

Job Order Contracting: The Most Utilized Construction Project Delivery Method



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A Presentation for Owners & Facility Managers



Center for Job Order Contracting Excellence

*Improving results for facilities programs
focused on renovation, repair, rehabilitation and
construction through the use of Job Order Contracting.*

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**THE WAY PUBLIC WORKS
MAINTENANCE & RENOVATION
PROJECTS ARE BUILT IS
CHANGING.**



Facilities Construction

Traditionally, the three stages — planning, design, and construction — have been independent and sequential.

In a silo, contractors bid on jobs based on designs already set in stone, and owners selected the lowest-bidder to bring the project to life. **Result = Change orders!**

Newer methods such as DesignBuild, Integrated Project Delivery, and Lean Construction Processes are implementing processes that JOC has been using for years. **Result = Collaborative construction without conflict**

Today, Job Order Contracting is the most utilized project delivery method in America. More projects are delivered via JOC than ever before.



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Revised procurement laws adopted over the years have opened up new delivery methods for public projects.

Public entities have discovered the Federal contracting method called **Job Order Contracting.**



*Over 75% of Defense
Agencies use JOC*

STATE AGENCIES

UNIVERSITIES

K-12 SCHOOLS

**WATER/
WASTEWATER**

**CITIES &
COUNTIES**

PUBLIC WORKS

**CORRECTIONAL
FACILITIES**



Benefits

The benefits of a properly structured and implemented JOC Program include:

- **Responsive** Performance-Driven Support
- **Reduced** Project and/or Deferred Maintenance Backlog
- **More Funds Applied** Directly to Construction costs vs. Procurement expense
- **Eliminates** Program Management Fees
- **Dependable**, Long Term Owner-Contractor Relationships
- **Reduced or Eliminates** Claims
- **Reduced or Eliminated** Change Orders
- Greater **Cost Visualization, Transparency and Control**
- **Easier** Project Deployment & Management



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Collaboration Level 3
REQUIRED

IPD
JOC

IPD, LEAN

Collaboration Level 2
ENHANCED

Design-Build
CM at Risk

IPD-ish,
Enhanced
Collaboration

Collaboration Level 1
TYPICAL

Design-Bid-Build

The **most critical role** a JOC contractor performs is working together with the owners to **review all options and provide best practices** that result in success.

It is a shift from traditional contracting and the **team** must adjust.



Why is JOC the #1 Project Delivery Method?

Downsized public entities no longer have the manpower or resources to complete the kind of public infrastructure maintenance, renovation and repair work they once tackled in-house.

Job Order Contracting serves to bridge the on-call needs without hiring staff.



Why is JOC the #1 Project Delivery Method?

Job Order Contracting offers public owners an efficient way to outsource projects that include work of a recurring nature, with indefinite delivery times, types and quantities of work. It's an "as-needed" tool for collaborative success.



The JOC Basics:

A Long-term (3-5 years) Indefinite Quantity Contract with Multiple Projects

Contractor Bid a Coefficient (multiplier) Applied to a Unit Price Book (UPB) or Construction Catalog with unit prices (CTC)

Best Suited for Renovation, Repair, and Minor Construction.

Most Utilized for Backlog Relief, Rapid Response, and Supplement for In-house Staff



Reminder:

Traditional low-bidder mentality is not as productive and efficient as qualification based or best value selection. Best value procurement criteria helps you get the most qualified contractor to implement your program.



A Little Advice...

There is no “one size fits all” prescription when it comes to construction delivery.

Each facility is unique and often has a complex set of circumstances to consider before selecting a delivery method. Make sure your program is structured to serve your needs.



Communication is Critical!

Owners should not be averse to opening up a dialogue with contractors and learning from their varied experiences - good and bad. With the wide array of delivery options, experienced JOC contractors can share best practices.



CJE helps owners explore JOC as an available delivery method. We also advise if JOC is not their best option. We are a non-profit organization serving the industry to ensure education and best practices are shared.



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Would you like to learn more about JOC?

Is it right for your facilities? Do you need
help with backlog?

Contact **CJE** Today

The National Non-Profit Resource Center for JOC

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