

Have you silenced
your
cell phone?



City of Bellevue

Job Order Contract Informational Meeting

Presented By:
City of Bellevue and The Gordian Group
April 15, 2010



Agenda

- Introduction
- Overview of Work
- RFP Schedule
- Explanation of Job Order Contracting (JOC)
- JOC Program Details
- How to propose on JOC
- Adjustment Factor Details
- Rewards

Introduction

The Gordian Group

- Since 1990, Gordian has served facility owners from every sector with the mission of providing the solution that best fits their needs and goals.
- Since our inception, providing JOC solutions has been and continues to be our only business, and we continue to refine our solutions and processes to help our clients maximize efficiency, optimize cost savings, and increase construction quality.
- We are not a contractor.



Introduction

- The City of Bellevue is anticipating the advertisement of an ~ Annual JOC Contract at the end of April
- Small to Medium Size Projects will Be Issued Under the Job Order Contracting Program
- Work Will Be Administered Through the City of Bellevue's Purchasing Department with individual departments running projects
- The Gordian Group Supports The City of Bellevue and the successful JOC contractor



RCW's

- The City of Bellevue's JOC is in accordance with
 - RCW 39.10.420 Which Public Bodies May use JOC
 - RCW 39.10.430 Contract award process
 - RCW 39.10.440 Contract Requirements
 - RCW 39.10.450 Work Orders
 - RCW 39.10.460 Required information to board
 - RCW 39.10.470 Protection of trade Secrets



Overview of Work

- Potential Project Locations Include:
 - Any of the City's Facilities or Property whether located within the city limits or not.
- Project Types May Include:
 - Office Renovations
 - Park Improvements
 - HVAC
 - Roofing
 - Department of transportation projects
- Projected Size Of Projects
 - Project Range ~ \$10k - \$300K



Anticipated Schedule

- Advertise Contracts
 - End of April
- Pre-Proposal Meeting
 - First week in May
- RFP Submission
 - Middle of May
- Contract Award
 - June City Council Meeting
- Contract NTP & First Job Order
 - End of June



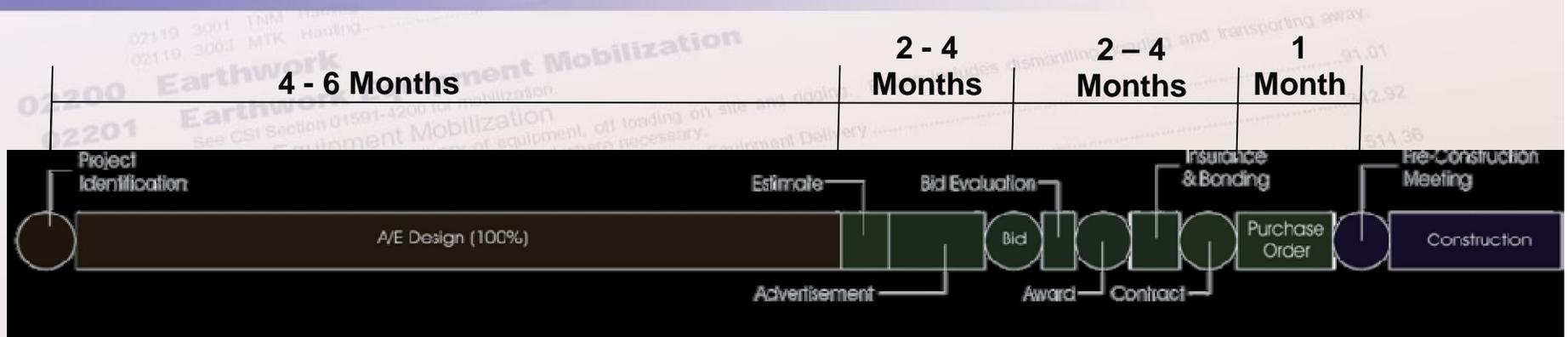
What is Job Order Contracting?

