

Solution Snap Shot

Job Order Contracting Responds, Performs and Builds

Job Order Contracting (JOC) is growing nationally, evolving beyond an alternative to a mainstay of how publicly-funded institutions manage their backlog of construction projects. Universities, municipalities, K-12 schools, community colleges, federal agencies and the Department of Defense see JOC as a tool to help them respond to a wide variety of construction, renovation, rehabilitation and repair needs.

Why the Increased Interest?

All publicly-funded organizations have demands put on them to find ways to improve the performance and results by which they are held accountable. They must get more done with less – less time, less internal resources and less budget dollars. This drives teams to utilize new thinking and work with partners they can trust. The construction, maintenance and facilities owners within publicly-funded organizations need to respond to these pressures and concerns in a way that is *accountable* and *transparent*.

Professionally developed, selected and managed Job Order Contracting programs allow for improved results and predictable outcomes for an organization.



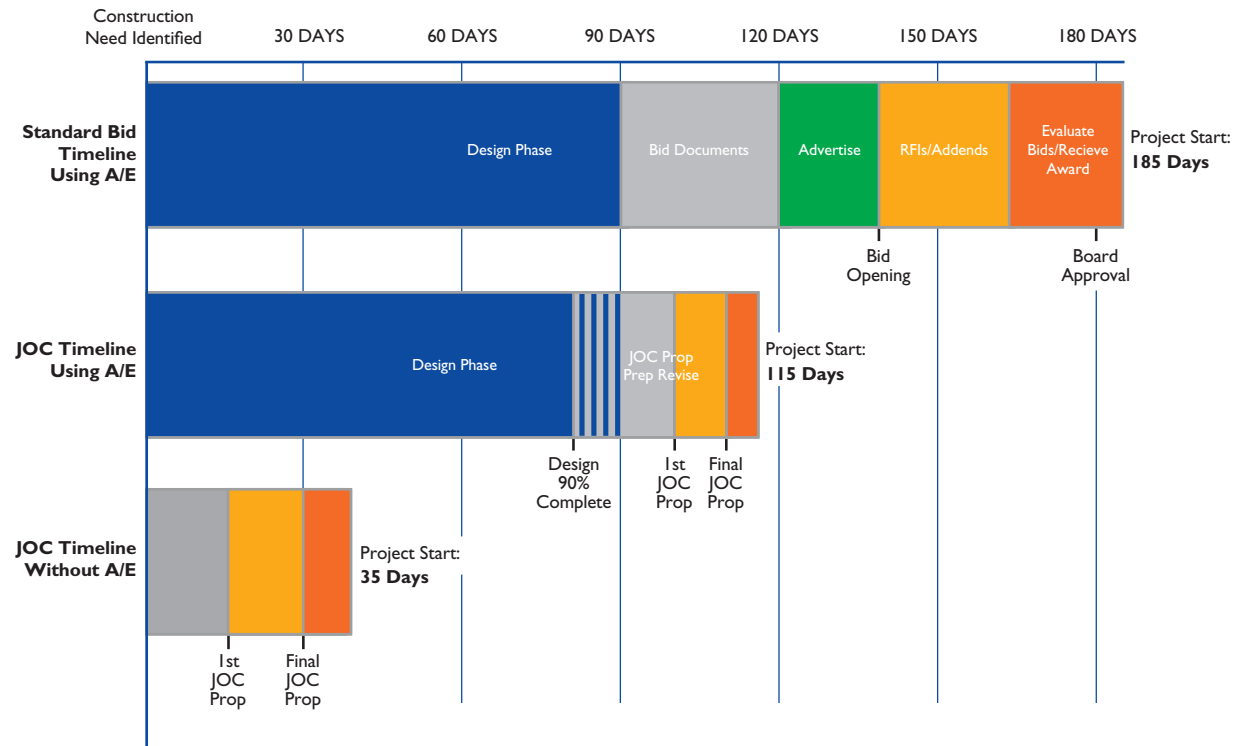
About Centennial Contractors Enterprises, Inc.

