

# City of Austin CAPITAL CONTRACTING OFFICE

Your valuable  
business partner in  
Capital Project  
delivery.

## JOB ORDER CONTRACTING (JOC)

### ABOUT:

The JOC contract is designed to accomplish small to medium, multi-trade, maintenance, repair, alteration, renovation, remediation, and minor construction projects on an assignment basis as needed. The price for each assignment is established by a Unit Price Book (UPB) with an adjustment factor (coefficient).

#### 2020 JOC Contract Terms:

- Initial Term of 24 months, with option of three possible 12-month terms
- Eight Contractors
- Maximum aggregate contract price of \$48,000,000 will be distributed among the eight contractors

#### Examples of Scopes of Work include:

- EV charging stations
- Accessibility, safety and code upgrades
- Plumbing and piping
- Pre-fab buildings
- Paving and drainage
- Interior and exterior renovations
- Enclosures and structures
- Fixed equipment
- HVAC improvements
- Security upgrades
- Landscaping
- Flooring and ceilings
- Window and door upgrades
- Demolition and remediation
- Foundation repair
- Electrical and lighting
- Roofing

#### The following are key components of our program and enhancements made for continuous improvement:

##### Unit Price Book Software:

- RS Means Master Composite data with Austin TX CCI through e4Clicks Project Estimator

##### Coefficient:

- Types: Pre-Priced Items - Standard Working Hours; Pre-Priced Items - Non-Standard Working Hours; Non-Pre-Priced Items
- Coefficients include all Division 1 line items (with some exceptions)

##### Pricing Methodology:

- Prime Work: Left-hand R.S. Means (bare material, labor, equipment costs) + coefficient; coefficient on Subcontractor work
- Subcontractor work: Right-hand R.S. Means (bare costs including O&P)

##### MBE/WBE Compliance:

- Compliance plans/goals will be established at the assignment level with Good Faith Effort solicitation of subcontractors required when assignment goal is not met

##### Wage Compliance:

- Prevailing wage rates (as specified in Sections 00830BC and/or 00830HH) shall be applied for the rates current at the time of each Job Order Assignment Agreement

##### Assignment Cancellation Fee:

- A standard flat-rate "line-item" fee of \$500 for SOW and \$1,000 for proposal development when an assignment is unilaterally canceled by the City after SOW/proposal development has been completed; ownership of SOW/proposal products transfers to the City upon payment of the fee

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### JOC Process



Questions?

email: [rick.wilson@austintexas.gov](mailto:rick.wilson@austintexas.gov)