

Harry H. Mellon Awards

Building Excellence

With Job Order Contracting

GORDIAN[®]



Job Order Contracting (JOC) is an alternative procurement process that helps facility and infrastructure owners complete repairs, renovations and simple construction projects with a single, competitively-bid contract. Unlike traditional bidding where each project is identified, designed and put out to bid, JOC establishes prices up front, eliminating the need to bid projects separately. JOC is a popular procurement method in the public sector and it's even available through cooperative purchasing networks.

What JOC Users Say

"I feel like it's pretty much the best thing since sliced bread."

Terry Lusby, Jr.
*Facilities and Fleet
Superintendent*
Village of Tinley Park

"Our role is to ensure the procurement process is fair, transparent, ethical and that it delivers in a cost-effective way. JOC has afforded us that opportunity."

Shannon E. Andrews
*Chief Procurement
Officer*
Cook County, Illinois

"One of the great benefits of JOC is it allows us to take on big, unique and stand-alone projects and get them done without impacting my day to day maintenance resources."

John Shea
*Chief Executive,
Division of School Facilities*
NYC DOE

Awarding Excellence in Job Order Contracting

Every year, building owners, managers and contractors that use Job Order Contracting are honored with the Harry H. Mellon Job Order Contracting Awards. Named for the creator of JOC, the Harry H. Mellon Awards honors the outstanding professionals using best practices to complete unique projects with JOC. Submissions come from across North America and are judged by a panel of JOC experts and past winners from all facets of the industry.





Table of Contents

Winners Can Come From Anywhere

Projects from many sectors are nominated for Harry H. Mellon Awards. Find your industry for an idea of work you can complete with Job Order Contracting.

A Procurement Solution for Every Budget5

Building Wellness: Healthcare Submissions7

Community Service: State and Local Government Submissions9

Lessons Learned: K-12 Submissions11

Construction on Campus: Higher Education Submissions13

A Procurement Solution for Every Budget

JOC can be used for all kinds of projects. This selection of Harry H. Mellon Award submissions goes to show that no matter the price tag, Job Order Contracting is a viable means of construction procurement.

