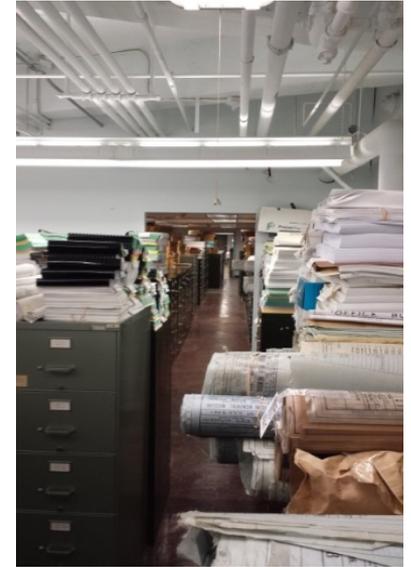


DGS Public Works Modernization

Agency Town Hall Meeting #2 June 2016

RA-GSPWMODERNIZATION@pa.gov

Why is Public Works Modernizing?



- **Siloed, paper centric re-active processes**
- **Unable to implement advances in IT or the Construction Industry**
- **Customer Feedback Not Solicited or Considered**

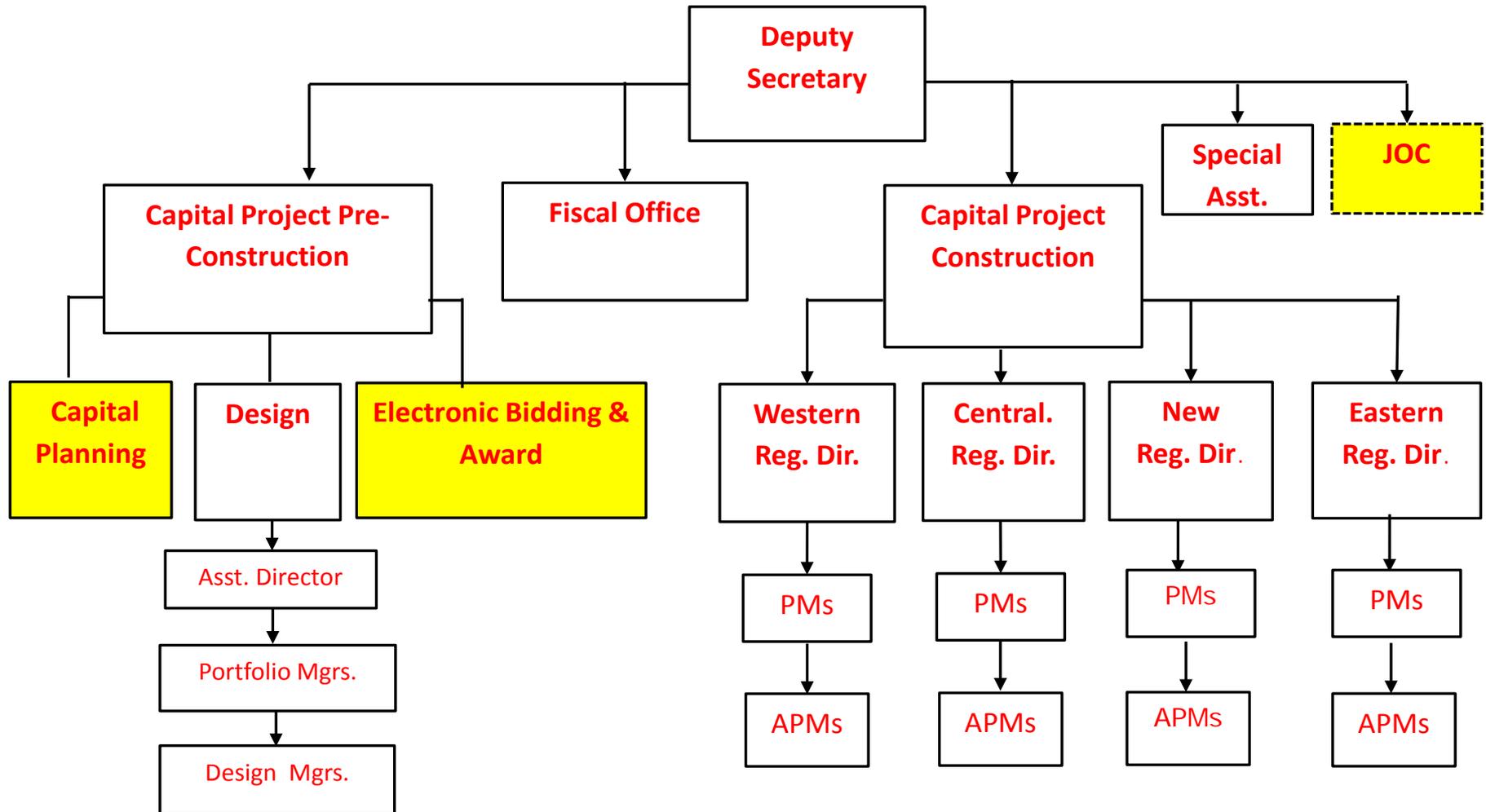


Today's Outcomes

Discuss Progress on each of our 3 Paths:

- Organizational Structure
- Processes and e-Builder
- Agency Projects/JOC

PWM - Organization



PWM – Capital Plan

General Services			Legislation		Cap Plan Year				
Facility	Scope	Cost Type	Act 82 of 2010	Act 85 of 2013	FY 2014-2015	FY 2015-16	FY 2016-17	FY 2017-18	Notes
L & I	Restrooms	Land Acq.							
		D & C		\$1,600,000	\$1,600,000				
		Construction		\$6,400,000					
East Wing	Cloth Ceilings	Land Acq.							
		D & C	\$250,000		\$250,000				
		Construction	\$750,000		\$750,000				
Finance	HVAC	Land Acq.							
		D & C	\$3,000,000		\$3,000,000				
		Construction	\$10,000,000			\$10,000,000			
Irvis	Reno. Elev.	Land Acq.							
		D & C	\$210,000		\$210,000				
		Construction	\$700,000		\$700,000				
Capital	Roofs	Land Acq.							
		D & C					\$1,200,000		Needs Legislation
		Construction					\$4,800,000		
Irvis	Renovations	Land Acq.							
		D & C	\$5,000,000			\$1,000,000			
		Construction	\$40,000,000			\$5,000,000		\$10,000,000	
Central	Upgrade Water	Land Acq.							
		D & C					\$1,900,000		Needs Legislation
		Construction					\$7,600,000		
St. St.Br	Upgrades	Land Acq.							
		D & C					\$1,200,000		Needs Legislation
		Construction					\$4,800,000		
Capital	Life Safety	Land Acq.							
		D & C					\$2,300,000		Needs Legislation
		Construction					\$9,200,000		
Tent	Elevator	Land Acq.							
		D & C					\$1,000,000		Needs Legislation
		Construction					\$4,000,000		

