

CONSTRUCTION PROCUREMENT TYPES

- **Design, Bid, Build**
- **Construction Manager at Risk**
- **Design Build**
- **Job Order Contract**

JOB ORDER CONTRACT HOW IT WORKS

- **Recruitment and Selection –Quality Performance/Best Value**
- **Establish Parent Agreement for Each Contractor**
- **City Council Authorization**
- **Outline Specific Criteria and Expected Outcomes**
- **Contractor Develops the Written Scope of Work**
- **Contract Finalized –Guaranteed Maximum Price**
- **Contractor Competitively Bids All Work**
- **All Costs and Bids are Open-Book**

JOC ADVANTAGES/DISADVANTAGES

- **Advantages**
 - **Efficiency – the speed to make it shovel ready**
 - **Known End Product – fair cost, quality outcome, no surprises**
 - **Results Based – working within budget and time constraints**
 - **Accountable Cost Estimates from Concept to Project Close-Out**
 - **Minimal Owner Risk**
 - **A Positive Approach In Working Together**
- **Disadvantage**
 - **Negotiated price may be more expensive than bidding project**


PARKS & RECREATION CIP PROJECT FY 2017

- **Repair Erosion Problems at Festival Fields**
- **Restroom Renovation at Donnie Hale Park**
- **Perimeter Walkway Lighting and Playground Replacement at Las Ligas Park**
- **Curb Installation Along Walkway at Crystal Gardens**

JOC RECRUITMENT

- **JOC Solicitation 9/21/16**
- **Non-mandatory Pre-bid Conference 9/28/16**
- **Proposals Submitted 10/20/16**
- **Recommendations for JOC Contractors**

JOC PARENT AGREEMENT

- **Recommend Four Contractors**
 - **Each Contract Amount is Up to \$1 Million Over Duration of Contract**
 - **Guaranteed Maximum Price Contract for each Job Order Includes All Actual Costs and All Soft Costs**
 - **No Guaranteed Amount From Year to Year; No Automatic Extensions**
 - **One Year Contract with [potentially] Four One-Year Extensions**
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NEXT STEPS

- **Council Authorization**
- **Contact Various Contractors for Projects**
- **Develop Scope of Work and Fees**
- **Finalize Job Specific Contracts**
- **Project Construction**