

CORE

JOB ORDER CONTRACTING



HD

How are we going to get so many projects done?
Why are these projects taking so long to complete?
How can we lower administrative cost for construction?





JOB ORDER CONTRACTING

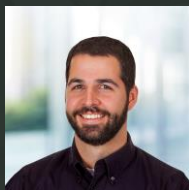
Developed by the U.S. Military Academy in the early 1980's

- ✓ Minimized Response Time
- ✓ Reduced Design Workflow
- ✓ Enhance Quality Control
- ✓ Reduced Construction Cost
- ✓ Lowered Administration Cost
- ✓ Reduced Backlog Of Maintenance

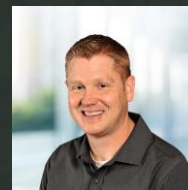


CONSOLIDATING YOUR CONSTRUCTION NEEDS

10/12/2022



CALEB WYSS
Director of PreConstruction



STEVE PAUL
Director of Job Order Contracting

WHAT IS JOB ORDER CONTRACTING?

JOC is a State-approved delivery method to procure construction services that drastically cuts down on the **cost, time,** and **inefficiencies** inherent to construction projects.

HOW TO ACCESS IT

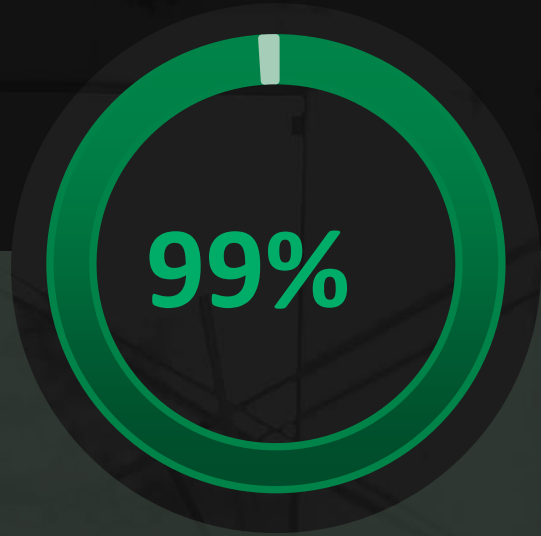
Many Colleges and Universities already procure goods and services through cooperative purchasing contracts



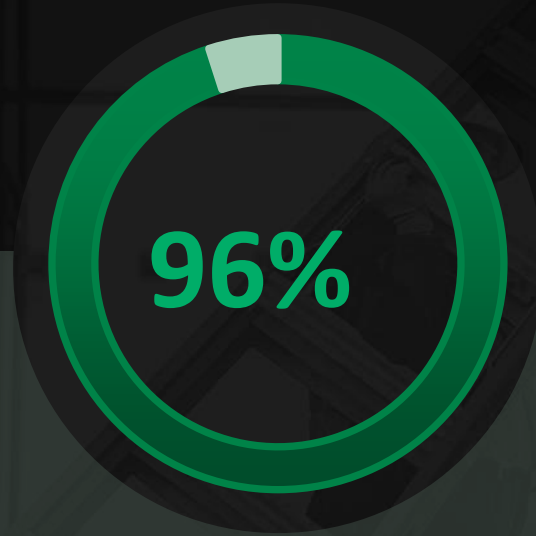
Cooperative purchasing contracts secure affordable rates and establish delivery terms on goods that many agencies or offices need to have...

Including Construction!

