



NEWS

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Building Owners Say Construction Easier with JOC

Nationwide survey documents owners prefer Job Order Contracting over other purchasing methods for ease of use

USA —June 1, 2007—A nationwide survey of facility owners reveals the majority believe Job Order Contracting (JOC) is easier to use for procuring construction services than other purchasing methods, including the most prevalent one in use today, design-bid-build (DBB).

According to the survey, conducted by Northern Arizona University in conjunction with Alliance of Construction Excellence (ACE), 71 percent of facility owners who use JOC agree it is easier to use than other purchasing methods, including DBB, design-build and manager at risk. Only 16 percent do not agree JOC is easier to use; 9 percent see no difference; and 4 percent are unsure.

The majority of owners (60 percent) also believe that JOC, compared to other purchasing methods they use, is the more satisfactory method, according to the survey. Sixty-nine percent say they believe JOC is more satisfactory, in particular, than DBB.

“The survey findings demonstrate and clear define the value of a professional Job Order Contracting program to facility owners and managers,” says Ron Ecker, Industry Chair for CJE. “They have discussed for years that JOC is without question the best system for delivering maintenance, repair, renovation and restoration projects – this research better defines what that value is.”

Owners realize savings in front-end costs, including those of producing pre-project design drawings; preparing and advertising a separate request for proposal (RFP) for each project; and awarding and administering separate contracts. Front-end money savings average six percent, according to a 2004 report by Scottsdale, AZ-based Council of Educational Facility Planners International.

Respondent Characteristics: 80% of the respondents indicated they primarily represent the interest of the owner in the contracting process. The typical respondents indicated an average of 17 years of experience with the traditional design-

bid-build project delivery method. In addition these respondents indicated an average of 10 years of experience with DB, 8 years with JOC, and 5 years with Construction Manager At Risk (CMAR). The survey of facility owners was conducted by a research team led by Greg Ohrn, P.E., assistant professor at Northern Arizona University.

Research Findings Include:

- JOC Needed For Timely Project Results & Simplicity Of Use: 43% of the respondents indicated the primary reason for using JOC is the urgency or need to complete the work in a timely manner. Other significant reasons cited for using JOC include simplicity of use, familiarity with the contractor, and the predictability of the process.
- JOC Provides More Satisfaction Than Other Delivery Methods: 60% of the respondents stated that JOC provides more satisfaction than other most likely used methods (including design-bid-build, or design-build or CM at risk).
- JOC Requires Less Time To Start Up A Project: 74.5% of the respondents stated that JOC requires less time to start a project than other most likely used methods (including design-bid-build, or design-build or CM at risk).
- JOC Requires Less Time To Design A Project: 56.6% of the respondents stated that JOC requires less design time than other most likely used methods (including design-bid-build, or design-build or CM at risk).
- JOC Requires Less Time To Close Out A Project: 63.2% of the respondents stated that JOC requires less time to close out a project than other most likely used methods (including design-bid-build, or design-build or CM at risk).
- JOC Is Easy To Use: 70.8% of the respondents stated that JOC is more easy to use than other most likely used methods (including design-bid-build, or design-build or CM at risk).

“Responsive project delivery is the hallmark of JOC,” says Ecker. “Under a Job Order Contract, the contractor has a vested interest in nurturing a positive long-term relationship with the owner, who is under constant pressure to deliver construction projects on deadline. Both parties know time is of the essence.”

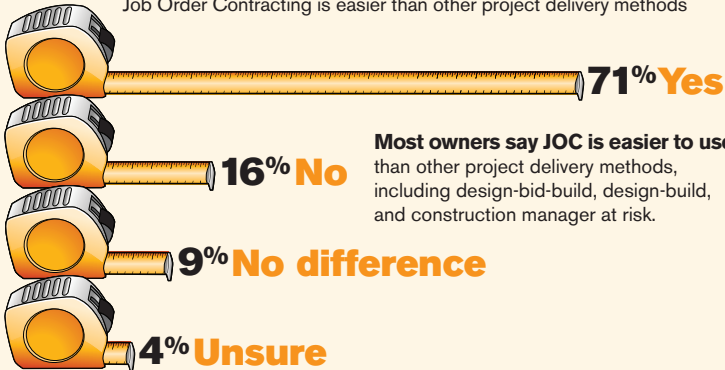
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About Center For Job Order Contracting Excellence

Founded in 1994 the Mission of the organization is to promote a cost effective, efficient, performance-based, high quality Job Order Contracting project delivery system through the development and education for the industry. The organization supports best practices sharing, research, network and industry development efforts focused on JOC. Members include facility owners, managers, JOC contractors, educators, consultants, service providers, publishers and students. For more information go to www.JOCexcellence.org

JOC the Easy Way

Job Order Contracting is easier than other project delivery methods



Most owners say JOC is easier to use than other project delivery methods, including design-bid-build, design-build, and construction manager at risk.