



Presentation on Job Order Contracting (JOC)

F&A Committee

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LC Job Order Contract (JOC)

2019 Strategic Plan Alignment



County's Mission: Deliver exceptional, financially and environmentally responsive / responsible services that promote a safe, affordable, healthy, and resilient community

Strategic Initiatives	
X	Regional Leadership
X	Fiscal Responsibility
X	Exceptional Service and Operational Excellence
Strategic Goals	
	Public Safety and Integrated, Data-Driven Justice System
X	Enhance Economic Opportunities
X	Improve Infrastructure
X	Promote a Sustainable Environment
	Build Healthy, Inclusive, and Resilient Communities

Strategic Themes	
	Inter-Organizational Cooperation
X	Quality of Life
X	Economic Development
X	Infrastructure
X	Environmental Sustainability
X	Non-Environmental Sustainability
X	Lake County Branding
	Mental Health
X	Grants and Specialty Funding
	Diversity and Inclusion

[Link to Strategic Plan](#)

- **Purpose**
 - Overview of Lake County Job Order Contract
- **Agenda**
 - Background
 - Execution Data
 - Next Steps

Background

Lake County History



- JOC was introduced to Lake County to address specific issues:
 - Project backlog
 - Need for consistent, dependable projects in sensitive areas (Courts and Jail)



**Identify
Scope of
Work**

**JOC is another delivery method for Lake County to
procure construction services**

- ✦ In House Trades
- ✦ Traditional Design-Bid-Build
- ✦ Job Order Contracting (JOC)



**Start
Construction**

**JOC is not meant to replace any procurement method.
It is another tool for the Lake County to accomplish work.**

Background

What is Job Order Contracting (JOC)?



- **Job Order Contract (JOC) is:**
 - **Firm, Fixed Price**: Pre-priced work tasks within a Construction Task Catalog
 - **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
 - Guaranteed minimum value (\$50K)
 - potential maximum value (\$2M per year)
- **Job Orders are issued for individual projects**

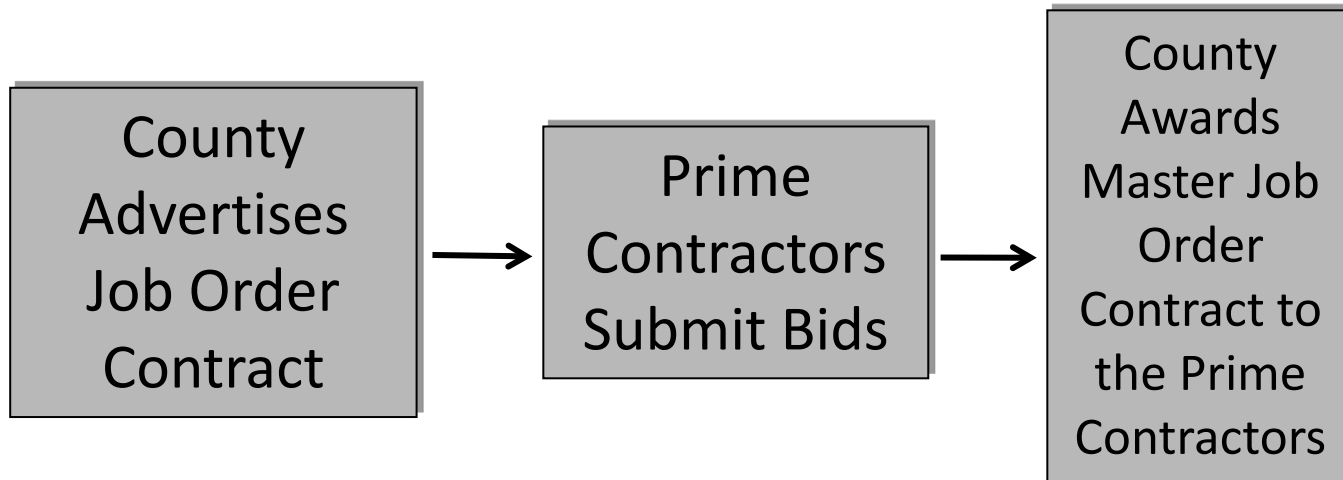
Background

What is the JOC Process?



