

Presentation on Job Order Contracting (JOC)

F&A Committee
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Introduction

- **JOC was introduced to Lake County to address specific issues:**
 - **Project backlog**
 - **Need for consistent, dependable projects in sensitive areas**
- **JOC was not meant to, nor has it, replaced other procurement methods**
- **It is another tool for the County to accomplish work in an efficient manner**

What is Job Order Contracting (JOC)?

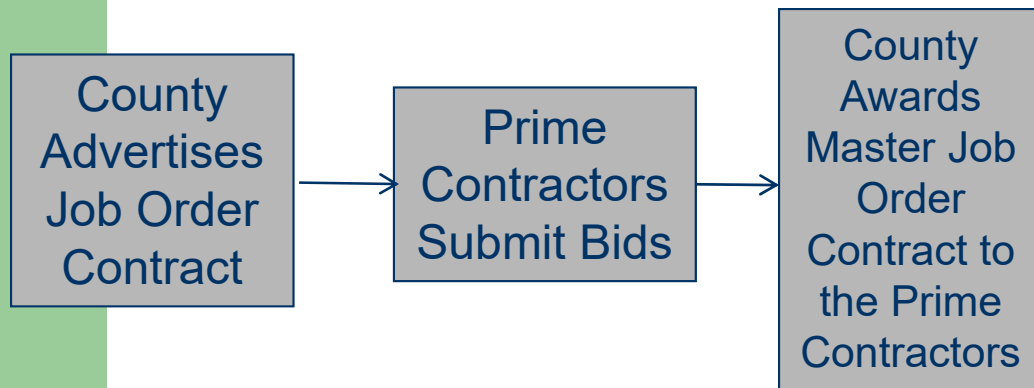
A Job Order Contract is a firm, fixed price, competitively bid, indefinite quantity contract designed to complete a large number of small to medium-sized construction projects quickly.

- **Firm, Fixed Price**: Construction task catalog of pre-priced work tasks.
- **Competitively Bid**: All bidders submit a set of adjustment factors to the fixed prices in the construction task catalog.
- **Indefinite Quantity**: Contract is for a fixed term, has a guaranteed minimum value, and has a potential maximum value.
- Once the master (umbrella) contract is awarded, Job Orders are issued for individual projects.

What is the JOC Process?

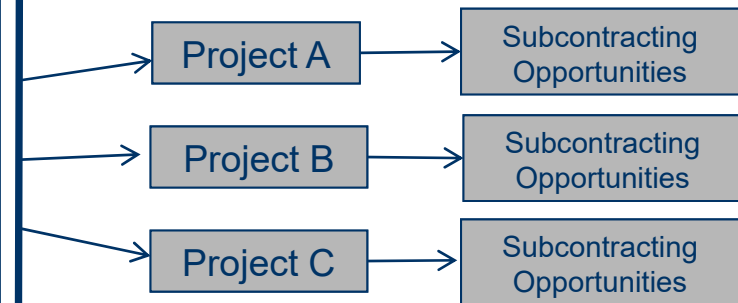
Part 1

Bidding a Job Order Contract as a Prime



Part 2

Procuring Individual Projects



Accountability with JOC

JOC is a performance based contracting system and all future work is dependent upon contractor performance.

- **Responsiveness of the contractor during project develop and construction phases**
- **Success in developing a partnership relationship with the County**
- **Performance depends on two factors:**
 - Accurate adjustment factor
 - Quality staff
- **Certified payrolls are required for all invoices which are spot checked against prevailing wage requirements**

JOC in Lake County

- Competitively bid in 2009 & 2014
- Awarded were made to two firms in 2009 & three firms in 2014
- 2019 Award recommendation is for three firms each 1 year, with 4 single year renewals for up to \$2m per contractor per year (total authority \$30 million)

Lake County's Experience - Overview

- **Project Backlog**
 - 91 jobs completed/in process since mid 2015
 - \$16.4 million in approved purchase orders
- **Work for sub-contractors**
 - \$11.7 million of total work (71%) performed by sub-contractors
- **Local participation**
 - \$9.9 of total sub work (61%) performed by local contractors
 - \$14.8 of total work (90%) performed by Illinois contractors
- **Size of JOC projects**
 - Average work order size \$123,000
 - 19 projects (~4 per year) greater than \$250,000
 - 91 projects would have required a bid

Traditional Bidding and JOC

- Since 2014, 91 projects have been completed through JOC that would have been bid in a traditional manner
- To award a specific JOC project takes 5 weeks (on average) compared to a traditional bid of 11 weeks (on average)
- It is estimated that non-construction staff spends on average 40 hours on a simple construction bid
- Over 3,640 hours of non-construction staff time, or 1.75 fte, has been saved using JOC
- The use of the JOC program has been a major contributor in the reduction of purchasing staff

Benefits – Construction

- Ability to expedite work
 - Procurement time reduced
- Consistency and efficiency
 - Key for repetitive jobs and areas with unique site requirements, such as court facilities
 - Develop in depth knowledge of County stake holders operational requirements
 - Enhanced schedule flexibility
 - Use of County preferred vendors for materials, systems, and components
- Fewer change orders

JOC – Local Outreach and Participation

- 61% of subs are Lake County contractors
- Prime contractors and 90% of subs are Illinois companies
- The County will continue to conduct outreach to the local contractor community
 - Meet and Greet for local sub-contractors coordinated with the Lake County Contractor's Association
 - Communicating JOC postings to all sub-contractors throughout the contract term