



Gordian's Job Order Contracting (JOC) via Cooperative Purchasing Networks

A proven, streamlined approach to construction procurement

Gordian's Job Order Contracting (JOC) is an Indefinite Delivery, Indefinite Quantity (IDIQ) construction delivery method that is available through local cooperative purchasing networks. This unique project delivery method allows cooperative members to complete many projects through one competitively awarded contract. Gordian publishes a unit price book (UPB), and contractors bid a set of adjustment factors to become an awarded contract holder. Once contractors are vetted and awarded, they can complete multiple projects over the term of the contract.

Approximately \$4 billion in construction volume is completed through Gordian's JOC solutions each year.

Projects vary in scope and size, from a few thousand to tens of millions of dollars. The most successful JOC project examples are:



Straightforward
new construction



Repairs



Renovations



Replacement
in-kind



Maintenance



Emergency
work



Time-sensitive
projects



Alterations

Benefits of Gordian's JOC Through Cooperative Purchasing Networks Include:

Significant Time and Cost Savings

Traditional procurement cycles typically take months to complete and require a significant amount of administrative and technical resources. JOC reduces this time significantly. A recent study found that JOC project owners report a **65% reduction in overall service delivery** compared to traditional project delivery methods.

Industry studies and project examples demonstrate an average **3-8% in construction cost savings** and an **average 24% in administrative cost savings** with JOC compared to traditional delivery methods.

Access to Qualified Local Contractors

Gordian's JOC solutions provide you with immediate access to the vetted contractors in your state. The awarded contractors work to meet local participation goals as well as work with local trade-specific contractors.

Enhanced Transparency and Cost Control

The foundation of a Gordian JOC program is a Unit Price Book called the Construction Task Catalog® (CTC). Each construction task line item is based on local material, equipment and labor costs. On a project-by-project basis, selected construction task line items create a transparent and auditable detailed lump sum price proposal.

Reduced Change Orders

Gordian JOC drastically reduces the number of change-orders and virtually eliminates claims. Thanks to the open communication and collaboration of the Joint Scope Meeting, issues or problems are discussed and resolved before work begins. If unforeseen or owner directed changes arise, they too are priced from the CTC at the originally awarded factor determinations, just as the original proposal was priced.

A Proven Process

Gordian JOC projects follow the proven five-step Job Order process, refined by decades of success.

Joint Scope Meeting

Gordian schedules a meeting at the site for those involved to discuss project and design details.



Detailed Scope of Work

Gordian helps prepare a Detailed Scope of Work that describes the work the contractor will perform.



Price Proposal

The contractor prepares a Price Proposal by selecting the appropriate tasks from Gordian's Construction Cost Catalog® (CTC).



Price Proposal Review

Gordian reviews the Price Proposal to ensure the contractor has selected the appropriate tasks and quantities.



Job Order Issued

Once the Price Proposal is approved, you issue a Job Order for the contractor to proceed.



Gordian's experienced Job Order Contracting team is ready to provide you with end-to-end program support that helps you accelerate time to construction and deliver for your community.

Visit gordian.com/getstarted or scan the QR code to get started today.