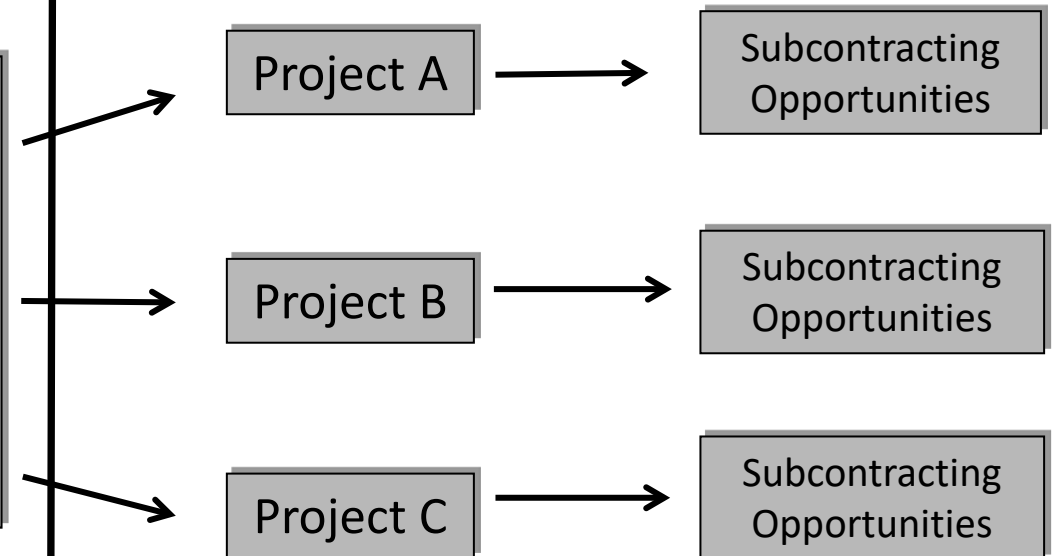
Part 1

Bidding a Job Order Contract as a Prime



Part 2

Procuring Individual Projects

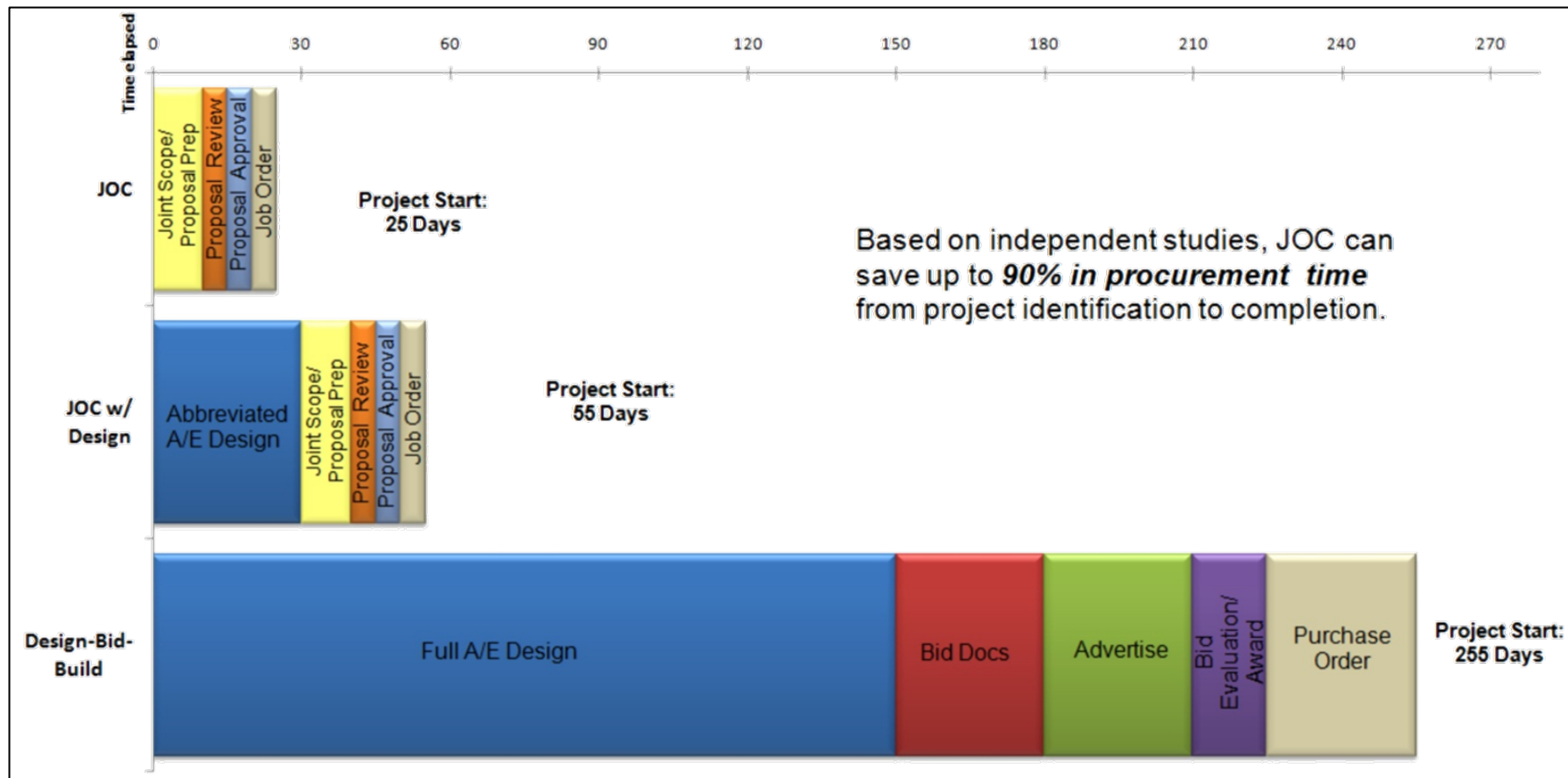


Background

Time Savings



- Faster Procurement – Weeks Instead of Months
- Based on Owner-Contractor Partnership = Non-Adversarial Relationship



Background

Cost Savings



- **Typical Net Savings is 8% - 15%**
 - **Reduction of Architect/Engineer Fees**
 - Currently Many Small Projects Are "Designed" Primarily for Procurement Purposes
 - **Lower Procurement and Administrative Costs**
 - JOC Eliminates the Need to Use the Full Procurement Cycle for Each and Every Project
 - **Fewer Change Orders and Claims**
 - Joint Scoping Process: eliminates misunderstandings of project scope of work (SOW)
 - SOW and JOC General Conditions written/developed in a manner where the Contractor is responsible for errors and omissions

Background

Accountability



- **JOC is a performance based contracting system:**
 - All future work is dependent upon contractor performance
 - Responsiveness of the contractor
 - Project development phase
 - Construction phase
- **Success in developing a partnership relationship with the County**
- **Performance depends on two factors:**
 - Accurate adjustment factor
 - Quality staff
- **Evaluations after every Task Order**

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JOC Historical Work Execution



Year	2015	2016	2017	2018	2019	2020	2021
