OPTION "B"

1. JOC Contracting:
2. Gordian Group has a contract with Procure Arizona – Contract #ADSPO10-000406

GORDIAN PROCESS:

1. The State Procurement Office has issued Job Order Contracting (JOC) contracts to 13 General Contractors and 17 Mechanical/Plumbing/Electrical Contractors through their IFB process. The County would select a contractor from the approved list of Contractors which have contracted with the State. A Joint Scope Meeting would then be held at the project site to allow the Owner (County) and Contractor to agree on the details of the scope of work. This meeting allows the Contractor to inspect the site and ask questions before submitting a Price Proposal. This action is designed to help eliminate the misunderstandings and mistakes that lead to most change orders. This process allows for value engineering to be discussed and results in a more cost-effective project.

2. The Gordian Group was the successful bidder to a Request for Proposals issued by the State Procurement Office to implement and administer a JOC program for them. The Gordian Group will help the Owner 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 from The Gordian Group, to the Contractor.

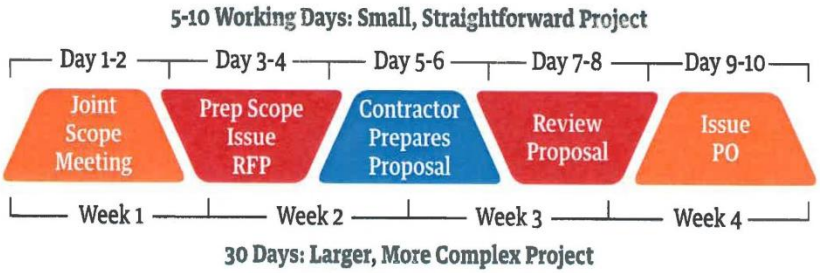
3. The Contractor prepares a proposal based on the Gordian's Construction Task Catalog. Cost is determined through the following equation:
   Task Unit Price x Required Quantities x Contractor's Competitively-Bid Adjustment Factor. Per the State issued contracts to the Contractors the 5% cost for The Gordian Group's services is structured into the Contractors pricing in the following way.: JOC System License Fee: 1.95% of the value of the work; Job Order Development Fee: 3.05% of the value of the work.

4. The Gordian Group will review the price proposal and construction schedule in advance of submitting it to Owner for review, to ensure that all tasks, value engineering and quantities have been addressed properly using the correct Task Catalog pricing.

5. Once the Owner is completely satisfied with the price proposal, construction schedule, value engineering and proposed subcontractors, Owner requests final bonds and certificates of insurance, and issues a Notice to Proceed and a Purchase Order.

   From Step 1 to Step 5, time line is approximately 30 days to the time the County issues a P.O. for the work to commence.

in a fraction of the time that you normally spend to procure a project.



ADVANTAGES TO USING JOC THROUGH THE GORDIAN GROUP:

1. Fixed unit pricing – no negotiated change orders. Any supplemental work is still priced out of the Construction Task Catalog at the unit pricing locked into at date of P.O. issuance.
2. Allows for value engineering.
3. Single turn-key for solution for multi-trade projects.
4. Reduced procurement time and administrative costs.
5. Increased construction quality by allowing access to reputable contractors.
6. Expert field personnel will review proposal on Owner's behalf to ensure accuracy of line items and quantities.
7. Owner receives audit worthy proposal.

   TOTAL: 30 Days +/- to begin project