

Statewide Contract Spotlight

Indefinite Quantity Construction Contracting (IQCC)

What is it?

Indefinite Quantity Construction Contracting is a contracting procurement system that provides facility owners access to contractors to provide immediate repair of small and medium sized construction projects. These projects include restoration, alteration, modernization, rehabilitation and minor new construction to infrastructure, buildings, structures, or other real property (e.g., elevator and stairs replacement, roof replacement, electrical system replacement, etc.).

The current contract with Sourcewell utilizes an enhanced Job Order Contracting (JOC) resource pioneered by the Gordian Group. Gordian's branded JOC solution, ezIQC, provides immediate access to local contractors who already know area building code and industry best practices. Pricing is firm and fixed, based on a catalog of pre-priced tasks for all types of construction projects. The new ezIQC contract number is 9999-SPD-S20200901.

The Gordian Group has been working with DOAS since 2009. Gordian is responsible for the daily administration of the ezIQC process. Gordian has local representatives who provide education to state and local governments along with educational entities about the ezIQC contracting process. They're also instrumental in coordinating Joint Scope Meetings with the owner and the contractor, walking jobs, and reviewing the price proposals to ensure accuracy.

"Especially as a proud Georgian, it's rewarding to see the comprehensive list of projects GA DOAS has been able to accomplish through ezIQC," says Jon Held, Gordian's Area Manager for the Southeast. "Gordian truly values our long-standing partnership with the Department. We're excited to continue to open opportunities for local, small businesses and help public servants maximize their resources and complete projects faster for Georgia's communities."

Below is a list of projects that have been completed using the ezIQC contract process:

- Dalton State College: Elevator and Stair Replacement
- GA Department of Transportation: Toccoa Maintenance Office Construct Maintenance Metal Building
- City of Chamblee: Malone Drive Streetscape Improvements
- Georgia National Guard: Clay NG Center Conversion Overhead to Underground Utilities
- City of Savannah: State Street Parking Garage Office Interior Repairs
- City of Americus: North Jackson Street Paving
- Georgia Tech Housing: Hopkins Residence Hall Electrical, Signage, and Plumbing
- Georgia Department of Corrections: Lee State Prison Repair/Replace Hail Damaged Projects



This new statewide contract is a Convenience Contract for all state entities to use in fulfilling their associated requirements. The initial term of the contract is one (1) year with three (3) one (1) year renewal options. The initial term began on September 1, 2020 and expire on August 31, 2024. The contract does allow the use of the Purchasing Card.

The contract was awarded to 28 suppliers listed on the attached document. Eighteen of the suppliers are Georgia-based businesses. The award is broken down into four regions. Suppliers had an opportunity to bid on one or more regions and was awarded based on the region they selected.

What's new?

- More available supplier options for statewide customers per region
- 14 additional Contractors; 20 Georgia-based; 18 Small Businesses
- Performance payments based upon completed milestones
- New project charter tool
- Additional administrative documents
- Certificate of Material Completion
- Change Order Form
- Payment Affidavit

An implementation webinar was held on September 29, 2020. [Click here](#) to access the webinar!

For more information about the contract, questions can be directed to Daniel Garnett, Contract Management Specialist, at (404) 651-6084 or daniel.garnett@doas.ga.gov.