Rockville Road Bridge Repair



Emergency
repair



Rapid
response



Project
cost:
\$1.3 million

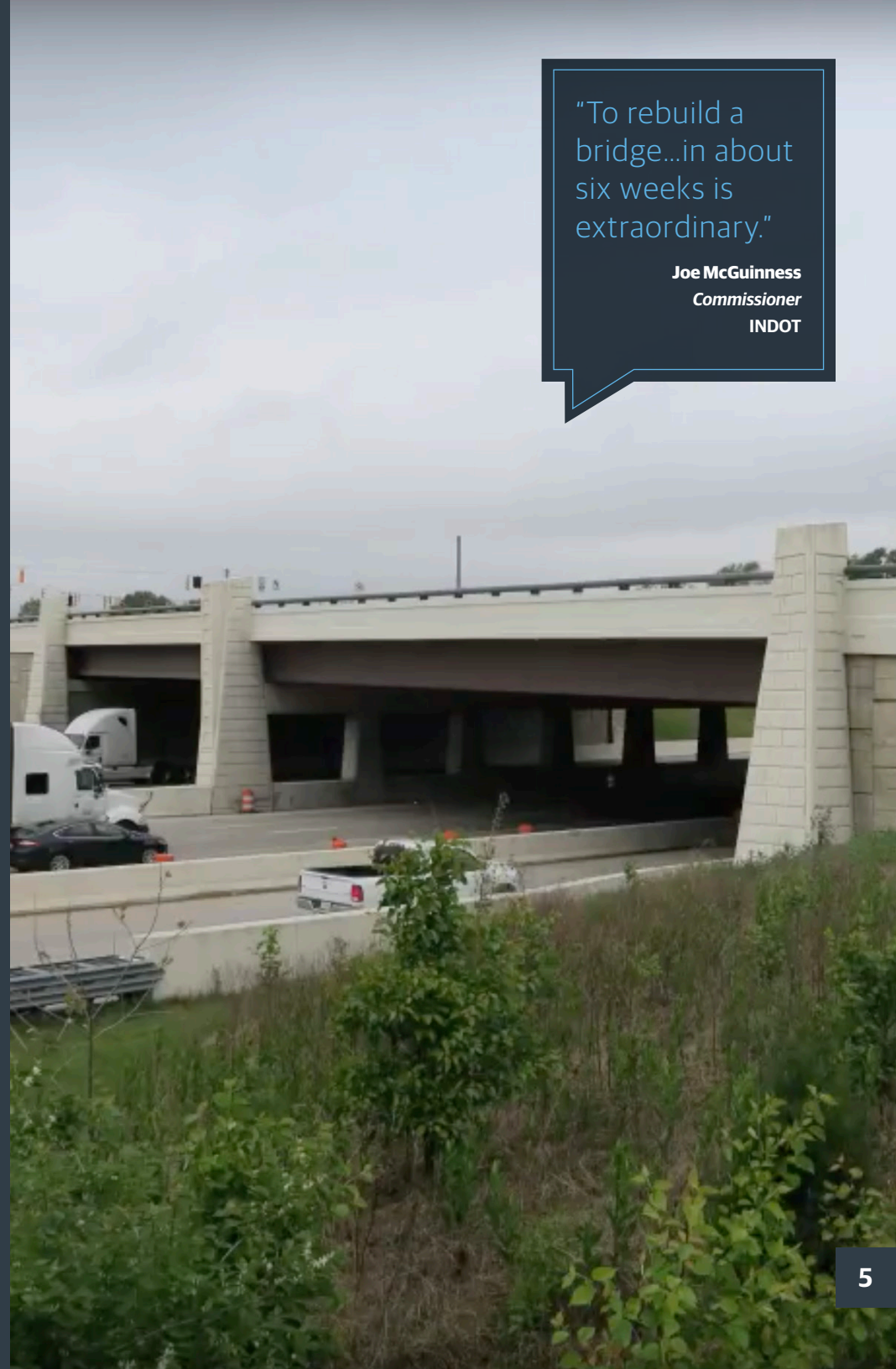
**2017
Harry Mellon
Awards**

Award of
Excellence
winner

On the morning of January 10, 2017, the Indiana Department of Transportation (INDOT) responded to a severe emergency: A mobile car crusher had crashed into the Rockville Road Bridge, destroying four load-bearing girders and shutting down a major traffic route in Indianapolis. With the Indianapolis 500 on the horizon, INDOT needed to start work fast. In a matter of hours, a contractor was on-site thanks to Job Order Contracting. The project was completed in a matter of weeks and the bridge was ready for race day.

"To rebuild a bridge...in about six weeks is extraordinary."

Joe McGuinness
Commissioner
INDOT



Hillside Sewer Repair



Limited scheduling window



Emergency repair



Project cost: \$15,096

Days of pounding rain exposed a sewer line buried in a California hillside. To stem the tide of sewage running into a local creek, the County of San Mateo Department of Public Works used JOC to repair the line in a week.

Bollea Road Bridge Emergency Repairs



Rapid response



Limited scheduling window



Project cost: \$270,000

Storms dislodged the abutment of the Bollea Road Bridge in San Joaquin County stranding some of its residents. The county used JOC to implement a three-phase plan to get the bridge back up and running.

Indian Creek Drainage System Improvements



Changing Scope of Work



Time-sensitive project



Project cost: \$12 million

Every year, Miami, Florida experiences what is known as "king tides," a period of increasing water levels that have the capacity to cause significant property damage. This high-water period also effectively shuts down the Indian Creek Corridor. To keep Indian Creek open year-round, the city of Miami Beach and the Florida Department of Transportation turned to Job Order Contracting to create structural improvements and mitigate flooding.

