



# Building Excellence

Completing a variety of projects  
with Job Order Contracting



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





# 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



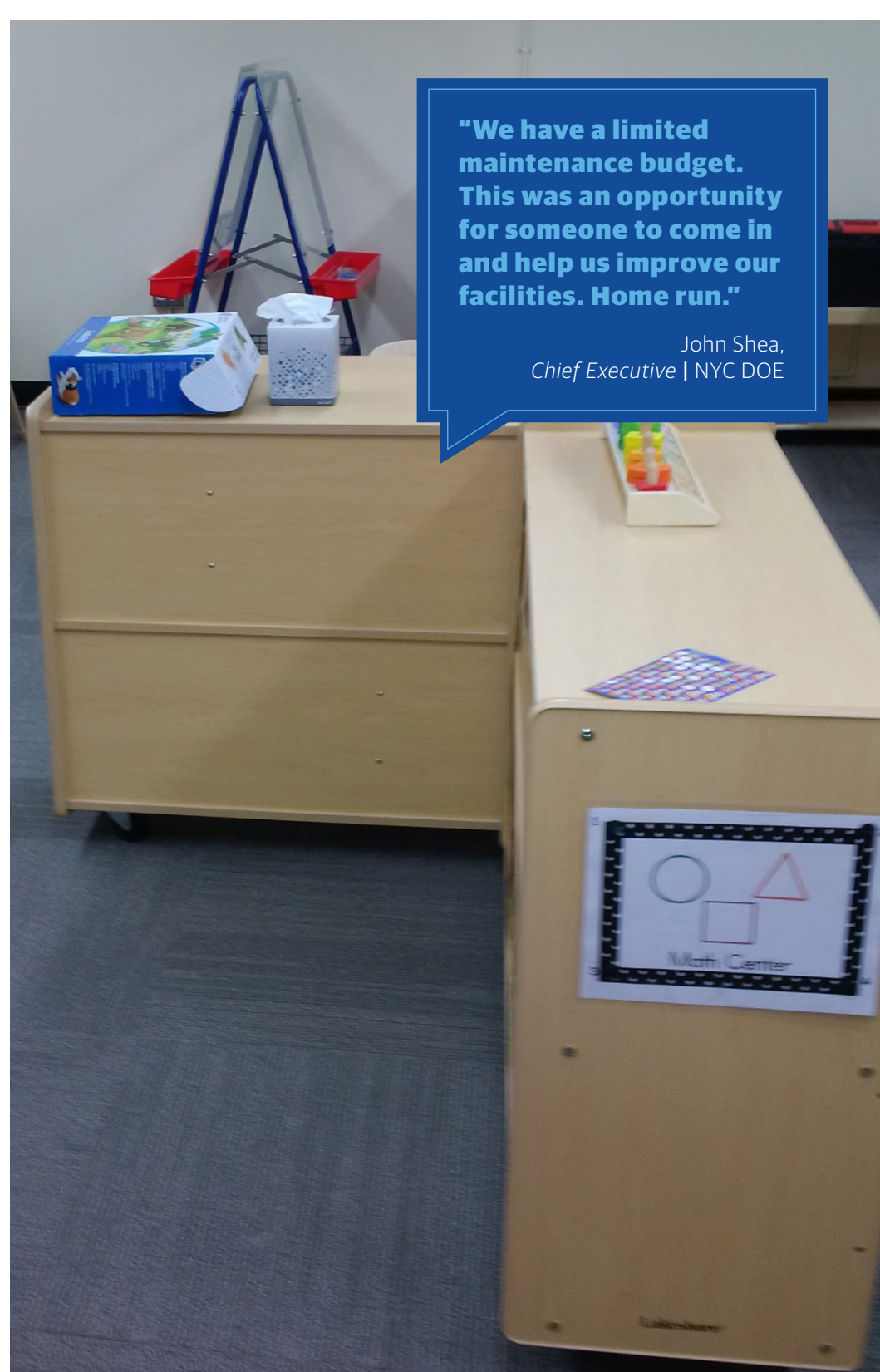
Tight  
Scheduling  
Windows and  
Timelines



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





## About **GORDIAN**<sup>®</sup>

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](https://gordian.com/products/job-order-contracting) or contact us at 800.874.2291 or [info@gordian.com](mailto:info@gordian.com)