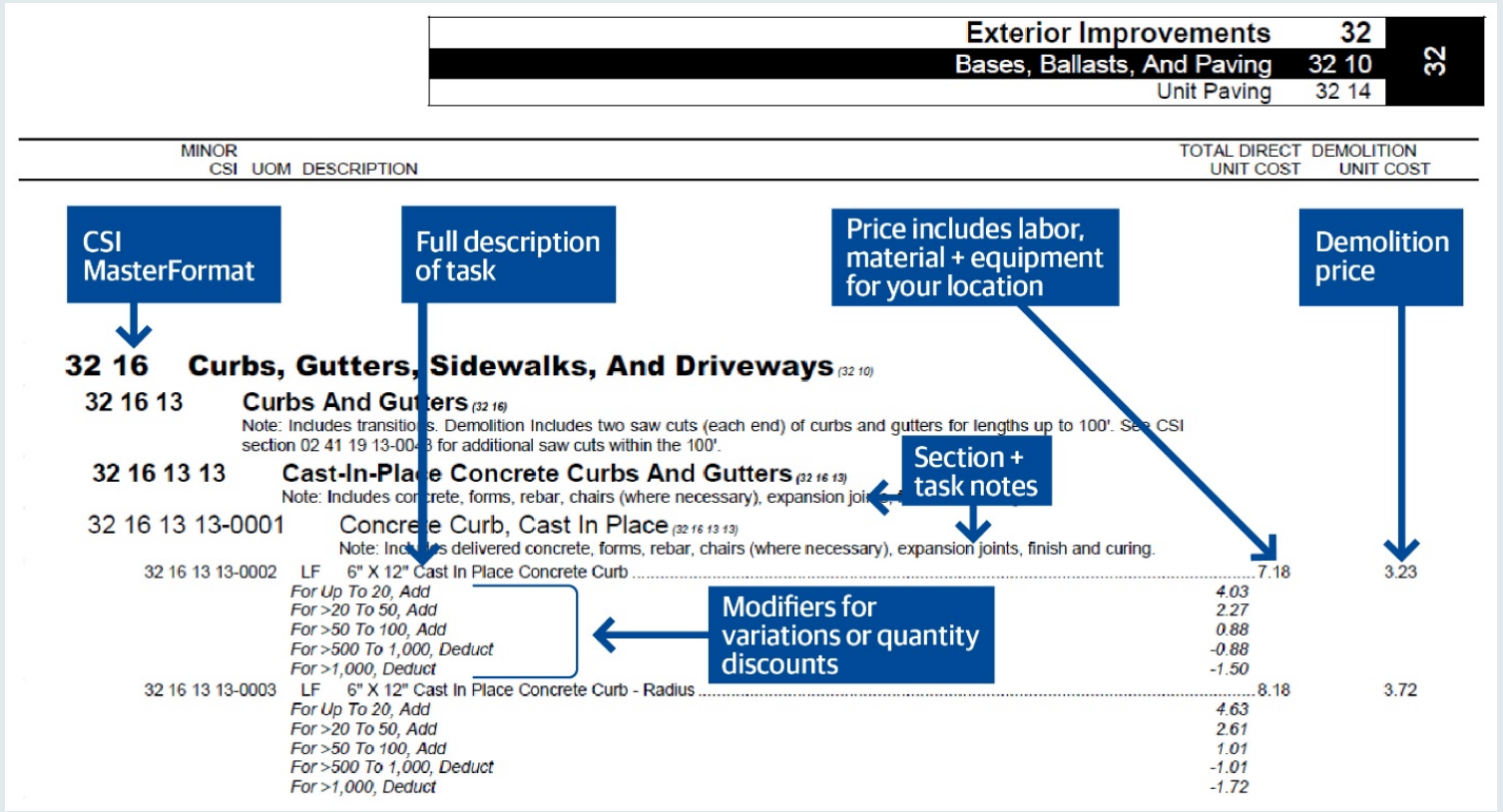
The Technical Specifications

- Specifies Quality of Materials and Workmanship
- Corresponds with Tasks in the Construction Task Catalog®
- District Facility Standards and Campus Facility Standards take precedence over JOC Technical Specifications

