

Case Study #203

USACE Job Order Contract - Localized Unit Price Book (UPB), Technical Specifications, & Software

Overview

4Clicks Solutions, LLC (4Clicks) was awarded the U.S. Army Corps of Engineering (USACE) contract for a Job Order Contract Unit Price Book (UPB), Technical Specifications, and associated software (Solicitation# W9126G-13-R-0033). This represents a major milestone for 4Clicks, the USACE, and selected Contractors. 4Clicks is very grateful to have been selected for this opportunity.

Problem/Need

The USACE, Fort Worth District, had a need for individual custom unit price books, associated technical specifications, and software for each of six separate Army installations: Corpus Christi, Fort Bliss, Fort Hood, Fort Sam Houston, Fort Polk, and White Sands Missile Range. Each site required individually researched and produced construction labor, material, and equipment line item costs. Detailed unit line items costs and technical specifications had to be provided within a software platform that would enable rapid deployment, transparency, ease-of-use, and the ability for cost data to be easily updated on an annual basis.

The Solution and Results

As one might imagine, providing a comprehensive and ongoing solution for the USACE was not a trivial task. Domain expertise spanning renovation and repair costs at the detailed material, labor, and equipment levels is required. Knowledge of associated construction methods, construction delivery methods, and expertise deploying robust, collaborative software technology is also needed.

With the assistance of our strategic business partner, the RSMMeans Company, LLC, 4Clicks has delivered and is supporting individual custom unit price books and technical specifications for each of the six Army installations located within the Fort Worth District.

Each site has been supplied with detailed construction labor, material, and equipment line item costs – researched and produced for their individual location.

The ability to leverage localized Davis-Bacon wage rates and associated technical specifications benefits all parties. The USACE and Contractors performing the work are assured that projects are based upon cost estimates and associated information specific to their locality, resulting in greater overall accuracy and efficiency.

Products and Services Used

- e4Clicks Project Estimator™ Cost Estimating and Efficient Project Delivery Software
- RSMMeans Facility Cost Book
- Researched area-specific Davis-Bacon labor rates
- Technical Specifications

JOC Excellence

4Clicks has been supplying premier Job Order Contracting (JOC) technology, training, and support to the DOD for over a decade. While RSMMeans' participation with JOC began in 1986, the majority (over 80%) of JOC programs since 1986 have used RSMMeans Cost Data as the foundation of their JOC program.

Our professional capabilities span construction cost data and unit price book (UPB) development, associated JOC implementation support and training services, and premier software technology. We are uniquely capable and qualified to support Owners, Contractors, Subcontractors, and AE's involved in JOC, SABER, IDIQ and similar construction delivery methods.

The Importance of Localized, Current, and Transparent Cost Data

Current cost data is of the utmost importance to accuracy and the success of a JOC program. We recommend that the Unit Price Book (UPB) be updated on an annual basis at a minimum. Technical Specifications can be updated on a less frequent basis, as needed.

Since precision, accuracy, transparency and ease-of-use in a Unit Price Book (UPB) are cornerstones of a successful JOC program; 4Clicks recommended that the USACE use the RSMMeans Facility Construction Cost Data, with customization as required. This publication represents significant value and flexibility. RSMMeans was the first published Unit Price Book used for JOC, and it still represents the best balance of thorough research, localization, dynamic cost adjustments and technical support.



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Product Usability

Collaborative software technology that combines enhanced, localized RSMeans-based cost data is the fastest way to build auditable, accurate, transparent construction cost estimates and manage projects from concept through the warranty period.

As shown in the figure below, the cost data is enhanced specifically for JOC. All costs related to a construction task have full descriptions, and demolition line items are easily accessible.

Item	Description	UM	Bare Cost
05-31-13	Steel Floor Decking		
05-31-13-50	Floor Decking		
05-31-13-50-0010	FLOOR DECKING		
05-31-13-50-0015	Made from recycled materials		
05-31-13-50-5100	Non-cellular composite decking, galvanized, 1-1/2" deep, 16 ga.	S.F.	\$3.86
05-31-13-50-5120	18 ga.	S.F.	\$3.18
05-31-13-50-5140	20 ga.	S.F.	\$2.60
05-31-13-50-5200	2" deep, 22 ga.	S.F.	\$2.30
05-31-13-50-5300	20 ga.	S.F.	\$2.53
05-31-13-50-5400	18 ga.	S.F.	\$3.16
05-31-13-50-5500	16 ga.	S.F.	\$3.86
05-31-13-50-5700	3" deep, 22 ga.	S.F.	\$2.55
05-31-13-50-5800	20 ga.	S.F.	\$2.81
05-31-13-50-5900	18 ga.	S.F.	\$3.40
05-31-13-50-6000	16 ga.	S.F.	\$4.41
05-31-13-50-9000	Minimum labor/equipment charge	Job	\$298.00
05-31-23	Steel Roof Decking		
05-31-23-50	Roof Decking		
05-31-23-50-0010	ROOF DECKING		
05-31-23-50-0015	Made from recycled materials		
05-31-23-50-2100	Open type, 1-1/2" deep, Type B, wide rib, galv., 22 ga., under 50 sq.	S.F.	\$2.37
05-31-23-50-2100-4800	For painted instead of galvanized, deduct	S.F.	-\$0.10
05-31-23-50-2100-5000	For acoustical perforated with fiberglass insulation, add	S.F.	\$0.52
05-31-23-50-2100-5100	For type F intermediate rib instead of type B wide rib, add	S.F.	\$0.52
05-31-23-50-2100-5150	For type A narrow rib instead of type B wide rib, add	S.F.	\$0.52
05-31-23-50-2400	Over 500 squares	S.F.	\$1.76
05-31-23-50-2400-4800	For painted instead of galvanized, deduct	S.F.	-\$0.07
05-31-23-50-2400-5000	For acoustical perforated with fiberglass insulation, add	S.F.	\$0.37
05-31-23-50-2400-5100	For type F intermediate rib instead of type B wide rib, add	S.F.	\$0.37
05-31-23-50-2400-5150	For type A narrow rib instead of type B wide rib, add	S.F.	\$0.37

All line items have been painstakingly reviewed to assure consistent descriptions and the use of abbreviations is minimized. This organization of the data ensures that tasks are not overlooked, as well as improving the productivity of the estimating process. Cost data is accessed by a powerful multi-function search engine, allowing users to easily find construction tasks in the UPB. Searching may be accomplished by: search, index, keyword, favorites, or by the Construction Specification Institute (CSI) MasterFormat 2004 nomenclature. Users can also add his or her own words to the customizable Index. The ease of use afforded by the enhanced data and search capability cannot be over emphasized.

4Clicks Technology Feature Listing

- Contract, Project, Estimate, and Document Management – an 'all in one' application
- Maximized UPB Access
- Best integration of RSMeans-based data available – Full Line Item Descriptions and Modifier Line Items (Demolition, etc.)
- All RSMeans and other IDIQ cost books per contract are a click away
- Most powerful, intuitive search capabilities and features
- Automated Technical Evaluations – Independent Government Estimate vs. Contractor
- Auto-population of Government Forms – DD Form 1354, Contract Progress Schedule (FORSCOM Form 59-R), Contract Progress Report (FORSCOM Form 59-1-R)
- Document Management templates that auto-populate project data
- Run all of your contracts in one program (JOC, SABER, IDIQ, SATOC, MATOC, MACC, etc)
- Automatically link your estimates to your construction technical specifications
- Collaborative, multi-user system: Owner, Contractor, Subcontractor modules
- Visual Estimating and Quantity Take-off (QTO) with Advanced Pattern Search



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