

Job Order Contracting Overview

Traditional construction procurement is often longer and more expensive than you plan for, causing headaches before a project even begins. Job Order Contracting (JOC) is a proven, headache-free alternative to traditional procurement that streamlines renovations, repairs, emergency and time-sensitive projects and straightforward new construction.

JOC is a unique, indefinite delivery, indefinite quantity (IDIQ) construction procurement process, allowing owners to complete a large number of individual projects with a single, competitively-awarded contract. Job Order Contracts are awarded in compliance with your competitive bidding requirements, and Unit Prices are established up-front using localized labor, material and equipment costs. Awarded contractors apply a predetermined adjustment factor to the Unit Prices, so costs are controlled and projects can begin faster.

More than \$3.2 billion in construction value is completed through Gordian's JOC solutions each year and common benefits include:

- ✔ Significant time and costs savings via the single bid process
- ✔ Readily available awarded contractors to begin work faster
- ✔ Enhanced transparency and control through preset pricing
- ✔ Improved construction quality thanks to greater contractor collaboration
- ✔ Fewer project delays because of reduced claims and changes

“A full DBB RFP can be on the street for six to eight months before we make an award. With JOC we can issue a PO within four to six weeks.”

John Ellis | Senior Procurement Contracting Officer, Jackson Health System

A Simple Process

All Gordian Job Order Contracting projects follow the same proven process, refined by 30+ years of experience.



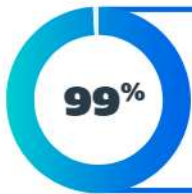


What I would say to someone thinking about using JOC or implementing JOC within their organization is 'Why aren't you?' "

Mike Derr | Purchasing Officer | The County of Monterey, California

A Proven Method

JOC is a proven supplement to other traditional methods. In fact, in a recent JOC performance study¹, both facility and infrastructure owners and contractors agreed JOC yields higher performance and satisfactory rankings when compared to other delivery methods, including Design-Bid-Build (DBB) and Design-Build (DB). JOC also received high marks in project satisfaction, timeliness, cost savings, flexibility, transparency and ease of use, resulting in 99% of owners recommending JOC to their peers. A separate study concluded that, compared with other project delivery methods, JOC takes less time and requires less personnel.²



99% of owners recommend JOC over DBB and DB

¹Performance Based Studies Research Group (PBSRG), 2016. *Job Order Contracting Performance: 2015 Industry Survey*.

²Patrucco, Andrea, and Dimand, Ana-Maria, 2021. *Job Order Contracting (JOC) as an Alternative Project Delivery Method: Challenges and Opportunities*.