Building Wellness: Healthcare Submissions

Every healthcare facility aims to provide top-notch services to its patients. That's a given. However, not all healthcare facilities can wait for a traditional procurement process to run its course before completing necessary upgrades and renovations to provide patients the comfort and treatment they need. That's why many hospitals and clinics are turning to Job Order Contracting.

Jackson Health System Medical Office Renovation



Cost
control



Limited
scheduling
window



Project
cost:
\$1.9 million

**2016
Harry Mellon
Awards**

Award of
Merit
winner

The Jackson Health System planned to demolish existing office spaces and restrooms to make space for the installation of four new suites comprised of waiting rooms, exam rooms, doctors' offices and renovated restrooms. To minimize disruption to patients and staff, work was to be performed during normal working hours and after hours. Special caution had to be taken to ensure patient safety and privacy were not compromised by workers transporting debris and materials. Facing a tight deadline, the Jackson Health System utilized Job Order Contracting and achieved a quick turnaround and cost savings that would not have been possible with a traditional procurement process.

"We use JOC for a blend of projects from new construction to medical replacements to interior renovations."

David Clark
Associate VP, Facilities,
Construction and Design
Jackson Health



Scope Changes, Renovation Rolls On



Tight scheduling window



Cost control



Project cost: \$4.22 million

Staring down an ambitious timeline, the Los Angeles County Department of Health Services turned to Job Order Contracting to renovate a 50-year-old facility. Even with a changing scope of work, the contractor was able to demolish the existing 14,000 square foot space and renovate it to an open patient waiting area with a centralized registration desk, 34 clinical exam rooms and two consultation rooms in an acceptable timeframe.

Working Health Clinic Transformed



Tight scheduling window



Time-sensitive project



Project cost: \$60,000

Decision-makers at the County of Santa Barbara knew one of the county's health clinics could better serve its patients if an underutilized waiting area could be converted into two new exam rooms. However, this renovation would have to happen around an active public health operation.

The awarded contractor had to schedule and manage work forces creatively to accommodate the clinic's needs. JOC afforded the contractor and the clinic the flexibility they needed to get the job done.

Community Service: State and Local Government Submissions

It's been said that all politics are local. That saying certainly holds true when it comes to construction procurement. Local officials want to be good stewards of taxpayer dollars and give their communities facilities that make them proud. To achieve these goals, state and local entities often turn to JOC.