- A Job Order Contract is a Firm, Fixed Priced, Competitively Bid, Indefinite Quantity Contract
 - JOC is Designed to Accomplish Small-Medium Size, Multi-trade, Minor Construction, Repair and Remodel Projects
 - JOC is a Series Of Individual Projects Issued as Job Orders Under the Base Contract
- JOC is just another tool in the tool box
- Over 2000 job order contracts are currently in use

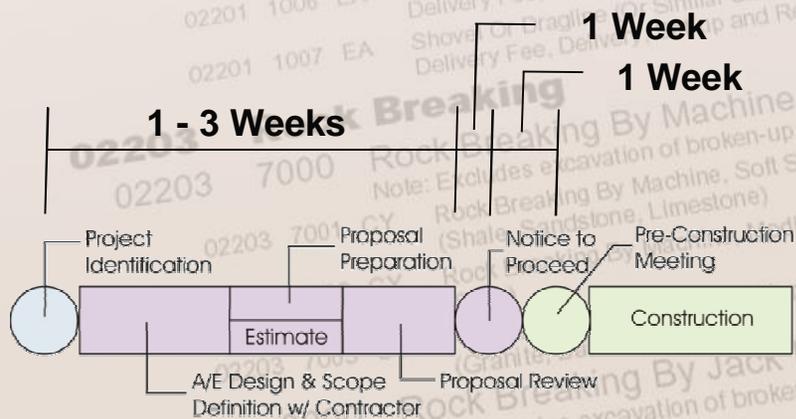
Why Job Order Contracting?

- Limited Options for Completing Small-Medium Size Construction Projects
- Traditional System Can Be Slow and Costly
 - 6-18 Months From Project Identification to Final Design to Award of Contract
 - Process Can Be Costly Relative to Project Size
 - Owner and Contractor Can Have Opposing Roles
- JOC Offers a Cost Effective Alternative to the Traditional System
 - Significant time savings - upwards of 90%
 - Lower overall construction costs of an estimated 8% to 15%
 - Higher quality work
 - Virtual elimination of change orders, claims, defaults and terminations
 - Greater control over contractors whose future hiring is dependent upon job outcomes
 - Increased transparency at all levels
 - Enables agencies to more effectively manage multiple construction locations from a single vantage point through the use of web based software and administration

Why Job Order Contracting?



JOC Process: 3 to 5 Weeks



JOC Contract Documents

- CONSTRUCTION TASK CATALOG (CTC)
 - Catalog of Pre-Priced Construction Tasks
 - Organized by CSI Format
 - Prices Contain Local Prevailing Wages, Material and Equipment Costs Only
 - Customized for Anchorage School District

		08000 - Doors And Windows	
MINOR	CSI Masterformat	TOTAL DIRECT UNIT COST	DEMOLITION UNIT COST
08000 Doors And Windows			
08700 Hardware And Specialties			
Note: Demolition Of Doors And Windows Include All Associated Hardware And Devices. For Individual Hardware Removal/Replacement Use The Appropriate Demolition Line Items. Includes Preparing Door For Hardware.			
08710 Finish Hardware			
Note: All Hardware Is Grade 1 Complying With BHMA. Hardware Quality: Standard: Light gauge metal, chrome or brass plated with little or no pattern. High: Brass, chrome over brass, or nickel over brass with minimal detail, or plated with ornate detail. Deluxe: Brass, chrome over brass, or nickel over brass with moderate detail. Custom: Brass, chrome over brass, or nickel over brass with ornate detail.			
08710	2500 Door Closers		
08710	2505 EA Surface Mounted Heavy Duty Door Closer Modern Type Parallel Arm	143.02	8.68
08710	2019 For Oxidized Bronze, Oil Rubbed, Add	29.06	
08710	2039 For Stainless Steel, Add	53.31	
08710	2041 For Delayed Action, Add	22.25	
08710	2042 For AVB (5# Per Push), Add	28.00	
08710	2043 For Extra Heavy Duty Parallel Bracket, Add	20.00	
08710	2044 For Fusible Link Arm, Add	8.75	
08710	2045 For Shock Absorbing Arm, Add	20.00	
08710	2058 For Satin Brass Plated Clear Coated Finish Deduct	-11.63	
08710	2068 For Chrome Plated Finish Add	14.54	