For over 20 years Centennial has been a successful national industry leader in construction services supporting governmental, educational and business facilities and infrastructure with construction projects focused on renovation, rehabilitation and repair work. To date Centennial has supported over \$2 billion in project solutions for their diverse customer base. Headquartered in Northern Virginia within a few miles of the Nation's Capital, it has over 30 office locations across the United States.

For more information go to
www.cce-inc.com or
email at contact@cce-inc.com.

Delivering Solutions,
Building Relationships.

JOC Timeline



Benefits to owners, directors and managers of a successful JOC program include:

- Improved communications by all involved on the projects
- Responsive solutions
- Budget control – no surprises
- Single source accountability
- More funds applied to the work vs. administration of RFP/solicitations
- Process thinking and predictable outcomes
- Support of local small and minority businesses
- Eliminated contractor-driven change orders and legal claims
- A performance-based construction partner with owner aligned goals
- Strengthened strategic relationships

A professionally developed and managed Job Order Contracting program is a responsive, flexible, cost-effective tool. Not having a JOC program available denies those organizations the fullest range of services and solutions they need.

Find out why JOC will work for you, on our [Top 7 Ways JOC Works](#) list.

JOC Programs Can:

- Improve performance results
- Maintain better control of budgets and projects
- Create predictable outcomes
- Eliminate change orders and legal issues

7 Ways Job Order Contracting Works

- 1. JOC Works Best on Renovation Projects:** JOC helps publicly funded entities continue to operate and execute work. While many school districts, cities and other public agencies are feeling the impact of budget cuts, most capital projects, particularly new construction projects, are taking the biggest hits. Because of this fact, existing facilities are being required to perform and take on increased demands. Renovations, repair and remodeling demands are growing, and JOC is particularly well suited for these types of projects because the owner and contractor work together up front to develop necessary documents and drawings – getting work started faster for less money.
- 2. JOC Is Less Risky:** Publicly funded facilities and infrastructure organizations must utilize programs and companies that provide less risk of failure in delivery and execution. A JOC program offers more control on project parameters like budget, deadlines and quality levels. JOC and other performance-based solutions offer owners and managers of facilities predictable outcomes.
- 3. Shrinking Resources:** Cities, universities and other public entities need more control of budgets and help getting the work done with shrinking staff or smaller budgets. JOC allows for 100% control of budgets and outcomes. With JOC, there are no surprises. Every part of a project is scoped and estimated upfront with a firm-fixed price. JOC is a way for a facility owner or manager to get more done with fewer resources because more dollars go toward the actual project work rather than procurement costs, change order costs, or legal costs.
- 4. JOC Helps In-house Teams with Project Backlog:** JOC programs allow states, municipalities, housing authorities and other public entities to focus their existing in-house teams on what they do best. JOC does not compete with these resources, instead it allows for the same team to do more. Existing teams can focus on mission critical projects while the JOC partner helps offset the staff shortfalls to continue moving backlog forward.
- 5. JOC Provides Clearer, More Frequent Communication:** Job Order Contracting provides a completely new level of communication on renovation and repair projects. By jointly creating detailed scopes and line item estimates, and sharing ideas about cost savings and innovative processes and approaches, owners, facilities managers, construction managers and their JOC partner can make sure that the efforts under way are productive, cost effective and bring immediate value.
- 6. JOC Focuses On Service:** At the core of Job Order Contracting is service- the focus on delivering and performing at higher levels for JOC users. Relationships between the owners, the Job Order Contractors, the consultants, and the subcontractors are key to a successful JOC program.



Detailed Scope Developed

- Notice of Work Requirement
- Site Visit
- Detailed Scope Development and Incidental Design
- Scope Approval

Project Proposal Presented

- Work Order Request (RFP)
- Proposal Package
- Negotiations / Further Input
- Revised Detailed Scope and Proposal (if necessary)
- Preliminary Schedules Developed
- Final Work Order Form Approved
- Delivery Order Issued by Client

Project Work is Executed

- Final Project Schedule
- Pre-construction
- Project Safety and Quality Control Meetings
- Selection of Subcontractors and Suppliers
- Project Management and Site Supervision
- Ongoing Communications with Owner/Client
- Inspection
- Project Closeout and Turnover of Documentation