PWM – Quarterly Release Plan

Fiscal 16/17 Qtr. 1			Fiscal 16/17 Qtr. 2			Fiscal 16/17 Qtr. 3			Fiscal 16/17 Qtr. 4		
Design	Agency/Scope	\$ to be Released	Design	Agency/Scope	\$ to be Released	Design	Agency/Scope	\$ to be Released	Design	Agency/Scope	\$ to be Released
July:			Oct:			Jan:			April:		
Aug:	DGS - ABC	\$ 25,000,000	Nov:			Feb:			May:		
	PSP XYZ	\$ 15,000,000									
Sept.:	F&B KDK	\$ 12,000,000	Dec:			March:			June:		
	DCNR LKJDFLJK	\$ 9,000,000									
	DOC RHU	\$ 22,000,000									
Bidding:			Bidding:			Bidding:			Bidding:		
July:	1st Electronic Bid	\$ 1,000,000	Oct:			Jan:			April:		
Aug:	2nd Elect. Bid 1/R		Nov:			Feb:			May:		
	Central - DJDID	\$ 5,000,000									
	West - DIJFIGU	\$ 3,000,000									
	East - DFJDIGI	\$ 7,000,000									
Sept.:	All Electronic Bids		Dec:			March:			June:		
	DHS LKDFK	\$ 13,000,000									
	DMVA SEVLKJ	\$ 8,000,000									
	PHMC OWUE	\$ 5,000,000									
	DOA FIUGUGI	\$ 7,500,000									
Qtrly Total:		\$ 132,500,000	Qtrly Total:		\$	Qtrly Total:		\$	Qtrly Total:		\$

PWM – Design Selection Process

Agency Has A Strong Role In New Process

- Client Agency assists DGS in creating a Scoring Matrix
 - Selection Criteria on project-by-project basis
 - Decide if Project Scope Merits an Interview of Short-listed firms
 - Published to Interested Firms
- DGS Completes Objective Criteria in Scoring Matrix
 - Geographical Distance to project, etc.
- Selections Committee Members Complete Objective Criteria
- DGS may request add'l. information from short-listed firms

PWM – Agency Homework

1. We need the names of individuals who will participate in electronic document reviews and workflow.
2. Please submit feedback to me (loreilly@pa.gov) or feel free to email us at:
RA-GSPWMODERNIZATION@pa.gov
3. Feel free to investigate e-Builder at:
<https://www.e-builder.net/>