Number of Job Orders	21	27	25	25	23	44	8
- Number of Job Orders >\$30K	16	17	20	20	15	32	2
- Number of Job Orders >\$350K	1	1	3	0	0	9	1
Value of Job Orders Awarded (\$K)	\$3,598.9	\$2,033.3	\$4,213.9	\$2,333.6	\$4,456.7	\$6,510.6	\$1,403.4
- Average Value of Job Orders (\$K)	\$171.4	\$75.3	\$168.6	\$93.3	\$193.8	\$148.0	\$175.4
Value of Local Subcontractor Participation (\$K)	\$2,235.7	\$1,189.2	\$2,331.1	\$1,450.3	\$2,718.2	\$3,473.8	\$799.0
- Local Subcontractor Participation (%)	62%	58%	55%	62%	61%	53%	57%
- * Minority Owned Subcontractor Participation (%)	0.5%	0%	0%	0%	0.5%	4.2%	7.6%
- * Women Owned Subcontractor Participation (%)	2.0%	0.5%	0.2%	0.1%	0%	1.1%	6.0%

*Staff reviewed subcontractor websites for mention of small, minority, or women owned business

Projected Projects

FY22 and Beyond



- **Project Types and Projected Costs for next 3 Fiscal Years:**
 - **Preservation: \$1.97M**
 - Admin Tower Vestibule, North Entrance
 - DOT Fuel Island
 - Depke Emergency Generator Replacement
 - **Modernization: \$5.82M**
 - HD WRS Replace Air Handler and Boilers
 - Babcox Justice Center 1West Renovation
 - DOT Interior Improvements
 - **Security: \$0.15M**
 - DOT Security Improvements

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Next Steps

- **FCS will increase accountability:**
 - Contractor Evaluations
 - Customer Feedback
- **Procurement will increase outreach:**
 - Briefings to local small and minority owned sub-contractors



Questions