

Frequently Asked Questions for Subcontractors Regarding Job Order Contracting (JOC) in Washington State

General JOC Questions

What is Job Order Contracting (JOC)?

JOC is a procurement method used by public agencies in Washington State (and elsewhere) to get numerous, typically smaller construction, repair, renovation, or alteration projects done under a single, multi-year contract. Instead of bidding on each individual project, contractors propose work order costs based on a unit price book (UPB).

It's a project delivery method where a prime contractor is selected based on a competitive qualifications-based process to perform various separate small projects over a fixed period or maximum dollar value, whichever occurs first. This approach simplifies construction and maintenance work by using a single, long-term contract with pre-set prices for various tasks, eliminating the need to publicly bid each individual project.

How does JOC differ from traditional bidding?

In traditional bidding, contractors bid on specific, one-time, larger projects. In JOC, contractors bid on a UPB, which contains pre-priced items for various construction tasks. This streamlines the process for both the agency and the contractor, as pricing for individual projects is already established.

What types of projects are typically done using JOC?

JOC is well-suited for projects that are:

- Smaller in scope (less than \$500,000)
- Repair, renovation, or alteration projects
- Time-sensitive
- Do not require extensive design work

Where is JOC authorized in Washington State?

RCW 39.10.420 authorizes all public bodies in Washington State to award job order contracts and use the job order contracting procedure.

Subcontractor-Specific Questions

What is the role of a subcontractor in JOC?

Washington State law requires that at least 90% of the total contract amount for each work order under a JOC must be subcontracted. This creates significant opportunities for subcontractors. Subcontractors perform the actual construction work outlined in the work orders.

Do I bid in JOC?

Yes, **[INSERT SUBCONTRACT CALL FOR BIDS SUMMARY]**

How are subcontractor payments handled in JOC?

Washington State has prompt payment laws that protect subcontractors on public works projects, which JOC falls under. Generally, JOC contractors must pay subcontractors within 10 days of receiving payment from the public agency.

Are there any specific requirements for subcontractors on JOC projects in Washington State?

Subcontractors in Washington State must typically:

- Be properly licensed and registered with the Washington State Department of Labor & Industries (L&I).
- Comply with all applicable state and local regulations.
- [OTHER]

Does it matter if I am a certified business through OMWBE?

Yes, most JOC contracts have diverse business inclusion goals. JOC primes are required to have a diverse business inclusion plan and recruit small and minority/women owned firms to participate in Work Order.

How do I get involved in JOC projects as a subcontractor?

The best way to get involved in JOC is **to connect with the prime contractor** who has been awarded the JOC.

Here's how:

JOC Prime Contractors working in Washington:

Burton Construction, Lee Stickelmeyer | 509.468.4932
<https://burtonconstruction.net/subcontractors/>

Centennial Contractors, Quinn Dolan | 206.547-0135
<https://cce-inc.com/subcontractors/>

FROMA Construction, Rob Wettleson or Carrie Witton | 360.754.5788
<https://formacc.com/subcontracting-opportunities/>

Hilger Construction, David Mack | 360.213.9557
<https://www.hilgerconstruction.com/contact-us/david-mack/>

Langsholt Contracting, Inc., 425.659.5400
info@lcnw.com

Saybr Contractors, John Pallotta | 253.533.2421
<https://www.saybr.com/contact.aspx>

Gordian, [ezIQ](#), through Sourcwell cooperative purchasing in the State of Washington.

Network:

Build relationships with these prime contractors. Many have events, classes or similar that are great ways to get to know them.

Building Connected?

Communicate Your Capabilities:

- Let prime contractors know your trade specialties, licensing, and experience.
- Take classes and understand mentorship opportunities that these JOC Primes offer.

Key Resources

- **Washington State Department of Enterprise Services (DES):** This [website](#) provides information on JOC and other contracting methods used by state agencies.