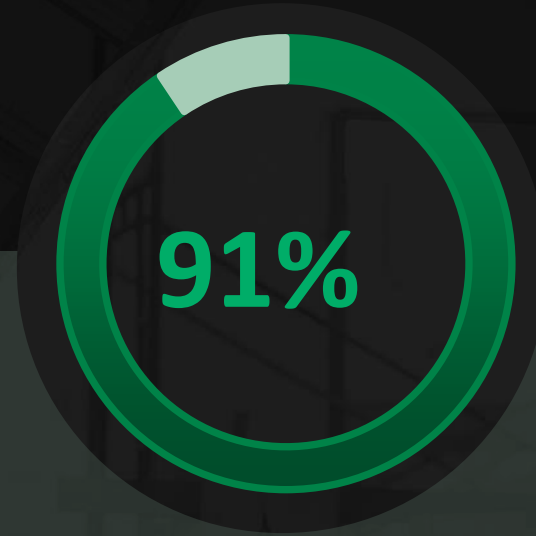




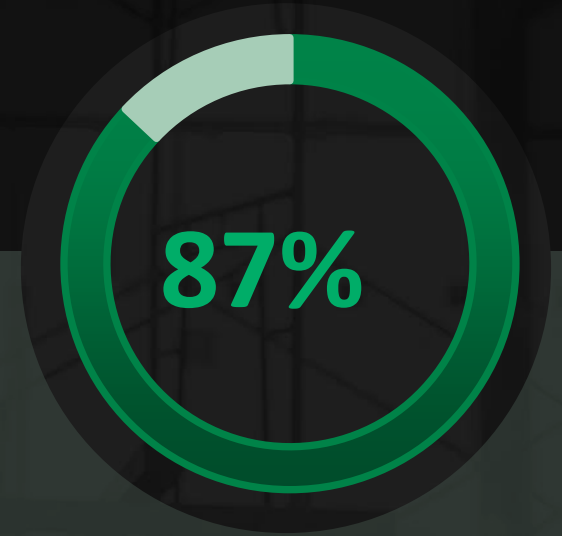
Of owner respondents
recommended
JOB ORDER CONTRACTING



Of Job Order Contracting
projects completed with
SATISFACTORY RESULTS



Of Job Order Contracting
projects delivered
ON BUDGET



Of Job Order Contracting
projects delivered
ON TIME

HOW DOES IT WORK?

**IDENTIFY A
PROJECT**

**JOINT SCOPE
MEETING**

**CONTRACTOR
PROPOSAL**

**PROPOSAL
REVIEW**

ISSUE PO

**START
CONSTRUCTION**

STEP 1:

Identify the project & contact CORE.

STEP 2:

Schedule a joint scope meeting to review project details.

STEP 3:

CORE assembles budget pricing utilizing unit price book to submit formal JOC proposal.

STEP 4:

Schedule proposal review with client and CORE.

STEP 5:

Client issues PO or contract for CORE to proceed. IPHEC award referenced on documents.

STEP 6:

Subcontract awards, material procurement, & start construction

NORTHERN ILLINOIS UNIVERSITY – DEKALB, ILLINOIS

Key Offices

HS	Academic Advising Center.....	60
WI	Admissions Office.....	61
AV	Barsema Alumni and Visitors Center.....	20
SP	Bursar's Office.....	48
CL	Campus Life Building.....	65
SP	Financial Aid Office.....	48
AD	Graduate School.....	62
HC	Holmes Student Center.....	36
	Duke Ellington Ballroom	
	Hotel	
	Huskies Den	
	Information Desk	
	Restaurants	
	Sandburg Auditorium	
	University Bookstore	
NE	Housing and Dining.....	35
HR	Human Resource Services.....	3
WI	International Student and Faculty Office.....	61
AV	NIU Alumni Association.....	20
WI	Registration and Records.....	61

Administrative Buildings

AD	Adams Hall.....	62
AL	Altgeld Hall.....	50
EF	Evans Field House.....	21
HC	Holmes Student Center.....	36
LH	Lowden Hall.....	49
AV	Barsema Alumni and Visitors Center.....	20
CV	Convocation Center.....	2
AC	Faculty Development & Instructional Design Center.....	37A
OH	Oderkirk House.....	19
PK	Campus Parking Services.....	42
PS	Public Safety.....	60
SP	Swen Parson Hall.....	48
HS	Health Services.....	63
WI	Williston Hall.....	61

Academic Buildings

AN	Anderson Hall.....	69
JH	Asian American Resource Center.....	60
BH	Barsema Hall.....	71
CB	Center for Black Studies.....	40
LC	Center for Latino and Latin American Studies/ Latino Resource Center.....	68
EF	Evans Field House.....	21
CO	Cole Hall.....	31
DH	Davis Hall.....	47
DU	DuSable Hall.....	25
EB	Engineering Building.....	70
FR	Faraday Hall.....	46
FO	Founders Memorial Library.....	37
GA	Gabel Hall.....	24
GH	Graham Hall.....	22
IA	Illinois ASBO Building (NIU Public Administration).....	39
AB	Jack Arends Hall (Visual Arts Building).....	54
FW	La Tourette Hall.....	45
MC	McMurry Hall.....	58
OR	Milan Township School.....	18
MO	Montgomery Hall.....	44

