



About the Center for JOC Excellence

Benefits of Membership:

- Networking
- Best Practices
and Knowledge Sharing
- New JOC
Program Notice
- Career Development
- Training
- Research
- Industry Recognition

The Center for Job Ordering Contracting Excellence (CJE) was formed in 1994 by a group interested in growing the awareness of Job Order Contractors nationally for public funded facilities. The first meeting took place at Arizona State University to discuss the successes and failures of Job Order Contracting (JOC), as well as the future of the JOC industry. They discussed the concepts of differentiation of performance, the shortcomings of the “low-bid” procurement system, information systems, and the unstable structure of the construction industry.

Today, CJE consists of members from all areas of the construction industry, including publicly funded facilities owners and managers (Federal, State), purchasing cooperatives, JOC contractors, subcontractors, engineering and architectural firms, consulting firms, unit price book publishers, and others.

CJE's mission is to promote a cost effective, efficient, performance-based, high quality Job Order Contracting project delivery system through the development and education of the industry.

CJE is non-profit organization headquartered in Washington, DC led by a seven-member Board of Directors. Its committees—Membership & Member Benefits; Legislation; Education; Practice & Selection; and Performance-Based—focus on specific aspects of JOC and CJE that are critical to the organization's success. Its three regional chapters—Mid-Atlantic, Texas, and Southwest—offer a forum for discussions about JOC on the local level.

CJE is committed to education. It hosts or identifies educational opportunities for those interested in developing their knowledge of the JOC process – from novice to advanced. The organization also prepares custom presentations for interested parties and exhibits at industry association conferences and events.

CJE keeps its members and the public informed of JOC news. It distributes a quarterly newsletter to its members. The organization also promotes JOC to the press both within the construction industry and the general population. It regularly updates its Web site (www.jocexcellence.org) with studies and statistics associated with JOC.

Improving results for facility programs focused on renovation, repair, rehabilitation and construction through Job Order Contracting

3-2009

About Job Order Contracting

A Job Order Contracting (JOC) system is based on a competitively bid indefinite delivery-indefinite quantity (IDIQ) contract between a facility owner and a construction contractor. The contract typically has a base year with two to four option years. The contract sets parameters such as the types of work that can be done, location of the work, design criteria and maximum amount of work to be awarded. The contract also has a unit-price book (UPB) that establishes a unit price to be paid for each of a multitude of construction line items. A typical UPB has over 40,000 line items and covers almost every construction task. Items that are not in the UPB can be negotiated, priced, and added to the UPB at any time.

Key Benefits to JOC:

1. **Excellent Quality:** Partnering and performance incentives produce high quality construction and service. Also, the JOC contractor can pre-qualify and use only the finest subcontractors. These subcontractors are held to strict quality standards and periodic evaluations.
2. **Fast and Responsive:** Takes 20 to 30 days from request to start of construction. Urgent requests can be done much faster. This speed is possible because projects do not require soliciting and acquiring a contract, detailed plans and specifications, and a long approval process. Having the contractor located on site also contributes to speed and responsiveness. Two years of research at the Center for Job Order Contracting Excellence (CJE) have identified the quick turnaround and delivery time of facility systems as the greatest advantage of the JOC.
3. **Dependable:** Long-term relationship, fixed pricing and simplified paperwork all help in meeting customer expectations for performance and price. The contractor is motivated to impress the facility owner with fast, dependable, quality service in order to receive the maximum possible amount of work from referrals and call backs.
4. **Simple:** The simplified design documents and acquisition process eliminates the need for complicated and repetitive contract documents. Job orders are negotiated on a line-by-line basis under the guidelines and specifications of the overall contract.
5. **Time and Cost Savings:** Three years of investigation at the CJE have shown that the timely and fast construction is the major advantage of JOC. It is obvious that with a performing JOC contractor, the reduction in administration, design, and construction management cost would be substantial, but as of yet, there has not been a comprehensive study to determine the extent of these cost savings.
6. **Minimal Risk:** The JOC process has been proven to work very well at hundreds of locations nationwide. In case there are problems with the contractor, the owner can unilaterally decide to stop using the contract once the guaranteed minimum amount is awarded. Usually this amount is quite small. If a performance based procurement system is used, the JOC contractor can be terminated due to a lack of performance.