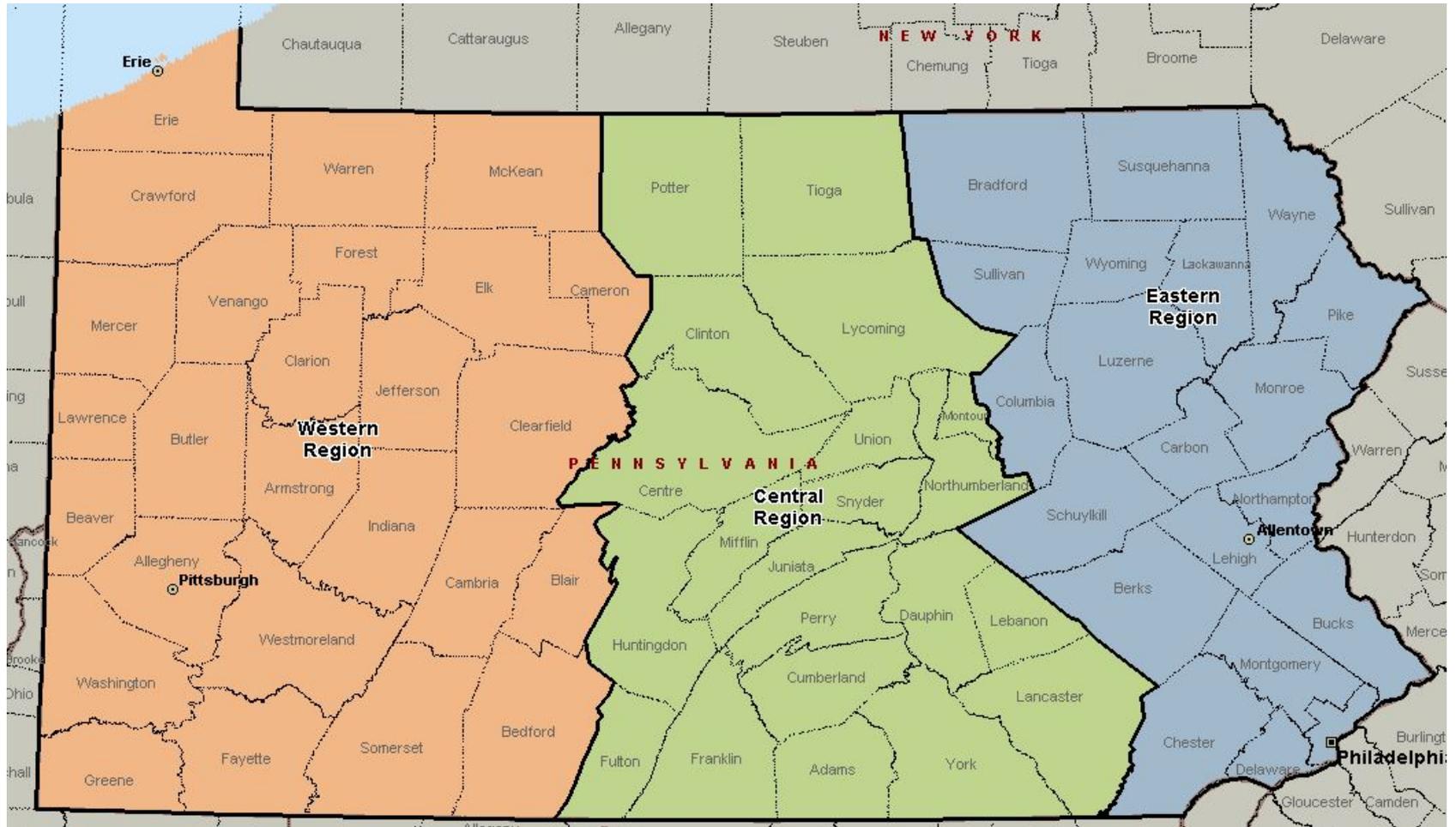
Job Order Contracting

How will JOC work?

June 2016

This presentation is provided for general guidance only.

JOC Regions



How do I request a JOC project?

- JOC Consultant, Gordian Group, will host a web-based landing page that will be used to initiate an agency small construction project.
 - Contact Information
 - Job Information
 - Budget Information
 - Requested Timeframe
 - Disciplines

What is next?

- Create an SRM purchase order to the JOC Consultant, Gordian Group, Contract number 4400015342, for 4.81% of the anticipated project cost.
 - Why 4.81%?
 - 1.76% license fee (down from 1.95%)
 - 3.05% job order development fee

Why must I cut a PO?

Money and the law. Counsel and Comptroller require that a purchase order be in place prior to providing billable services. Having the purchase order in place prior to receiving the JOC Consultant service should make the payment process seamless.

How do we price the job?

- JOC Consultant will walk the job with agency staff and the appropriate contractor(s).
- Job order package is created to include a detailed scope of work, required drawings and/or design and a cost estimate based on the JOC Consultant's Construction Task Catalog.
- The JOC Consultant will verify that pricing is consistent and appropriate with the catalog and the appropriate contractor adjustment factors.

What happens if we do not complete the job?

If after walking the job it is determined that the project is out of the JOC scope or if you can't afford the project, the JOC Consultant purchase order will be liquidated and no funds are spent.

Construction Management?

- Agencies may elect to manage their own JOC projects.
- JOC Consultant offers construction management services at a rate of 5.95% of the total project cost.

Projects and asset numbers?

- Projects with a cost greater than \$25,000 will be considered an asset.
- We are negotiating with the Comptroller's office on how to record the asset. It will be one of these two scenarios:
 - Create and soft reference the asset number on all POs related to the project. Complete transaction ABZE to capture all asset costs at the end of the project.
 - Create an asset number and a work breakdown structure to capture the asset costs for the project.

How will I know what to do?

Agency JOC Program Training will be conducted the last week of June and first week of July.

- Harrisburg, one each week.
- Pittsburgh
- Allentown
- State College

When can we start?

- RFP Proposals have been received and evaluated.
- Recommendations have been made.
- Anticipating full executed contracts July 11, 2016.

Job Order Contracting

Questions?