

Choosing Your Best Option

August 2020

IDIQ Contracting has grown to be one of the most utilized project delivery methods for essential renovations and minor repair projects. As the National Resource Center for JOC, SABER, and related IDIQ contracting programs, CJE conducts industry surveys and market research to ensure current information is available and disseminated. A recent survey of public procurement and facilities management professionals identified a concern from the Owners' perspective in locating current information on Unit Price Book (UPB) options for construction cost data to be utilized in JOC and SABER programs.

The Center for JOC Excellence is the National Resource Center for all aspects of construction IDIQ Contracting. Unbiased research regarding UPB & Cost Data options for IDIQ construction programs was conducted, and the synopsis of information is as follows:

1. An owner entity may develop and specify their own unit price list or cost data for a JOC/IDIQ program.
2. An owner entity may specify commercially available cost data as the UPB for a JOC/IDIQ program.
3. An owner entity may specify customized pricing with a UPB for a JOC/IDIQ program.

When evaluating UPB vendors and resources, CJE suggests establishing clear goals for your individual program, the type of projects anticipated, geography of program utilization, and number of users for the program. When the majority of projects are the same type of reoccurring projects, a small set of UPB data may be suitable. When a wide variety of complex projects are anticipated over a larger geographic area, a larger set of cost data is a prime consideration. Should specialized projects with defined specifications compose most of the anticipated projects, then internally developed unit prices or customized data may be the appropriate program format.

However, the Unit Price Book is only a part of the pricing mechanism, and not the sole driver of a Job Order Contracting program. Clearly defined program goals, requirements, processes, and best value procurement practices are proven attributes of an efficient JOC program.

Owners should conduct upfront research on anticipated program direction and expectation, align the value of cost and quality associated with your construction practices, and add guidelines for a successful program.

The experienced JOC Contractor proposes a multiplier or coefficient that balances current market costs plus overhead and fee amounts with the established UPB prices. Variations in UPB pricing should be negated through the differing Contractor multipliers, making the Contractor calculations, termed coefficient – the basis of your program pricing.

When selecting from the variety of UPB's that exist, be sure to match your program needs with the size/variety desired, any associated software, and the related operating costs for both the owner entity and the contractor. Be sure to avoid conflicts of interest in data management.

CJE continually provides research updates. The resources listed in the charts are not considered to be a complete list; rather, the charts are composed of the most common UPBs and cost data resources reported to CJE as available for JOC, SABER, and related IDIQ programs. CJE provides information and does not provide endorsements.

About CJE: CJE is the national nonprofit JOC association serving to educate, share best practices, provide certification, share resources, and conduct training. For training requests or to join CJE visit JOCexcellence.org or email info@jocexcellence.org.

Construction Cost Data & JOC UPB Providers

4BT Open JOC

Build Method Data

Construction Task Catalog by Gordian

FOS of CannonDesign SimpleBid Data

Craftsman National Cost Estimator

Current Construction Costs by Sierra West & Rapid CES

ProEst Cost Data

RS Means Construction Cost Data by Gordian

USACE Cost Data