

PROJECT PRICE

JOC Profit and Overhead Factor

	Cost of the Project (Delivery Order) Value					
	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$499,999	\$500,000 - \$999,999	\$1,000,000 +
Coefficient	0.145	0.145	0.125	0.120	0.100	0.0875

The coefficients shown in the table above shall be used to determine the final amount payable to the Contractor for his Direct and Subcontracted costs for each project. Mark-up coefficients shall include Contractor's fee, costs of premiums for bonds, insurance, and all expenses or costs listed in the Contract General Conditions, along with all other expenses or costs not included in the Direct Cost of the Work, including any pre-construction services (i.e. estimating, etc.). Sales Tax will be added to the above amounts for the total cost of the Work.

The JOC shall not accept any change of scope, price, time, or change in contract provisions, unless issued in writing as a construction change directive (CCD) or change order and signed by the authorized signatories for each party.

LIQUIDATED DAMAGES

At the College's option, Liquidated damages may be included in the Project Scope Document for any project. If the Work does not reach Substantial Completion within the times specified above, the final payment amount will be reduced by the amount of Liquidated Damages for each consecutive calendar Day (Sundays and holidays included) after the time specified above for Substantial Completion of the Work, until the Work reaches Substantial Completion. Liquidated damages shall be discussed and agreed upon prior to the JOC making their final proposal on the project.

PERFORMANCE BOND AND PAYMENT BOND

The cost of the bonds shall be included in the Contract Sum through the multiplier as noted above. Bonds shall be payable to the Maricopa County Community College District.

INSURANCE REQUIREMENTS

The JOC shall purchase and maintain for the stipulated insurance for the duration of this Project and two year warranty period. An up to date Certificate of Insurance must be maintained with the District at all times coverage is required.

SCHEDULE OF VALUES

The JOC shall attach a schedule to the Project Scope Document detailing values allocated to various portions of the Work, prepared and supported by adequate information to support its completeness and accuracy. This Schedule of Values shall be reviewed and accepted by the Owner.

The following costs are not eligible for separate cost reimbursement and should **not** be included within the General Conditions; these costs shall be included within the mark-up coefficients:

- Cellular telephones
- Work vehicles
- Mileage
- Team building exercises
- Safety rewards
- Safety programs and safety equipment
- Meals/snacks/entertainment when approved in advance for overtime work only
- Travel expenses when approved in advance

For each line item within the Schedule of Values, the following number of subcontractor or material supplier (for materials purchased and installed directly by the JOC) quotes are required for their portion of the Work:

\$0 -\$20,000 ONE Subcontractor/supplier quote

\$20,001 -\$50,000 TWO Subcontractor/supplier quotes

\$50,001 -\$999,999 THREE Subcontractor/supplier quotes

For self-performed work and directly purchased materials, equipment rentals, etc.:

Under \$2,500: Owner's review and approval only of a detailed breakdown of the proposed price, including unit costs, fully loaded hourly rates, expected productivity rates, etc.

\$2,500 to \$10,000: one additional subcontractor quote will be required.

Over \$10,000 two additional subcontractor quotes will be required.

SUBCONTRACTOR QUOTES

Include and attach copies of cost proposals to the Project Scope Document, including Labor and Material breakdowns, for all major subcontractors and materials suppliers.

CONSTRUCTION SCHEDULE:

The schedule shall indicate the dates for the start, Substantial and Final Completion of the various stages of construction, and include time periods broken down by the major trades or components of the Work. The Construction Schedule shall consist of a bar chart format. The time-scale shall indicate all required Milestone and Completion Dates for each activity up to and including the date of Substantial Completion. **Projects over \$500,000 shall provide a schedule in critical path format meeting the same general requirements noted above with no single activity exceeding 14 calendar days.**

**PROJECT COSTING – BY DIVISION
(Sample)**

JOC PROJECT PROPOSAL - By Division

MCCD Project Name:	
MCCD Project Number:	
JOC Name:	
Proposal Date:	



Direct Project Cost

Division / Specialty	#	S B C	Subcontractor	Quote Amount	Selected Quote	SBC Amount
Div. 01	General Conditions	1	See Attached Breakdown	\$275.00	\$275.00	\$0.00
Div. 02	Existing Conditions	1	X Subcontractor X	\$300.00	\$300.00	\$300.00
		2	Subcontractor Y	\$600.00		
		3	X Subcontractor Z	\$900.00		
Div. 03	Concrete	1				
		2				
		3				
Div. 04	Masonry	1				
		2				
		3				
Div. 05	Metals	1				
		2				
		3				
Div. 06	Wood, Plastics, Composites	1				
		2				
		3				
Div. 07	Thermal and Moisture Protection	1				
		2				
		3				
Div. 08	Openings (Doors, Windows, Louvers)	1				
		2				
		3				
Div. 09	Finishes	1				
		2				
		3				
Div. XX	Additional Divisions as Applicable	1				
		2				
		3				
Subtotal (Direct Project Cost)					\$575.00	\$300.00

Contingency	10%	\$57.50
Allowance	100	\$100.00
Subtotal		\$732.50

JOC's Overhead and Profit Factor:	0.095	\$69.59
subtotal before taxes:		\$802.09
Taxes:	5.5 %	\$44.11

Project Total: \$846.20

NOTE: This is an EXAMPLE ONLY. This format will be the template used for all Job Orders.
 General Conditions are calculated under the second tab of this spreadsheet (Project General Conditions)
 Use the O&P factor from your firm's calculations as provided in Article 5 - Contract Price of the Owner-Contractor Agreement

In addition to this Costing Sheet and Project General Conditions, all Job Orders will require Attachment B - Scope Document to be fully filled out by the JOC and reviewed by both the Campus and District personnel prior to issuance of a PO.

**PROJECT GENERAL CONDITIONS
(Sample)**



PROJECT GENERAL CONDITIONS

Item Description	Quantity	Unit	Unit Price	Total
<u>Project Staff:</u>				
Sr Project Manager		Hrs		\$0.00
Project Manager	1	Hrs	\$75.00	\$75.00
Project Superintendent		Hrs		\$0.00
Foreman/Journeyman		Hrs		\$0.00
Estimator		Hrs		\$0.00
Laborer		Hrs		\$0.00
<u>Site Logistics:</u>				
Temporary Facilities	1	LS		\$0.00
Temporary Power	1	LS		\$0.00
Temporary Const Water		MO		\$0.00
Street Cleaning		Hrs		\$0.00
Water Truck w/ Driver		Day		\$0.00
Potholing/Journeyman		Hrs		\$0.00
Survey Crew		Hrs		\$0.00
Dumpster (Incl 2 dumps)		Ea		\$0.00
Final Cleaning	4	Hrs	\$50.00	\$200.00
Temporary Toilets		MO		\$0.00
Temp Fences and Gate Rental	1	LS		\$0.00
SWPPP Operation				\$0.00
Permits (specify)				\$0.00
Other (specify)				\$0.00
Other (specify)				\$0.00
Other (specify)				\$0.00
Other (specify)				\$0.00
Other (specify)				\$0.00
Other (specify)				\$0.00
Subtotal:				\$275.00