

Intelligent Workplace Management SM

Estimating and Job Order Contracting (JOC) in AiM™

Overview. AiM’s Estimating module enables users to determine the specific commitments of manpower, materials, equipment, time and money needed to complete a job as well as the operational sequence of job tasks. In AiM, estimating is based on work standards annotated in a Unit Price Book such as those available from RS Means®.

Estimating serves a vital function, not only for coordinating labor, materials and equipment in work planning and scheduling, but also for establishing benchmarks to analyze work efficiency. It focuses on four core processes:

- Defining the elements of the estimate, e.g., crews, price books and other resources
- Estimating the number of labor hours required for each phase
- Determining the quantity and cost of materials and equipment required for each phase
- Calculating the total estimated costs for the work to be completed

The Value of JOC. Job Order Contracting, or JOC, is a unique, indefinite quantity contracting vehicle that enables facility owners to accomplish a large volume of maintenance and construction

projects with a single, competitively bid contract. Leveraging predetermined prices sourced from a unit price book, JOC eliminates the time and expense of repeating the design-bid-build cycle for each project. Following the precepts of JOC, project duration shrinks while overall project quality improves.

AssetWorks provides all the tools needed to implement a JOC program or complement an existing JOC program, including technology, training and documentation, because AiM’s Estimating module supports JOC contract management, bid history and JOC invoicing out-of-the-box.

Simplifying Estimating. The Estimating module is a fully integrated component of the broader AiM IWMS suite and relies on the same unified database used by AiM’s powerful maintenance, space, real estate, sustainability and capital project solutions. The solution is easy enough for any organization to implement, even if they do not employ professional estimators or run a standing JOC program. AiM’s Estimating module is a robust tool that enables organizations to make informed decisions so projects will be completed on time and on budget.

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