JOC Contract Documents

- Technical Specifications
 - Based on Master Specs and modified for City of Bellevue
 - Specifies Quality of Materials and Workmanship
 - Organized by CSI Format
 - Specifications Linked to Tasks in CTC
 - WSDOT





09000 - Finishes

SECTION 09900

PAINTING

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK:

- A. Provide all painting work and related Work as indicated in the Detailed Scope of Work and specified herein.
- B. Painting of HVAC, plumbing and electrical items is part of Work of this Section. See Sections and Divisions listed in Art. 1.02.
- C. When removing or disturbing existing paint on surfaces that have not been tested by the Board for lead content, assume that the existing paint contains lead. Take necessary precautions to protect workers. Provide measures to separate paint removal work areas from occupied areas, and clean-up and disposal as specified in Specifications Section 01900 - EXISTING STRUCTURES WORK.

1.02 RELATED SECTIONS AND WORK

- A. Existing Structures Work Section 01900
- B. Exterior Paint Removal..... Section 02085
- C. Concrete Floor Hardener.....Section 03300
- D. Special Coatings.....Section 09800
- E. Basic HVAC.....Division 15
- F. Plumbing.....Division 15
- G. Electrical.....Division 16
- H. Factory Prefinished Items as specified.
- I. Preliminary treatment provided under other Sections of Work
 - 1. Definitions (Terminology used in the other Sections of Work)
 - a. Shop Coat (S)
 - b. Prime Coat (P)
 - c. Touch-up (T)
 - 2. Sections
 - Structural Steel.....Section 05120 S-T
 - Metal Fabrications.....Section 05500 S-T
 - Ornamental Metal.....Section 05700 P-S
 - Steel Stairs.....Section 05710 S-T
 - Carpentry (Finish).....Section 06200 P
 - Steel Doors & Frames.....Section 08110 P
 - Wood Windows.....Section 08610 P
 - Metal Lath.....Section 09205 S
 - Wire Mesh Work.....Section 10605 S-T
 - Demountable Partitions.....Section 10615 P
 - Office Partitions.....Section 10630 P
 - Folding Partitions.....Section 10652 P-S
 - Elevators.....Section 14240 S

1.03 REFERENCES

- A. Federal Specifications (FS)
- B. American Society of Testing and Materials (ASTM)
- C. N.Y.S. Department of Environmental Conservation
- D. U.S. Department of Labor

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Division of School Facilities

JOC Contract Documents

- Project Manual
 - Proposal Requirements
 - Request for Proposal
 - Instruction to Officers
 - Bid Form
 - Contract Requirements
 - Bonds/Insurance
 - General Conditions
 - Supplemental Conditions
 - Agreement
- JOC Specific Clauses
 - ✓ Overview of Contract
 - ✓ Procedure for Ordering Work
 - ✓ Proposal Preparation
 - ✓ Issuing Work
- Changes to Standard Clauses
 - ✓ Scope of Work
 - ✓ Extra Work
 - ✓ Time Extensions
 - ✓ Liquidated Damages
 - ✓ Substantial Completion

Bidding Structure

- Establish a fixed initial term
 - Two years
 - Includes option to extend one year
- Establish a guaranteed minimum dollar value
 - Some nominal amount - typically \$25,000
- Establish an estimated contract value
 - Represents the expected amount of work to be accomplished
 - Based on budget
- Prior to proposal offering The City of Bellevue does not:
 - Identify or commit to any specific project or location
 - Identify or commit to any specific quantities or tasks in the catalog of construction tasks

Bid Requirements

Part I

- Technical Qualifications

Part II Competitive Bid

- Adjustment Factors
 - Normal Working Hours
 - Other-Than-Normal Working Hours
 - A typical adjustment factor might be 1.10 or 1.20
- Adjustment Factors Apply to All Tasks in the CTC
- Adjustment Factors Must Include all Indirect Costs and Profit
- Adjustment Factors Fixed for the Duration of Contract Term



