



Building Excellence

Completing a variety of projects
with Job Order Contracting





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Job Order Contracting (JOC) is an alternative construction 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 project delivery 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*

"To serve the citizens of Lubbock, we must react quickly, identify the project scope and deliver in a timely manner. JOC helps us do all these things."

Wes Everett
Director of Facilities | City of Lubbock, TX

"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

A Versatile Procurement Solution

Job Order Contracting is trusted to complete a wide variety of projects, including repairs, routine maintenance and emergency response work.

JOC is ideal for:



Straightforward
New Construction



Repairs



Renovations



Replacement
In-Kind



Maintenance



Emergency
Work



Time Sensitive
Projects



Alterations

Overcoming Common Construction Challenges

It often seems there is not enough time, money or manpower available to complete all the projects on your plate. But with Job Order Contracting, high-quality work can be done despite these challenges.



Limited
Resources



Budget
Constraints



Tight
Scheduling
Windows and
Timelines



Changing
Scopes of
Work



Community Service: State and Local Government Projects

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 deliver facilities that serve the community for a long time. To achieve these goals, state and local entities often turn to JOC.

Kearny Mesa Juvenile Detention Facility - Cell Block T1

California's Kearny Mesa Juvenile Detention Facility was faced with a large influx of inmates from another detention center. San Diego County needed to refresh the dilapidated facility to properly house its 150 new occupants in just six months. Improvements included asbestos abatement, new flooring installation, new furniture and doors, restroom renovations and security cameras for the dormitories and common areas. Because of the compressed schedule and expansive Scope of Work, Job Order Contracting was chosen as the optimal project delivery method. The project was completed 30 days ahead of schedule and \$31,124 under the approved budget.



Changing
Scope of Work



Renovation



Project Cost:
\$1.38 million



Ocean Beach Sandbags Placement

The Great Highway in San Francisco was faced with an erosion issue due to the combination of winter storms and "king tides." The waves ate away at the bluff next to the highway until an exposed manhole toppled over, destroying a catch basin and stormwater pipe. San Francisco Public Works and their awarded JOC contractor, Yerba Buena Engineering, collaborated to determine the best way to mitigate erosion in the bluff.



Tight Scheduling Windows and Timelines



Emergency Work



Project Cost: \$511,948



Arizona Department of Emergency and Military Affairs (DEMA) Renovations

The Arizona Department of Emergency and Military Affairs needed to quickly update an existing, outdated two-pipe heating and cooling system with a modern four-pipe system. The new system would increase efficiency, reduce energy consumption, facilitate individual room temperature controls and ultimately result in operational cost savings. The upgrades needed to comply with stringent on-site security protocols, and the flexibility of Job Order Contracting allowed the contractor to complete this project within the aggressive timeline.



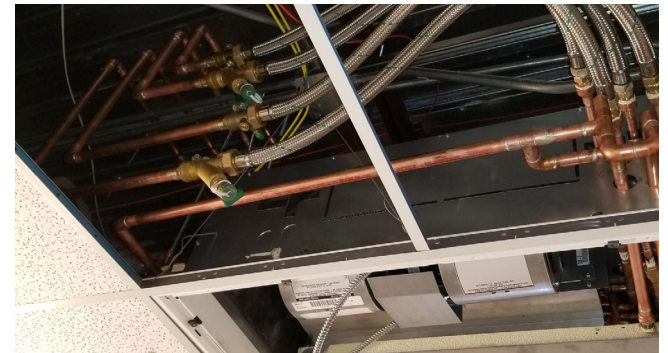
Time Sensitive



Renovation



Project Cost: \$270,000



Tucson International Airport C Gates Addition

City of Tucson leaders partnered with Allegiant Airlines to provide the city with a new, low-cost airport terminal addition. The Tucson Airport Authority chose to use the Arizona State Job Order Contract to complete the project because it provided quick and accurate procurement. The terminal was finished on time and within budget, allowing Allegiant Airlines to bring budget-conscious travelers to the area, impacting Tucson's tourism industry.



Budget Constraints



Alteration



Project Cost: \$848,217



Hillside Sewer Repair

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.



