

# JOB ORDER CONTRACTING: What It Is and How It Works

- Gain significant time and cost savings by streamlining your facility's smaller construction, upgrade and repair projects using Job Order Contracting (JOC).
- Using the JOC construction contracting system to handle facility construction needs (from \$100 to a maximum of \$200,000 each), you'll benefit from a single agreement that results in a lower cost than bidding out and paying separately for each individual project.

Now you can complete all your facility's smaller construction projects under this single contract for a substantially lower cost, compared to the extra cost and time of putting each project out to bid, hiring an architect or engineer to create drawings, and spending time managing each of these projects through to completion.

With JOC, you only need a one-time approval of an annual budget amount to cover all your construction, repair, and upgrade projects. Each project is then billed on a cost-plus-fee basis, based on an initial schedule of all contractor, trade, and service costs. If the actual final cost of any project is lower than the initially quoted cost, the difference is refunded back to you for use on other projects.

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**Save by consolidating all your smaller building construction, repairs, alteration and upgrade under a single contract.**

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## **DEDICATED ACCOUNT MANAGER: A SINGLE POINT OF CONTACT OVERSEES ALL PROJECTS FROM START TO FINISH**

A Rudolph Libbe Group single point of contact is assigned to you, and will learn the specific requirements of your business, facility, and operation in order to accurately manage every project and identify areas where costs can be cut on those projects.

To get any project started and done, you simply contact your account manager—no need to get multiple bids, architect/engineer consultations or formal design drawings for each project. Your account manager oversees every project on-site from beginning to end, freeing up you and your team to spend time running your business.

## **What Is Job Order Contracting?**

Job Order Contracting (JOC) is a construction contracting system developed to help streamline the process of purchasing, assigning, and completing smaller construction, repair, and renovation projects for a facility.

**Using JOC, the building owner need only obtain approval for a single annual budget to cover construction projects.**

These typically include smaller building alterations, upgrades, repairs, and maintenance projects, and emergency building repairs as needed.

**With JOC, the building owner works with a single construction services vendor**, who bills for each project on a cost-plus-fee basis, based on a pricing transparency that details the vendor's cost for every type of construction project and trade work.

**By eliminating the extra cost and time involved in bidding out each individual smaller project, hiring architects or engineers and getting design drawings done**, and then obtaining approval for the the project budget, JOC provides substantial cost and time savings compared to the conventional construction bidding process.

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## CUT YOUR COSTS AND SAVE TIME AND EFFORT ON YOUR SMALLER BUILDING REPAIR, UPGRADE, MAINTENANCE AND SERVICE PROJECTS

### JOC helps you:

- Cut your costs on every project, by eliminating multiple bids, drawings, architect/engineer fees and other project overhead. By getting involved early on every project, the team also applies their construction expertise to identify additional design, materials, and work savings available on many projects;
- Save time and effort on every project, by eliminating time spent putting every small project out to bid, lining up an architect or engineer for drawings, and managing the project;
- Get every project started and done with a single phone call: Just call your account manager to start and manage any new project under a job order contract;
- Focus on your business: Let your account manager handle the construction needs, so you can stay focused on your business and operations.

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### BENEFITS OF USING JOC

*(Cost savings and on-time/on-budget performance independently verified by nationwide study)*

A 2015 Arizona State University study\* of 47 building owners covering 1,529 individual facility projects documents these benefits for building owners who utilize Job Order Contracting:

- **Cost Savings:** Building owners report an average 24% savings on administrative costs using JOC, compared to traditional delivery methods.
- **Administrative Time Savings:** 81% of building owners state that JOC saves time in project procurement, and 68% say this method requires less ongoing project management support time.
- **Minimizes Procurement Time:** Building owners state that JOC saves an average of 97% of time spent on the initial procurement process for a new project.

\* "JOB ORDER CONTRACTING PERFORMANCE 2015 INDUSTRY SURVEY," ARIZONA STATE UNIVERSITY PERFORMANCE BASED STUDIES RESEARCH GROUP (PBSRG)

## JOC is ideal for handling these common smaller projects at your facility:

- Installing new dumpster pads
- Replacing or adding guardrails (for compliance)
- New/replacement equipment pads
- Replacing office doors and interior fixtures
- Repairing roof leaks
- Electrical repairs and upgrades
- New walls and partitions
- Repairing masonry
- Security upgrades—guard house, gates, entry systems, etc.
- Compliance with industry regulations and health and safety requirements
- New equipment installation preparation



For more information or to talk with a JOC expert,  
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