

ADVANTAGES TO SMALL LOCAL BUSINESSES

JOC increases Subcontracting Opportunities For Enhanced Construction Outreach Program (ECOP) Goals: 60% Local – 20% Small Local – 15% Minority Business Enterprise Subcontractors – 5% Women-Owned Business Enterprise Subcontractors

In order to satisfy Alameda County Contract requirements, primes solicit subcontractors for each project, and it is reflective on the performance of the prime in the contract.

The better primes are at meeting the goals, the more work primes will receive!

Our partner, the Gordian Group, has developed a JOC program for over 140 public agencies throughout the U.S. for construction services of \$4 million daily. Some agencies include the Department of Defense, City and County of San Francisco, County of Santa Clara, Contra Costa, Solano, Sacramento, Los Angeles, San Diego, San Luis Obispo, Ventura as well as California State University System, University of California System, Los Angeles Unified School System and United States Postal Service.

WHO ADMINISTERS THE JOC PROGRAM?

Work is currently being administered through the Alameda County General Services Agency.

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The Gordian Group Supports Alameda County GSA and JOC Contractors,
www.egordian.com



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COUNTY OF ALAMEDA HOME PAGE

<http://www.acgov.org/index.htm>



Office of Acquisition Policy

PLEASE VISIT OUR WEBSITE:

<http://www.acgov.org/gsa/departments/oap/links.htm>

for information on our

CALENDAR OF EVENTS
CERTIFIED SMALL LOCAL VENDORS



JOB ORDER CONTRACTING

Be A Part of the Success!



ALAMEDA COUNTY
GENERAL SERVICES AGENCY
AKI K. NAKAO, DIRECTOR

WHAT IS JOC?

- ◆ A procurement system that enables owners to accomplish a large number of small and medium-sized construction-related projects with a single, competitively bid contract
- ◆ Designed to accomplish small-medium size, multi-trade, minor construction, repair and remodel projects
- ◆ Has a fixed term with a guaranteed minimum value and a maximum potential value
- ◆ Eliminates the time and expense of completing the normal design/bid/build cycle for each project
- ◆ Is a series of individual projects issued as Task Orders under the base contract
- ◆ Allows owners to decrease project duration and cost, while increasing quality
- ◆ Enhances participation and opportunities for Small, Local, and Emerging Businesses (SLEB), minority and women-owned businesses through subcontracting opportunities

A JOB ORDER CONTRACT IS A SPECIALLY DESIGNED INDEFINITE QUANTITY CONTRACT THAT IS AWARDED ON A PERIODIC BASIS TO ONE OR MORE CONTRACTORS.

WORK IS ACCOMPLISHED THROUGH THE ISSUANCE OF A SERIES OF INDIVIDUAL WORK ORDERS TO THE CONTRACTOR.

THE REWARDS

- ◆ Profitable
- ◆ Series of Projects Administered Quickly
- ◆ Good Performance can be Immediately Rewarded
- ◆ More Efficient Administration for Owners and Contractors
- ◆ Contractor Controls Volume
- ◆ Continuing Relationship/Partnership in Project Development
- ◆ Reduces Business Development Activity and Expense

- ◆ Professionally Rewarding - Can use Expertise in Developing Projects
- ◆ Allows Contractor to Perform a Wide Range of Construction Projects
- ◆ Opportunity to Apply Construction Expertise in Developing Projects

What are some Examples of Projects?

- ◆ Tenant Remodels
- ◆ ADA Upgrades
- ◆ Detention Facility Improvements
- ◆ HVAC Replacement and Upgrades
- ◆ Exterior Repair and Paint
- ◆ Roof Replacement or Repair
- ◆ Asphalt Repair

Which Project Areas?

Projects are Countywide: Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, Union City and unincorporated areas of Ashland, Castro Valley, Cherryland, San Lorenzo, and Sunol.

Size of Projects?

Average Project ~\$100k
Project Range ~ \$40k - \$350K

HOW DOES JOC WORK?

The JOC Contract Package will consist of three major documents:

- ◆ CONSTRUCTION TASK CATALOG (CTC): a Catalog of Pre-Priced Construction Tasks Organized by CSI Format. (Prices Contain Local Prevailing Wages, Material and Equipment Costs Only)
- ◆ DETAILED TECHNICAL SPECIFICATIONS: Specifying Quality of Materials and Workmanship and Organized by CSI Format (Specifications are Linked to Tasks in CTC.)
- ◆ TERMS AND CONDITIONS: This will be based on Alameda's Contract Documents, Consistent with Annual Contract Code

THE JOC BIDDING PROCESS

Intending bidders submit a "bid" on all work contained in the CTC by quoting a single adjustment factor that would be applied for work accomplished during normal working hours and other than normal working hours. This set of adjustment factors represent the contractor's only adjustment to the prices in the CTC and must include all indirect costs such as overhead, profit, bonds, insurance, design and costs. During the execution of the contract, the unit price of the specific construction task is multiplied by the appropriate adjustment factor to obtain the final price to be paid for that specific task. JOC represents a competitively bid, firm price contract since all prices and the adjustment factors are established before the contract is awarded.

JOC EXECUTION PROCEDURES

- ◆ GSA Issues Request for Job Proposal/ Detailed Scope of Work - Level of Project Difficulty
- ◆ Joint Scope Walk - Owner and Contractor Review with Onsite Inspection
- ◆ Contractor Breaks Down Scope of Work into Individual Tasks and Prepares Pricing Using Unit Price in CTC
- ◆ Total Price Achieved by multiplying specific task by appropriate quantities and then multiplying by the adjustment factor
- ◆ Contractor Develops Proposal
- ◆ Prepares Incidental Drawings
- ◆ Develops Schedule & Subcontractor List
- ◆ GSA Reviews and Approves Contractor's Proposal
- ◆ GSA Issues a Firm Fixed Price Lump Sum Job Order with the notice to proceed based on the final scope of work