MB	Music Building.....	53
TV	Northern TV Center.....	17
PT	Pottenger House.....	67
PM	Psychology – Computer Science Building.....	43
RH	Reavis Hall.....	26
SB	Stevens Building.....	29
SG	Still Gym.....	55
SH	Still Hall.....	51
SP	Swen Parson Hall.....	48
WR	Gender and Sexuality Resource Center.....	41
WH	Watson Hall.....	28
WI	Williston Hall.....	61
WZ	Wirtz Hall.....	57
ZH	Zulauf Hall.....	27

Museums and Theatres

CO	Anthropology Museum.....	31
MB	Boutell Concert Hall.....	53
AB	Jack Olson Gallery.....	54
AL	NIU Art Museum.....	50
SB	O'Connell Theatre.....	29
SB	Players Theatre.....	29

Residence Halls

DC	New Residence Hall Community Center.....	73
GD	Gilbert Hall.....	56
GN	Grant Towers North (C & D).....	10
GS	Grant Towers South (A & B).....	11
LD	Lincoln Hall (A, B, C & D).....	15
NC	Neptune Hall Central.....	33
NE	Neptune Hall East.....	35
NN	Neptune Hall North.....	34
NW	Neptune Hall West.....	32
NV	Northern View Community.....	1A
RE	New Residence Hall East.....	74
RW	New Residence Hall West.....	72
SN	Stevenson Towers North (C & D).....	9
SS	Stevenson Towers South (A & B).....	8

Recreation Facilities

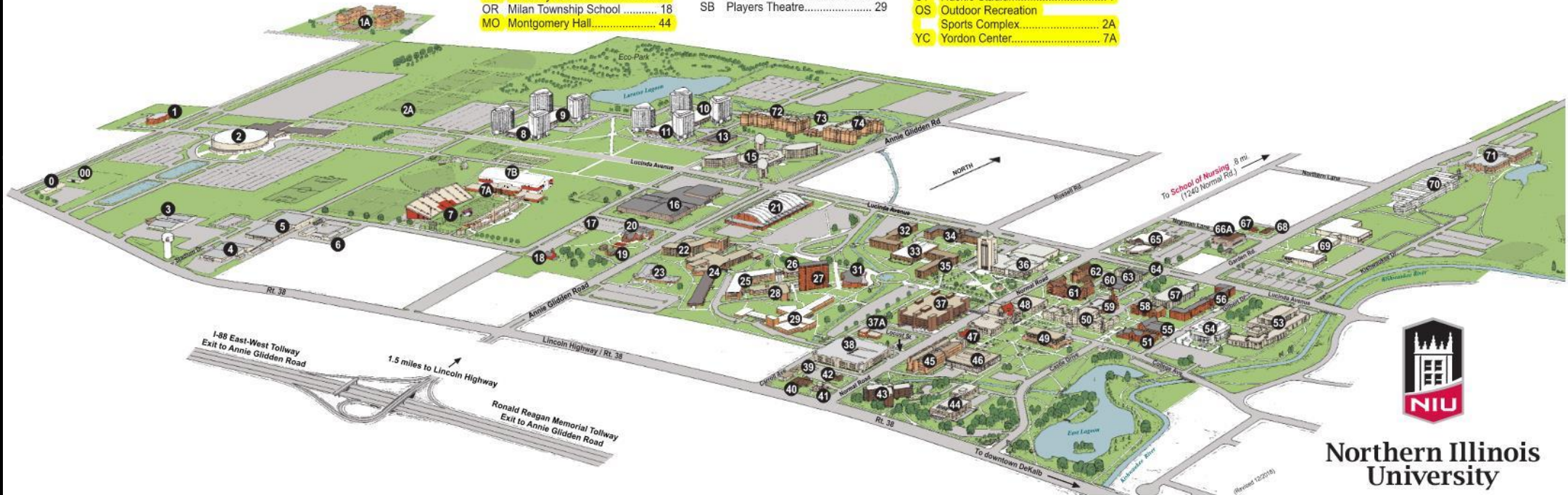
RC	Campus Recreation Center.....	16
CH	Chessick Practice Center.....	7B
CV	Convocation Center.....	2
EF	Evans Field House.....	21
HC	Holmes Student Center.....	36
ST	Huskie Stadium.....	7
OS	Outdoor Recreation Sports Complex.....	2A
YC	Yordon Center.....	7A

