Indefinite Quantity Construction Contract (JOC)
99999-SPD-S20160216

Issuing Officer: Ezeomo Akhirome
Date: May 24, 2016
Your Presenter
State Purchasing Division – Statewide Contracts

Ezeomo Akhirome
Associate Category Manager

Education
Kennesaw State University – MPA
Georgia State University - BA

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404-656-0931
Purpose of this Webinar
State Purchasing Division – Statewide Contracts

Purpose:
The purpose is to introduce State entities and local governments to a new statewide contract which provides Job Order Contracting and related products and services throughout the State of GA.
<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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</thead>
<tbody>
<tr>
<td>What is the Contract Number?</td>
<td>99999-SPD-S20160216</td>
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<tr>
<td>Is it a Renewal?</td>
<td>No</td>
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<tr>
<td>Does it Replace an Existing Contract?</td>
<td>Yes</td>
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<td>What is the Contract Term?</td>
<td>1 Years with 4 Options for Annual Renewal</td>
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<td>What is the Expiration Date?</td>
<td>July 20, 2020</td>
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<td>Does it Allow the Use of the P-Card?</td>
<td>Yes</td>
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<td>Who is the Person to Contact with Questions:</td>
<td>Ezeomo Akhirome</td>
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<td>404-656-0931</td>
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<td><a href="mailto:Ezeomo.Akhirome@doas.ga.gov">Ezeomo.Akhirome@doas.ga.gov</a></td>
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Transition Process

• Old Contract: SWC 90818 will expire August 31, 2016. However, the Contract will be put in “Open” status on August 26, 2016.
• The LAST day to receive a Work Order on SWC 90818 is July 23, 2016.
• Any Work Orders created after that date will have to be done on the new contract 99999-SPD-S20160216.
• Please keep these dates in mind as they are hard set in the system.
What Is It?

- **Job Order Contracting (JOC)** - is a way for organizations to get numerous, commonly encountered construction projects done quickly and easily through multi-year contracts. JOC reduces unnecessary levels of engineering, design, and contract procurement time along with construction project procurement costs by awarding long-term contracts for a wide variety of renovation, repair and construction projects.
Who Can Use It

- JOC is in use daily by hundreds of major public agencies for a wide variety of repair, alteration, and new construction work.
  - Federal Departments including the United States Postal Service
  - State Government
  - Cities & Counties
  - K-12 School Districts
  - Universities
  - Transportation Agencies
  - Airports
  - Mass Transit Authorities
  - Water/Wastewater Management Agencies
  - Housing Authorities
Why Should I Use JOC?

• Job Order Contracting (JOC) Provides:
  – A Means to Accomplish a Large Number of Individual Projects with a Single, Competitively Bid Contract.
  – On-call Contractors Ready to Perform a Series of Projects for Competitively Bid Unit Prices.

• Typical Mission for Job Order Contracting:
  – Small to Medium Sized Straightforward, Standalone Construction Projects; Replacement in Kind; and Renovation and Demolition Projects.
  – Projects that are: A) Seasonal; B) Time Sensitive; C) Subject to Worsening Conditions/Safety Issues; D) Subject to Propensity for Change Orders.

• Larger Pool of Suppliers
When Should I Use JOC?

**CHANGE ORDER MANAGEMENT ON TRADITIONALLY BID PROJECTS**
Attach the Construction Task Catalog (CTC) to traditionally bid contracts for pricing change orders due to changes in scope and/or hidden conditions. Control cost and reduce the risk of delay due to negotiations.

**CONSTRUCTION PROJECTS**
JOC is not meant to be a material supply contract.

**TIME SENSITIVE PROJECTS, INCLUDING EMERGENCY WORK AND SAFETY PROJECTS**
JOC should be considered whenever there is an extremely tight deadline. The contract is already in place, so agencies can respond immediately.

**WEATHER DEPENDENT WORK**
In JOC, prices are fixed for the term of the contract. All the leg work is completed ahead of time, maximizing the owner's available construction time during the working months.