Tight Scheduling Windows and Timelines



Emergency Work



Project Cost: \$15,096



Bollea Road Bridge Emergency Repairs

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



Tight Scheduling Windows and Timelines



Emergency Work



Project Cost: \$270,000



Indian Creek Drainage System Improvements

Miami, Florida experiences what is known as "king tides," an annual period of increasing water levels that have the capacity to cause significant property damage. This high-water phase 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.



Changing Scopes of Work



Time Sensitive



Project Cost: \$12 million



Streetlight Replacement

Combating 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.



Tight Scheduling Windows and Timelines



Maintenance



Project Cost: \$63,794



Sidewalks Filled Fast

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.



Time Sensitive



Budget Constraints



Project Cost: \$307,679



Landscape Installation

A severe California drought forced the state to call for a 25% reduction in potable water usage. To comply with the order, San Diego County 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 installed synthetic turf at the entrance of the facility, removed 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%.



Changing Scopes of Work



Emergency Work



Project Cost: \$800,000



Lessons Learned: K-12 Projects

School facilities personnel across North America are challenged to accomplish more work 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

The NYC Department of Education (DOE) 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.



Changing Scopes
of Work



Tight
Scheduling
Windows and
Timelines



Project Cost:
\$800,000

"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

A routine maintenance check of an existing roof truss at James Fallon Elementary School in Wayne, New Jersey revealed four wood trusses 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 cooperative purchasing network.



Budget Constraints



Emergency Work



Project Cost: \$475,000



School Makes Major Renovations

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 lockers 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.



Time Sensitive



Renovation



Project Cost: \$3 million



Construction on Campus: Higher Education Projects

From picturesque libraries to cutting-edge science labs to iconic stadiums, when people think of colleges and universities, they think of facilities. 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

Texas Tech University has a prominent football 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 endeavored to build a new locker room that had to be finished in time for summer workouts to begin. Given the tight window of time available to complete the project, Texas Tech opted for JOC over traditional procurement methods.



Tight Scheduling
Windows and
Timelines



Renovation



Project Cost:
\$1.01 million

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

Jeff Sutherland
Associate Director of Operations
Texas Tech



Stadium Gutter Replacement

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.



Budget Constraints



Replacement In-Kind



Project Cost: \$148,516



From Retail Space to College Campus

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 access its Job Order Contracting program to complete major interior and exterior renovations.



Tight Scheduling Windows and Timelines



Renovation



Project Cost: \$3 million



Building Wellness: Healthcare Projects

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

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. 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.



Tight Scheduling
Windows and
Timelines



Renovation



Project Cost:
\$1.9 Million

"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



Waiting Room Renovation

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 centralized welcome and registration desk, 34 clinical exam rooms and two consultation rooms in an acceptable timeframe.



Changing Scopes of Work



Time Sensitive



Project Cost: \$4.22 million



Working Health Clinic Transformed

A county health clinic could better serve its patients by converting an underutilized waiting area into two new exam rooms. However, this renovation would have to happen around an active public health operation. JOC afforded the contractor and the clinic the flexibility they needed to get the job done. The awarded contractor scheduled and managed work forces creatively to accommodate the clinic's needs.



Tight Scheduling Windows and Timelines



Renovation



Project Cost: \$60,000





About **GORDIAN**®

Gordian is the world's leading provider of facility and construction cost data, software and services for all phases of the building lifecycle. From planning to design, procurement, construction and operations, Gordian delivers groundbreaking solutions to contractors, architects, engineers, business and financial officers and facility owners in local, state and federal governments, education, healthcare and other industries. A pioneer of Job Order Contracting (JOC), Gordian's offerings also include our proprietary RSMeans data and Sightlines Facility Intelligence solutions. We develop and maintain the largest collection of labor, material and equipment data and associated costs for all areas of construction. Gordian's solutions are accessed through our innovative software platforms and supported by a team of industry experts proven to help clients maximize efficiency, optimize cost savings and increase building quality.

Start Your Project Today!

Gordian's Job Order Contracting can get your next renovation, repair or simple construction project started faster than traditional project delivery methods.

Find out more at gordian.com/products/job-order-contracting