

## Dorchester County South Carolina Program Overview

### eziQC




Traditional construction procurement is often longer and more expensive than you plan for, causing headaches before a project even begins. Job Order Contracting (JOC) is a proven, headache-free alternative to traditional procurement that streamlines renovations, repairs, emergency and time sensitive projects and straightforward new construction.

JOC, also known as eziQC available through cooperative purchasing networks, is a unique, indefinite delivery, indefinite quantity (IDIQ) construction procurement process, allowing owners to complete many individual projects through a single, competitively awarded contract.

Job Order Contracts are awarded in compliance with your competitive bidding requirements, and Unit Prices are established up-front using local labor, material, and equipment costs. Awarded contractors apply their competitive adjustment factor to the Unit Prices, so costs are established upfront, and projects can begin faster.

**More than \$2.4 billion in construction value is completed through Gordian’s JOC solutions each year across North America.**

### Common eziQC Benefits:

 <p>Significant time and costs savings by streamlining administrative processes</p>	 <p>Readily available awarded contractors to begin work faster</p>	 <p>Enhanced transparency and cost certainty through preset pricing</p>
 <p>Improved construction quality thanks to greater contractor collaboration</p>	 <p>Fewer project delays because of reduced claims and changes</p>	

---

*"It's an easy way for you to get quality projects done. We love it. I've passed it to other towns, and they love it, too."*

*Susan Bransfield – First Selectwoman, Portland CT*

---

### A Simple Process

Gordian's ezIQC process is what differentiates this procurement method from other project delivery options. Once the contract is awarded, a standard process is followed each and every time a new project is identified.



### A Proven Method

ezIQC is a proven supplement to other traditional methods. In fact, in a recent JOC performance study, both facility and infrastructure owners and contractors agreed JOC yields higher performance and satisfactory rankings when compared to other delivery methods, including Design-Bid-Build (DBB) and Design-Build (DB). JOC also received high marks in project satisfaction, timeliness, cost savings, flexibility, transparency, and ease of use, resulting in 99 % of owners recommending JOC to their peers.

---

*“We want to showcase that the government is looking at ways we can streamline processes, make better use of funds and be able to get work done so we can protect citizens, as well as put safe and reliable facilities together. It’s an important thing for us.”*

*Phil Boothby – Director of Capital Planning & Policy, Cook County, Illinois*

---

### How to get started?

By accessing ezIQC through Dorchester County, you too can streamline your construction procurement.

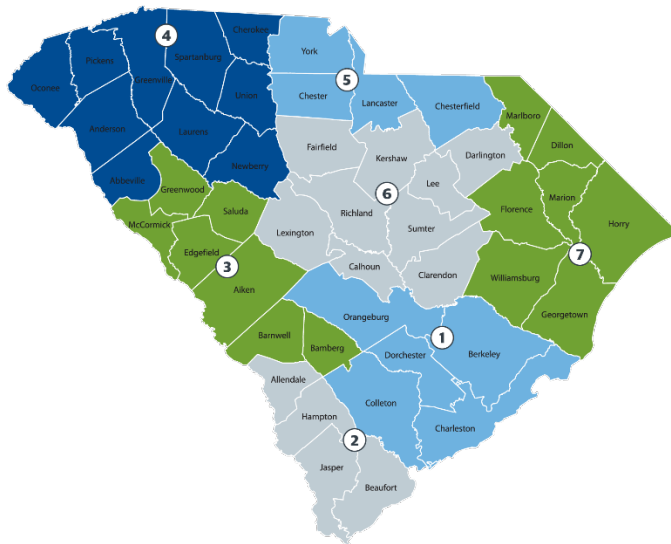
When you need to get projects like security upgrades, classroom renovations, window replacements, ADA compliance upgrades or HVAC and roofing work underway quickly, Gordian's ezIQC solution, available through Dorchester County contract, allows you to access competitively awarded contractors ready to get started on your project immediately.

**Two thirds of the top U.S. counties choose Gordian's solutions for construction, renovation, repair and maintenance needs.**

To learn more how Gordian can help you plan, build, and maintain safe and reliable community spaces, contact Joan Isaac at [j.isaac@gordian.com](mailto:j.isaac@gordian.com) or 317-607-0305.

## Available Contractors

Access readily available awarded contractors to begin work faster.



- Region 1**  
F.H. Paschen  
HITT Contracting, Inc.  
Huss, Inc.  
Johnson-Laux Construction  
Treat & Woodman
- Region 2**  
F.H. Paschen  
HITT Contracting, Inc.  
Johnson-Laux Construction
- Region 3**  
F.H. Paschen  
HITT Contracting, Inc.  
Johnson-Laux Construction
- Region 4**  
F.H. Paschen  
HITT Contracting, Inc.  
Johnson-Laux Construction
- Region 5**  
F.H. Paschen  
HITT Contracting, Inc.  
Johnson-Laux Construction
- Region 6**  
F.H. Paschen  
HITT Contracting, Inc.  
Johnson-Laux Construction
- Region 7**  
F.H. Paschen  
HITT Contracting, Inc.  
Johnson-Laux Construction

## Process Defined

### 1. Joint Scope Meeting

Once project information is received, Gordian will contact you to schedule a Joint Scope Meeting at the site to help you and the contractor agree on the details of the work to be performed. This meeting allows the contractor to inspect the site and ask questions before submitting a Price Proposal, helping to eliminate misunderstandings and mistakes. This upfront, open communication often results in more cost-effective, collaborative solutions.

### 2. Detailed Scope of Work

Gordian helps you prepare a Detailed Scope of Work that describes the work the contractor will perform. The Detailed Scope of Work will be sent along with the Request for Proposal to the contractor.

### 3. Price Proposal

The contractor prepares a Price Proposal by selecting the appropriate tasks from Gordian’s Construction Task Catalog (CTC). The contractor submits the Price Proposal along with a construction schedule and list of proposed local contractors.

### 4. Price Proposal Review

Gordian reviews the Price Proposal to ensure the contractor has selected the appropriate tasks and quantities and will ask the contractor to make any required changes. The reviewed Price Proposal is submitted for your final review.

### 5. Purchase Order Issued

Once you are 100% satisfied with the Price Proposal, construction schedule, proposed subcontractors and have received and approved any other required documents (e.g. bonds, certificates of insurance, etc.), you can issue a purchase order for the contractor to proceed.

## Gordian ezIQC Benefits

Gordian ezIQC solutions are proven to streamline the construction procurement process, providing several benefits to owners:

- **Cost Savings:** Independent studies confirm a 24 percent administrative cost savings compared to traditional processes, such as design-bid-build and design-build. Because JOC combines many small projects into a master contract, contractors can offer volume discounts on the master contract. The contractor actively participates in the Joint Scope Meeting where the site is inspected and the work to be performed is clarified. This collaborative process enables value engineering opportunities and reduces risks, so contractors do not need to include contingencies in their bids.
- **Time Savings:** Since the bidding process happens at the beginning of the project, all job orders can be issued in days versus weeks and months. JOC can reduce procurement cycle time from project identification to start of construction by up to 80 percent.
- **Improved Collaboration and Performance:** The JOC process cultivates a more collaborative relationship between you and the awarded contractor(s). Gordian's JOC programs link volume to performance, so contractors are motivated to provide timely, responsive, and quality work.

*Performance Based Studies Research Group (PBSRG), 2016. Job Order Contracting Performance: 2015 Industry Survey.*  
Building knowledge [gordian.com](http://gordian.com)