



J.O.C.

Job Order Contracting Status Update 2/29/12



2011-2012

\$354K (11) successful projects on the **Endowed Campus**

\$417K (11) successful projects on the **State Campus**

\$770K University Projects have been procured with **J.O.C.**



J.O.C. *is* an option best utilized on projects that are
Replacement in Kind
OR
Fully Developed & Ready for Contractor Pricing

J.O.C. *is* a method for easy & efficient
Construction Procurement

J.O.C. *is not* a
Project Development Tool

*There continues to be a fair amount of confusion around
how to best bring projects forward



Cornell University
Facilities Services
Facilities Management

Project Services Group

Simple Project Development Technique

Project Development



Step 1: Identify the Project Objective

“We would like to renovate an office for a new faculty member”



Step 2: What improvements would you like to make?

- *Replace the carpet*
- *Change out the lights*
- *Install occupancy sensors*
- *Relocate a wall*
- *Modify the existing ventilation system*
- *Paint walls and ceilings*
- *Install new entrance and card access*
- *Replace ceiling tile*



Step 3: Engage your Facility Manager and determine if a design professional is required

“When is design required?”

Design is required whenever the following changes are being made:

- Doors or windows are changed, added or deleted
- Wall partitions are being altered
- Electric, mechanical or plumbing equipment is being added or relocated
- Change in use of the space, (office space to lecture room)
- Change in occupancy count in the space (increase number of occupants)
- Changes to the space impact life safety systems (sprinkler/fire detection)



Step 4: Select a Project Manager to guide you through Project Development

Project Management Services are provided by:

1. Project Services Group
2. Facilities Engineering
3. State Facilities Services

A Project Manager will assist the Client in procuring the design consultant via (3) options:

1. Competitive Bid
2. Single Source – less than \$10K
3. JOC Design Procurement via blanket agreement



Step 5: Determine the Construction Procurement method that best fits your project

There are (3) approved procurement methods:

1. Competitive Bid
2. Single Source – typically limited to less than \$10K
3. J.O.C. (up to \$150K)

Selection of a procurement method is based on the following:

- Proposed cost of the job
- Project Schedule
- Project limitations such as required vendors



Questions???

- All I want is an estimate for my project that will help me make a “go – no go” decision
- How do I get a budget that informs my future capital improvement plan?
- Why do I have to pay for Project Management Services? I thought JOC services were appropriated?
- If I need design why wouldn't I competitively bid it?
- What am I gaining by using the JOC over competitive bid process?
- Who will handle archiving, preventative maintenance, asset allocation, commissioning and life safety plan updates?
- Who is going to review my project to make sure it meets Cornell Standards?
- Why do I need a building permit?
- What makes JOC a more economical procurement method?
- Why...
- Why...
- Why...