JOC Program Details

- Provide Bid Bond
- Performance and Payment Bond
- Insurance Requirements
 - General Liability, Automobile, Etc., for overall contract
 - Additional Insured or Special Insurance on a Job Order Basis
- Differing Site Conditions
 - Treated as Additional Job Order
- Contractor Cannot Refuse Job Orders

Adjustment Factor Details

- Adjustment Factor Includes:
 - Overhead, Profit, Subcontractor Costs, Mobilization, Site Supervision ...
- Overhead Costs Include:
 - Scoping, Proposal Development, Site Supervision and Management, Bonds, Insurance, Vehicles, Home Office Support

JOC Execution Procedures

- Joint Scope Walk - Develop Scope of Work
- The City Issues Request for Job Proposal/ Detailed Scope of Work
- Contractor Develops Proposal
 - Selects Tasks and Estimates Quantities
 - Prepares Incidental Drawings
 - Develops Schedule & **Subcontractor List**
- The City Reviews and Approves Contractor's Proposal
- The City Issues Lump Sum Job Order
- Average duration from Joint Scope to issuance of Job Order is ~ 28 days

CTC Structure

- CTC Is Divided in accordance with the 2004 CSI Master format.
- Unit Prices Are For Installed Or Demolished Work
- Some Unit Prices Have Modifiers Which Qualify The Task And Alter The Unit Price
 - Quantity Adjustments
 - Position Of Work (In Crawl Space)
 - Associated Items
 - Owner Supplied Material

CTC Structure

- Each Task Is Listed Only Once And Positioned Where It Is First Mentioned
 - Many Selective Demolition Items Are In Site work
 - Concrete Walks In Site work Not Concrete
- Assembly Vs. Component Prices
 - Always Use Assembly Costs Were Applicable: Concrete Walks, Concrete Slabs, Sprinkler Systems, Wall Systems, Roofing, Asbestos, Etc....
- Read Section And Notes For Description Of Items Included In Price
 - Painting Prices Include: Prep Work, Cutting In, Taping, Floor Protection, Etc.

Analyzing the Construction Task Catalog

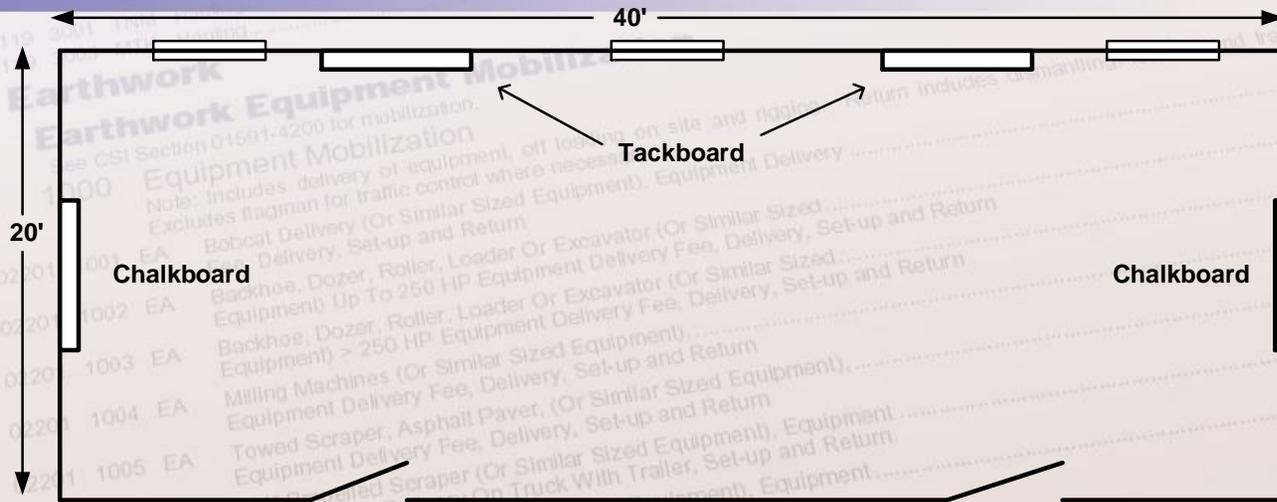
- Most Used Method
 - Develop A Representative Project
 - Get Sub Quotes
 - Price From The CTC
 - Add On Overhead And Profit
- Other Methods
 - Evaluate A Sampling Of The Anticipated Items
 - Get Subs To Evaluate Their Section Of The Book
- Do Not Rely Upon Evaluations Of Other

