



JOC Program Mgmt & Consulting Services



July 8, 2026

Proposed Board Action

1. Award a cooperative purchasing contract to The Gordian Group, Inc. of Greenville, South Carolina to provide Job Order Contracting Program Management and Consulting Services for a not-to-exceed amount of \$2.5 million for five-year term.
2. Authorize the General Manager/CEO or designee to execute a contract with Gordian in full conformity with the terms and conditions of Sourcewell cooperative contract number 010626-GGI and negotiated agreement, and in a form approved by legal counsel.

Contract Goals

To provide the District with specialized expertise to develop and provide the unit price book, task catalog and implementation procedures that will be used for the District to secure a JOC vendor

Background

- Effective January 1, 2026, the District has enabling legislation (via Senate Bill 272) to use Job Order Contracting for public work projects
- Pilot program is valid through December 31, 2031

History of Job Order Contracting

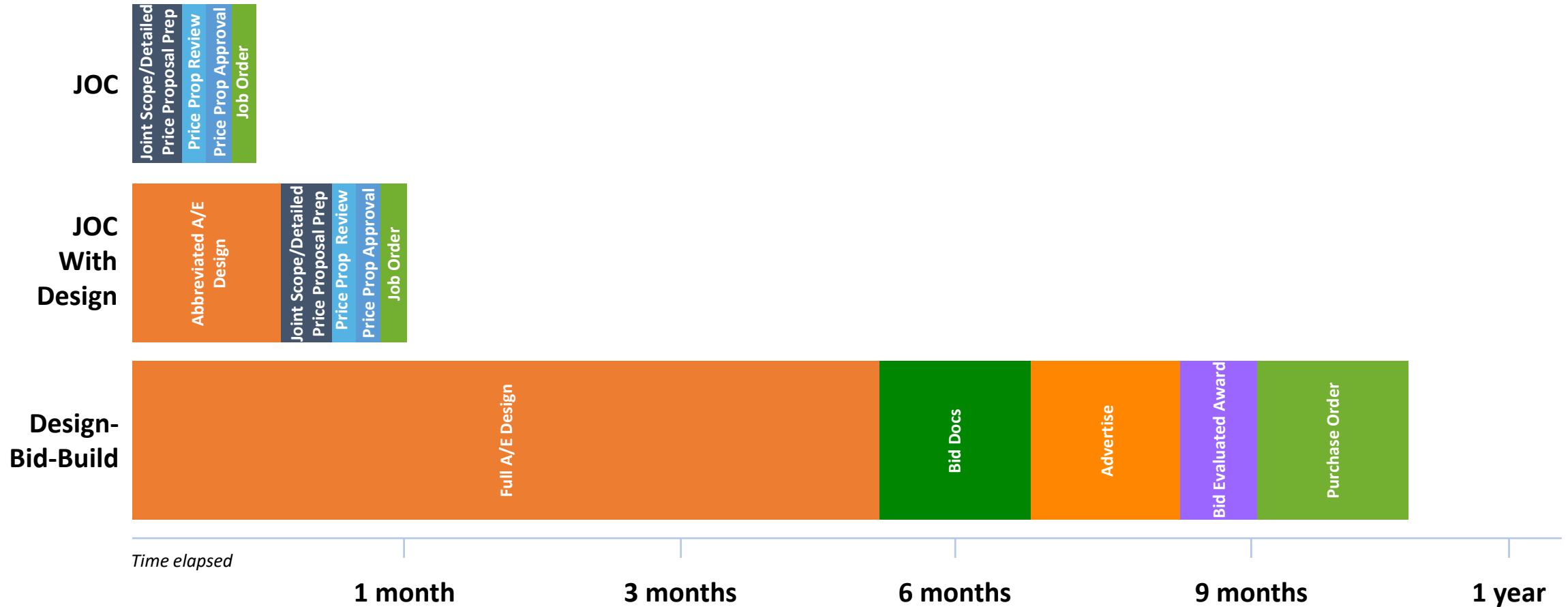
- **1982:** JOC was invented by Harry H. Mellon while serving as Chief Engineer for NATO in Belgium. Needing a faster way to manage facility maintenance than traditional design-bid-build.
- **1985:** Mellon brought the concept to the U.S., launching the first JOC pilot program at the United States Military Academy at West Point. The first official contract was initiated shortly after in December 1985 at Fort Sill by the U.S. Army Corps of Engineers.
- **Present Day:** JOC has heavily transitioned from paper-based Construction Task Catalogs (CTCs) to digital solutions, accounting for billions in annual construction volume nationwide.

What is Job Order Contracting

JOC is a streamlined procurement method utilized by government entities to deliver maintenance-related construction, repair, remodeling, and other repetitive work through competitively bid, indefinite-delivery, indefinite-quantity (IDIQ) contracts utilizing unit price books published as part of a formal, competitive solicitation

JOC Value: Significant Time Savings

Industry studies and project examples demonstrate significant time savings with JOC



Source: The Gordian Group

5 Step Job Order Process

1

Joint Scope Meeting

Gordian schedules a meeting at the site for those involved to discuss project and design details.

2

Detailed Scope of Work

Gordian helps the District prepare a Detailed Scope of Work that describes the work the JOC contractor will perform.

3

Price Proposal

The JOC contractor prepares a Price Proposal by selecting the appropriate task from Gordian's Construction Task Catalog® (CTC).

4

Price Proposal Review

Gordian reviews the Price Proposal to ensure the JOC contractor has selected the appropriate tasks and quantities.

5

Job Order Issued

Once the Price Proposal is approved, the District issues a purchase order for the JOC contractor to proceed.

JOC Benefits



Simplifies the procurement process



Faster response time



Fully transparent process



Improves the quality of work



Preset pricing eliminates negotiations



Increases local subcontractor participation



Saves time and money



Reduces change orders

Cooperative Purchasing Process

- The District may utilize cooperative purchasing contracts for procurement of goods and services
- Sourcewell, a Minnesota government entity that offers cooperative procurement solutions to other government entities, issued RFP 010626 for JOC or IDIQ Program Management Consulting Services
- Sourcewell received 19 responsive proposals by the due date of January 6, 2026 and awarded to The Gordian Group, Inc. and Public Consulting Group, LLC
- Staff and Legal Counsel determined that the solicitation process done by Sourcewell meets the District's competitive requirements

Budget Impact

- Staff conducted a price analysis and determine that Gordian's negotiated prices under the Sourcewell Contract are fair and reasonable
- Funding for this contract is included in the adopted Fiscal Years 2026 and 2027 Operating and Capital Budgets and will be included in future operating and capital budgets. The contract will be funded by a variety of funding sources which may include state, regional, and local revenues from approved and future operating and capital budgets

Proposed Motion

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Thank You

