National IPA offers you a great tool for managing your repair and renovation construction projects. It’s called Job Order Contracting (JOC). Developed by the Corps of Engineers back in 1985, JOC is now in use around the country by local, state and federal government agencies, universities, K-12 school districts and private non-profit organizations. The National IPA JOC Program was competitively solicited and awarded to KBR by DuPage County, IL and is offered to National IPA members through the use of interlocal agreements.

Just what is JOC?
JOC is a long-term Indefinite Delivery, Indefinite Quantity contract for construction services for build-outs, upgrades, renovation and other projects. The DuPage County, IL contract uses the RS Means Facilities Construction Cost Data as the unit price book to establish costs upfront. JOC delivers projects through individual firm, fixed-price Job Orders – also called Delivery Orders or Work Orders. Think of a JOC contract as an umbrella under which numerous consecutive or simultaneous projects are performed.

How does it work?
First, one needs to identify the basic nature of the repair, renovation or small construction project that needs to be done. This can include anything from window or door replacements, to interior office or lab renovations/buildouts, small building placements or construction, exterior repairs/landscaping/paving, major HVAC replacements, roof repairs, restroom conversions, virtually ANYthing short of building a new major building.

After performing a job walk of the proposed task, KBR develops a complete scope and detailed line estimate and presents it to you for approval before work begins. You get to see every detail of the items and cost of the project. It is totally transparent to you. Together, you and KBR review the estimate and scope, and make adjustments where necessary to meet the available budget, scope or schedule.

Once the scope, budget and schedule are agreed upon, the revised estimate goes back to the owner who then issues a lump sum, fixed-price job order and a Notice to Proceed. This is a lump sum because that’s the number the contractor is held to. But remember, it’s based on the fully transparent line-item estimate.

Work begins immediately after KBR receives the Notice to Proceed and issues tasks to various, pre-qualified local subcontractors.

Why should I consider using the National IPA JOC program?
The proven benefits of Job Order Contracting, KBR and the National IPA Program include:

- The contract has ALREADY been competitively solicited and awarded
- Prices adjusted for your area
- Reduce your backlog of maintenance, repair, and renovations
- Respond rapidly to internal customers’ needs and maintain schedules
- Know costs before committing funds
- Decrease up-front costs while maximizing the funding to in-place construction
- Supporting local businesses/subcontractors
- Emergency/contingency planning and response
- Provides incentives for quality performance
- Extension of existing internal team
- Effective execution of “green” projects
- Reduce/eliminate change orders

Blueprint to Repair, Renovation and Small Construction Savings

JOC the Easy Way
Job Order Contracting is easier than other project delivery methods

Most owners say JOC is easier to use than other project delivery methods, including design-bid-build, design-build, and construction manager at risk.

Source: Northern Arizona University national survey of facility owners. www.JOCexcellence
KBR is an industry-recognized Job Order Contract (JOC) services provider with over 26 years of experience. Critical to the needs of National IPA participants, our JOC experience includes state, municipal, university, K-12 and other public entities across the country.

We know local requirements and procedures and have pre-identified subcontractors, including small and MWBE firms, to deliver high-quality results on time and within budget.

KBR has managed more than 90 JOCs over the past 26 years. On any given day, we manage over 170 task orders and 340 subcontractors. On each of these projects, we annually activate an average of 1,500 subcontractors to provide a wide scope of JOC services like those needed by National IPA participants like you.

We are in-place and are ready to go to work for you TODAY through the National IPA JOC program. No waiting on a contract. No speculations. No mobilization. No learning curve.

If you need to complete any type of renovation, repair or small construction project, and want to save yourself the time and expense of a protracted solicitation, then call KBR… We Deliver.

National Intergovernmental Purchasing Alliance Company (National IPA) is a cooperative purchasing organization dedicated to serving public agencies and educational institutions nationwide. All cooperative agreements available through the National IPA program have been competitively solicited and publicly awarded by a public agency/governmental entity (e.g. state, city, county, public university or school district), utilizing the best public procurement practices, processes and procedures.

The lead agencies are independent of the cooperative allowing the agency to be focused on the best value for the agency. The lead-agency not only prepares the solicitation, but awards, administers and utilizes the agreement for its own needs thereby limiting the award to the supplier that provides the best value to the agency and agencies nationwide.

The National IPA team of tenured certified public procurement professionals, supply chain and cooperative purchasing experts is committed to bringing value to agencies nationwide. National IPA team members are recognized as respected leaders in the discipline and have held key public procurement positions in state government, local government and education.

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