Analyzing the Construction Task Catalog

Preferred Method

- Learn All You Can About The Type Of Work That The City Performs
 - Volume Of Work
 - Size Of Projects
- Select A Representative Completed Project
 - Preferably Previously Done For The City of Bellevue
- Price Project From CTC
- Calculate The Adjustment Factor

Calculating the AF - Scope



Demo existing tile, chalkboards, tackboards, lights, doors & hardware.

Patch concrete floor and install new VCT tile and cove base. Clean, seal, and polish VCT. Supply additional 45 SF of tile.

Install 2 new chalkboards (5x8) map rail, frame, cork insert, map hooks, and end stops. Install 2 new tackboards (5x8) HD aluminum frame.

Install new 8' flourescent fixture wraparound acrylic lens, rapid start electronic ballasts.

Install new 1-3/4' x 3' x 7' fire-rated solid stave core doors. 10'x10" wired glass vision panel, F05 mortised lockset, 1.5 PR SS HD hinges, door stop (GJ 80M), and door closer (LCN 4041). Varnish doors both sides.

Skim coat ceiling. Scrape and prep walls for paint. Prime and 2 coats paint ceiling and walls.

Calculating the AF - Price Proposal

Section	Mod	Description	UOM	Price	Qty	Subtotal	Total
VCT Tile							
09651 1002		Latex Underlay, ¼" thick	SF	\$1.69	300	\$507.00	
09660 1101		Demo Vinyl Composition Tile	SF	\$0.72	800	\$576.00	
09660 1101		Vinyl Composition Tile	SF	\$1.84	800	\$1472.00	
09660 1101	1114	Add for Extra Stock	SF	\$0.95	45	\$42.75	
09660 1211		Demo Base	LF	\$0.73	114	\$83.22	
09660 1211		Vinyl Base		\$2.16	114	\$246.24	\$2927.21
Chalkboard/Tackboard							
10415 1015		Chalkboard, ½" thick	SF	\$20.15	40	\$806.00	
10415 1015		Demo Chalkboard, ½" thick	SF	\$2.41	40	\$96.40	
10415 3003		Tackboard, ½"	SF	\$10.46	40	\$418.40	
10415 3003		Demo Tackboard, ½"	SF	\$1.81	40	\$72.40	\$1393.20
Door and Hardware							
01630 2001		5 CY Dumpster	EA	\$290.00	1	\$290.00	
08210 3413		Demo 3' x 7' x 1-3/4" Door	EA	\$21.06	2	\$42.12	
08210 3413		3' x 7' x 1-3/4" Door	EA	\$150.03	2	\$300.06	
08210 3413	3483	For Solid Wood Stave Core add	EA	\$28.60	2	\$57.20	
08210 3413	3499	For 1-1/2 hour Fire rated add	EA	\$120.50	2	\$241.00	
08210 4103		Wired vision glass & frame	SI	\$0.75	200	\$150.00	
08710 2124		4-1/2' x 4-1/2" Hinges	PR	\$105.76	3	\$317.28	
08710 2124	2031	Stainless Steel add	PR	\$65.67	3	\$197.01	
08710 2124	2056	Non-removable hinges add	PR	\$6.00	3	\$18.00	
8710 2124	2053	Add for heavy duty	PR	\$10.71	3	\$32.13	
08710 2504		Heavy duty door closer	EA	\$156.10	2	\$312.20	
08710 2614		Mortise lock set, F05	EA	\$181.22	2	\$362.44	
09930 3304		Varnish Wood Doors	EA	\$64.26	4	\$257.04	
08710 2228		Door Holder	EA	\$115.00	2	\$230.00	\$2806.48