Service Facilities

SI	Building Services.....	0
CC	Child Development and Family Center.....	23
PK	Campus Parking Services.....	42
CP	Chilled Water Plant.....	66A
HR	Document Services.....	3
DB	Dorland Building.....	5
EP	East Heating Plant.....	59
GO	Grounds Building.....	6
HS	Health Services.....	63
HR	Human Resource Services.....	3
CF	NIU Center for the Study of Family Violence and Sexual Assault.....	1
PD	NIU Parking Deck.....	38
HT	Operations Storage.....	00
PP	Physical Plant.....	4
PS	Police Department.....	64
WP	West Heating Plant.....	13

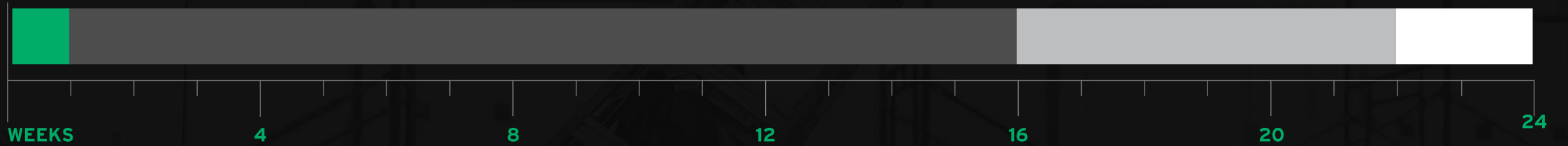
Other DeKalb Facilities (Not Shown on Map)

AA	Art Annex 2211 Sycamore Road
UC	Center for Child Welfare and Education 148 North Third Street
LB	Illinois Council on Economic Education (ICEE) 155 North Third Street, Suite 504
BC	NIU Broadcast Center 801 North First Street
NS	NIU School of Nursing 1240 Normal Road
WL	Wellness Literacy Center 3100 Sycamore Road
SR	William R. Monat Building Social Science Research Institute Third and Locust Streets

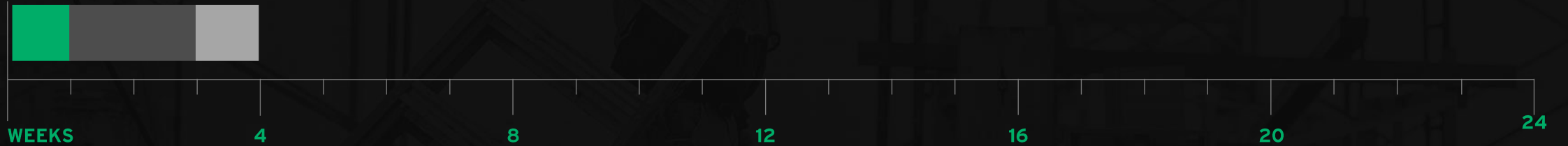


Northern Illinois University

DESIGN-BID-BUILD



JOC DELIVERY



- Client Solicits Project
- Design Submitted. Scope of Work Defined.
- Owner Selects Contractor
- Contract Awarded. Project Begins.