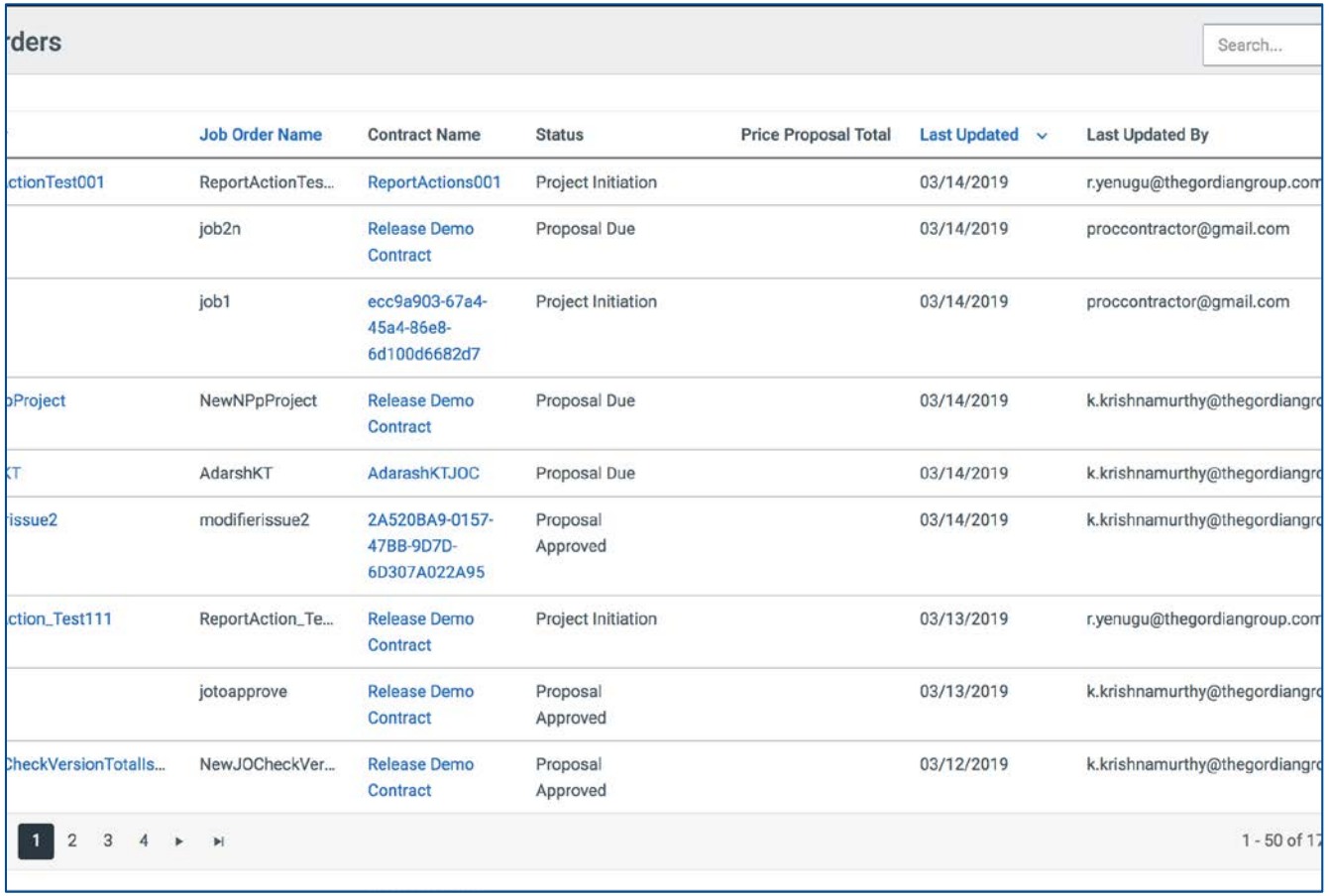
JOC Contract Documents

Construction Task Catalog® (CTC)

- **Typical Task:**



Gordian Cloud Software



Internet Based Software Provided with Contract

- JOC Gordian Cloud Expedites the Job Order Process
  - Price Proposals
  - Subcontractor Lists
  - Tracking Dates
  - Required Job Order Forms
- Training provided

GORDIAN®

Annual Adjustment Factor Update

- Annual Price Adjustment
  - Applied annually on the anniversary of the Award Date
  - Based on Los Angeles CCI published by Engineering News Record
  - Calculation (Based on month Bids were Due)

    $\frac{\text{Average CCI for Current Year}}{\text{Average CCI for Base Year}}$ = The % Increase or Decrease in Construction Costs

    - Percentage x Original Adjustment Factors = New Adjustment Factors for Next Year

Contractor Adjustment Factor

Importance of Adjustment Factors

- Determines Lowest Bidders at time of Bid AND
- Used to Price Individual Work Orders
- Price Proposal Total Becomes the Lump Sum Job Order Amount

	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

GORDIAN®

JOC Contractor Support

- Gordian Cloud Software Training
- Construction Task Catalog & Proposal Development Training
- Joint Scope Meeting (Job Walk)
- Individual Job Order Contract Documents Execution

PlanetBids

- **The Invitations for Pre-Qualifications will be advertised soon**
  - **Exact Date To Be Determined**
- **Please register with Planet Bids as soon as possible**
  - **Solicitation will be released through Planet Bids**

Follow-Up

Contact

Carina Howell, Gordian Account Manager

C.Howell@gordian.com