

Facilities Planning and Management Design and Construction Services

Construction Procurement

**Job Order Contracting
(JOC)**

JOC Definition

Job Order Contracting (JOC) A firm, fixed priced, competitively bid, fast track, indefinite quantity type procurement contract specifically designed to accomplish small to medium, multi-traded, maintenance, repair and minor new construction projects.

Firm Fixed Priced:

Contract Documents include a Construction Task Catalog of work tasks that are pre-priced

Competitively Bid:

All Bidders submit a set of competitively bid Adjustment Factors to the fixed prices in the CTC®

Fast Track:

Avg. Procurement time of 20 days

Indefinite Quantity:

No projects or tasks are identified at the time of bidding. The amount and type of work is unknown.

How Work is Accomplished:

Once the master (umbrella) contract is awarded individual projects are achieved by issuing a series of purchase orders against the master contract.

JOC – Construction Task Catalog®

- **Catalog of Pre-Priced Construction Tasks**
- **Prices Include Local Labor, Equipment and Material (L/E/M) Direct Costs**
- **Contractors Bid Adjustment Factors Based on Unit Prices**
- **As Simple As Ordering From a Catalog!**

08000 - Doors And Windows				TOTAL DIRECT	DEMOLITION
MINOR	CSI	UOM	DESCRIPTION	UNIT COST	UNIT COST
08000 Doors And Windows					
08700 Hardware And Specialties					
Note: Demolition Of Doors And Windows Include All Associated Hardware And Devices. For Individual Hardware Removal/Replacement Use The Appropriate Demolition Line Items. Includes Preparing Door For Hardware.					
08710 Finish Hardware					
Note: All Hardware Is Grade I Complying With BHMA. Hardware Quality: Standard: Light gauge metal, chrome or brass plated with little or no pattern. High: Brass, chrome over brass, or nickel over brass with minimal detail, or plated with ornate detail. Deluxe: Brass, chrome over brass, or nickel over brass with moderate detail. Custom: Brass, chrome over brass, or nickel over brass with ornate detail.					
08710	2500	EA	Door Closers		
08710	2505	EA	Surface Mounted Heavy Duty Door Closer Modern Type Parallel Arm.....	143.02	8.69
08710	2019		For Oxidized Bronze, Oil Rubbed, Add	29.00	
08710	2039		For Stainless Steel, Add	53.31	
08710	2041		For Delayed Action, Add	22.25	
08710	2042		For AVB (5# Per Push), Add	28.00	
08710	2043		For Extra Heavy Duty Parallel Bracket, Add	20.00	
08710	2044		For Fusible Link Arm, Add	8.75	
08710	2045		For Shock Absorbing Arm, Add	20.00	
08710	2058		For Satin Brass Plated Clear Coated Finish Deduct	-11.63	
08710	2068		For Chrome Plated Finish Add	14.54	

What Does It Mean for?

✓ **Lower Cost**

- ✓ Lower pre-construction costs – not necessary to develop a full set of bid documents for every project
- ✓ Less administrative effort
- ✓ Fixed pricing - No more negotiating hours and productivity
- ✓ The JOC process eliminates pricing of unknown conditions – the Joint Scoping process
- ✓ Change orders are controlled by the Owner and are fixed price – not negotiated

✓ **Shorter time**

- ✓ From definition of the scope of work to purchase order 15 – 30 days.
- ✓ Contractors put on the A Team – to complete work quickly, efficiently and effectively. No profit in returning to correct work.

✓ **High Quality**

- ✓ Contracts are performance based! Continue to meet or exceed the Universities expectations - continue to receive work.