San Diego County Animal Shelter



Emergency circumstance



Time-sensitive project



Project cost: \$310,000

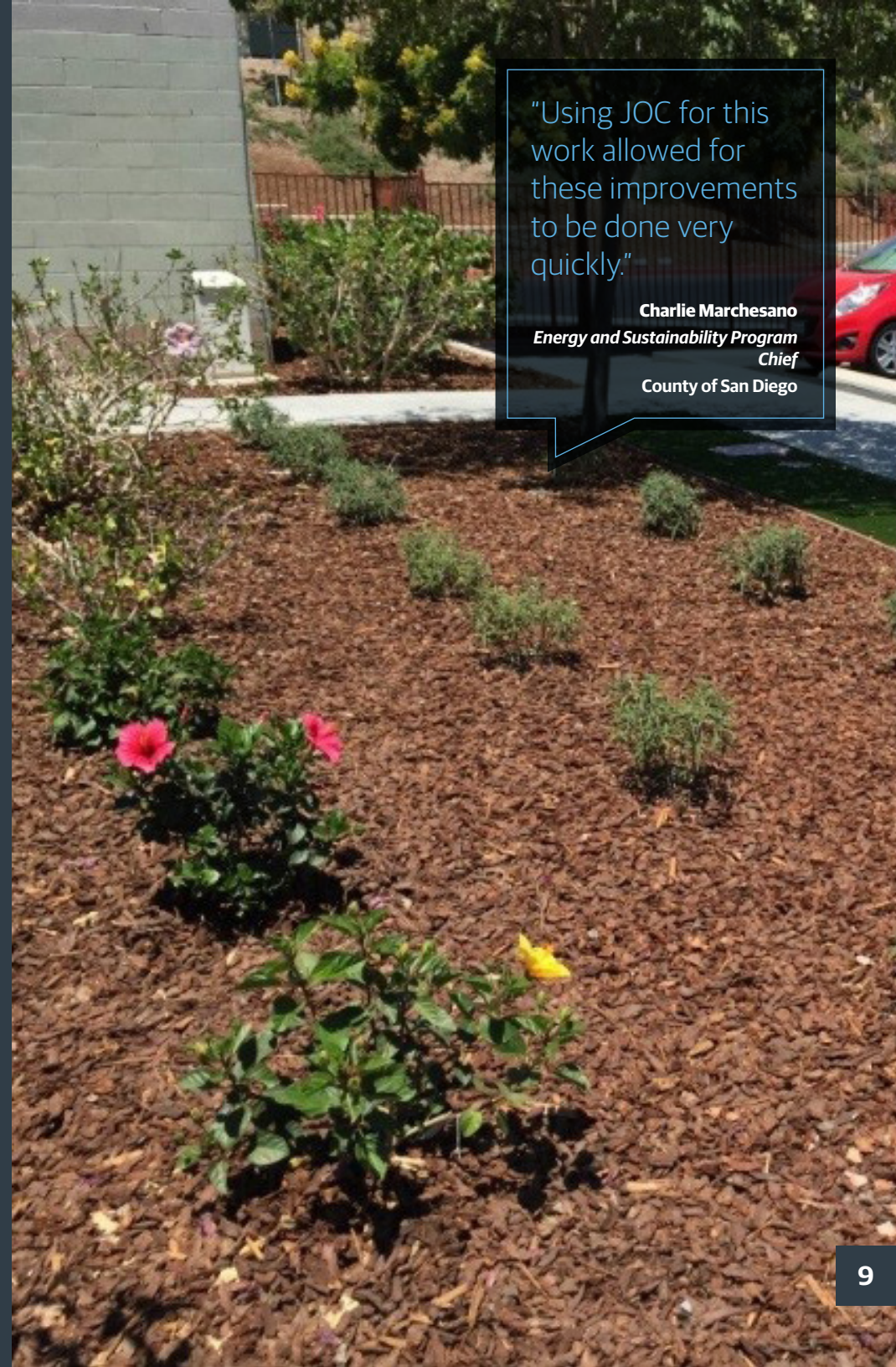
**2016
Harry Mellon
Awards**

Award of Merit winner

A severe California drought forced the state to call for a 25 percent reduction in potable water usage. To comply with the order and to conserve precious water, the County of San Diego implemented The Drought Response Action Plan (DRAP) which identified projects to cut water use. The DRAP discovered the North County Animal Shelter was wasting water on landscaping. Using JOC, the County had synthetic turf installed at the entrance of the facility, allowing for removal of unnecessary sprinkler heads, and replaced standard sprinkler heads with rotary ones. A local contractor completed the work in under two months and the shelter decreased water usage by 35 percent.

"Using JOC for this work allowed for these improvements to be done very quickly."

Charlie Marchesano
*Energy and Sustainability Program
Chief*
County of San Diego



Streetlight Replacement



Rapid response



Co-operative purchasing



Project cost: \$63,794

Combatting eye sores is a top priority for the Village of Tinley Park facilities team as poor aesthetics are viewed as a negative reflection of the community. So when the old parking lot lights in the police station began to discolor, local officials wanted to act fast. Using JOC the village temporarily removed, sandblasted and power coated the existing light poles. From there, new LED streetlights were installed to make for a more aesthetically pleasing atmosphere. The job took approximately three weeks to complete.