**REPLACEMENT-IN-KIND PROJECTS**
These projects are great for JOC. Due to limited design requirements, JOC can allow facility owners to work quickly and begin construction in 2-4 weeks.

**PROJECTS THAT DO NOT REQUIRE 100% DESIGN**
JOC projects can be described with partial drawings, which results in additional savings to the facility owner.

**PROJECTS SUPPLEMENTING IN-HOUSE STAFF**
JOC can be used to help quickly supplement the in-house staff to reduce the existing outstanding workload or fill in trade gaps.

**PHASED PROJECTS**
There are times when owners can subdivide the scope into multiple Job Orders for the purpose of expediting construction. While the design is being completed, owners may elect to issue a Job Order for lead items or demolition, as an example.

**SMALLER, MEDIUM PRIORITY PROJECTS**
These are projects that are not the highest priority. However, if they are already defined and covered under an umbrella contract, they can begin without delay due to the procurement process.

**PUNCH LIST WORK ON TRADITIONALLY BID PROJECTS**
JOC can be used to complete the outstanding portions of work not completed on a punch list for a traditionally bid contract.

**FUZZY SCOPE PROJECTS**
The JOC contractor, being the expert in that type of work, can help facility owners define the scope of work.
Details About The Indefinite Quantity Construction 
State Wide Contract

- The State of Georgia Department of Administrative Services (DOAS) signed a Participation Agreement with National Joint Powers Alliance (NJPA) to use their JOC contract.
- NJPA is a public corporation or agency serving as a municipal contracting agency for government and education agencies. NJPA serves member agencies under the legislative authority established and granted by Minnesota Statute 123A.21.
- DOAS has negotiated terms and conditions to be included in the contract to meet laws, rules, and policies set forth by the Georgia Legislature.
Who Are The Suppliers?

- Astra Construction Services, LLC
- Centennial Contractors Enterprises Inc
- Engineering Design Technologies, Inc.
- F.H. Paschen, S.N Nielsen & Associates, LLC
- Greene & Burdette Property Mgmt LLC
- HCR Construction
- HITT Contracting, Inc.
- JJ Morley
- Johnson-Laux, LLC
- Kellogg Brown & Root
- LESCO Restorations, Inc.
- Osprey Management LLC
- Prime Contractors, Inc
- Red Cloud Services, LLC
- Rubio and Son Interiors, Inc.
## What Regions or Zones Do These Suppliers Cover?

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Who Is The GORDIAN GROUP®?

• The Gordian Group® is the third party administrator that assists Authorized Users in choosing a General Contractor, Building a Scope, Architecture and/or Design, and General Administration of the process.
Indefinite Quantity Construction Process

**JOC PROCESS**

**IDENTIFY A PROJECT**
- Owner specifies desired work through brief scope description

**JOINT SCOPE MEETING**
- Develop Detailed Scope of Work
- Identify design components

**CONTRACTOR PREPARES PROPOSAL**
- Contractor develops Price Proposal from Construction Task Catalog®

**REVIEW PROPOSAL**
- Owner reviews and approves Price Proposal, schedule, list of subs, and submittals

**ISSUE PO**
- Owner issues authorization to proceed

**START CONSTRUCTION**
- Contractor commences work
Who Is Involved In The Process?

- Authorized User
- Architect – Engineer
- Awarded Contractor
- The Gordian Group
- NJPA
- DOAS
How Is Cost Calculated?

- **Contractor is Paid for all Work According to the Following Formula:**

\[
\text{UNIT PRICE} \times \text{QUANTITY} \times \text{ADJUSTMENT FACTOR} = \text{TOTAL FOR TASK}
\]

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\]

**TOTAL JOB ORDER PRICE**
What Is The Construction Task Catalog®?

- The Construction Task Catalog® is a catalog that contains a break out of line items that includes:
  - 260,000+ tasks,
  - 180+ labor categories
  - 2,900+ equipment types
  - 240,000+ material items
  - The costs are derived from the local Atlanta area
Construction Task Catalog®

260,000+ tasks
180+ labor categories
2,900+ equipment types
240,000+ material items

- Actual, local costs
- Customized technical specifications for each task
Questions…
Thank You!