Proven Method

- Job Order Contracting (JOC) Methods were Introduced in the United States in 1985 Within the Federal Government
 - In Use By DOD, DOT, NASA, GSA, HUD, USPS
- Over 2,000 JOC Contracts in Use Nationwide
- Over \$1.5 Billion of Construction Placed Annually
- Currently Being Implemented by States, Cities, Counties, Schools & Universities, Transportation Authorities, and Housing Authorities

JOC Procurement Process

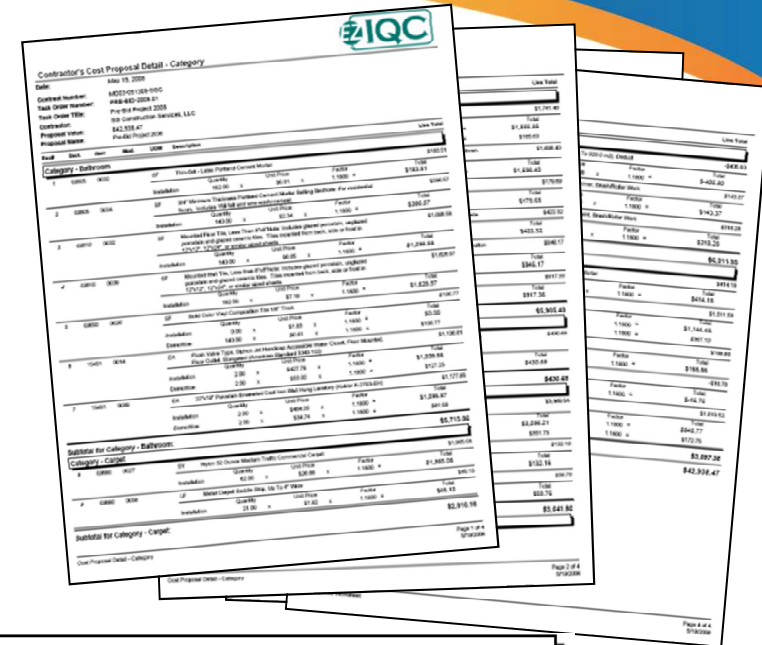
2-4 Week Procurement Process

- Receive request for work
- Evaluate and discuss of the scope and budget
- Conduct Joint Scope Meeting with Contractor
- Contractor prepares:
 - Detailed Scope of Work
 - Cost Proposal from the catalog
 - Work Schedule
 - List of Subcontractors
 - Other Requirements
- Proposal is reviewed and approved
- Purchase order is issued
- Work begins

JOC Benefit - transparency

University Has the Ability to See and Review the Back-Up Pricing Details

- Price Proposals provides all the details
- In Lump Sum prices an Owner can't determine what is included or not included



Category - Paint						
29	09920	0062	SF	Paint Interior Plaster/Drywall, 1 Coat Primer, Brush/Roller Work		\$2,097.13
				Quantity	Unit Price	Total
			Installation	5,733.00	\$0.31	\$2,097.13
30	09MOD	0062	0350	For Quantities > 5000 To 10000 (> 464.5 m2 To 929.0 m2), Deduct		-\$202.95
				Quantity	Unit Price	Total
			Installation	5,733.00	\$-0.03	\$-202.95
31	09920	0064	SF	Paint Interior Plaster/Drywall, 2 Coats Paint, Brush/Roller Work		\$4,261.91
				Quantity	Unit Price	Total
			Installation	5,733.00	\$0.63	\$4,261.91

JOC Benefit – Greater Schedule Flexibility

Joint Scope Process Allows Owner and Contractor to Discuss and Agree to Scheduling Issues Before the Owner is Obligated

- Issues include site access, work hours, stand down time etc.

No Shelf Life for Prices or Work Orders

- Projects may be scoped and proposals developed in advance of work actually starting.
- Allows for flexibility in ordering long lead items

No Time Delay Claims in JOC

- Joint Scoping Process Eliminates Misunderstandings About Scope and Schedule
- Liquidated Damages may be assessed on a project by project basis

A Better Solution for Non-Performance is No Further Work!

JOC Summary – What You Can Expect



Faster

- Immediate Access to On-Call Competitively Bid Construction Contract
- Response Time of Weeks Instead of Months
- Ready Today



Less Expensive

- Lower Direct Construction Costs
- Reduced Procurement and Administrative Expenses
- Post Award Construction Savings



More Responsive

- Higher Quality of Work
- Non-Adversarial Relationship with Contractor
- Performance Based Contracting System

JOC Procurement