Calculating the AF - Price Proposal

Section	Mod	Description	UOM	Price	Qty	Subtotal	Total
Fluorescent Fixtures							
16512 2601		Wraparound Fixture	EA	\$91.30	12	\$1095.60	
16512 2601	9913	Add for electronic ballast	EA	\$15.00	12	\$180.00	
01610 3002		Rolling Scaffolding	WK	\$34.66	2	\$69.32	
01610 3011		Erecting and Dismantling	EA	\$31.43	2	\$62.86	\$1407.78
Finishes							
09150 3000		One coat skim coat Plaster	SF	\$1.19	800	\$952.00	
09150 3000	3011	Add for ceiling	SF	\$0.09	800	\$72.00	
09920 2304		Prime Ceiling	SF	\$0.41	800	\$328.00	
09920 2306		Paint Ceiling, 2 coats	SF	\$0.76	800	\$608.00	
09920 1415		Prime walls	SF	\$0.34	3000	\$1020.00	
09920 1417		Paint walls, 2 coat paints	SF	\$0.70	3000	\$2100.00	\$5080.00
Total							\$13,614.67

Calculating the AF

- Price (From The CTC)

- VCT Tile	\$ 2,927.21
- Chalkboard/Tack board	\$ 1,393.20
- Doors And Hardware	\$ 2,806.48
- Fluorescent Fixtures	\$ 1,407.78
- Finishes	<u>\$ 5,080.00</u>
- Total =	\$ 13,614.67

- Actual Direct Costs (Sub Or In-house)

- VCT Tile	\$ 3,289.70
- Chalkboard/Tack board	\$ 1,521.00
- Doors And Hardware	\$ 2,654.00
- Fluorescent Fixtures	\$ 1,803.00
- Finishes	<u>\$ 4,963.00</u>
- Total =	\$ 14,230.70

- CTC Value = $13,614.67 / 14,230.70 = 0.9567$

- This Means The CTC Provides Only 95.67% Of Your Direct Costs

Calculating the AF - Overhead

- Overhead Costs - 8% to 12%
 - Scoping
 - Proposal Development
 - Site Supervision and Management
 - Bonds
 - Insurance
 - Vehicles
 - Home Office Support
 - Communications
 - A/E Services



Calculating the AF

• COST

- Direct Cost = \$ 14,230.70
- Overhead @ 12% = \$ 1,707.68

• PROFIT

- @ 6% (of Direct Cost) = \$ 853.84

• TOTAL

\$ 16,792.22

• CTC PRICE

\$ 13,614.67

$$(16,792.22 / 13,614.67 = 1.2333)$$

$$\bullet \text{ ADJUSTMENT FACTOR} = 1.2333$$

Calculating the AF -

Line 1.	Daytime Hours Adjustment Factor	1. 1.2333
Line 2.	Multiply Line 1 by 70%	2. 0.8633
Line 3.	Nighttime Hours Adjustment Factor	3. 1.2888
Line 4.	Multiply Line 3 by 20%	4. 0.2578
Line 5.	Premium Hours Adjustment Factor	5. 1.3444
Line 6.	Multiply Line 5 by 10%	6. 0.1344
Line 7.	Add Lines 2 and 4 and 6 (This is the Award Criteria Figure)	ACF = 1.2555

The Rewards

- JOC Can Be Profitable
 - Proportional To Contractor's Performance
 - Depends On Steady Flow Of Work
- Continuing Relationship
 - Partnership
 - Don't Have To Chase Work
- Professionally Rewarding
 - Partner In Project Development
 - Opportunity To Apply Construction Expertise

Questions?

02200 Earthwork

02201 Earthwork Equipment Mobilization

Note: Includes delivery of equipment, off loading on site and rigging. Return includes dismantling, loading and transporting away.
Excludes flagman for traffic control where necessary.

