

Center for Job Order Contracting Excellence
Quarterly Meeting
0900, April 24, 1996
Arizona State University
Performance Based Studies Research Group
(PBSRG)

Meeting Minutes

Attendees:

Dean Kashiwagi, Performance Based Studies Research Group (Host, academic chair)
Ken Jayne, Brown & Root Services Corporation (Industry Chair)
John Delane, Del-Jen, Inc
Mark Stuart, AEC Data Systems, Inc
Owen Jones, MCC Construction
Jim Anderson, Aspex Consulting Company, Inc
Ronald L. Geren, Facilities Planning and Construction, Arizona State University
Allan Cleveland, Estimating Systems, Inc
Dave McMenamin, Marshall & Swift
Troy Swanner, Marshall & Swift
Kurt Ludwig, FKW, Inc
Bill Sweetser, Centennial Contractors Enterprises, Inc
Ziad Al Sharmani, Performance Based Studies Research Group

Work Session:

1. The meeting was called to order at 9:00 AM by Dean Kashiwagi, Academic Chair.
2. Dean Kashiwagi welcomed all attendees and introductions were made.
3. Minutes of February 6, 1996 were approved by all committee members.
4. Dr. Kashiwagi discussed the following:
 - a. The possibility of putting the JOC/DOC/SABER performance lines on the internet.
 - b. The 1996 Job Order Contracting Performance book should be published before next quarterly meeting in July. If ASU publishing regulations delays the target date then it is agreed that the CJE book publishing will proceed without ASU's name.
 - c. Dr. Kashiwagi gave a brief report on the PBSRG seminars that were held in last 3 months. There was a high participation in the LA. and Washington DC seminars. Attendance ranged from 110-140 individuals. Average attendance for the last 20 seminars ranged from 35 - 60 individuals per seminar. Lu Lillie and three of her committee members attended the Washington DC seminar.

She informed Dean of her interest in applying the Performance Based Procurement System (PBPS) to one of the government facilities.

- d. Dr. Kashiwagi talked about the current projects that PBSRG is handling. He said that the State of Wyoming decided to use the PBPS to identify performing copier vendors. The purchasing division for the State of Wyoming intends to use PBPS.
5. Ken Jayne addressed the status of multiple award JOC contracts. Unfortunately, CSA was not successful in getting a specific JOC exemption. However language was changed to make it easier for contracting officers to elect not to use multiple awards.
6. Ken Jayne volunteered to send a proposal from the PBSRG to Coleen Preston to develop a prototype, working performance information database. He will coordinate with her assistant David Drabkin and report the status of the proposal at the July meeting.
7. Ken Jayne addressed Harry Mellon's practice of advising facility owners to disregard the cost book and award contractors a percentage of the subcontractor's cost. A copy of the Gordian's Group's briefing to the Housing Authority of Kansas City was reviewed. It was agreed that CJE would write Harry a letter encouraging him to use "best value" selection .
8. The possibility of publishing the JOC/DOC/SABER performance lines was addressed again. Ken Jayne agreed to the idea of exposing the performance lines to various owner points of contact. Some committee members had reservations about the affects of exposing these lines to contacts.
9. Ron Geren gave a brief report on ASU Job Order Contracting implementation program. AEC Data Systems was contracted by Arizona State University Facilities & Construction to develop a detailed feasibility and action plan for the implementation of Job Order Contracting(JOC) at ASU. The strategy being implemented by the university calls for the selected contractor to furnish the automation system necessary to manage for the university. According to Ron Geren, this program is designed to reduce the lengthy process it takes to accomplish the project delivery cycle for mid-range facility maintenance and repair. Ken Jayne offered CJE's assistance to Ron Geren.
10. New attendees were asked to introduce themselves:
 - a. Allan Cleveland is the general manager of Estimating Systems, Inc. Estimating Systems, Inc., formerly Software Shop Systems, has been in the construction software business for over fourteen years. Estimating Systems, Inc. provides various government construction offices with estimating systems like Pulsar. These systems aids agencies to estimate buildings using R.S. Means Database and develop a common estimating process that everyone can use.

b. Dave McMenanim introduced Marshall & Swift's history. The company began in 1932 when E.P. Marshall first compiled and published commercial and residential building cost data. Marshall & Swift provides an array of building cost products including industry specific and standardized publications, annual books, software products, and computer services.

11. The CJE Home Page draft was reviewed by the committee members. Ziad Al Sharmani explained the components of the home page. Committee members are to provide information on their companies' history in order to be included in the home page.
12. The 1996 JOC/DOC/SABER questionnaire was reviewed. It was agreed that contractors will be providing part of the information required to shorten the time needed to complete the questionnaire.
13. The CJE newsletter was reviewed. A new section will be added to the newsletter. This section will contain all committee members' names, field of specialization and how to get hold of them. The newsletter is to be published after all adjustments and necessary changes are made.
14. Jim Anderson had reviewed the CJE book. It was agreed that the review is to be sent for editing and published before next quarterly meeting.
15. John Delane asked committee members to increase their prorata share in order to raise the required funds for the JOC/DOC/SABER video tape. This tape would define and introduce JOC to facility owners and government agencies. There was significant resistance to an increase in share cost, therefore no action was taken.
16. The next meeting will be held in Herndon, Virginia on July 22-23, 1996. Lu Lillie and other government points of contact will be invited to the meeting.
17. Dr. Kashiwagi concluded by thanking everyone who attended. The meeting adjourned at approximately 3:00 PM.

Action Items:

- Start 1996 JOC/DOC/SABER Survey.
- Finish CJE Home Page Construction.
- Publish CJE Book
- Publish CJE Newsletter.

