

**WHEN IS JOC (JOB ORDER CONTRACTING) A GOOD OPTION FOR YOUR REPAIR, RENOVATION, ALTERATION OR MINOR NEW CONSTRUCTION PROJECT?**

Listed below are some characteristics that make JOC the best option. Not all of the criteria have to be present for JOC to be the best choice - sometimes just a single factor can tip the scales in JOC's favor. As a project manager, the final decision of how to procure the project still has to be made based upon a weighing of all the requirements of the project.

**WHEN IS JOC A GOOD OPTION?**

**CHANGE ORDER MANAGEMENT ON TRADITIONALLY BID PROJECTS**

Attach the Construction Task Catalog® (CTC) to traditionally bid contracts for pricing change orders due to changes in scope and/or hidden conditions. Control cost and reduce the risk of delay due to negotiations.

**CONSTRUCTION PROJECTS**

JOC is not meant to be a material supply contract.

**TIME SENSITIVE PROJECTS, INCLUDING EMERGENCY WORK AND SAFETY PROJECTS**

JOC should be considered whenever there is an extremely tight deadline. The contract is already in place, so agencies can respond immediately.

**SMALLER, MEDIUM PRIORITY PROJECTS**

These are projects that are not the highest priority. However, if they are already defined and covered under an umbrella contract, they can begin without delay due to the procurement process.

**WEATHER DEPENDENT WORK**

In JOC, prices are fixed for the term of the contract. All the leg work is completed ahead of time, maximizing the owner's available construction time during the working months.

**PUNCH LIST WORK ON TRADITIONALLY BID PROJECTS**

JOC can be used to complete the outstanding portions of work not completed on a punch list for a traditionally bid contract.

**REPLACEMENT-IN-KIND PROJECTS**

These projects are great for JOC. Due to limited design requirement, JOC can allow facility owners to work quickly and begin construction in 2-4 weeks.

**FUZZY SCOPE PROJECTS**

The JOC contractor, being the expert in that type of work, can help facility owners define the scope of work.

If constructing a new building, consider creating a sub project to assign to JOC. While design for the new building is being finalized and bid, JOC can be used to remediate and demolish the existing building as well as perform the necessary site work preparation.

JOC projects can be described with partial drawings, which results in additional savings to the facility owner.

JOC can be used to help quickly supplement the in-house staff to reduce the existing outstanding workload or fill in trade gaps.

There are times when owners subdivide the scope into multiple Job Orders for the purpose of expediting construction. While the design is being completed, owners may elect to issue a Job Order for long lead items or demolition, as an example.

**SUB PROJECTS**

**PROJECTS THAT DO NOT REQUIRE 100% DESIGN**

**PROJECTS SUPPLEMENTING IN-HOUSE STAFF**

**PHASED PROJECTS**

