



Washington State
DEPARTMENT OF
ENTERPRISE SERVICES

Job Order Contracting

Brian Thomas, Senior Cost Engineer

FACILITY PROFESSIONAL SERVICES

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JOB ORDER CONTRACTING (JOC)

- A method of contracting work using unit supported, fixed-price contracting.
- JOC contractors are selected based on a competitive bid process every two to three years.
- Work orders release contractor to perform work against JOC contract without further solicitation steps.
- Each work order is priced by agreement of selected units from a third-party unit price book and adjusted by a quarterly issued city cost index modifier and the competitively bid co-efficient modifier.

ADVANTAGES

- Expedited turnaround time for time-sensitive work
- Best for typical work, with minimal engineering
- Minimal agency support needed for scoping
- Constructability, gap mitigation, and value engineering
- Increased opportunities for smaller businesses with JOC oversight of smaller and or local subcontractors

CONSTRAINTS

- \$500,000 (pre-tax) RCW limit per project:
 - Sum of all work orders and change orders
- Scope not within the unit price book is limited to 20%
- New construction limited to less than 3,000 square feet
- Cost of added layer of administration and supervision
- RCW set capacity can limit availability

BEST PRACTICES

- Initiate with DES PM, not JOC contractor or tier contractors
- Avoid high-value equipment purchases:
 - Poor unit matching
 - Consumes JOC capacity
 - Poor diversity metrics

BEST PRACTICES

- Not for preferred contractor passthrough
- Review planned JOC scope(s) early in budgeting
- Avoid end of biennium JOC rush
- Intended for typical work aligned with unit price book
- Not a cost-estimating service
- Not intended for architectural or engineering services

DES JOC CAPACITY

Six JOC contracts, each \$6,000,000 per contract year:

- J23-01 statewide, resets Dec. 15
- J23-02 statewide, resets April 30
- J23-03 Eastern Washington, resets Feb. 10
- J23-04 Western Washington, resets Oct. 10
- J23-05 Eastern Washington, resets Oct. 1
- J23-06 Western Washington, resets Oct. 9

THANK YOU



Brian.Thomas@des.wa.gov



360-280-2781



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