02201	1000	EA	Equipment Mobilization	91.01
02201	1001	EA	Bobcat Delivery (Or Similar Sized Equipment) Fee, Delivery, Set-up and Return	342.92
02201	1002	EA	Backhoe, Dozer, Roller (Equipment) Up To 250 HP	514.36
02201	1003	EA	Backhoe, Dozer, Roller (Equipment) > 250 HP	558.26
02201	1004	EA	Milling Machines (Or Similar Equipment) Delivery Fee, Delivery, Set-up and Return	617.24
02201	1005	EA	Towed Scraper, Asphalt Paver, (Or Similar Equipment) Delivery, Set-up and Return	718.13
02201	1006	EA	Self-Propelled Scraper (Equipment) Delivery Fee, Delivery On Truck	821.34
02201	1007	EA	Shovel Or Dragline (Or Similar Sized Equipment), Delivery Fee, Delivery, Set-up and Return	15.86



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Bold Solutions to Complex Problems

02203 Rock Breaking

02203 7000 Rock Breaking By Machine

Note: Excludes excavation of broken-up rock.

02203	7001	CY	Rock Breaking By Machine, Soft Sedimentary Rocks (Shale, Sandstone, Limestone)	16.9
02203	7002	CY	Rock Breaking By Machine, Medium Metamorphic Rock (Slate)	20
02203	7003	CY	Rock Breaking By Machine, Hard Igneous Rock (Granite, Basalt)	15.86

02203 8000 Rock Breaking By Jack Hammer

Note: Excludes excavation of broken-up rock.

02203	8001	CY	Break Rock With Jack Hammer, Soft Sedimentary Rocks (Shale, Sandstone, Limestone)	16.9
02203	8002	CY	Break Rock With Jack Hammer, Medium Metamorphic Rock (Slate)	20
02203	8002	CY	Break Rock With Jack Hammer, Hard Igneous Rock	15.86



02119
02119
02119

1000
1200

Debris
Landfill Dump Fee
Note: Applies for all demolition items, except
dumsters
Dump Fee: Traditional Materials, Building Construction Materials

Equipment
Includes Driver And Equipment
Traveled with Load (One Way Mileage) Times The
Kilometers Traveled with Load. 8 M3 x 15 Km = 120 M3K. Conve

0.50
0.40

02200 Earthwork
02201 Earthwork Equipment Mobilization

See CSI Section 01591-4200 for mobilization.
Note: Includes delivery of equipment, off loading on site and rigging. Return includes dismantling, loading and transporting away.
Excludes flagman for traffic control where necessary.

02201

1000

Equipment Mobilization

91.01

02201

1001

EA Bobcat Delivery (Or Similar Sized Equipment), Equipment Delivery
Fee, Delivery, Set-up and Return

342.92

02201

1002

EA Backhoe, Dozer, Roller, Loader Or Excavator (Or Similar Sized
Equipment) Up To 250 HP Equipment Delivery Fee, Delivery, Set-up and Return

514.36

02201

1003

EA Backhoe, Dozer, Roller, Loader Or Excavator (Or Similar Sized
Equipment) > 250 HP Equipment Delivery Fee, Delivery, Set-up and Return

558.26

02201

1004

EA Milling Machines (Or Similar Sized Equipment),
Equipment Delivery Fee, Delivery, Set-up and Return

617.24

02201

1005

EA Towed Scraper, Asphalt Paver, (Or Similar Sized Equipment),
Equipment Delivery Fee, Delivery, Set-up and Return

718.13

02201

1006

EA Self-Propelled Scraper (Or Similar Sized Equipment), Equipment
Delivery Fee, Delivery On Truck With Trailer, Set-up and Return

821.34

02201

1007

EA Shovel Or Dragline (Or Similar Sized Equipment), Equipment
Delivery Fee, Delivery, Set-up and Return

15.86

02203 Rock Breaking

02203

7000

Rock Breaking By Machine
Note: Excludes excavation of broken-up rock.

16.9

02203

7001

CY Rock Breaking By Machine, Soft Sedimentary Rocks
(Shale, Sandstone, Limestone)

20

02203

7002

CY Rock Breaking By Machine, Medium Metamorphic Rock
(Slate)

02203

8000

Rock Breaking By Jack Hammer
Note: Excludes excavation of broken-up rock.

02203

8001

CY Break Rock With Jack Hammer, Soft Sedimentary Rocks
(Shale, Sandstone, Limestone)

02203

8002

CY Break Rock With Jack Hammer, Medium Metamorphic Rock
(Slate)

Thank You



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