



What is EZIQC®?

EZIQC® is a competitively bid **Indefinite Quantity Construction (IQC)** contract that is available to Capitol Regional Council of Governments (CRCOG) Members. These contracts have separate pricing for non-prevailing and prevailing wage rate construction projects and can be used for State Grant funded projects.

The EZIQC system features on-call construction contractors ready to perform renovation, repair, and small to medium sized construction work quickly and at competitively bid prices. CRCOG conducted an open, competitive bidding process for four regional construction contracts. The contractors bid a mark-up to be applied to a Construction Task Catalog® containing thousands of locally priced construction tasks from VCT flooring to roofing. Contracts were awarded to the lowest, responsible, responsive bidders in each region. Since the contracts are now in place, a CRCOG Member can request the regional contractor to provide a non-binding price proposal (preset unit prices multiplied by the quantity multiplied by the competitively bid mark-up) for an individual construction project. Generally, price proposals will be submitted in 7-14 days. The Gordian Group will serve as the EZIQC representative for each CRCOG Member and assist them through the process described below. The contractors can also provide Payment and Performance Bonds and Maintenance Bonds.

These are not time and material contracts. Contractors are only paid for the quantity of work they accomplish, not for the number of workers or amount of equipment they have on the project.

Similar contracts are currently being used by United States Postal Service, State of New York, City of Chicago, County of Los Angeles, and many other public and private facility owners throughout the country. Every year over \$1.25 Billion in construction is procured using these proven cost saving contracts.

Ordering construction services has never been easier!

How to get Started?

If you need a classroom renovated, a new roof, landscaping, new exterior lighting, ADA bathroom upgrades, or some other type of construction completed:

1. [Go to www.EZIQC.com](http://www.EZIQC.com)
2. [Enter your name, contact information and project description](#)
3. [An EZIQC representative will contact you and walk you through the process.](#)

The EZIQC Process

Joint Scope Meeting: Your EZIQC representative will schedule a meeting at the project site with you and one of the local, competitively bid contractors to discuss the proposed work. We call this a Joint Scope Meeting. We will discuss the details of the project, the schedule, required permits, inspections, and all other aspects of the work.

What if...

You could get a **bonded and insured** contractor working on your construction project today?

What if...

You could save money by paying a competitively bid price for all work?

What if...

You could get **high quality** work from an experienced contractor?



Construction Procurement Simplified™

Detailed Scope of Work: Following the meeting, we will help you prepare a Detailed Scope of Work. This is the document, or set of documents, that sets forth the work the contractor will perform. The Detailed Scope of Work can be a simple set of drawings, a specification, a narrative, a marked-up as-built drawing, or some other document. It does not have to be a full set of plans and specifications. The Detailed Scope of Work will be sent to the contractor along with a Request for Proposal.

Proposal: The contractor will prepare a proposal to perform the Detailed Scope of Work. To arrive at the competitively bid price, the contractor will use the Construction Task Catalog®. The Construction Task Catalog is a comprehensive catalog of construction tasks with unit prices developed for the local area. The contractor selects the appropriate tasks from the Construction Task Catalog multiplies the unit price by the required quantities, and multiplies that result by the competitively bid adjustment factor. The contractor will also prepare a construction schedule and a list of proposed subcontractors.

Review: Your EZIQC representative will review the proposal to make sure the contractor has selected the appropriate tasks and quantities and will ask the contractor to make any required changes. Your EZIQC representative will submit to you the final proposal for review.

Purchase Order: If you are 100% satisfied with the price and schedule and decide to hire the contractor to perform the work, we will ask the contractor to submit, on your standard forms, payment and performance bonds and certificates of insurance. If the bonds and insurance are acceptable, you can issue a purchase order for the contractor to complete the Detailed Scope of Work within the approved construction schedule. Submittals and inspections follow your standard process. Certified payroll records will be submitted with the applications for payment. Construction management is performed by you or your representative. You can also order construction management and inspection services through EZIQC.

Benefits of EZIQC

Time Savings: Since the contractors have **already** competitively bid the EZIQC contract, you can get the contractor working quickly. Days or weeks instead of months. You save time because you do not have to go through the traditional bidding process.

Cost Savings: Receive the benefit of regional volume pricing. The EZIQC contractors are providing a volume discount because the EZIQC contract allows them to perform a series of projects for various CRCOG Members under one competitively bid contract. More work for the contractor means lower prices for you.

Few to no Change Orders: The contractor is involved in the scoping process and has the opportunity to inspect the site and ask questions about the work before submitting a proposal. This open communication eliminates the confusion, misunderstanding and mistakes that lead to most change orders. You, as the owner, still have the right to change the scope of work at any time during the project. Under the EZIQC system, extra work and changes are priced from the Construction Task Catalog. No more negotiating change orders. Everything is pre-priced.

High Quality Construction: The contractors are motivated to provide a high quality project because the opportunity for future work is tied to their current performance. There is no guarantee that the contractor will receive additional projects. They must satisfy all CRCOG Members on all projects or they will be excluded from the EZIQC program.

Why not try EZIQC for your next project?

EZIQC.COM
1-888-993-9472