

Attachment D
Advantages and Disadvantages of JOC, DBB, and CMAR Programs

Category	Job Order Contracting (JOC)	Design-Bid-Build (DBB)	Construction Manager at Risk (CMAR)
Definition	A method used for repair, maintenance, and minor construction with pre-priced tasks	Traditional method: Design is completed before bidding and construction	CMAR is hired early and guarantees project cost and delivery
Pros	Fast procurement for repetitive work	Can be used for new construction and existing facilities	Can be used for new construction and existing facilities
	Ideal for maintenance & small projects	Well-understood, widely used	Early contractor involvement (advises on design, provides constructability review and budgets)
	Pre-established unit pricing	Competitive bidding ensures lowest initial cost	Better cost control, less change orders, CMAR is responsible for covering the gaps between trades. More opportunities for participation of local trade contractors.
	Reduced design costs	Clear roles and responsibilities	Collaborative problem-solving, owner has more control and flexibility over the schedule, phase, and bid of the project.
	Encourages long-term contractor relationships	Good for simple, well-defined projects	Faster project delivery, 25% faster than DBB
			CMAR provides pre-construction services price, and this provides owner with an opportunity to only onboard these services without entering into a construction contract
			CMAR manages trade contractors and is responsible for their work effort. CMAR provides GMP (Guaranteed Maximum Price)
			Over budget trade packages can be rescope and/or rebid with minimal impact to the delivery of the project.
Cons	Limited to specific project types	Longer timeline (design, then bid, then build)	Typically, more expensive than DBB
	Less flexibility for complex design	Change orders are common	May reduce competitive bidding on subcontractors, given bonding and insurance requirements
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	Potential for pricing disputes if scope isn't clear	Potential adversarial relationships	CM and designer coordination is essential
	Not permitted for new construction for new large scale projects	Cost overruns more likely	Requires experienced owner oversight
	Not permitted for new construction projects	No contractor input during design	Can only be used for projects over \$1 million
Cost Control	High (due to preset Task Catalog pricing, plus JOC Contract Manager administrative costs)	Medium (low bid may increase change orders)	High (GMP and CM input during design)
Speed	Fast (for small/moderate projects)	Slowest of the three	Faster than DBB, slower than JOC for small jobs
Best Used For	Maintenance, renovations, repetitive small-to-medium tasks	Simple, low-risk, design-complete projects	Complex, large-scale projects needing collaboration
Owner Involvement	Low to Medium	Medium	High (especially during pre-construction)
Risk Distribution	Contractor bears risk of unit cost	Owner bears most of the risk	Shared risk; CM assumes cost and schedule risk