Sidewalks Filled Fast



Time-sensitive project



Cost control



Project cost: \$307,679

Washington's Snohomish County instituted a program to accelerate filling in sidewalk gaps in growing urban areas. Based on the job's scope and size, the county's project management, purchasing and engineering services departments determined Job Order Contracting was best suited to streamline the process and complete the project on time and on budget. 550 linear feet of sidewalk was filled in, and the county saved time and resources.

Lessons Learned: K-12 Submissions

School facilities personnel across North America are challenged to accomplish more with fewer resources. To meet maintenance needs and complete repairs and renovations while making the most of their budgets, many K-12 schools are implementing a Job Order Contracting program.

St. Paul the Apostle Renovation



Limited scheduling window



Changing Scope of Work



Project cost: \$800,000

**2017
Harry Mellon
Awards**

Award of Merit winner

The NYC Department of Education needed to convert space at St. Paul the Apostle Church into a Pre-K center, but the amount of work that needed to be completed and the logistical challenges of building around a working church threatened the project timeline. The DOE utilized its JOC program to ensure the project was completed within budget and on time for the new school year.



"We have a limited maintenance budget. This was an opportunity for someone to come in and help us improve our facilities. Home run."

John Shea
Chief Executive
NYC DOE

Roof Damage Repair



Time-sensitive project



Emergency repair



Project cost: \$475,000

A routine maintenance check of an existing roof truss at James Fallon Elementary School in Wayne, New Jersey revealed four wood trusses spanning 40 feet above the school cafeteria were beginning to fail. The school shut down the cafeteria, forcing students to eat in classrooms until the damage could be repaired. Searching for a fast, efficient way to procure the project, the school district accessed JOC through a purchasing cooperative.

Major Renovations, Little Time



Limited scheduling window



Cost control



Project cost: \$3 million

Duluth Public Schools had a particularly difficult problem. The district needed to make major renovations to an elementary school, including installing new flooring, ceilings and locker and building nine offices and seven therapy rooms. And all this work had to be done in about eight weeks. The district used JOC to get the job done.

Construction on Campus: Higher Education Submissions

Colleges are famous for their campuses. From picturesque libraries to cutting-edge science labs to iconic stadiums, when people think of institutions of higher education, they think of the campus. With limited financial resources and little time to complete projects, many schools are turning to Job Order Contracting for renovation, repairs and simple new construction.

Texas Tech University Football Locker Room



Time-sensitive project



Changing Scope of Work



Project cost: \$1.01 million

**2017
Harry Mellon
Awards**

Award of Merit finalist

Texas Tech University football is a prominent program with a slew of bowl victories under its belt and a national brand. Still, it faces fierce competition for recruits. To get a leg up on its rivals, the Red Raiders football team built a new locker room in 2017. The project needed to be finished fast as the team was temporary relocated until summer workouts were scheduled to begin on July 1, 2017. Given the tight window of time available to complete the project, Texas Tech opted for JOC over traditional procurement methods.

"We're able to get things done fast."

Jeff Sutherland
Associate Director
of Operations
Texas Tech



Stadium Gutter Replacement



Time-sensitive project



Cost control



Project cost: \$148,516

When a leaking gutter above suites at the football stadium was discovered, James Madison University knew it had to act fast. After all, those suites are occupied by VIPs including the university president, athletic director and major donors—a group that should be proud of the facility. Before the first home game of the season, James Madison used JOC to exchange the existing gutters with stainless-steel replacements.

From Retail Space to College Campus



Time-sensitive project



Limited scheduling window



Project cost: \$498,648

Tarrant County College District (TCC) had a limited time to convert a retail space into its sixth campus. Knowing traditional procurement would result in long lead times, TCC opted to implement a JOC program to complete major interior and exterior renovations.

Start Your Award-Winner

Job Order Contracting can get your next renovation, repair or simple construction project started faster than traditional procurement. For emergencies, condensed timelines and projects big and small, JOC can help you get the job done.

Find out more at gordian.com