DESIGN-BID-BUILD



Lump Sum Estimate
 No Transparency
 No Opportunity to Achieve Best Value

JOC DELIVERY

#	Description		Base Price	S/SF (direct cost)	% (of direct cost total)	CONCORD GROUP DRAFT BUDGET	Variance	%
DEMOLITION/ OFF-SITE INFRASTRUCTURE								
1	FF and E	(BY OWNER)	\$0	\$0.00	0.00%			
2	Selective Demolition	Terra Demolition	\$46,704	\$8.98	2.95%	\$46,164	\$540	1.2%
3	Hazardous Material Abatement	(NOT IN CONTRACT)	\$0	\$0.00	0.00%			
STRUCTURE								
28	Concrete Floor Coring / Cutting and Removal	Chicago Area Plumbing	\$8,700	\$1.67	0.55%			
29	Concrete Floor Coring / Trench Patching	CSI 3000	\$26,700	\$5.13	1.69%	\$19,169	\$7,531	28.2%
INTERIOR FINISHES								
Subtotal								
55	Gypsum Board System	Ward Construction	\$126,877	\$24.40	8.07%	\$151,335	(\$24,458)	-19.3%
56	HM Frames, WD/HM Doors, & Hardware - Supply	Block Iron	\$64,010	\$12.31	4.04%	\$107,842	(\$43,832)	-68.5%
57	Access Doors & Frames - Supply	CORE	\$900	\$0.17	0.06%			
58	Flooring & Tile Package	Superior Floor Covering	\$100,109	\$19.25	6.32%	\$60,697	\$39,412	39.4%
59	Epoxy Flooring	Diversity	\$4,329	\$0.83	0.27%			
60	Custom Millwork	Boardworks, Inc.	\$6,850	\$1.32	0.45%	\$16,846	(\$9,996)	-145.9%
61	Rough Carpentry	CORE	\$4,200	\$0.81	0.27%	\$6,653	(\$2,453)	-58.4%
62	Finish Carpentry	Old Veteran Construction	\$32,485	\$6.25	2.05%			
63	Painting	MJB Decorating	\$20,946	\$4.03	1.32%	\$20,757	\$189	0.9%
64	Suspended Acoustical Ceilings	Old Veteran Construction	\$190,029	\$36.54	12.00%	\$195,267	(\$5,238)	-2.8%
MECHANICAL/ELECTRICAL								
71	Visual Display Boards	(NOT IN CONTRACT)	\$0	\$0.00	0.00%			
72	Signage Package	(BY OWNER)	\$0	\$0.00	0.00%			
73	Toilet Partitions	Green and Company	\$1,815	\$0.35	0.12%	\$2,791	(\$976)	-35.8%
74	Toilet Accessories - Supply	Green and Company	\$3,745	\$0.72	0.24%	\$7,196	(\$3,451)	-91.5%
75	Wall Protection & Corner Guards	Green and Company	\$4,000	\$0.76	0.25%			
76	Fire Extinguishers & Cabinets - Supp	Green and Company	\$4,000	\$0.76	0.25%			
77	Lockers / Cubbies	Green and Company	\$4,000	\$0.76	0.25%			
80	Window Shades & Curtains	(NOT IN CONTRACT)	\$0	\$0.00	0.00%	\$3,311	(\$3,311)	100.0%
EQUIPMENT								
84	Laundry Equipment	Green and Company	\$3,230	\$0.62	0.21%			
85	Residential Appliances	Green and Company	\$3,230	\$0.62	0.21%			
86	Kitchen Equipment	Green and Company	\$3,230	\$0.62	0.21%			
MEG SYSTEMS								
97	Fire Sprinkler/Suppression Systems	Green and Company	\$26,575	\$5.11	1.68%	\$34,227	(\$7,652)	-25.0%
98	Alarm Systems	Green and Company	\$14,000	\$2.71	0.88%	\$10,255	\$3,745	36.8%
99	Security Systems	Green and Company	\$14,000	\$2.71	0.88%	\$10,255	\$3,745	36.8%
102	Security Systems	Green and Company	\$14,000	\$2.71	0.88%	\$10,255	\$3,745	36.8%
CONTINGENCIES & DISCOUNTS								
50%	Construction Contingency		\$89,953	\$17.30	5.88%			
10%	Owner Contingency		\$89,953	\$17.30	5.88%			
0.0%	E&I Discount							
1%	E&I Compliance Fee		\$26,045	\$5.02	1.67%			
Subtotal			\$1,584,001			\$1,242,535	\$341,466	21.6%

Detailed Estimate
 Full Transparency
 Alternates Lead to Best Value

IS MY PROJECT RIGHT FOR JOB ORDER CONTRACTING?

- ✓ Repairs, Alterations, Rehabilitations
- ✓ Interior Renovations
- ✓ Exterior Renovations and Repairs
- ✓ Concrete and Site Improvements
- ✓ Sustainability Upgrades
- ✓ New Buildings and Structures
- ✓ Emergency Response
- ✓ General Maintenance

\$111

Smallest Purchase Order

\$32M

Largest Purchase Order



- ✓ Administrative Efficiency
- ✓ Faster Project Turnaround
- ✓ Increased Transparency
- ✓ Opportunities For Diversity Inclusion
- ✓ One-stop Solution

HAVE QUESTIONS?

We'll be your wingmen



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