

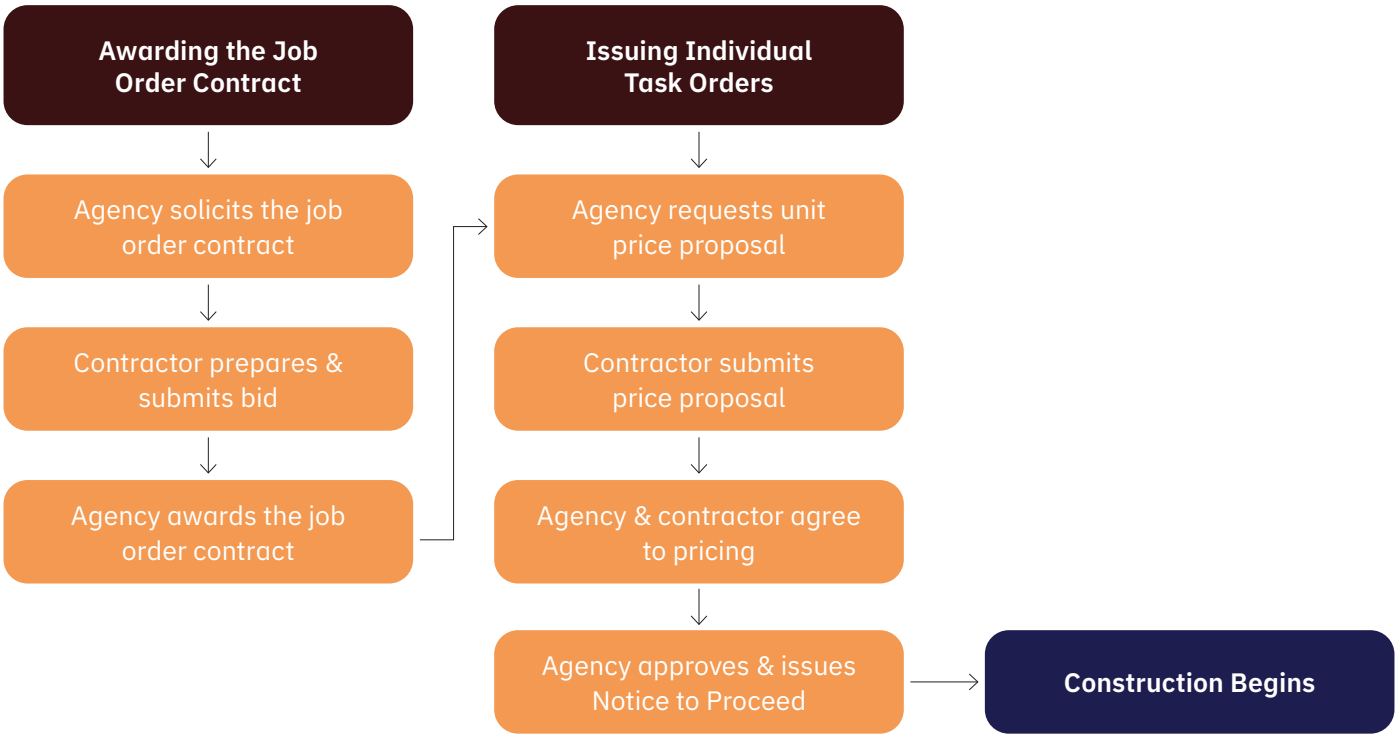
Job Order Contracting for Construction Procurement

What is Job Order Contracting?

Originally established by the US Army in 1985, job order contracting (JOC) is a streamlined construction project delivery method designed to help public agencies and large institutions complete multiple small-to-medium-sized projects efficiently — without having to go through a full bidding process for each one.

Core Concept

JOC is based on an **Indefinite Delivery, Indefinite Quantity (IDIQ)** contract and a unit price book (UPB). Instead of bidding out each project individually, the agency awards a single contract to a general contractor who then performs a series of projects over a set period of time.



How JOC Works

- The contractor bids an **adjustment factor**, also known as a **coefficient,** that applies to a **unit price book (UPB)** — a catalog of pre-priced construction tasks.
- When a project is identified, the agency and contractor conduct a **joint scope meeting** to define the work, develop a work order, and agree on pricing using the UPB and contractor's adjustment factor.
- The contractor executes the work under the umbrella contract, enabling reduced procurement lead time and overall faster time to completion.

Pricing Example Formula

Quantity x UPB Unit Price x Contractor Coefficient = Final Cost to Owner

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Who uses JOC?

- Federal agencies (Department of Defense and civilian)
- State, county and local governments
- K-12 schools
- Higher education institutions
- Housing authorities and public works departments
- Airports, transit systems and roadway agencies



Typical Use Cases

- Projects that are operating under pressure due to time constraints
- Minor construction projects (generally under $1 million)
- HVAC and electrical system upgrades
- Routine repairs or maintenance
- Renovations of all types
- Upgrades for ADA compliance
- Emergency repairs and rapid response work
- Site work and utilities
- Parks and playgrounds
- Upgrade landscaping
- Classroom additions
- Recurring projects such as bathroom renovations, lobby upgrades, compliance projects, sidewalks and parking lots

Benefits of JOC

- Immediate access to qualified contractors
- Reduces lead time and accelerates delivery
- Eliminates repetitive bidding
- Quality and collaboration
- Team-based approach encourages high performance
- Owner retains control over scope and quality
- Performance-based contracts, encouraging accountability
- Cost effectiveness
- Reduces procurement and administrative overhead
- Predictable pricing and budget control
- Minimizes change orders and litigation risk
- Extension of staff
- Acts as a program manager for minor construction
- Supports MBE/WBE (minority and women owned business enterprises) and small business participation

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